



**CITY OF MORRO BAY
PLANNING COMMISSION
AGENDA**

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

**Regular Meeting -Tuesday, March 17, 2020
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Jesse Barron
Commissioner Michael Lucas

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 February 4, 2020.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1** **Case No.:** CUP19-21 and PKG20-01
Site Location: 2820 Greenwood Avenue, Morro Bay, CA
Project Description: Request for a Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) for a 72 sf deck addition and a 211 sf hall and stairway addition to an existing 1,396 sf non-conforming single-family home. The project has an existing non-conforming parking situation where two cars can park open and uncovered in the driveway. The site is a single-family residential property located at 2820 Greenwood Avenue in an R-1/S.2 zone. The project is outside the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301, Class 1(e)
Staff Recommendation: Conditionally approve
Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

- B-2** **Case No.:** PAR20-01 and CDP19-046
Site Location: 675 Paula Street and 2560 Ironwood Avenue, Morro Bay, CA
Project Description: Request for a Tentative Parcel Map 19-0112 and Coastal Development Permit for a parcel split at the corner of Paula Street and Ironwood Avenue (APN 068-242-004). Parcel 1 would include the existing single-family residence, and the single-family residence on parcel 2 is proposed to be demolished as a part of this Coastal Development Permit. Parcel 1 would be 8,008 sf, and parcel 2 would be 6,812 sf. The parcel is zoned R-1/S.2 and is located outside the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15315, Class 15 and Section 15301, Class I(1)
Staff Recommendation: Conditionally approve
Staff Contact: Willow Urquidi, Assistant Planner, (805) 772-6270

- B-3** **Site Locations:** 6.27 acre lot, also known as Dog Beach, located at the northern edge of the City, south of Toro Creek Road and West of Highway 1, in unincorporated San Luis Obispo County (APN: 073-075-016)
Applicant/Project Sponsor: City of Morro Bay
Project Description: The City of Morro Bay is proposing to prezone a 6.27 acre portion of the beach to Open Area 1 (OA-1). Prezoning is required as a precursor to submitting an application for annexation of the site with the San Luis Obispo Local Agency Formation Commission (LAFCO). Once annexed, the Planning Commission will initiate proceedings for permanent zoning within 90 days after the effective date of annexation, unless action has been taken to establish permanent zoning simultaneously with annexation.
CEQA Determination: the prezoning is exempt from the California Environmental Quality Act (CEQA), as outlined in section 15061 (b)(3) as the prezoning will not include actual development and will leave the parcels with

similar zoning as currently exists in the unincorporated County. No additional CEQA review is required for the rezoning action.

Staff Recommendation: Recommend approval, and forward this recommendation to the City Council for approval of the rezoning of the site.

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

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 April 7, 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 March 17, 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	Santoanni	675 Paula Street	12/19/19	PAR20-01 and CDP19-046	Tentative Parcel Map and CDP. Application to split 14,820sf parcel into two lots and proposed demolition of an existing SFR	Under review. Correction letter sent 1/15/20. Site Noticed. To be reviewed by PC on 3/17/20.				wu
2	Novick	2820 Greenwood	12/31/19	CUP19-21	Enclosing exterior access to upstairs on 2nd floor	Under review. Site noticed on 3-6-10 for pending action.				wu
3	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 reiev. Comment letter sent 12/13/19, resubmittal requested. Deemed complete, scheduled for PC on April 7, 2020				nh
4	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. Tentatively scheduled for PC on April 7, 2020.				nh
5	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. Project deemed complete. Waiting for MND public draft circulation - 3/6 through 4/6/2020 prior to scheduling PC hearing.		PN-Conditionally Approved 10/10/2019		NH
6	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
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
7	Redican	725 Embarcadero	2/21/20	MIN20-001	Minor Modification to UP0-359/A00-041 planning permit. Relocation of lower floor hotel lobby from south to north elevation. Modification to bayside roof (west elevation) and redesign of pilings and mechanical system.	Under review. Cj.				cj
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. Application withdrawn		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. Resubmittal received 3/10/20, under review.				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 Biological and ESHA setback reports received 3/9/20, under review.				nh
11	Brebes	495 Driftwood	6/14/19	CDP19-022/PKG19-07	New duplex residential units - attached 2 story buildings with 2 car garages.	Project deemed incomplete 12/31/19. Waiting for resubmittal.				nh
12	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
13	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
14	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. Resubmitted information received, reviewing close out requirements prior to scheduling PC hearing.				nh
15	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
16	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
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. Disapproved 11-5-19. Waiting for revised submittal to remove improvements not requested by CalTrans		PN- Disapproved 11-6-2019		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. Followed up with application 2/3/20, applicant is planning on a resubmittal.				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. Followed up with applicant 2/3/20 - no response.				nh
20	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
21	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. Followed up with applicant 2/3/20 to see if they want to continue this application, no response.		PN-Conditionally approved 5/11/17		nh

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Projects Appealed to Planning Commission or PC Continued projects:										
22	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. Followed up with applicant 2/3/20 - they are waiting for reports prior to resubmittal.		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		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
Environmental Review										

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25	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:										
26	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		
27	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:										
28	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.				
29	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:										
30	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										
31	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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32	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
33	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:											
34	Dresbach	325	Arbutus Ave.	3/6/20	B20-0047	Retrofit 1 window same size and location		Bldg - Disapproved 3/9/20			
35	Dresbach	325	Arbutus Ave.	3/6/20	B20-0048	Retrofit 2 window same size and location		Bldg - Disapproved 3/9/20			
36	Gulley	679	Atascadero	2/27/20	B20-0042	Add 135 sq. ft. bathroom addition.		Plancheck - 3/3/20			
37	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
38	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.	Bldg - Disapproved 1/31/20			nh
39	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
40	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
41	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 remodel.	Under review.	Bldg - Disapproved 1/15/20			wu
42	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	Bldg - Disapproved 2/7/20			nh

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43	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.	Bldg - Disapproved 1/29/20			sg
44	John & Andrea Envigall	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 - Approved 12/9/19	PN- Approved 12/10/19		sg
45	Friesen	2390	Juniper	3/5/20	B20-0043	Build new observation deck over existing roof top.		Plancheck - 03/05/20			
46	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
47	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
48	Wood	361	Main St	12/30/19	B19-0276	395 sf 2nd floor addition to existing SFR, with 183 sf of 2nd floor deck	Planning approved 1/2/20	Bldg - Disapproved 1/29/20			nh
49	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 4/15/19		sg
50	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
51	Michie	2940	Main St.	3/5/20	B20-0045	Interior (T.I.) to existing bar/restaurant. Layout to remain, install new flooring, sinks, upgrade finishes, new FRP in bathrooms and kitchen areas. New tenant to serve coffee and beer products (Dark Nectar Coffee Saloon). Exterior upgrades completed on separate permit (B19-0255).		Plancheck - 3/5/20			
52	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

#	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
53	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Under review.	Bldg - Disapproved 1/30/20			wu
54	Davis	780	Monterey	1/9/20	B20-0004	Tenant improvement, adding walls and re configuring lighting. Add 4 Solar tubes, paint, flooring, and insulation.		Bldg - Disapproved 2/25/20			sg
55	Hale	959	Monterey Ave.	2/6/20	B20-0026	Interior remodel of existing single family dwelling.		Bldg - Approved - 2/25/20			sg
56	NHC-MB LLC.	495	Morro Bay Blvd	12/31/19	B19-0275	Commercial remodel for Medical Cannabis dispensary		Bldg - Disapproved 1/27/20			sg
57	Moss Lane Ventures, LLC	839	Morro Bay Blvd	3/4/20	B20-0046	New modular building for commercial coffee drive-through (Human Bean)	Under review, missing a planning requirement, expect to received 3/10/20	Plancheck - 3/5/20			nh
58	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
59	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
60	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
61	Voulkiers	929	Pecho St.	3/4/20	B20-0044	New addition; 70 sq. ft.		Bldg - Disapproved 3/4/20			
62	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.		Bldg - Disapproved 1/24/20			sg

#	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
63	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
64	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
65	Anouck Ce Bris	516-A	Shasta	12/9/19	B19-0261	520 sf st ADU with studio below; addition to SFR	Planning permits issued. Waiting for resubmittal	Bldg - Disapproved 12/26/19			nh
66	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
67	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
68	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.		Bldg - Disapproved 2/3/20			sq
Planning Projects & Permits with Final Action:											
69	Patel	295 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. 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. PC reviewed and forwarded favorable recommendation to Council on 2/4/2020. Council approved at 3/10/2020 meeting.				cj
70	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 incompele 11-12-19. Deemed complete, scheduled for Planning Commission January 21, 2020. Project approved and permit issued.		PN-Conditionally Approved 5/16/2019		nh
71	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. Project approved and permit issued 1/27/20				nh

#	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
72	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. Project approved and permit issued 1/21/20				nh
73	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

Staff Directory:
Scot Graham - sg
Cindy Jacinth - cj
Willow Urquidi - wu
Nancy Hubbard - nh
Chad Ouimet - co
Pam Newman - pn
Herb Edwards - he

AGENDA ITEM: A-2

DATE: MARCH 17, 2020

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 04, 2020
VETERANS MEMORIAL BUILDING – 6:00 PM

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

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

ELECTORAL VOTE – New Chairperson and Vice-Chairperson
<https://youtu.be/Wqm9N5Wte5M?t=2m38s>

MOTION: Commissioner Stewart nominated Gerald Luhr as Chairperson. Vice-Chairperson Lucas seconded, and the motion passes 4-0.
<https://youtu.be/Wqm9N5Wte5M?t=3m15s>

MOTION: Commissioner Stewart nominated Jesse Barron as Vice-Chairperson. Commissioner Ingraffia seconded and the motion passes 4-0.
<https://youtu.be/Wqm9N5Wte5M?t=3m49s>

PUBLIC COMMENT PERIOD
<https://youtu.be/Wqm9N5Wte5M?t=4m14s>

Sean Green, Morro Bay, thanked the Commission and staff for listening to his concerns regarding the coastal access and obstructions at the Giovanni property.

Gene Dougherty, architect, stated his concerns regarding parking on the west side on the Embarcadero and the loss of established parking and the potential loss of handicap parking. Dougherty spoke of the legislative grant agreement and stated the City or State need to comply with the agreement.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=7m38s>

Graham responded to the Public Comments.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/Wqm9N5Wte5M?t=8m54s>

A-1 Current and Advanced Planning Processing List.

Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of December 3, 2019.

Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of December 17, 2019.

Staff Recommendation: Approve minutes as submitted.

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

<https://youtu.be/Wqm9N5Wte5M?t=9m9s>

B. PUBLIC HEARINGS

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

B-1 **Case No.:** CDP19-039 / CUP19-13 / LTM19-06

Site Location: 295 Atascadero Road, Morro Bay, CA

Project Description: Coastal Development Permit (CdP19-039), Conditional Use Permit (CUP19-13), and Lot Merger (LTM19-06) for new construction of a 56,358 square foot 83-guest room hotel with indoor pool, fitness room, a meeting room, interior dining and lounge areas, and on-site parking, including 92 vehicle spaces and 19 bicycle parking spaces on a vacant 2 acre lot. The hotel would be 3 stories in height at 35.41 feet above average natural grade and require a modification under the Planned Development Overlay (MBMC 17.40.030) where 30 feet is the requirement in the C-VS base zone district. The Lot Merger action would merge five underlying lots into one lot. The project was previously reviewed as a conceptual review by the Planning Commission on January 15, 2019 and formerly addressed as 233 Atascadero Road. The project is in the Commercial Visitor-Serving (C-VS/PD) zoning district and is located in the Coastal Commission Appeals Jurisdiction.

<https://youtu.be/Wqm9N5Wte5M?t=9m31s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Vice-Chairperson Barron stated he accidentally communicated with SCWA consultant Brandi Cummings.

Commissioner Stewart spoke with the Patel's and Cathy Novak.

Commissioner Luhr spoke with staff.

Jacinth presented the staff report and informed the Commissioners there were some correspondence that came in after the packets were distributed.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=52m8s>

Cathy Novak, representative for the applicant, thanked staff for their recommendations and updated the Commissioners on the project.

Hemant and Jalpa Patel, Applicant, introduced themselves and spoke of their future plans with their business.

Joe Wallach, Morro Bay, stated he supports the project but is not in agreement with the three stories. He doesn't want the uniqueness of Morro Bay to disappear.

Sean Green, Morro Bay resident, stated he is open to reasonable and unreasonable variances as long as the public benefits could offset the significant variance. Green doesn't think the project is ready but supports the idea and applicants.

Betty Winholtz, Morro Bay resident, spoke about her concerns regarding the aesthetics, height limit, and the benefits of the community.

Homer Alexander stated he is a member of the Citizens Finance Committee but is speaking for himself. Alexander stated his concerns regarding the City's budget and how the hotels Transient Occupancy Tax will benefit Morro Bay residents.

Derek Kirk, Director of Community Engagement and Advocacy for Visit SoCal, explained the logistics of his company. Kirk encourages an approval for this project from the Commission.

Jennifer Little, City of Morro Bay Tourism Manager and resident of Morro Bay, stated why the Commission should approve the project and how the project would benefit the City.

Tina Metzger, Morro Bay resident, thanked Novak for answering her questions and City Planner Cindy Jacinth for her help. Metzger stated her concerns regarding the solar panels, traffic and height.

Mimi Goldberg, Morro Bay resident, recommends the Commission not approve the project especially near a high school. Goldberg would like to improve the city but suggests doing it on a smaller scale. She would rather see something built for the elderly, homeless or mentally disabled.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=2h28m18s>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=3h11m51s>

Novak answered the Commissioners questions.

Green suggested locations for tree planting and not reducing parking spaces.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/Wqm9N5Wte5M?t=3h17m5s>

Discussion between the Commissioners.

Planning Commission Conditions:

13. Project landscaping shall be evaluated by a third-party arborist or landscape architect to ensure viability of both the proposed trees and to assess potential impacts to the existing off-site Monterey Cypress. Evaluation shall include review of permeable paver installation specification proposed within the dripline of the Monterey Cypress for possible negative impacts to tree roots and the overall health of the trees. Landscape architect shall be chosen by City staff with report submitted to the City for review and acceptance prior to issuance of a building permit. Applicant shall pay for the cost of the peer review. City staff shall prepare a summary report for presentation to Planning Commission.
14. Revise landscaping plan to provide Monterey cypress trees within the finger planter areas within the parking lot on the east side of the property. If necessary, this can be accomplished by consolidating the parking planter areas to provide more tree planting area.
15. Applicant shall work with the School District by making an offer to provide up to 4 Monterey cypress trees at a maximum size of 24-inch box to be used as interplanting among existing row of Monterey cypress trees along the west property boundary. The peer reviewing landscape architect or arborist shall evaluate the efficacy of this concept, in light of the desire to maintain the Monterey cypress rows along the western property line. The Director, subject to concurrence by the peer reviewer, can approve a smaller tree size if it is determined that planting of smaller trees would be more appropriate to achieve the desired result.
16. The applicant shall revise the plans to remove the roof mounted mechanical equipment and to place the equipment within a mechanical well along the south elevation. To make room for the mechanical well, plans shall be revised to remove the shed roof on south elevation. The applicant shall also reduce the height of the parapet surrounding the roof, to the greatest extent feasible, while still providing screening for the roof mounted solar panels as viewed from Highway 1. The applicant shall provide revised drawings depicting both the revised south elevation and the lowered parapet prior to the project moving forward for Council review.

17. The applicant shall revise the plans to carry the corten steel around the upper portion of the rear (north) elevation. Revised elevation drawings to be submitted to the Planning Division for review by the City Council.
18. Revise plans to provide conduit and appropriately rated circuits to accommodate two additional level 3 electric vehicle charging stations on site. Conduit and circuits shall be shown on the plans submitted for building permit review.
19. Provide an exhibit to the Planning Division for inclusion in the City Council staff that shows how the parallel parking spaces located along the west property line can accommodate a parked tour bus.

MOTION Commissioner Stewart moved to approve resolution PC 03-20 forwarding a favorable recommendation to City Council to adopt the Mitigated Negative Declaration (MND) SCH2019129078 with mitigation and monitoring program and conditionally approved concept precise plan approval of Coastal Development Permit CDP19-039 and Conditional Use Permit CUP19-13 for a new construction of 56,358 sq. ft., 83-guest room hotel located at 295 Atascadero Road, Morro Bay hotel with conditions as outlined by the Planning Director. Vice-Chairperson Barron seconded, and the motion passes 5-0. <https://youtu.be/Wqm9N5Wte5M?t=3h30m46s>

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/Wqm9N5Wte5M?t=3h33m28s>

Commissioner Stewart proposed to address Sean Green's comment regarding developing a list of public benefits.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/Wqm9N5Wte5M?t=3h38m48s>

Graham previously spoke to the Commissioners on the requirements/process of how to bring items up to the City Council.

G. ADJOURNMENT

The meeting adjourned at 9:42 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 18, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: March 17, 2020

Staff Report

TO: Planning Commissioners **DATE:** March 9, 2020

FROM: Willow Urquidi, Assistant Planner

SUBJECT: **Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01)** Request for Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) for a 72 sf deck addition and a 211 sf hall and stairway addition to an existing 1,396 sf non-conforming single-family home. The project has an existing non-conforming parking situation where two cars can park open and uncovered in the driveway. The site is a single-family residential property located at 2820 Greenwood Avenue in an R-1/S.2 zone. The project is outside the Coastal Commission appeal jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 04-20** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans on file with the Community Development Department.

APPLICANT:

Rich and Jennifer Novick

AGENT:

Jason Buckmaster

LEGAL DESCRIPTION/APN:

CY MO OCEAN HTS 1 BL 9 LT 9 /
068-218-009



PROJECT DESCRIPTION:

Request for a Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) for a 72 sf deck addition and a 211 sf hall and stairway addition to an existing 1,396 sf non-conforming single-family home with an existing non-conforming parking situation.

Prepared By: WU

Department Review: SG

PROJECT SETTING:

The project is located within the Del Mar Neighborhood, designated as Planning Area 3 in the Local Coastal Plan, it lies within the R-1/S.2 Single-Family Residential/Special Treatment Overlay Zoning District and outside of the Coastal Commission Appeal Jurisdiction. This 4,000 sq. ft. lot is located to the north of San Joaquin Street, south of San Jacinto, east of Fir Avenue, and to the west of Hemlock Avenue. The project cannot be seen from scenic Highway 1.



Adjacent Zoning/Land Use			
North:	R-1/S.2 (Single-Family Residential/Special Treatment Overlay)	South:	R-1/S.2 (Single-Family Residential/Special Treatment Overlay)
East:	R-1/S.2 (Single-Family Residential/Special Treatment Overlay)	West:	R-1/S.2 (Single-Family Residential/Special Treatment Overlay)

Site Characteristics	
Site Area	4,000 SF
Existing Use	Existing Single-Family Residence

Terrain	Relatively flat
Vegetation/Wildlife	Ornamental Landscaping
Archaeological Resources	N/A
Access	Greenwood Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Medium Density
Base Zone District	R-1
Zoning Overlay District	S.2
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside of the Coastal Commission Appeal Jurisdiction

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	15'	18'7" (Existing)
Side-Yard Setback	North: 5' Shed: 1' South: 5'	North: 2.4' (Existing) Shed (North): 0' (Existing) South: 5.4' (Existing)
Rear Setback	5'	11.6' (Existing)
Height	25'	21' 3 1/2"
Building Separation	6'	6'
Lot Coverage	50%	38.9%
Parking	2 Car Garage	No garage (Existing) Parking Exception

PROJECT DISCUSSION:

County Assessor records indicate the existing non-conforming single-family residence was constructed in 1953. Since then, the residence has undergone a permitted remodel in 1966, permitted additions in 1967 and 1970, and a permitted roof extension in 1994. Today, the Applicant is proposing an addition that would enclose the stairway access to the second story master bedroom, adding 211 sf of habitable space, and 72 sf of exterior decking.

Setbacks

The existing 1,296 sf primary residence sits 18'7" from the front property line on Greenwood Avenue, 2.4' from the northern side property line, 7.3' from the southern side property line, and 11.6' from the rear property line. The existing garage entry sits 24.7' from the front property line facing Greenwood Avenue. The proposed second story deck posts will be located outside of the required 20' minimum depth for the open and uncovered parking spaces associated with the Parking Exception. Pursuant to Morro Bay Municipal Code (MBMC) Section 17.24.050, non-conforming setbacks exist along the north property line for the both the shed and the residence. The shed setback requirement is 1' and the living structure setback requirement is 5'. All proposed additions are to remain outside of the required setbacks and the shed will be modified to meet the 6' of building separation that is required by MBMC Section 17.48.040.

Parking

The existing residence does not have a garage. According to the permit history, the original home was built with a garage below the second story space. It is unknown when the garage was converted into living space, but it is likely that it was during the permitted remodel from 1966 or around that time. The parking exception will allow the existing non-conforming parking spaces to be located in the driveway. No changes to the current parking situation are proposed, therefore there is no additional impact associated with the proposed addition.

Residential Design Guidelines

1. Relationship to Homes in Immediate Neighborhood

The visual elements and aesthetic design of the home will be modified to suit the proposed addition. The proposed second story will change from a flat to a pitched roof, which is similar to the homes in the immediate neighborhood. The second story will not negatively impact the view from the street, as there is an existing second story there now and the property is between two two-story homes.

2. Scale and Mass

The proposed second story addition is located at the rear of the upper floor and will not negatively impact the street view as it will be similar in scale and mass to the second story that exists now.

3. Surface Articulation

The proposed addition uses similar colors, materials, and design elements to those on the existing primary residence. The added deck also adds surface articulation on the front of the home.

4. Building Orientation

The front entryway is visible from Greenwood Avenue and no changes are proposed.

5. Garage and Driveway Design

The project does not have a garage and is asking for a Parking Exception.

6. Building Materials

The proposed addition is designed to be consistent with the design of the existing residence.

7. Architectural Elements

The doors, windows, and other architectural features will be consistent with the design of the existing primary residence.

Permit Requirements

Title 17 of the MBMC establishes land use and zoning permit requirements. The project at 2820 Greenwood Avenue proposes an addition to an existing non-conforming residence and has already used the one-time addition allowed by MBMC Section 17.56.160. The project is also asking for the two open and uncovered spaces in the driveway to meet the parking requirement for the R-1/S.2 Zone. This project requires Planning Commission approval of a Conditional Use Permit (MBMC Section 17.56.160) and a Parking Exception (MBMC Section 17.44.050).

Conditional Use Permit

The Zoning Ordinance, subsection 17.56.160B, requires approval of a Conditional Use Permit for an addition to a nonconforming structure if the residence has been added onto in the past. The project proposes to add 211 sf square-feet of habitable floor area by enclosing the stairway access to the second floor. As noted above,

the primary residence is non-conforming with regards to the side-yard setback and parking situation. The proposed addition is compliant with all pertinent development standards. Permit approval requires the following findings to be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Zoning Ordinance.

The proposed addition is consistent with Zoning Ordinance requirements as detailed above.

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

The Applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

The project adds habitable square footage to an existing single-family residence, which is an allowed use in the R-1/S.2 Residential Zoning District.

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

Major reconstruction would be necessary to meet the required side yard setback and to remedy the parking situation.

Parking Exception

As per Section 17.44.020 of the Zoning Ordinance, single-family residential developments require two covered and enclosed parking spaces. The existing residence provides none, however two cars can fit in the 20'x20' driveway within the front setback (MBMC Section 17.44.050). Exceptions to the parking standards require the following findings to be made:

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use.

Single-family residences are required to provide two parking spaces. If the parking exception is approved, then the project would meet that requirement. The parking spaces in the front yard setback are adequate in size to accommodate two parked vehicles. Many dwellings in the City have non-conforming parking situations.

2. The exception will not adversely affect the health, safety, or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of the parking standard.

The current parking situation on site is existing and no changes are proposed. No additional parking impacts will be created in association with this addition. Uncovered and unenclosed parking will not result in traffic safety problems at this location because the parking area will be outside of the Public Right-of-Way; sight distance is adequate for vehicles maneuvering into and out of the driveway.

3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.

The Applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given the footprint and construction of the existing buildings on site.

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on February 21, 2020, and again on March 6, 2020 (due to 3/3/20 Planning Commission meeting cancellation) all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1(e). The exemption applies to additions to existing structures. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Medium Density land use designation and because the Zoning Ordinance allows exceptions to the parking standards (MBMC Section 17.44.050) and additions to non-conforming structures upon approval of a Conditional Use Permit (MBMC Section 17.56.160).

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit (CUP19-21), and Parking Exception (PKG20-01) for the proposed project at 2820 Greenwood Avenue, as shown on plans dated February 19, 2020 by adopting Planning Commission **Resolution 04-20** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 04-20
- Exhibit B – Plan Reductions
- Exhibit C – Photosimulation

EXHIBIT A

RESOLUTION NO. PC 04-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (CUP19-21) AND PARKING EXCEPTION (PKG20-01) FOR AN ADDITION TO A NON-CONFORMING RESIDENCE WITH A NON-CONFORMING PARKING SITUATION OUTSIDE THE COASTAL COMMISSION APPEAL JURISDICTION

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 March 17, 2020 for the purpose of considering Conditional Use Permit (CUP19-21), and Parking Exception (PKG20-01) for an addition to an existing non-conforming residence in the R-1/S.2 zone. The project is outside the Coastal Commission appeal jurisdiction; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1(e) for additions to existing structures. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed habitable square footage and deck additions are in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit

EXHIBIT A

- a complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an addition to an existing single-family residence, which is an allowed use in the R-1/S.2 zone.
 5. It is not feasible to make the existing primary residence conforming without major reconstruction/demolition to meet the required setbacks or construct a garage.
 6. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of moderate density residential development; has size and scale similar to nearby structures.

Parking Exception Findings

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design standards of this chapter will be adequate to accommodate on site all parking needs to be generated by the use.
2. The exception will not adversely affect the health, safety, or general welfare of person working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of parking standards.
3. The exception is reasonably necessary for the Applicant's full enjoyment of uses similar to those upon the adjoining real property.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) for the property located at 2820 Greenwood Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 24, 2020 for the project at 2820 Greenwood as depicted on plans dated February 19, 2020, as part of Conditional Use Permit (CUP19-21) and Parking Exception (PKG20-01) on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's

EXHIBIT A

Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

EXHIBIT A

PLANNING CONDITIONS

1. **Archaeology:** In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. **Construction Hours:** Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. **Dust Control:** That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. **Conditions of Approval on Building Plans:** Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. **Architecture:** Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. **Boundaries and Setbacks:** The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. **Building Height Verification:** Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor

EXHIBIT A

shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standard.

BUILDING CONDITIONS:

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. [SG1]

EXHIBIT A

Planning Commission Resolution 04-20

CUP19-21 and PKG20-01

Page 6

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.

EXHIBIT A

Planning Commission Resolution 04-20

CUP19-21 and PKG20-01

Page 7

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 CONDITIONS:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual. Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements.
2. 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.

Additional Notes - Add the following notes to the Building Permit 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. The Encroachment permit shall be issued concurrently with the building permit.

EXHIBIT A

FIRE CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of March on a motion by _____ and seconded by _____ and passed on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Luhr

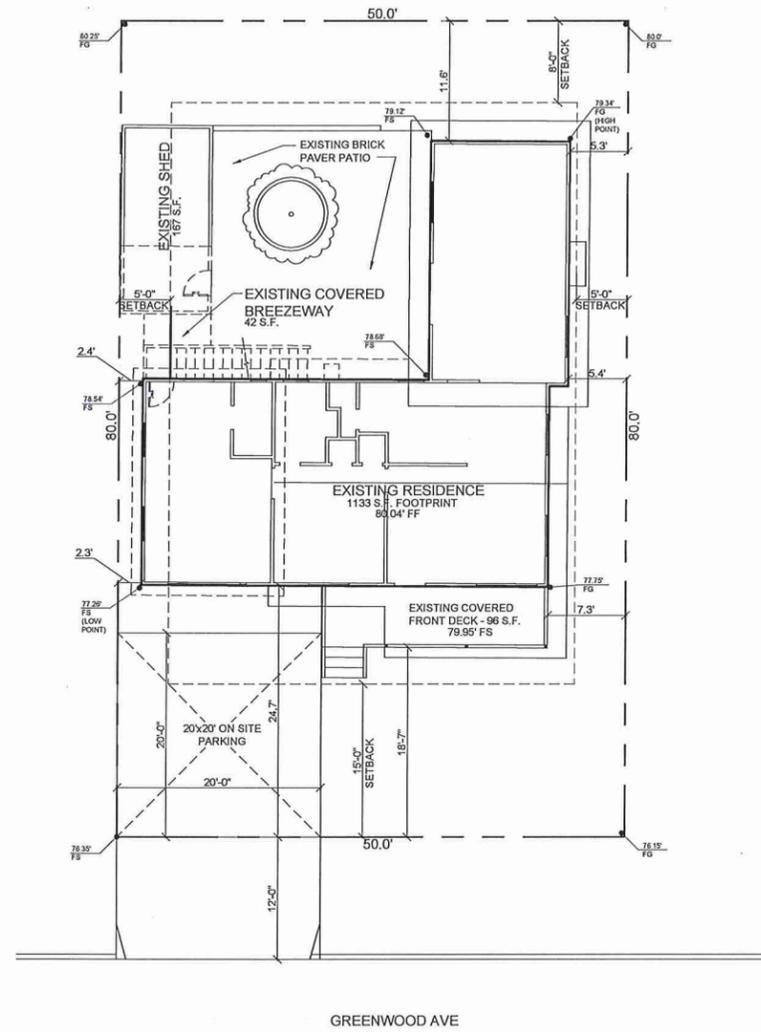
ATTEST

Scot Graham, Planning Secretary

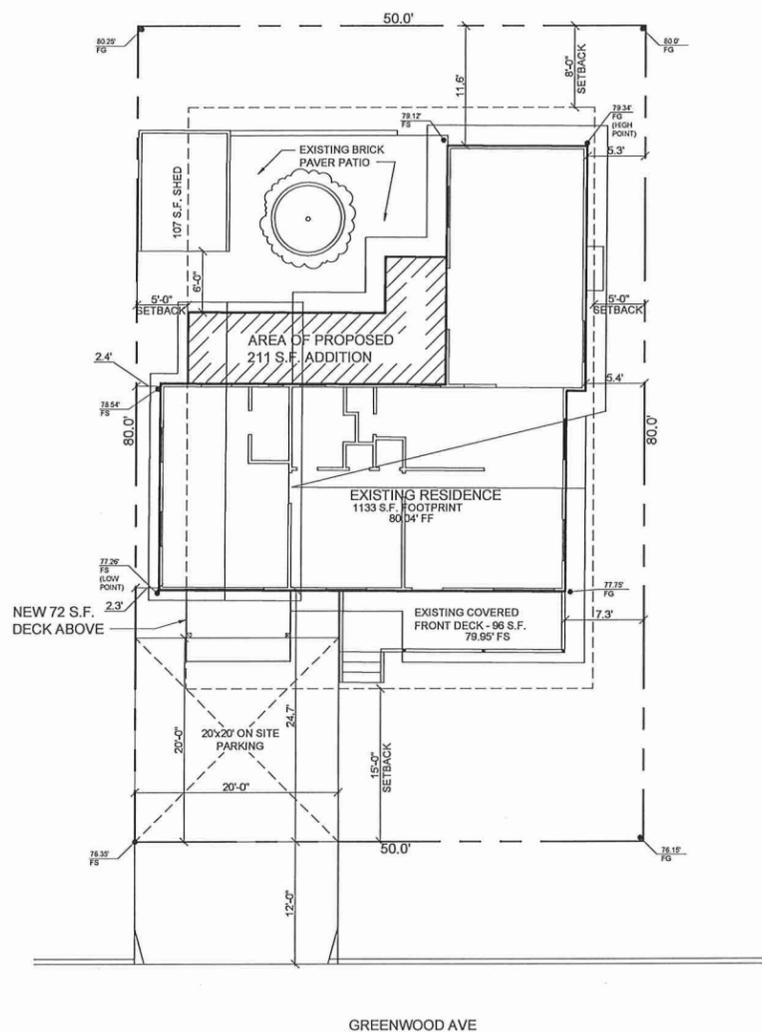
The foregoing resolution was passed and adopted this 17th day of March, 2020.

Exhibit B

NOVICK ADDITION



EXISTING SITE PLAN
1/8" = 1'-0"



NEW SITE PLAN
1/8" = 1'-0"

PROJECT DESCRIPTION

SITE ADDRESS: 2820 GREENWOOD AVE.
MORRO BAY, CA 93442
APN NUMBER: 068-218-009
DESCRIPTION OF WORK:

DEMOLISH EXISTING DRY ROTTED EXTERIOR STAIR. REPLACE SECOND STORY UNINSULATED FLAT ROOF WITH NEW INSULATED GABLED TRUSS ROOF. DEMOLISH 60 S.F. OF EXISTING SHED.
211 S.F. HALL AND STAIR ADDITION. 72 S.F. NEW DECK TO SINGLE FAMILY RESIDENCE.

USE: SINGLE FAMILY RESIDENCE

LOT INFO

ZONING: R1/S.2
LOT SIZE: 4000 S.F.
LOT COVERAGE (50%MAX): 4000 x .5 = 2000 S.F. (MAX)

EXISTING LOT COVERAGE INFO

EXISTING RESIDENCE FOOTPRINT - 1133 S.F.
EXISTING COVERED FRONT PORCH - 96 S.F.
EXISTING SHED FOOTPRINT - 167 S.F.
EXISTING COVERED BREEZEWAY - 42 S.F.
EXISTING LOT COVERAGE: 1438 S.F.

PROPOSED LOT COVERAGE INFO

EXISTING RESIDENCE FOOTPRINT - 1133 S.F.
EXISTING COVERED FRONT PORCH - 96 S.F.
MODIFIED SHED FOOTPRINT - 107 S.F.
PROPOSED ADDITION - 211 S.F.
PROPOSED LOT COVERAGE: 1547 S.F.

NEW IMPERVIOUS SURFACE AREA: 119 S.F.

BUILDING AREAS:

FLOOR AREA

1ST FLOOR AREA 1133 S.F.
2ND FLOOR AREA 263 S.F.
TOTAL EXISTING LIVABLE AREA 1396 S.F.

NEW FLOOR AREA - 211 S.F.
NEW TOTAL 1607 S.F.

EXISTING DECK

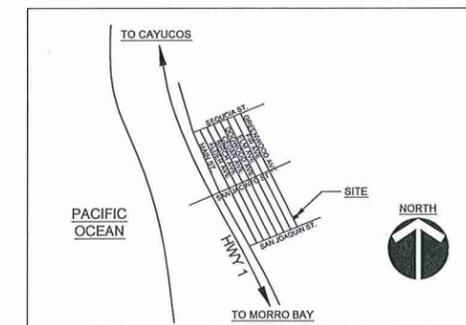
COVERED FRONT DECK 96 S.F.
UNCOVERED FRONT DECK 43 S.F.

NEW DECK

NEW 2ND FLOOR DECK - 72 S.F.

SHEET INDEX

- A1) SITE PLAN
- A2) EXISTING/DEMO FLOOR PLANS
- A3) NEW 1ST & 2ND FLOOR PLANS
- A4) NEW ELEVATIONS
- A5) PHOTO RENDERINGS



VICINITY MAP

HEIGHT CALCULATION

LOW N.G. ADJACENT TO BLD'G - 77.26'
HIGH N.G. ADJACENT TO BLD'G - +79.34'
 $156.6/2 = 78.3'$ A.N.G.
+25.0'
103.3' MAX. BLD'G. HT.

EXISTING BUILDING HIGH POINT - 98.13'
PROPOSED ROOF HIGH POINT - 99.59' < 103.3' O.K.
SEE ELEVATION FOR MORE INFO

RECEIVED

FEB 19 2020

City of Morro Bay
Community Development Dept.

REVISIONS	BY

Designer: Buckmaster Designs
GASON BUCKMASTER
473 WHIDBEY WAY
MORRO BAY, CA 93442
E-MAIL: buckmasterdesigns@att.net
(805)801-4973



ADDITION FOR: RICH & JENNIFER NOVICK
2820 GREENWOOD AVE
MORRO BAY, CA 93442
PH: (805) 235-2660

NOVICK ADDITION
TITLE SHEET
2820 GREENWOOD AVE.
MORRO BAY, CA 93442
APN: 068-218-009

DRAWN JB
DATE 2/18/20
SCALE 1/8" = 1'-0"
JOB NOVICK
SHEET

A1

Exhibit B

REVISIONS	BY

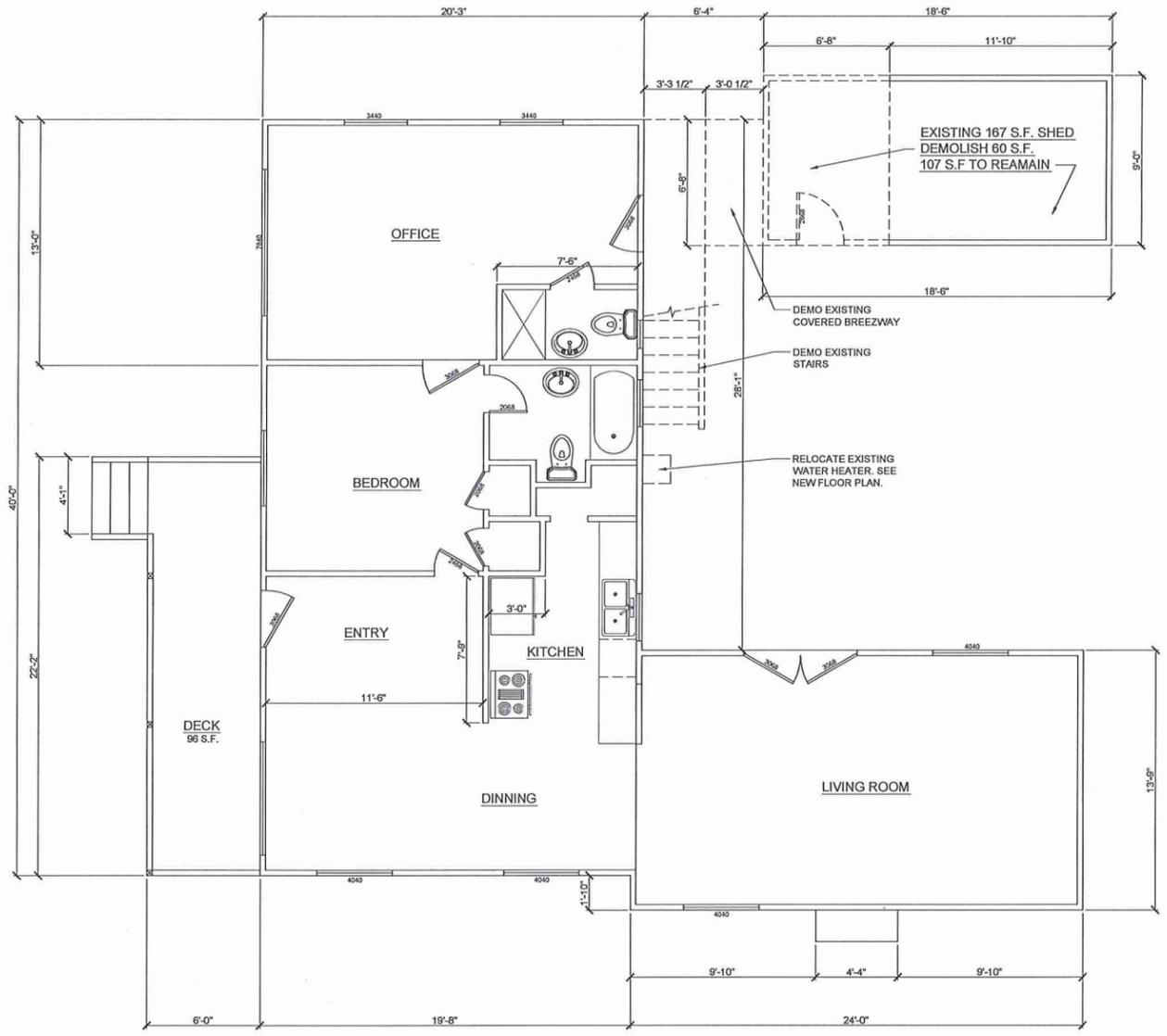
DESIGNER: **Buckmaster Designs**
 JASON BUCKMASTER
 473 WHIDBEY WAY
 MORRO BAY, CA 93442
 E-MAIL: buckmasterdesigns@buckmaster.com
 (805) 801-4973

ADDITION FOR:
 RICH & JENNIFER NOVICK
 2820 GREENWOOD AVE
 MORRO BAY, CA 93442
 PH: (805) 235-2660

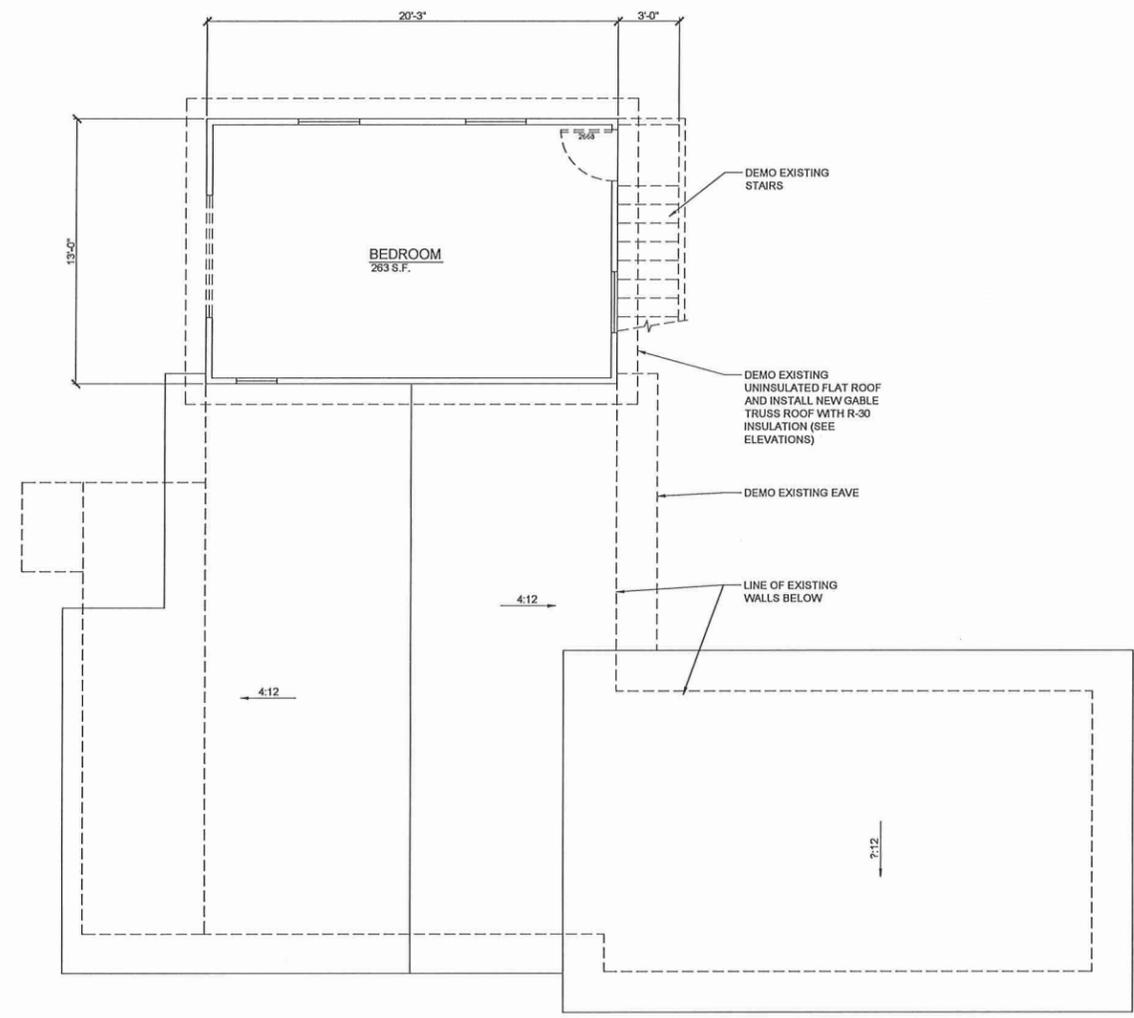
NOVICK ADDITION
 EXISTING/DEMO PLANS
 2820 GREENWOOD AVE.
 MORRO BAY, CA 93442
 APN: 068-218-009

DRAWN	JB
DATE	2/18/20
SCALE	1/4" = 1'-0"
JOB	NOVICK
SHEET	

A2



EXISTING/DEMO 1ST FLOOR PLAN
 1/4" = 1'-0"



EXISTING/DEMO 2ND FLOOR PLAN
 1/4" = 1'-0"

1ST FLOOR - 1133 S.F.
 2ND FLOOR - 263 S.F.
 TOTAL - 1396 S.F.

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING TO BE DEMOLISHED

Exhibit B

REVISIONS	BY

DESIGNER: Buckmaster Designs
 JASON BUCKMASTER
 473 WHIDBEY WAY
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 P: (805) 235-2660
 E: jason@buckmasterdesigns.com
 (605) 501-4973

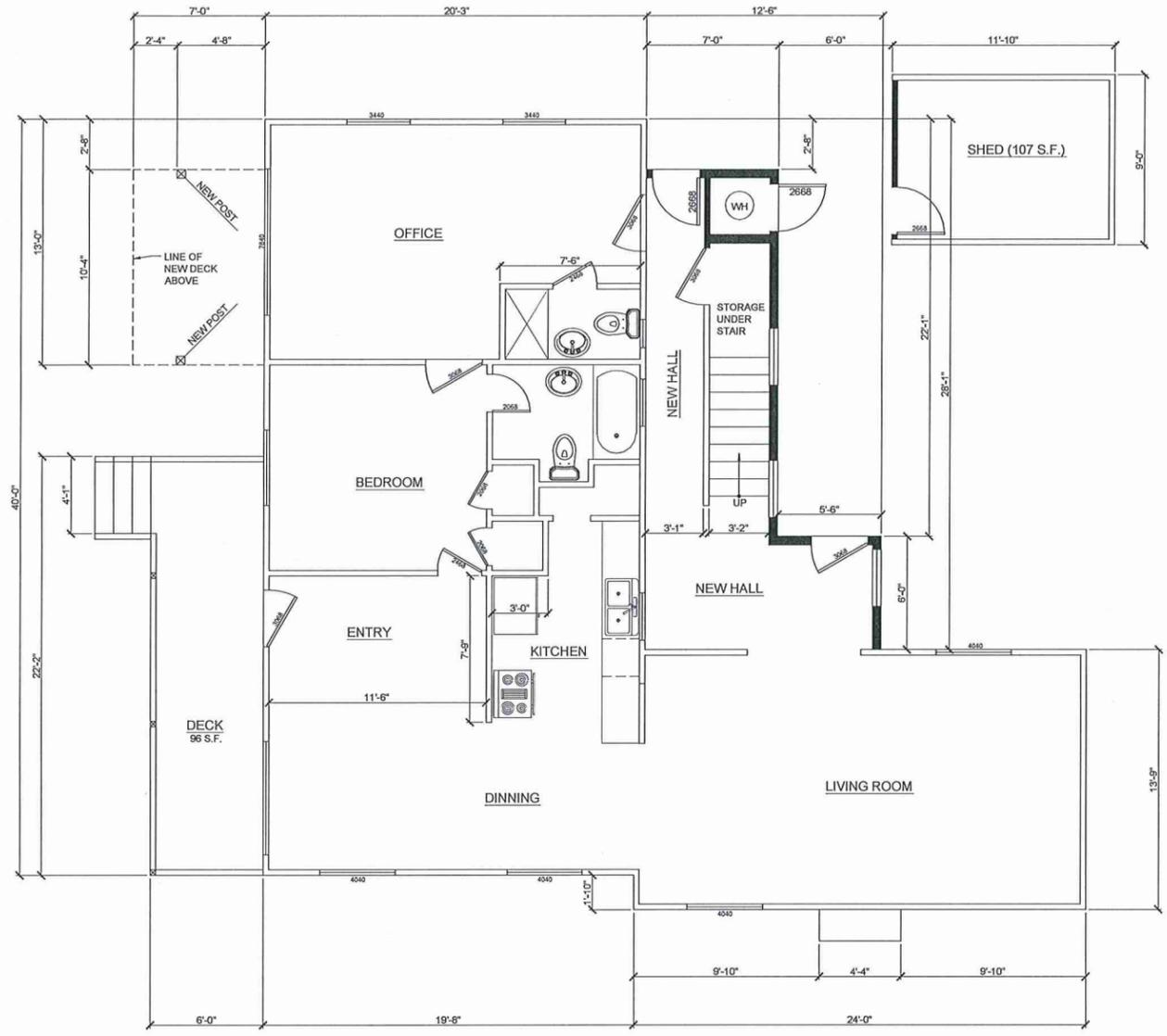


ADDITION FOR: RICH & JENNIFER NOVICK
 2820 GREENWOOD AVE
 MORRO BAY, CA 93442
 PH: (805) 235-2660

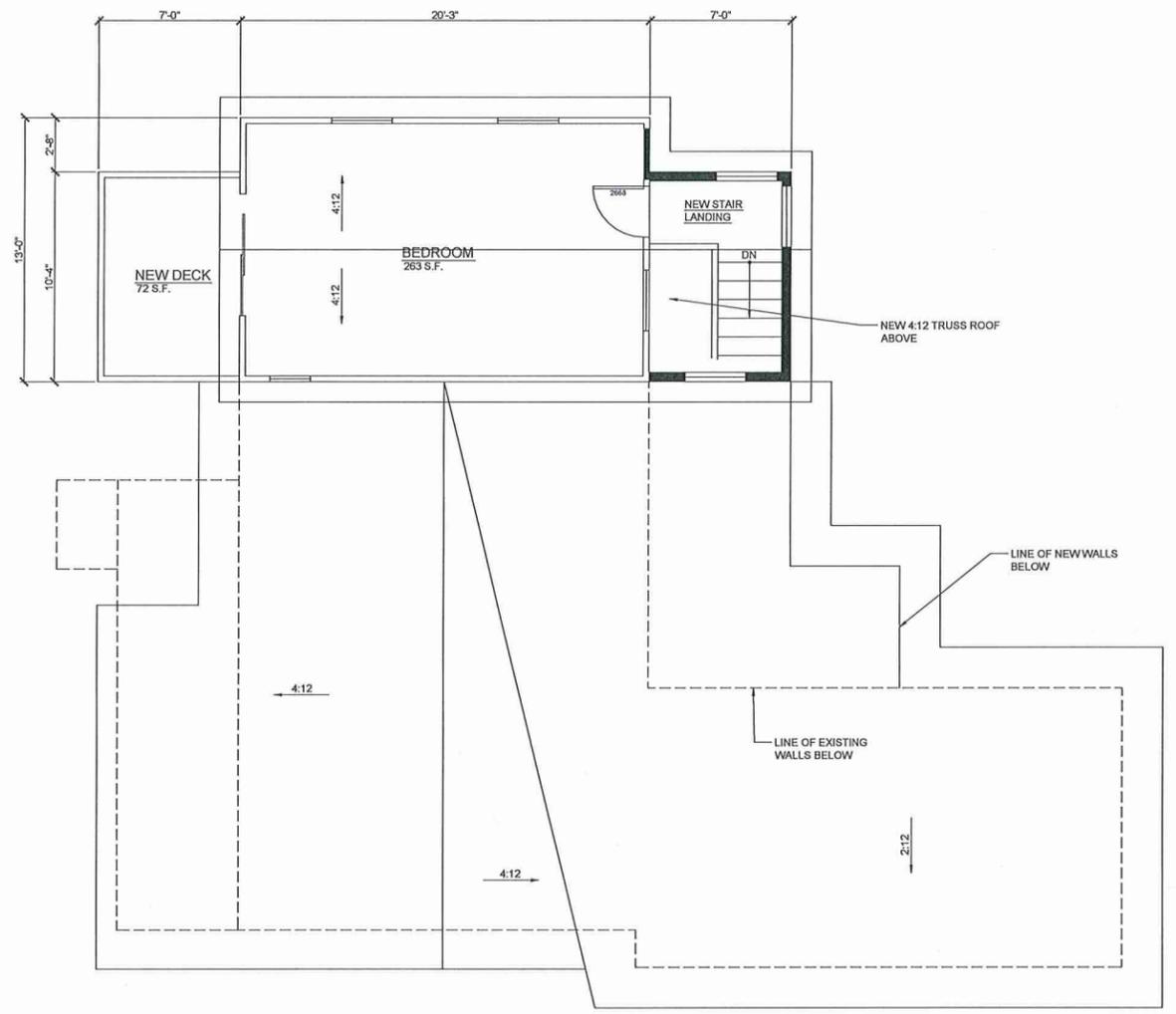
NOVICK ADDITION
 NEW FLOOR PLANS
 2820 GREENWOOD AVE.
 MORRO BAY, CA 93442
 APN: 068-218-009

DRAWN	JB
DATE	2/18/20
SCALE	1/4" = 1'-0"
JOB	NOVICK
SHEET	

A3




NEW 1ST FLOOR PLAN
 1/4" = 1'-0"

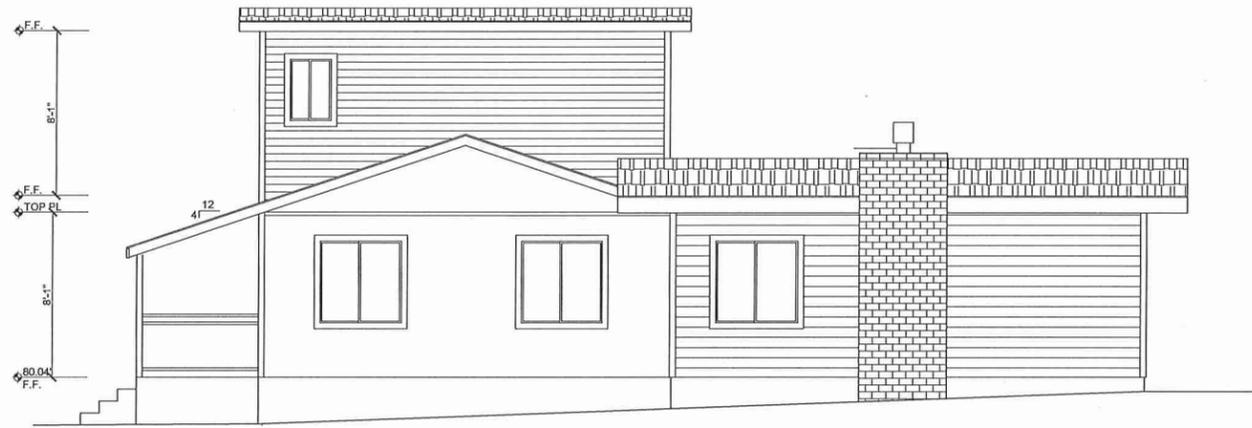



NEW 2ND FLOOR PLAN
 1/4" = 1'-0"

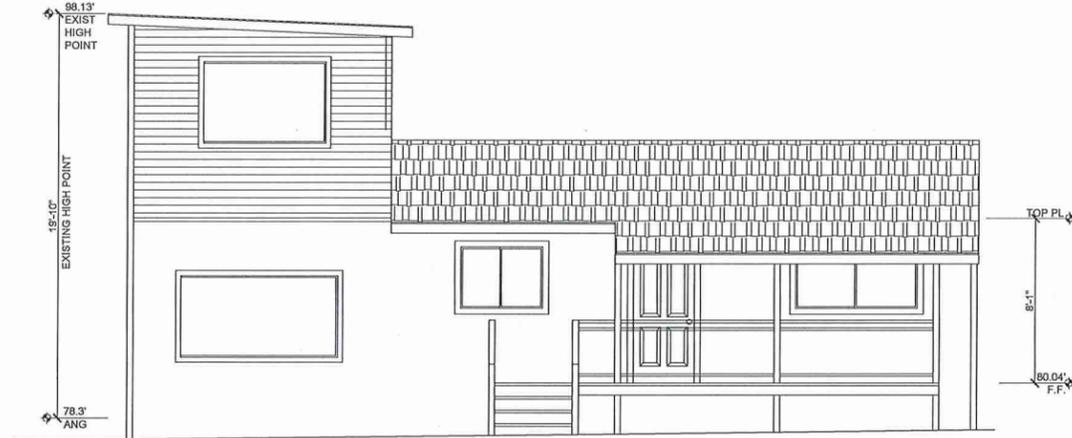
EXISTING 1ST FLOOR - 1133 S.F.
 EXISTING 2ND FLOOR - 263 S.F.
 EXISTING TOTAL 1396 S.F.
 NEW FLOOR AREA - 211 S.F.
 NEW TOTAL 1607 S.F.
 NEW 2ND FLOOR DECK - 72 S.F.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

Exhibit B



EXISTING SOUTH ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION
1/4" = 1'-0"



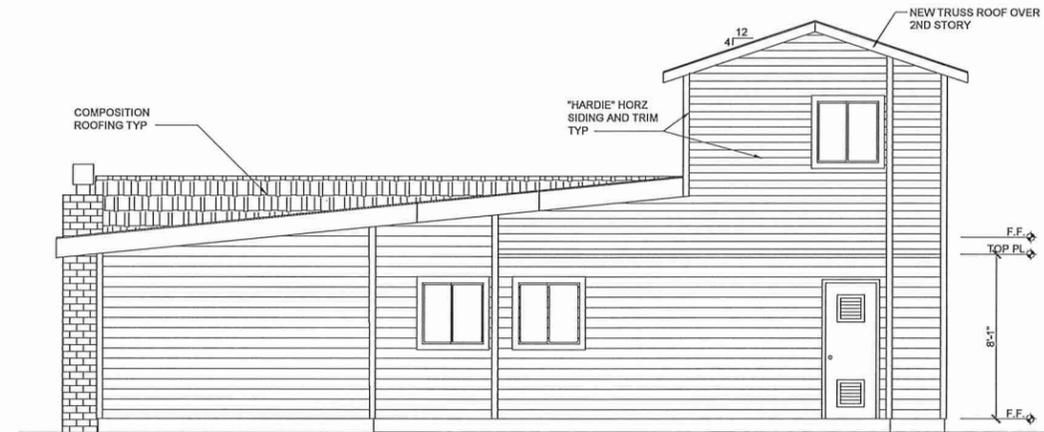
NEW SOUTH ELEVATION
1/4" = 1'-0"



NEW WEST ELEVATION
1/4" = 1'-0"



NEW NORTH ELEVATION
1/4" = 1'-0"



NEW EAST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

DESIGNER: **Buckmaster Designs**
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 MORRO BAY, CA 93442
 E: jason@buckmasterdesigns.com
 (805) 218-4773

ADDITION FOR:
 RICH & JENNIFER NOVICK
 2820 GREENWOOD AVE
 MORRO BAY, CA 93442
 PH: (805) 235-2660

NOVICK ADDITION
 ELEVATIONS
 2820 GREENWOOD AVE.
 MORRO BAY, CA 93442
 APN: 068-218-009

DRAWN	JB
DATE	2/18/20
SCALE	1/4" = 1'-0"
JOB	NOVICK
SHEET	A4

A4

Exhibit C

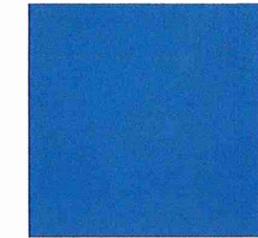


PROPOSED WEST ELEVATION

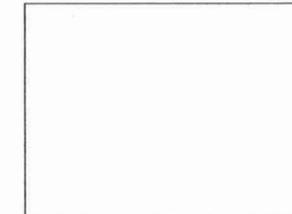


EXISTING WEST ELEVATION

REVISIONS	BY



SIDING AND STUCCO COLOR



TRIM COLOR

DESIGNER:
Buckmaster Designs
 BRADY BUCKMASTER
 473 WHIDDEY WAY
 MORRO BAY, CA 93442
 E-MAIL: buckmasterdesigns@charter.net
 (805) 235-4973



ADDITION FOR:
 RICH & JENNIFER NOVICK
 2820 GREENWOOD AVE
 MORRO BAY, CA 93442
 PH: (805) 235-2660

NOVICK ADDITION
 FRONT ELEVATION RENDERING
 2820 GREENWOOD AVE.
 MORRO BAY, CA 93442
 APN: 068-218-009

RECEIVED

FEB 19 2020

City of Morro Bay
 Community Development Dept.

DRAWN
 JB
 DATE
 2/18/20
 SCALE
 1/4" = 1'-0"
 JOB
 NOVICK
 SHEET

A5



AGENDA NO: B-2

MEETING DATE: March 17, 2020

Staff Report

TO: Planning Commissioners **DATE:** March 9, 2020

FROM: Willow Urquidi, Assistant Planner

SUBJECT: **Tentative Parcel Map (PAR20-01) and Coastal Development Permit (CDP19-046)** Request for a Tentative Parcel Map 19-0112 and Coastal Development Permit for a parcel split at the corner of Paula Street and Ironwood Avenue. Parcel 1 would include the existing single-family residence, and the single-family residence on parcel 2 is proposed to be demolished as a part of this Coastal Development Permit. Parcel 1 would be 8,008 sf, and parcel 2 would be 6,812 sf. The parcel is zoned R-1/S.2 and is located outside the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

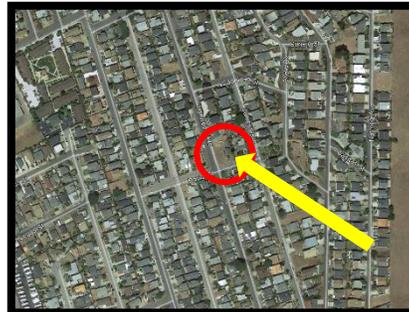
CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 05-20** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on the tentative parcel map dated February 27, 2020 (Exhibit B) and the demolition plans dated December 19, 2019 (Exhibit C).

APPLICANT:

Bruce and Sandra Santoianni

ADDRESS/APN:

675 Paula St./2560 Ironwood Ave.
068-242-004



PROJECT DESCRIPTION:

The Applicant is requesting Tentative Parcel Map and Coastal Development Permit approval for the reconfiguration of the existing parcel into two lots. Parcel 1 would be 8,008 square feet and is developed with an existing single-family residence. Parcel 2 would be 6,812 square feet and the existing home is proposed to be demolished as a part of this Coastal Development Permit application, leaving a vacant developable R-1/S.2 lot.

Prepared By: WU

Department Review: SG

PROJECT SETTING:

The project is located within the Del Mar Neighborhood, designated as Planning Area 3 in the Local Coastal Plan, it lies within the R-1/S.2 Single-Family Residential/Special Treatment Overlay Zoning District and outside of the Coastal Commission Appeal Jurisdiction. The average slope is roughly 3% from the northeast corner to the southwest corner of the existing lot, and roughly 6% from east to west on parcel 1 and roughly 8% from east to west on parcel 2.

The 14,820 sf project site is located on the corner of Paula Street and Ironwood Avenue, to the south of San Juan Street, to the north of Avalon Street, to the west of Juniper Avenue, and to the East of Hemlock Avenue. The parcel is surrounded by R-1/S2 lots with single-family homes on all sides.

Site Characteristics	
Site Area	14,820 square feet
Existing Use	Single-Family Residential
Terrain	Slopes southerly up to 3%
Vegetation/Wildlife	Grasses, weeds, and ornamental vegetation
Archaeological Resources	N/A
Access	Paula Street and Ironwood Avenue

Adjacent Zoning/Land Use			
North:	R-1/S.2 Moderate Density	South:	R-1/S.2 Moderate Density
East:	R-1/S.2 Moderate Density	West:	R-1/S.2 Moderate Density

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	R-1 (Single-Family Residential)
Zoning Overlay District	N/A
Special Treatment Area	S.2 (Special Treatment Overlay)
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located outside of the Coastal Commission Appeal Jurisdiction

PROJECT ANALYSIS

The proposed project is located at the corner of Paula Street and Ironwood Avenue. The proposed Tentative Parcel Map consists of creating two (2) parcels by splitting an existing parcel. A 6-foot-wide drainage easement exists across the northern lot line.

The proposed project would not result in any new residential development at this time. The single-family residence on parcel 2 was built in 1952 according to County records. In compliance with the California Environmental Quality Act (CEQA), Applied Earthworks conducted a historical evaluation on the residence in February 2020 that determined the residence had no historic significance. This residence is proposed to be demolished as a part of this Coastal Development Permit, leaving behind a vacant, developable R-1/S.2 lot. No residential development is proposed at this time, and any future development will require a separate Coastal Development Permit subject to approval by the Community Development Department.

Creating four or less parcels requires the approval of a Parcel Map, which does not require City Council approval, although the project may be appealed to the Council.

Subdivision Design

The Subdivision Ordinance, Section 16.36.050 requires a minimum lot size of 4,300 sq. ft. for a standard subdivision in the R-1/S.2 Residential Zoning District. The existing lot is 14,820 sq. ft. and the requested subdivision would result in two standard parcels that would be 8,008 sq. ft. and 6,812 sq. ft. respectively. Each lot would be in compliance with the depth to width ration of 3:1 and would also be in compliance with the minimum permissible lot width of 40 ft. The average slope of the lots is less than 15% therefore no special subdivision design criteria has been applied to the project.

Public Improvements

The installation of frontage improvements is required on Ironwood Avenue, as it is designated as a “major collector” street. These improvements will include, curb, gutter, sidewalk and a curb ramp at the corner of Ironwood and Paula per city standards for the respective street types. Paula Street is a “local” street and does not require frontage improvements.

Subdivision Review Board

The Subdivision Review Board reviewed the proposed Parcel Map on February 25, 2020 and found the application complete and was able to make the required findings for approval. The group discussed the completeness and accuracy of the tentative map, the overall design of the subdivision and conformity with all pertinent requirements of the Morro Bay Municipal Code, the provisions for public improvements, and the provisions for public areas (Section 16.16.060).

Coastal Development Permit

As noted above, the project requires Planning Commission approval of a Regular Coastal Development Permit subject to the following required findings:

1. The project is an allowable use in its zoning district and is also in accordance with the Certified Local Coastal Plan and the General Plan
2. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.
3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Subdivision Map Act Findings

1. The proposed Tentative Parcel Map to create two residential lots is consistent with the General Plan, Local Coastal Plan and Zoning Code.
2. The site is physically suited for the type and density of development because it allows for future residential development.
3. The project is not likely to cause substantial environmental damage because it is a minor division of land.
4. The subdivision is not likely to cause serious public health problems.
5. The subdivision will not conflict with easements acquired by the public at large because no easements are required for the public.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on March 6, 2020, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined that the project is categorically exempt pursuant to Section 15315, Class 15 which consists of the division of property in urbanized areas zoned for residential, commercial, or

industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project was also determined to be categorically exempt pursuant to Section 15301, Class 1 (I) for demolition and removal of up to three single-family residences applies to the demolition of the single-family residence at 675 Paula. The residence was not found to be historically significant. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

With the recommended conditions of approval, the proposed project is consistent with the General Plan and the Local Coastal Plan and would not have a significant impact on the environment. The project is consistent with the Zoning and Subdivision Ordinances of the City of Morro Bay and would, in fact, further the City's goals for more orderly development consistent with R-1/S.2 residential zoning district.

RECOMMENDATION:

Staff recommends that the Planning Commission conditionally approve the project as depicted on the Tentative Parcel Map dated February 27, 2020 by adopting Planning Commission Resolution No. 05-20 subject to the associated Conditions of Approval.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 05-20
- Exhibit B – Tentative Parcel Map Reductions
- Exhibit C – Demolition Plan Reductions

EXHIBIT A

RESOLUTION NO. PC 05-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT CDP19-046 AND SUBDIVISION PAR20-01 TO ALLOW FOR THE CREATION OF TWO PARCEL FROM ONE EXISTING PARCEL AT 675 PAULA AND 2560 IRONWOOD AND DEMOLITION OF ONE SINGLE- FAMILY RESIDENCE AT 675 PAULA

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 March 17, 2020 for the purpose of considering Coastal Development Permit CDP19-046 and Subdivision PAR20-01 for a lot split at 675 Paula Street and 2560 Ironwood Avenue and demolition of a residence at 675 Paula (APN 068-242-004); and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15315, Class 15, which exempts minor land divisions in urban areas zoned for residential, commercial, or industrial uses into four or fewer parcels and under Section 15301, Class 1 (I) for demolition and removal of up to three single-family residences. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Permit Findings

1. The project is an allowable use in its zoning district and is also in accordance with the Certified Local Coastal Plan and the General Plan
2. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.
3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Subdivision Map Act Findings

1. The proposed Tentative Parcel Map to create two residential lots is consistent with the General Plan and Local Coastal Plan.
2. The site is physically suited for the type and density of development because it allows for future residential development.

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3. The project is not likely to cause substantial environmental damage because it is a minor division of land.
4. The subdivision is not likely to cause serious public health problems.
5. The subdivision will not conflict with easements acquired by the public at large because no easements are required for the public.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP19-046 and Subdivision PAR20-01 for property located at 675 Paula Street and 2560 Ironwood Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 9, 2020 for the project at 675 Paula Street and 2560 Ironwood Avenue (APN: 068-242-004) depicted on Tentative Parcel Map Number 19-0112 dated February 27, 2020 as part of Coastal Development Permit CDP19-046 and Subdivision PAR20-01, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the

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City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Final Parcel Map: The Applicant shall update the proposed Final Parcel Map areas listed in the project information section of the Tentative Parcel Map to reflect the actual proposed areas. Specifically, Parcel 1 shall be 8,008 sq. ft. and Parcel 2 shall be 6,812 sq. ft.
2. Demolition Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating demolition related activities shall be limited to the hours of seven a.m. to seven p.m. daily, unless an exception is granted by the Community Development Director pursuant to the terms of this regulation.
3. New Construction: New construction is not allowed under this Coastal Development Permit. Any new construction shall be preceded by the approval of the appropriate land use and building permits.
4. Disposal of Debris: All debris resulting from the demolition shall be properly disposed of through a recycling facility, or if that is not possible at an approved landfill site by the property owner.

BUILDING CONDITIONS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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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 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.

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- 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

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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 CONDITIONS

A. Tentative Parcel Map Conditional Approval: These items will receive final approval during the Final Parcel Map Review.

1. Frontage Improvements: The installation of frontage improvements is required on Ironwood Ave. as it is designated as a “major collector”. Paula St. is a “Local” street and does not require frontage improvements in the current zoning classification. The required frontage improvements shall include a curb ramp at the corner of Ironwood and Paula. Frontage Improvements shall be installed per city standards for the respective street types. (MBMC 14.44).
2. Parkland In-lieu Fee: Prior to recordation of the Final Map, the applicant shall pay park in-lieu fees, consistent with City of Morro Bay Municipal Code section 16.52.050.

B. Final Parcel Map Requirements: The following comments will be addressed in the Final Parcel Map application and subsequent review. Please be advised that the City has a “Final Map Application Checklist”. Additional comments may apply.

1. Frontage Improvements: Prior to the recordation of the final map, plans prepared Page 2 of 2 by a registered engineer shall be prepared and approved by the Public Works Department. Additionally, the frontage improvements shall be either installed, or sufficiently bonded for prior to final map recording.
2. Copies of all Easements: Copies of all easements related to this site will be required for review.
3. Closure Calculations: Parcel boundary closure calculations will be required.

C. Demolition Conditional Approval

1. Abandonment of Existing Sewer Lateral: Provide a Private Sewer Line (PSL) video inspection per the instructions located at the following link. www.morrobayca.gov/pslvideo . This will determine not only if any defects currently exist, but also where a cap will need to be installed. Correct any defects identified in the inspection video on pipe that is proposed to remain. All repairs shall be shown on the plans. Identify the location of temporary or permanent “cap”. Note that the sewer service is on the Ironwood side of the frontage per the attached utility exhibit.
2. Detailed Erosion and Sediment Control Plan: All construction sites require an Erosion and Sediment Control Plan as described in the Construction Site Erosion and

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Sediment Control Manual” located on the City of Morro Bay website at <http://www.morro-bay.ca.us/689/Construction-Sites> . The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a detailed site plan, typical drawing and details.

3. Encroachment Permits: No work shall occur within (or use of) the City’s Right of Way (ROW) without an encroachment permit. Surface improvement work will require a standard encroachment permit. Any underground utility work within the City ROW or easement will require a standard utility encroachment permit. 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. Additional Notes - Add the following notes to the plans. These are required for Building Permit Approval. 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. The Encroachment permit shall be issued concurrently with the building permit.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of March on a motion by _____ and seconded by _____ and passed on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

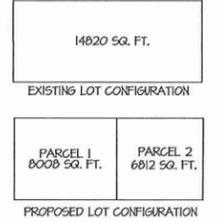
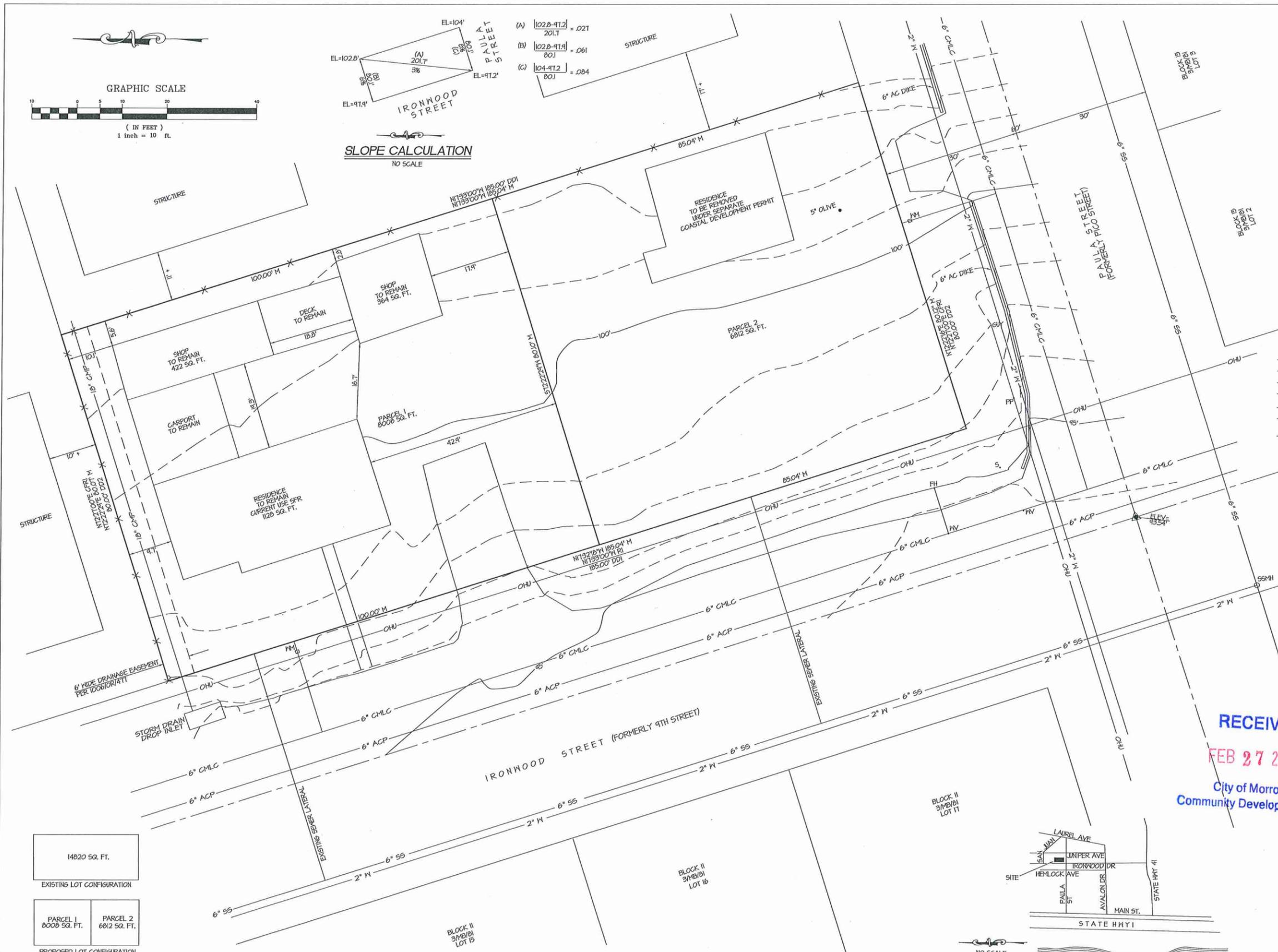
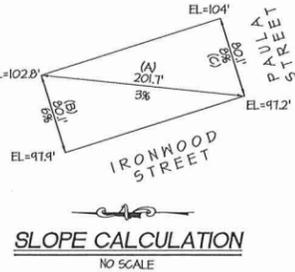
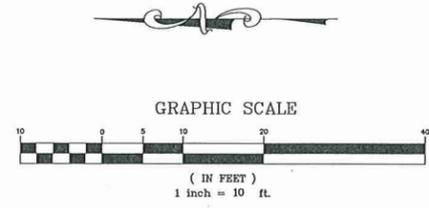
Chairperson Gerald Luhr

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of March 2020.

EXHIBIT B



RECORD OWNERS
 B P 45 B FAMILY TRUST
 2570 IRONWOOD AVENUE
 MORRO BAY, CALIFORNIA 93442

NON PLOTTABLE EASEMENTS
 AN EASEMENT FOR RIGHT OF WAY PURPOSE OF ERECTING, INSTALLING, AND MAINTAINING ELECTRIC LIGHT, POWER AND/OR TELEPHONE POLES AND WIRES, CROSS ARMS AND WIRES IN CONNECTION THEREWITH, WATER PIPES GAS PIPES, SEWERS AND CONDUITS, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES RECORDED OCTOBER 6, 1932 IN BOOK 128 AT PAGE 430 OF OFFICIAL RECORDS.
 AN EASEMENT FOR ELECTRICAL FACILITIES, COMMUNICATION FACILITIES, INGRESS, EGRESS, AND INCIDENTAL PURPOSES RECORDED OCTOBER 15, 1941 IN BOOK 308 AT PAGE 240 OF OFFICIAL RECORDS.

- LEGEND**
- ▲ DENOTES FOUND CITY OF MORRO BAY BRASS CAP IN MONUMENT WELL MARKED "RCE 12748"
 - RI RECORD DATA PER 3/18/01
 - R2 RECORD DATA PER 7/15/55
 - R3 RECORD DATA PER 4/15/43
 - DD1 10/8/01/184
 - DD2 03/1/02/220
 - CF CALCULATED FROM
 - FH FIRE HYDRANT
 - M MEASURED
 - MID ESTABLISHED AT MIDPOINT
 - OFF/INT= OFFSET INTERSECTION
 - PP POWER POLE
 - SP SINGLE PROPORTION
 - S STREET SIGN
 - SMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - 2" W- 2 INCH WATER LINE
 - 6" SS- 6" VITREOUS CLAY PIPE SANITARY SEWER
 - 6" ACP- 6" ASBESTOS CEMENT PIPE WATERLINE
 - 6" CMLC- 6" CEMENT MORTAR LINED COATED STEEL PIPE
 - X-X FENCE
 - OHU- OVERHEAD UTILITIES
 - 18" CMP- 18" CORRUGATED METAL PIPE STORM DRAIN

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTATION AT THE INTERSECTION OF SAN JUAN AVENUE AND JUNIPER AVENUE (FORMERLY TENTH STREET), AND THE INTERSECTION OF JUNIPER AVENUE (FORMERLY TENTH STREET), AND AVALON DRIVE AND NOTED TO BE N1733'00"W PER R1.

BASIS OF ELEVATIONS
 THE BASIS OF ELEVATIONS AS SHOWN HEREON IS NAVD 88 AND COMPILED FROM GPS OBSERVATIONS DATED DECEMBER 4, 2019 AND CALCULATED WITH THE NGS ONLINE POSITIONING USER SYSTEM (OPUS).

NOTES
 BOUNDARY INFORMATION AND AREA CALCULATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY DATED NOVEMBER OF 2019.
 ALL UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD DATA SOURCES PROVIDED BY THE CITY OF MORRO BAY. THERE IS NO WARRANTY EITHER EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION AND SIZES OF ANY UNDERGROUND SERVICES

RECEIVED
FEB 27 2020
 City of Morro Bay
 Community Development Dept.



TENTATIVE PARCEL MAP 19-0112
 BEING A DIVISION OF A PORTION OF THE SOUTH 1/2 OF BLOCK 16 OF THE MORRO DEL MAR SUBDIVISION NO. 2, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED OCTOBER 11, 1926 IN BOOK 3 AT PAGE 81 OF MAPS, FILED IN THE OFFICE OF THE COUNTY RECORD OF SAID COUNTY AND STATE.

MARK E. MOLINI, INC.
 1075 Hemingway Lane
 Tempton, California 93465
 (805) 674-4185
 JOB: 19-042 DATE: DECEMBER 2019
 DRAWING #19042.DWG
 DRWN: MM, REVISED 2-24-20
 SHEET 1 OF 1

EXHIBIT C

SITE NOTES - TREE PROTECTION

STURDY AND HIGHLY VISIBLE PROTECTIVE FENCING SHALL BE PLACED ALONG THE "PROJECT LIMIT AREA". FENCE SHALL REMAIN IN PLACE DURING DURATION OF PROJECT CONSTRUCTION.

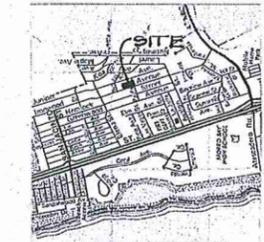
NATIVE TREES AND UNDERGROWTH OUTSIDE OF "PROJECT LIMIT AREA" SHALL BE LEFT UNDISTURBED.

ANY TREE TRIMMING OR LIMB REMOVAL SHALL BE DONE BY A SKILLED ARBORIST.

NOTE:
TEMPORARY ENVIRONMENTAL CONTROL MEASURES ARE TO BE INSTALLED TO REDUCE POLLUTANT RELEASES. OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION

LEGEND

- PROPERTY LINE
- EXIST STRUCTURE FOOTPRINT
- STRUCTURE TO BE DEMOLISHED
- EXISTING NATURAL GRADE
- DIRECTION OF SURFACE DRAINAGE
- GAS SERVICE TO BE REMOVED
- WATER SERVICE TO BE REMOVED
- ELECTRIC SERVICE TO BE REMOVED
- SEWER LATERAL TO BE REMOVED
- EXISTING SIX FOOT HIGH FENCE
- TEMPORARY STRAW WATTLES (DURING RAINY SEASON)
- PALM TREE TO BE REMOVED



VICINITY MAP

DESIGN TEAM

OWNERS
BRUCE AND SANDRA SANTOIANI
2570 IRONWOOD AVE.
MORRO BAY, CA. 93442
805-459-2415

ARCHITECT
BRENT BERRY, ARCHITECT
656 WEYMOUTH STREET
CAMBRIA, CA. 93428
805-927-4962

PROJECT DATA

LEGAL DESCRIPTION
LOT 4, BLOCK 16,
MORRO DEL MAR SUB NO. 2
CITY OF MORRO BAY
SLO COUNTY, CA.

APN
068-242-004

ADDRESS
675 PAULA ST.
MORRO BAY, CA.

USE
DEMOLISH 624 SF RESIDENCE NO. 2

ZONING
R-4

OCCUPANCY GROUP
R-3

CONSTRUCTION TYPE
V-B

LOT SIZE
14,800 SF

EXISTING BUILDING FOOTPRINT

RESIDENCE NO. 1	1,104 SF
RESIDENCE NO. 2	624 SF
STORAGE NO. 1	413 SF
STORAGE NO. 2	324 SF
CARPORT	270 SF
TOTAL	2,735 SF

PERCENTAGE OF SITE: 2,735 / 14,800 = 18%

PROPOSED BUILDING FOOTPRINT
2,735 SF - 624 SF = 2,111 SF
PERCENTAGE OF SITE: 2,111 / 14,800 = 14%

PROPOSED PERMEABLE SURFACE OF SITE
14,800 - 2,111 = 12,689 SF
PERCENTAGE OF SITE: 12,689 / 14,800 = 86%

EXISTING BUILDING HEIGHT RESIDENCE NO. 2
15 FT

AVERAGE LOT SLOPE
2 FT / 20 FT = 10%

City of Morro Bay
Community Development Dept.

DEC 19 2019

RECEIVED

SHEET INDEX

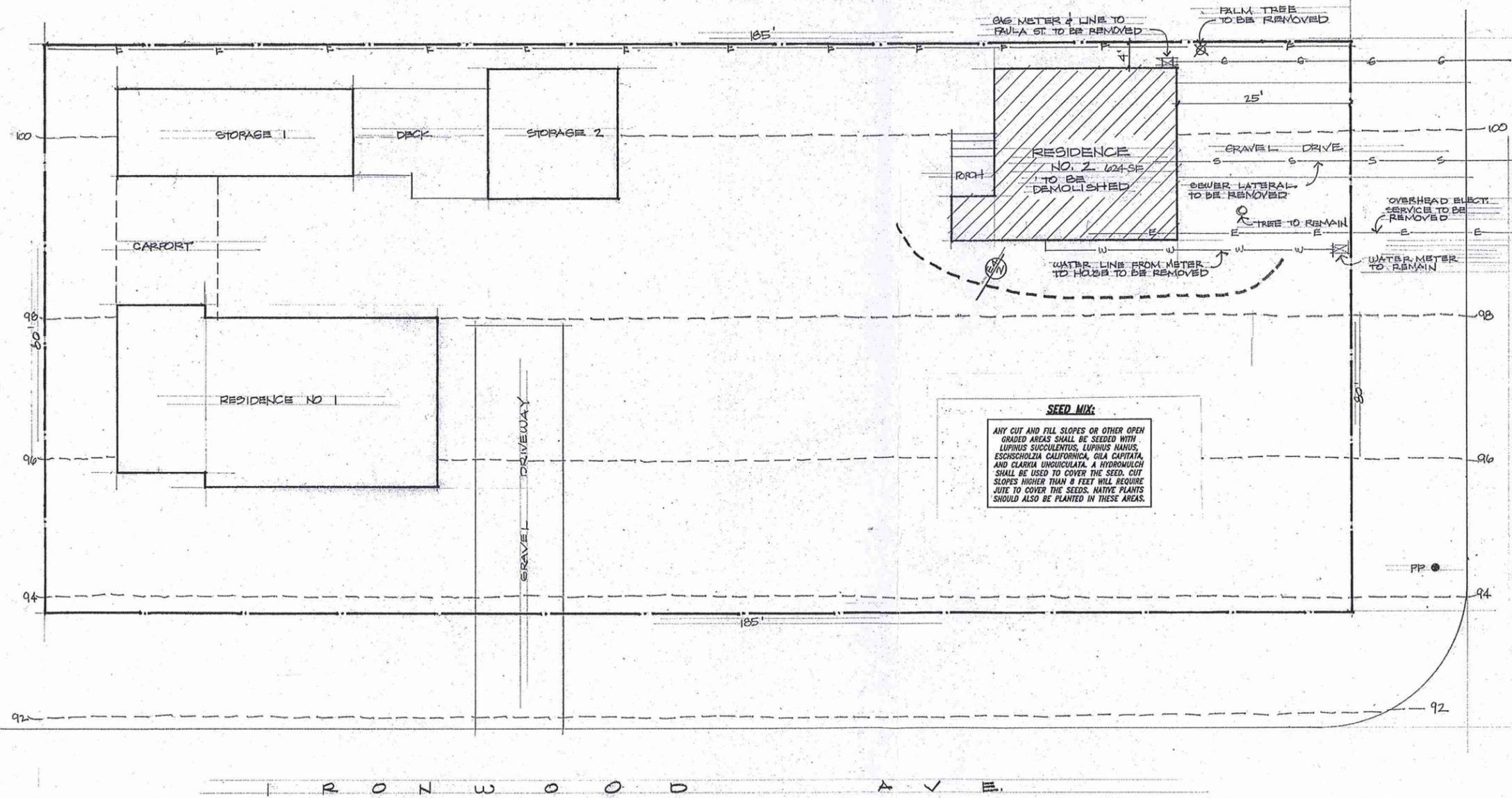
- SITE PLAN, DRAINAGE, EROSION CONTROL AND LANDSCAPE PLAN, PROJECT TEAM, PROJECT DATA,
- SITE DEVELOPMENT, DRAINAGE AND EROSION CONTROL NOTES AND DETAILS.

REVISIONS	BY

SANTOIANI
HOUSE DEMOLITION
 675 PAULA ST.

BRENT BERRY
 ARCHITECT
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 805-927-4962

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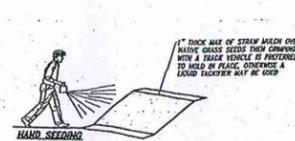


SEED MIX:
ANY CUT AND FILL SLOPES OR OTHER OPEN GRADED AREAS SHALL BE SEEDED WITH LUPINUS SUCCULENTUS, LUPINUS NANUS, ESCHSCHOLZIA CALIFORNICA, GILA CAPITATA, AND CLARIA UNGUICULATA. A HYDROGEL SHALL BE USED TO COVER THE SEED. CUT SLOPES HIGHER THAN 8 FEET WILL REQUIRE JUTE TO COVER THE SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

SITE PLAN - 1/8" = 1'-0"

DRAINAGE, EROSION CONTROL AND LANDSCAPE PLAN

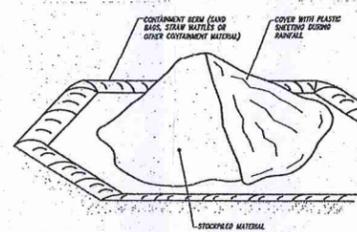
SITE DEVELOPMENT NOTES



STRAW MULCH INSTALLATION

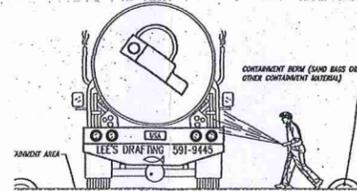
- NOTES:
1. REVEGETATE OPEN AREAS AND DISTURBED SOILS AS SOON AS POSSIBLE AFTER GRADING. REVEGETATION SHALL INCLUDE WIND SEEDING WITH MIXED GRASS MIX AND COVERED WITH STRAW MULCH OR HYDROSEEDING WITH MIXED GRASS MIX. BEST CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING AND SOIL STABILIZATION PRACTICES.
 2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS AND ON ALL NATIVE DISTURBED AREAS FROM OCTOBER 15 THRU APRIL 15. THE INTENT IS TO ESTABLISH VEGETATION COVER PRIOR TO ANY SUBSTANTIAL RAINFALL EVENT.
 3. WHEN USING STRAW MULCH, THE SPINNING APPLICATION SHALL BE TWO TIMES/ACRE. MULCH MUST BE APPLIED UNIFORMITY TO SPREAD WIND OR WATER LOSS. GRADING WITH A TRACK TRACTOR IS PREFERRED TO WHEEL IN PLACE, OTHERWISE A LIQUID TRACTOR MAY BE USED.
 4. WHEN USING HYDROSEEDING MIXTURE GRASS MIX/AMOUNTING, THE SPINNING APPLICATION OF WIND SEED SHALL BE 1500 POUNDS/ACRE & DOES NOT CONTAIN MORE THAN 50 PERCENT HYDROSEED.
 5. IRRIGATION WATER SHOULD BE APPLIED AS NECESSARY TO ENHANCE GROWTH.

SOIL STABILIZATION AND SITE REVEGETATION (DETAIL E-1) N.T.S.



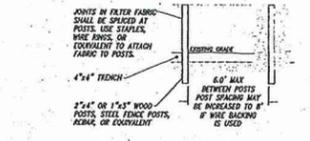
- NOTES:
1. SOIL, SAND AND OTHER CONSTRUCTION MATERIALS PLACED IN THE STREET OR ON OTHER IMPROVED SURFACES MUST BE COVERED WITH SAND BASE OR OTHER CONTAINMENT MATERIAL TO PREVENT MIGRATION TO STORM DRAIN INLETS AND WATERCOURSES.
 2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON THE SITE SHALL BE PROTECTED FROM WIND AND WATER FORCE.
 3. IT MAY BE NECESSARY TO COVER STOCKPILED MATERIALS WITH PLASTIC SHEETING TO PROTECT AGAINST RAINFALL AND EROSION.

MATERIAL STORAGE CONTAINMENT AREA (DETAIL E-3) N.T.S.



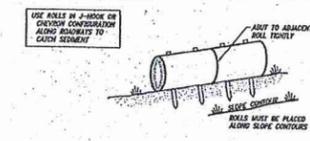
- NOTES:
1. EXCESS AND WASTE CONCRETE AND PAINT SHALL NOT BE WASHED INTO THE STREET, INTO A PUBLIC STORMWATER SYSTEM OR INTO A NEARBY DRAINAGE SYSTEM, CREEK, OR WATERWAY.
 2. A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE MATERIAL SHALL BE PROVIDED ON THE SITE FOR ALL CONCRETE AND PAINT PRODUCTS.
 3. SLURRY FROM CONCRETE PRODUCTS AND ASPHALT CUTTING OR GRINDING SHALL BE WICKED OR CONTAINED, BINED AND PROCEDED UP AND DISPOSED OF PROPERLY.
 4. THE WASHOUT FACILITY MUST BE MAINTAINED TO DISBURSE WASTE CONTAINMENT.
 5. PAINT EQUIPMENT WASHOUT SHOULD OCCUR IN THIS AREA TO CONTAIN PAINT WASTE MATERIALS.

CONCRETE AND PAINT WASHOUT AREA (DETAIL E-5) N.T.S.



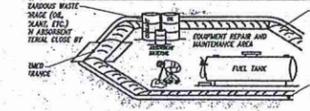
TEMPORARY SILT FENCE (DETAIL E-2) N.T.S.

- NOTES:
1. SILT FENCE SHALL BE USED TO REDUCE THE RUN-OFF VELOCITY (WHERE SHEET FLOW EXISTS) STOP SEDIMENT MIGRATION AND PREVENT DISTURBED SOIL FROM DEVELOPING RILL OR GULLIES. SILT FENCE SHALL BE PLACED AS SHOWN BELOW DISTURBED AREAS IF SITE NOT OR STRAW MULCH IS NOT USED ON SLOPES OF DISTURBED AREAS HAS BEEN USED AND VEGETATION IS NOT WELL ESTABLISHED.
 2. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHATEVER POSSIBLE AND SHOULD NOT BE INSTALLED IN DRAINAGE CHANNELS OF WET OR CONCENTRATED STORM FLOWS EXIST.



STRAW WATTLE OR FIBER ROLL (DETAIL E-4) N.T.S.

- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT OF SECURE SEEDING OF THE STRAW ROLL IN A TRENCH 10" TO 12" DEEP, 20" ON A SLOPE CONTOUR.
 2. SINGLE FIBER ROLLS (LONG THIS ROLL) MAY BE USED ALONG THE TOP OF DISTURBED SLOPES TO PREVENT SEDIMENT AND REDUCE SEDIMENT MIGRATION POTENTIAL.
 3. ROLL SPACING TO BE DETERMINED IN THE FIELD, AT MINIMUM THE ROLL ARE TO BE PLACED AT 10' ON THE MID-SLOPE AND AT THE BOTTOM OF SLOPE AND 10' TO 20' ALONG BROADWAYS. ROLLS CAN BE USED TO CONTROL SEDIMENT ALONG ROADWAYS.



EQUIPMENT REPAIR, MAINTENANCE AND FUELING AREA (DETAIL E-6) N.T.S.

- EQUIPMENT REPAIR AND MAINTENANCE AREA NOTES:
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON THE SITE. ALL EQUIPMENT AND VEHICLES SHALL BE INSPECTED PREVENTIVELY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIAL (DO NOT FLUSH WITH WATER DIRECT).
 2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ONLY IN DESIGNATED CRUISE AREA. CONTAINMENT DITCHES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
 3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 4. MAINTAIN USE SECONDARY CONTAINMENT MEASURES, SUCH AS DRAIN PANS AND DROPPING BOYS EQUIPPED OR ABSORBENT PADDED FLIES (e.g., COLEMAN & PYLE) TO VEHICLES AND EQUIPMENT.
 5. "LEAKY" EQUIPMENT OF HAZARDOUS MATERIALS (e.g., OIL, COOLANT & FUEL) THAT ARE IN STORAGE CONTAINER IMMEDIATELY.
 6. MAINTAIN AND ADEQUATE SUPPLY OF ABSORBENT MATERIAL IN DESIGNATED AREAS.
- FUELING NOTES:
1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 2. AN ADEQUATE SUPPLY OF ABSORBENT MATERIAL SHALL BE MAINTAINED IN DESIGNATED AREAS AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF NECESSARY. EROSION CONTROL MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

GENERAL CONSTRUCTION, GRADING & DRAINAGE NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY OF MORRO BAY.
2. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. AREA OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED AND APPROVED BY THE SOILS ENGINEER.
4. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURES. THE SOIL OR CIVIL ENGINEER OF RECORD SHALL OBSERVE THE GRADING OPERATION AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTOR REPORTS AND A REPORT STATING THAT THE GRADING HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH USC AND COUNTY ORDINANCES. FINAL REPORTS SHALL SATISFY USC SECTION 5318.1.
5. REMOVE ANY DELETERIOUS MATERIAL (NON-COMPLYING MATERIAL) ENCOUNTERED BEFORE PLACING FILL, INCLUDING EXISTING DRUM, NATIVE GRASSES, ORGANIC DEBRIS, ROCK LARGER THAN 3" DIAMETER, AND ANY UNSTABLE SOIL ENCOUNTERED IN THE FILL AREA.
6. NO CUT OR FILL SLOPE WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
7. ALL DISTURBED AREAS SHALL BE HYDRO SEEDING OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE. IF GRADING OCCURS BETWEEN OCTOBER 15 AND APRIL 15, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE NATIVE GRASS MIX SEEDING AND COVERED WITH STRAW MULCH AS SOON AS ROUGH GRADING IS COMPLETE.
8. MINIMUM SET BACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SET BACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING, BLUFF AND RAVINE SETBACKS MUST BE FOLLOWED AS INDICATED.
9. MINIMUM GRADED SLOPE AWAY FROM BUILDINGS SHALL BE SIX FOR THE FIRST TO FEET AROUND FOUNDATION, THEN A 2X MINIMUM THEREAFTER.
10. AN APPROVED EROSION CONTROL PLAN MAY BE REQUIRED TO BE SUBMITTED, APPROVED AND IMPLEMENTED SHOULD GRADING OCCUR BETWEEN OCTOBER 15 AND APRIL 15. NOTES AND DETAILS ARE SHOWN ON THIS PLAN.
11. ANY TREES WITHIN 30 FEET OF GRADING ACTIVITIES SHALL BE PROTECTED AS IDENTIFIED IN THE TREE PROTECTION NOTES. NO TREES EXIST IN THE BUILDING AREA.
12. A ROAD FOR THE PROPOSED SCOPE OF WORK MAY BE NECESSARY TO ENSURE THAT ANY WORK NOT COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS WILL BE CORRECTED TO ELIMINATE POTENTIAL HAZARDOUS CONDITIONS. BONDING REQUIRED SHALL SATISFY LAND USE PERMIT CONDITIONS.
13. WORK WITHIN THE PUBLIC RIGHT OF WAY (NONE PLANNED FOR THIS PROJECT) WILL REQUIRE A PRE-CONSTRUCTION MEETING. WHEN REQUIRED, THE PRE-CONSTRUCTION MEETING SHOULD BE SETUP BY CALLING COUNTY PUBLIC WORKS AT 781-5322. THE COUNTY MAY REQUIRE REPORTS BY THE SOIL OR CIVIL ENGINEER TO ADDRESS AND MONITOR JOB PROGRESS, INCLUDING STATUS OF EROSION AND SEDIMENTATION MONITORING.

SITE IMPROVEMENT EROSION AND SEDIMENT CONTROL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROTECT ALL DISTURBED SOILS TO PREVENT EROSION AND SEDIMENT MIGRATION DURING THE WET SEASON (OCT. 15 - APRIL 15).
2. BEST MANAGEMENT PRACTICES INSTALLED MUST ENSURE THAT SOILS, SEDIMENT AND DEBRIS DO NOT LEAVE THE CONSTRUCTION SITE.
3. DISTURBED SOIL SURFACES SHALL BE PROTECTED AND STABILIZED BY NATIVE GRASS MIX HYDROSEEDING, SEEDING AND COVERING WITH STRAW MULCH (1" THICK MIN.), PLACEMENT OF STRAW MATS AND BRACKETS, OR OTHER METHODS DEEMED NECESSARY. VEGETATION MUST BE ESTABLISHED PRIOR TO RAINS TO BE CONSIDERED EFFECTIVE EROSION CONTROL.
4. IF CONSTRUCTION OCCURS DURING WET SEASON, THE PROJECT BOUNDARY AND ANY AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY SILT FENCE PLACEMENT (SEE SILT FENCE DETAIL).
5. NECESSARY MEASURES SHALL BE TAKEN TO PREVENT SOIL AND MUD TRACKING ONTO THE STREET WHEN VEHICLES LEAVE THE CONSTRUCTION SITE.
6. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT OFFSITE RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE CONSTRUCTION SITE.

SITE IMPROVEMENT DUST CONTROL NOTES:

1. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.
2. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (i.e. GREATER THAN 20 MPH AVERAGED OVER ONE HOUR) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
3. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
4. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
5. PERMANENT DUST CONTROL MEASURE IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED.

REVISIONS	BY

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Of	2 Sheets



AGENDA NO: B-3

MEETING DATE: March 17, 2020

Staff Report

TO: Planning Commissioners **DATE:** February 12, 2020

FROM: Scot Graham, Community Development Director

SUBJECT: Adoption of Resolution PC 05-20 recommending City Council approval for rezoning a 6.27 acre parcel (Dog Beach) APN 073-075-016 to Open Area 1 (OA-1), a 36.5 acre parcel APN 073-075-002, and portion of parcel APN: 073-076-016 (lots 2, 8, 7 & 6) as an Agricultural (AG) zone district (The Panorama Lots).

RECOMMENDATION:

Forward a favorable recommendation to City Council for approval by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 05-20 for rezoning as described in this staff report and depicted in Exhibit B.

APPLICANT/AGENT: City of Morro Bay

LEGAL DESCRIPTION/APN: APN: 073-075-016 (Dog Beach),

PROJECT SUMMARY:

The City of Morro Bay is proposing to prezone a 6.27 acre parcel (APN: 073-075-016) also known as the Dog Beach lot located on the beach north of the City limits, within the City's Sphere Of Influence, to OA-1 (Open Area). The OA zoning district requirements are attached as Exhibit D to this staff report. The current zoning in the County for the Dog Beach lot is Recreation. Rezoning is required to process an application with the Local Agency Formation Commission (LAFCO) for annexation of the Dog Beach lot. See LAFCO 2017 Sphere of Influence Map and proposed zoning figures for the Dog Beach lot below:

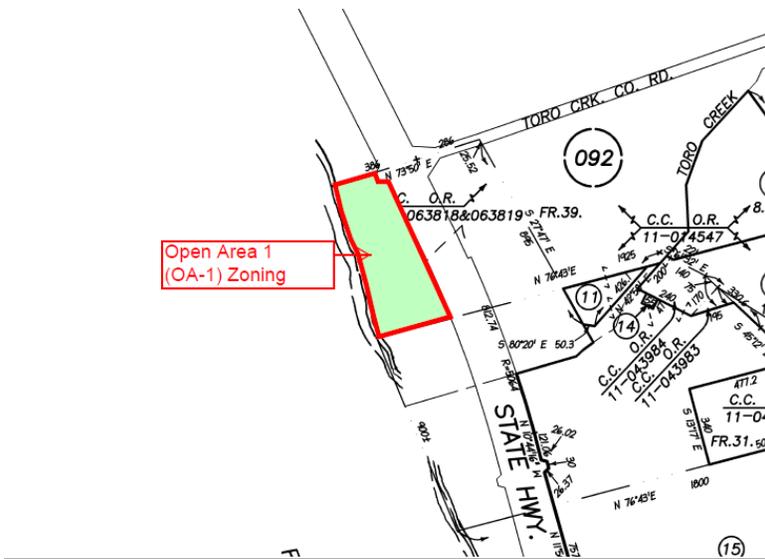
Prepared By: ___SG

Department Review: _____

LAFCO 2017 Sphere of Influence maps



Prezoning for Dog Beach Lot 6NW to Open Area (OA-1)



BACKGROUND/DISCUSSION:

The City has been involved in discussions for many years with Chevron, Trust for Public Lands (TPL), the Cayucos Sanitary District (CSD), the Cayucos Land Conservancy, the Land Conservancy of San Luis Obispo and San Luis Obispo County looking into various conservations options for several of the Chevron Estero Marine Terminal lots. On January 28, 2020 the City Council authorized City Manager signature on a nonbinding Memorandum of

Understanding (MOU) to address the preservation process for the first phase of conservation for some of the Chevron lots (See MOU attached as Exhibit C, including map of all referenced lots). The MOU addresses the following four items:

1. Acquisition of lot 6SW (Southern portion of Dog Beach) by the City of Morro Bay. Lot 6SW is currently owned by the CSD. TPL is proposing to purchase the property from the CSD and convey it to the City of Morro Bay through a purchase agreement. The purchase agreement for lot 6SW, entered into by the CSD with Chevron, includes a “Residual Rights” clause that would allow Chevron to repurchase the lot within two years if the “Panorama lots” (discussed below) are not annexed into the City by that time. The “Residual Rights” clause would transfer upon sale to TPL and subsequently transfer to the City upon conveyance from TPL.
2. Amendment of the City’s Sphere of Influence (SOI) to include 5 lots above Panorama. Those lots are owned by Chevron, and it is Chevron’s intention to annex the lots into the City. Each of the lots would accommodate one single-family residence, for a total of no more than 5 single-family homes in that area. The homes would be restricted to the lower portions of each lot leaving the remainder of the hillside above Panorama undeveloped. In order for the SOI amendment to become effective, it requires Council authorization for submittal of an application to LAFCO and subsequent approval by LAFCO. Based on the proposed MOU, Chevron will terminate the “Residual Rights” clause on lot 6SW (Dog Beach), so long as the City makes its best effort to submit a timely application to LAFCO and LAFCO staff indicates support for same.
3. Detachment of lot 6NE from within the City’s boundary, resulting in lot 6NE being under County jurisdiction. That process requires authorization by Council for submittal of an application for Detachment to LAFCO and subsequent approval by LAFCO. Lot 6NE is owned by the CSD and contains a sewer lift station operated by the CSD.
4. Annexation into the City of Lot 6NW (Continuation of Dog Beach). Lot 6NW is currently located in the County but is within the City’s SOI. The intent behind Lot 6NW’s location within the City’s SOI was to facilitate its future annexation into the City for preservation of Dog Beach. Lot 6NW is currently owned by the CSD and is proposed to be purchased by TPL and conveyed to the City. The annexation requires Council authorization and subsequent approval by LAFCO.

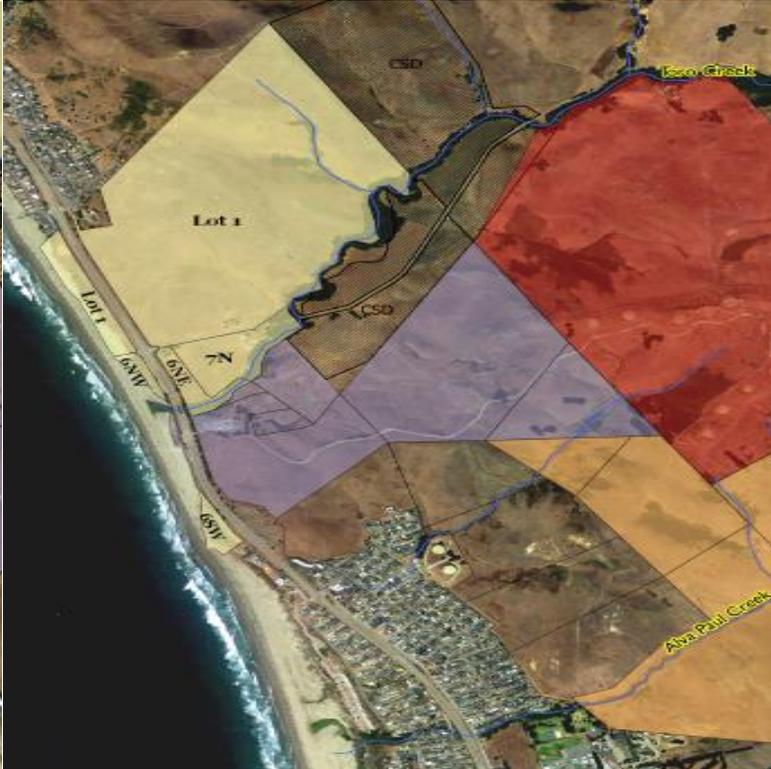
Step 4 above, requires rezoning of the northern Dog Beach (6NW) lot prior to submittal of applications to LAFCO. The Rezoning step also requires a review of the rezoning by Planning Commission and recommendation to the City Council.

See Map figures from the MOU below showing lot 6NW (North Dog Beach lot), the Panorama Lots and Lot 6NE owned by the Cayucos Sanitary District and identified for detachment in the MOU.

Dog Beach Lot (6NW)



5 Panorama Lots (shown without shading)



Future City Review Schedule

The Planning Commission recommendation on the rezoning is scheduled for Council review on March 24, 2020 and April 14, 2020. The SOI amendment for the Panorama

Lots and the Detachment of lot 6NE will go before City Council at the April 14, 2020, council meeting.

Prezoning Authority

Pursuant to California Code of Regulation section 65859 subsection (a), "A city may, pursuant to this chapter, prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city. The zoning shall become effective at the same time that the annexation becomes effective." Annexation of the Dog Beach lot will require approval by LAFCO.

The City's General Plan Policy LU-22 states: "Growth is to be carefully managed and monitored and allowed only when it can be conclusively proven that all community services can be adequately and economically provided to new residents. (LUE 8)"

"Program LU-22.3: At the time of request for annexation, the City shall prezone all lands within its sphere of influence in keeping with the above policy will utilize all methods available to insure county cooperation therewith. (LUE 8) Prezoning shall be applied to the sphere of influence with the intent to minimize urban expansion and maximize environmental conservation. (LUE 39) The sphere of influence areas will not be allowed to annex to the City until the Local Coastal Plan has been amended to include those areas within the LCP Urban-Rural Boundary."

The Planning Commission's favorable recommendation to the City Council includes a finding of consistency with the City's General Plan and Local Coastal Plan. This action will also create the need for a future General Plan amendment to add the properties to the Land Use Map. The corresponding amendment to the Local Coastal Plan will occur through the Plan Morro Bay combined General Plan/Local Coastal Plan update process.

ENVIRONMENTAL

The prezoning of the subject lots is exempt from CEQA as outlined in section 15061 (b)(3) of the guidelines as the prezoning will not include actual development, which means there is no potential for causing a significant effect to the environment from the prezoning action and because the prezoning will leave the parcels with similar zoning as currently exists in the unincorporated County. No additional CEQA review is required for the prezoning action.

PUBLIC NOTICE:

Notice of a public hearing was also published in the Tribune newspaper on March 6, 2020. The notices invited the public to attend the hearing and express any concerns they

may have regarding the proposed project.

CONCLUSION:

Staff has been working with TPL, CSD, Chevron, the Cayucos Land conservancy, the Land Conservancy of San Luis Obispo and San Luis Obispo County for several years on preservation of several of the Chevron Estero Marine Terminal lots. The City Council, on January 28, 2020, authorized City Manager signature of a non-binding MOU between the City of Morro Bay, Chevron, Trust for Public Lands and the Cayucos Sanitary District outlining the next steps in the preservation process. Rezoning of the Dog Beach lot represents one of the steps outlined in the MOU.

Consistent with the City's General Plan, property must be rezoned at time of annexation, staff recommends that Planning Commission forward a favorable recommendation to City Council to rezone the Dog Beach lot to Open Area 1 (OA-1).

EXHIBITS:

Exhibit A – Planning Commission Resolution 05-20

Exhibit B – Proposed rezoning Map

Exhibit C – Non-Binding MOU

Exhibit D – Section 17.24.160, Open Area (OA) District Requirements

EXHIBIT A

RESOLUTION NO. PC 05-20

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL TO PREZONE A 6.27 ACRE PARCEL (APN 073-075-016) TO OPEN AREA 1

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 17, 2020, for the purpose of considering a favorable recommendation to City Council for pre zoning of a 6.27 acre parcel (APN: 073-075-016), also known as the Dog Beach lot, located on the beach north of the City limits within the City's Sphere Of Influence to Open Area 1 (OA-1), in unincorporated San Luis Obispo County; and

WHEREAS, pursuant to California Code of Regulation section 65859 subsection (a) which states that a city may, pursuant to this chapter, prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city. The zoning shall become effective at the same time that the annexation becomes effective; and

WHEREAS, the City intends to pursue annexation of the 6.27 acre Dog Beach lot (APN: 073-075-016); and

WHEREAS, the current County zoning designation for the Dog Beach Lot (APN 073-075-016) is Recreation; and

WHEREAS, the Planning Commission reviewed Exhibit B of the March 17, 2020 staff report which provides a map exhibit depicting the proposed Open Area 1 Zoning for the 6.27 acre Dog Beach lot (APN 073-075-016); and

WHEREAS, the City's General Plan Policy LU-22 states growth is to be carefully managed and monitored and allowed only when it can be conclusively proven that all community services can be adequately and economically provided to new residents; and

WHEREAS, the City's General Plan Program LU-22.3 states at the time of request for annexation, the City shall prezone all lands within its sphere of influence in keeping with the above policy and will utilize all methods available to insure county cooperation therewith. Pre zoning shall be applied to the sphere of influence with the intent to minimize urban expansion and maximize environmental conservation. The sphere of influence areas will not be allowed to annex to the City until the Local Coastal Plan has been amended to include those areas within the LCP Urban-Rural Boundary; and

WHEREAS, The Planning Commission finds the pre zoning request to be consistent with the City's General Plan and Local Coastal Program; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

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

EXHIBIT A

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

Section 1: All of the above recitals are true and correct and incorporated herein by reference.

Section 2: California Environmental Quality Act (CEQA) Findings

The Planning Commission finds that the rezoning is exempt from CEQA as outlined in section 15061 (b)(3) of the guidelines as the rezoning will not include actual development, which means there is no potential for causing a significant effect to the environment from the rezoning action. The rezoning will leave the parcel with similar zoning as currently exists in the unincorporated County. No additional CEQA review is required for the rezoning action.

Section 3. Action. The Planning Commission does hereby forward a favorable recommendation to City Council to rezone the 6.27 acre Dog Beach parcel (APN: 073-075-016) located within the County of San Luis Obispo on the beach north of the City limits within the City's Sphere Of Influence to Open Area 1 (OA-1), and finds this action to be consistent with the General Plan and Local Coastal Plan.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of March, 2020 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Secretary

The foregoing resolution was passed and adopted this 17th day of March, 2020.

EXHIBIT B

073-075

073-092
064-30

Open Area 1
(OA-1) Zoning

Exhibit B
Prezoning Map

PACIFIC

OCEAN

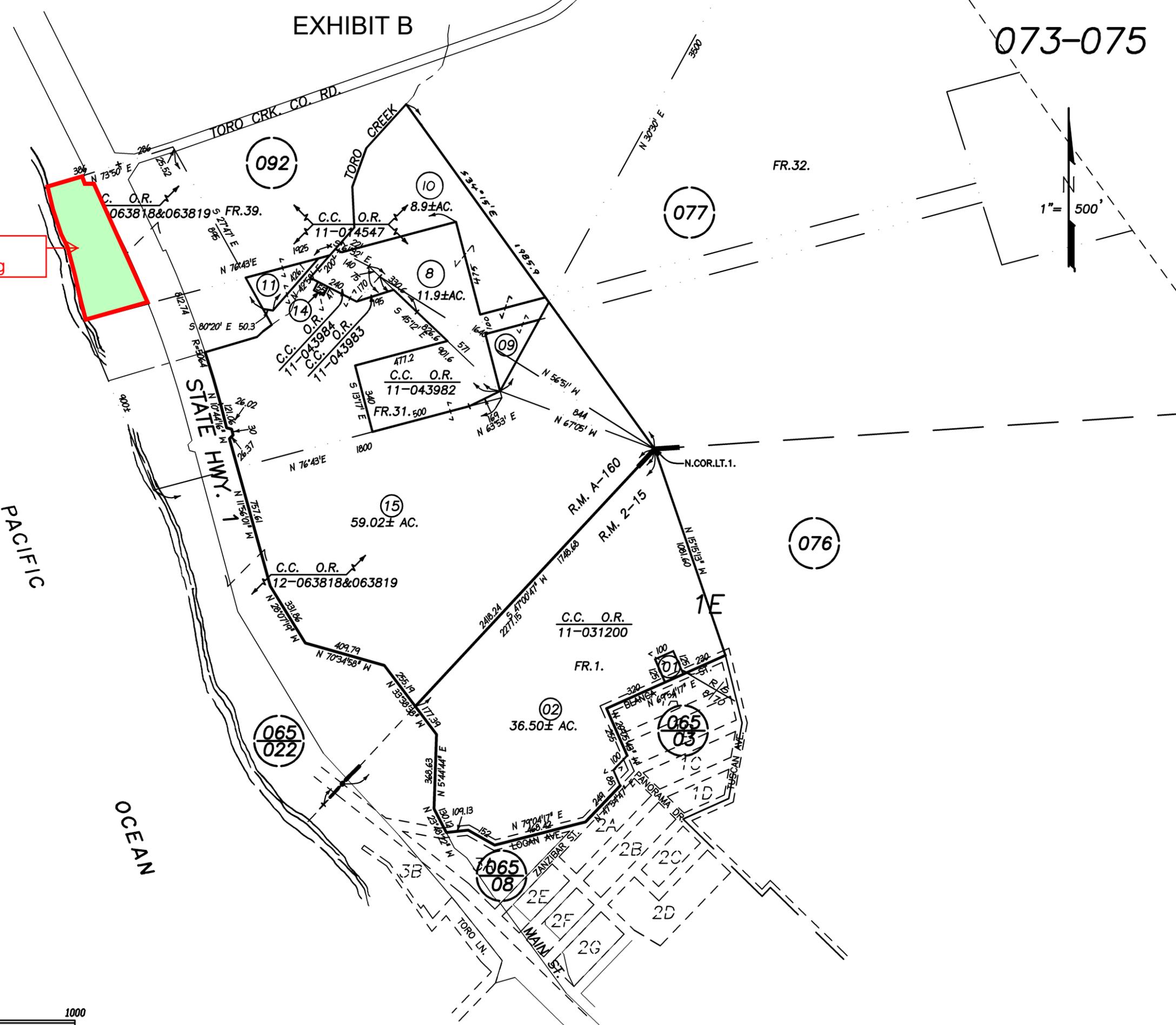
REVISIONS	
I.S.	DATE
13-133	03-28-13
NA	11-09-16

250 0 500 1000

JAW
03-28-13 THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

RANCHO MORO Y CAYUCOS, R.M. Bk. A, Pg. 160.
ATASCADERO BEACH, R.M. Bk. 2, Pg. 15.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 073 PAGE 075



077

FR.32.

1" = 500'

076

R.M. A-160
R.M. 2-15

C.C. O.R.
11-031200

FR.1.

36.50± AC.

065
08

065
03

092

10
8.9± AC.

8
11.9± AC.

11
11-043984

14
11-043983

471.2
C.C. O.R.
11-043982
FR.31.500

15
59.02± AC.

C.C. O.R.
12-063818&063819

065
022

065
02

065
03

065
08

065
03

065
08

065
03

065
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065
03

065
08

065
03

EXHIBIT C

MEMORANDUM OF UNDERSTANDING

Chevron Estero Marine Terminal, Lot 6SW

This Memorandum of Understanding (“MOU”), dated January 31, 2020, constitutes a **non-binding** agreement among The Trust for Public Land, a California nonprofit public benefit corporation (“TPL”), the City of Morro Bay (“**Morro Bay**”), the Cayucos Sanitary District (“CSD”), and Chevron Land and Development Company, a Delaware Corporation (“**Chevron**”), each of which may individually be referred to herein as a “**Party**” and collectively as the “**Parties.**”

RECITALS

- A. The Parties are interested in achieving a common conservation goal and appropriate public ownership (“**Project**”) for Lot 6SW, as shown in Exhibit A (“**Property**”), which has been historically used by the general public and is commonly known as “**Dog Beach.**”
- B. Chevron sold the Property to CSD on September 17, 2019 pursuant to that certain Grant Deed but also subject to that certain Memorandum of Repurchase Rights/Option recorded concurrently with the Grant Deed, which Memorandum contains certain rights in favor of Chevron (“**Residual Rights**”).
- C. CSD is willing to sell the Property to TPL, which will concurrently sell it to Morro Bay, with the ultimate intention that the Property will continue to be used for the benefit of the public.
- D. TPL’s purchase of the Property and concurrent sale to Morro Bay will be contingent on TPL’s receipt of certain public and private funding, which funding and acquisition, in turn, is contingent on Chevron’s termination of the Residual Rights.
- E. Chevron ultimately desires to have its lots shown in Exhibit A in the Estero Marine Terminal (“**Panorama Lots**”) annexed into the City of Morro Bay. Chevron is willing to terminate its Residual Rights upon certain conditions specified below.

The Parties agree as follows:

1. **OPTION AGREEMENT:** TPL and CSD will negotiate in good faith to enter into an option agreement whereby TPL will have the right to purchase the Property from CSD subject to the termination of the Residual Rights and securing funding for the acquisition (“**Option Agreement**”). TPL shall remain the principal Party involved with negotiating the terms and provisions of the Option Agreement and the concurrent sale with Morro Bay.
2. **PUBLIC FUNDING:** TPL will use its best efforts to secure public and philanthropic funding sources to support the acquisition of the Property from CSD and concurrent sale to Morro Bay. TPL shall be solely responsible for all aspects of requesting, securing and reporting associated with the funding sources.
3. **OBLIGATIONS OF CHEVRON:** Chevron agrees to execute and acknowledge and deliver to

EXHIBIT C

TPL and Morro Bay a document in a form satisfactory to Chevron, TPL and Morro Bay to terminate or transfer the Residual Rights following Morro Bay's submission of an application to the Local Agency Formation Commission ("LAFCO") to place the Panorama Lots within the City's Sphere of Influence and the LAFCO staff indicates support for same ("**LAFCO Application**").

4. **OBLIGATIONS OF MORRO BAY:** Morro Bay shall seek City Council approval to proceed with filing the LAFCO Application. The LAFCO Application shall also seek to annex Lot 6NW into the City of Morro Bay and to de-annex Lot 6NE, both of which respective lots are shown on Exhibit A. Morro Bay will make best efforts to (i) complete the LAFCO Application such that LAFCO can make a decision at its May 2020 meeting, and (ii) file the LAFCO Application as soon as feasible but no later than April 25th, 2020. The Parties understand that nothing in this MOU commits the City Council to approve the LAFCO Application and that such decision must be made by the City Council pursuant to applicable law, including, but not limited to, the Brown Act.
5. **OBLIGATIONS OF ALL PARTIES:** The Parties acknowledge that (i) funding for acquisition of the Property and other Estero properties planned for acquisition and public ownership are interdependent; and (ii) time is of the essence to obtain the LAFCO decision regarding the LAFCO Application. All Parties agree to make best efforts to support the LAFCO Application for review at the LAFCO May meeting or as soon thereafter as feasible.
6. **OBLIGATIONS OF CSD:** CSD agrees to negotiate the terms of the Option Agreement with TPL, which will include standard provisions for the purchase of real property including the issuance of title insurance. CSD and TPL intend that the Option Agreement will be executed by the end of January 2020.
7. **OBLIGATIONS OF MORRO BAY AND TPL:** Concurrently with the negotiations between TPL and CSD as to the Option Agreement, Morro Bay and TPL will negotiate a purchase and sale agreement ("PSA") to be consummated concurrently with TPL's acquisition of title to the Property under the Option Agreement.
8. **OPTION TERMINATION:** If the Property is not acquired by TPL pursuant to the terms of the Option Agreement (as may be extended), all Parties shall be relieved of further obligations under this MOU. In such event, TPL shall be solely responsible for returning funds that it raised for the acquisition of the Property where such funds need to be returned in the event the Property is not acquired.
9. **INTENT:** This MOU is intended to memorialize the Parties' intent and desire to work together to perform the tasks required (including the Option Agreement and PSA) in connection with the acquisition of the Property by Morro Bay for continued public use free of the Residual Rights, while Morro Bay concurrently seeks City Council approval to file the LAFCO Application. Chevron intends, after LAFCO approval of the LAFCO Application, to request that Morro Bay annex the Panorama Lots into the City of Morro Bay ("**Annexation**"). The Parties understand that Morro Bay is not committing to approve

EXHIBIT C

the Annexation, as such action must be made by the City Council and in compliance with applicable law, including the City of Morro Bay Municipal Code.

10. NON-BINDING; TERMINATION: This MOU is non-binding and is intended only to provide a framework for continued discussions between the Parties in connection with the Project. It is an expression of the current intent of the Parties but is not intended to constitute an agreement that will be legally binding on any Party. No Party has any obligation, responsibility, or liability to any other Party for failure to complete the items set forth above. This MOU is not binding and may be terminated in accordance with the terms set out in Section 8 above, or by any Party delivering written notice to the other Parties. Upon the termination of this MOU, no Party will have any liability under this MOU to any other Party, and the Parties will be released from all of their obligations under this MOU.

11. COUNTERPART EXECUTION: The Parties may execute this MOU in counterparts which together will constitute the entire MOU.

TPL

The Trust for Public Land, a California nonprofit public benefit corporation

By: _____
Its: _____

CSD

Cayucos Sanitary District, a political subdivision of the State of California

By: _____
Its: _____

CHEVRON

Chevron Land and Development Company, a Delaware Corporation

By: _____
Its: _____

MORRO BAY

City of Morro Bay, a municipal corporation

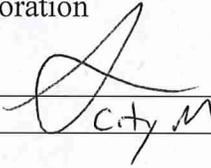
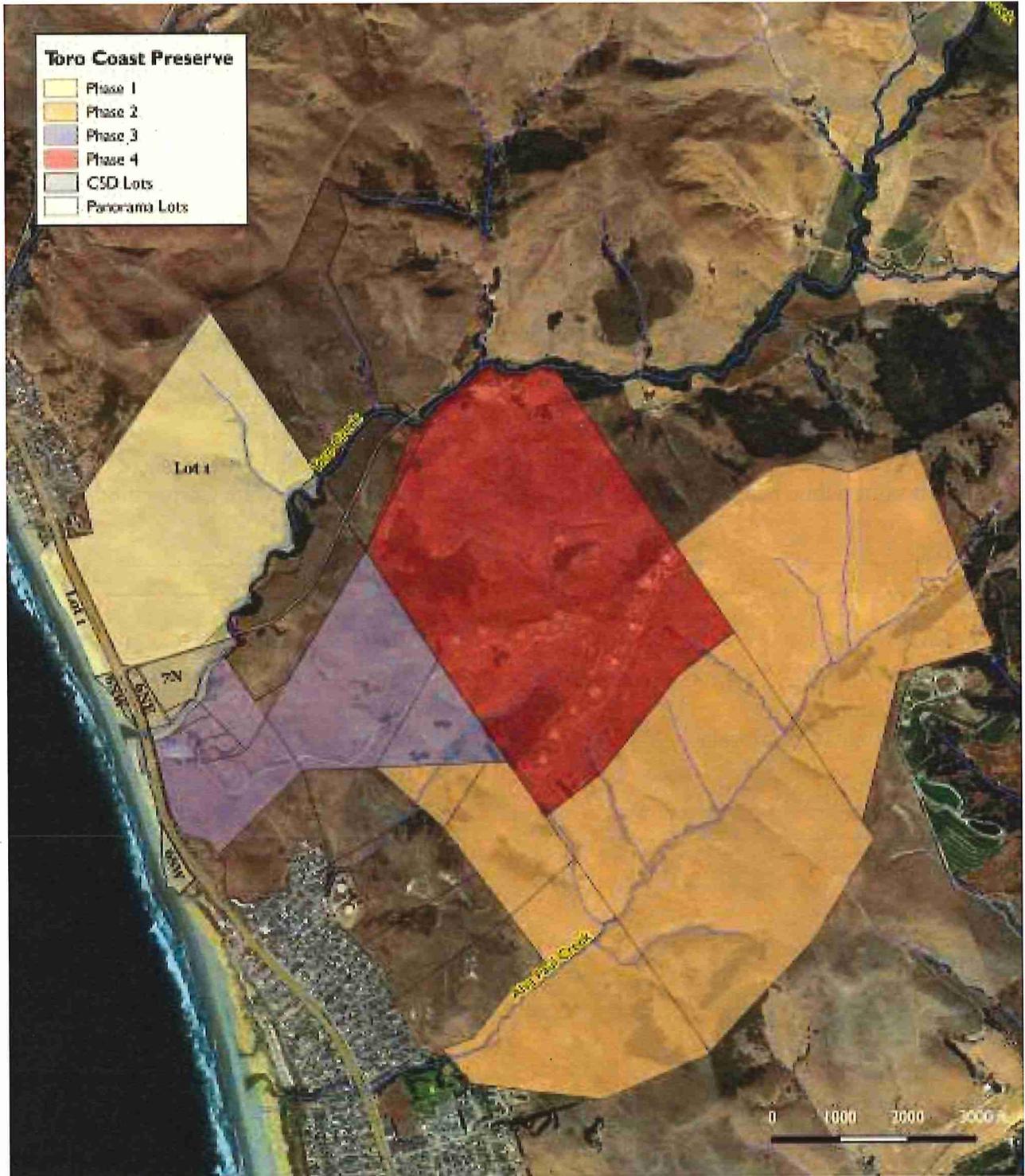
By:  1/31/2020
Its: City Manager

EXHIBIT C

Exhibit A



Toro Coast Preserve

SAN LUIS OBISPO COUNTY, CALIFORNIA



EXHIBIT D

17.24.160 - Open area (OA) district.

A. Purpose.

1. The purpose of the open area (OA) district is to provide for the maintenance of areas in a natural state and preservation of scenic values and the utilization of natural features and resources of the area and bay for the recreational and aesthetic benefit of the public.
2. The open area district is divided into two subzones, OA-1 and OA-2. The OA-2 district allows for a wider range of recreational uses than the OA-1 district.

B. Special OA Zone Standards.

1. Prohibited Uses. All nonauthorized motor vehicles shall be prohibited from the beach areas of the OA district.

(Ord. 445 § 3 (part), 1995)

Table 17.24.160 (I)

OPEN AREA (OA) DISTRICT

Unless otherwise designated, the following uses, or other uses which are found to be similar and consistent with the general plan and local coastal plan may be allowed with the appropriate permits and	Conditional Use Permitted	Minimum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
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EXHIBIT D

licenses										
<p>The following uses shall be allowed in the open area (OA-1) or (OA-2) district: Public and private open space areas including those which can be used for recreational functions not involving significant structures</p>	No	25 ft. except where lower heights are necessary to protect public views	N/A	N/A		N/A		N/A		N/A
<p>Beaches, pedestrian and bicycle trails, viewing areas, and nature study and other</p>										

EXHIBIT D

education al activities	Yes				Per CUP	Plan required	
Minor support structures such as informatio nal signs and fences							
Condition ally permitted uses in the OA-1 district: Parks, playgroun ds, and picnic areas							
Refreshm ent stands and sports equipmen t rental							
Other support structures such as rest rooms, dressing rooms, parking lots,							

EXHIBIT D

lifeguard stations and informational kiosks									
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Table 17.24.160 (II)

OPEN AREA (OA) DISTRICT

Unless otherwise designated, the following uses, or other uses which are found to be similar and consistent with the general plan and local coastal plan may be allowed with the appropriate permits and licenses										
	Conditional Use Permit Required	Minimum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
Conditiona	Yes	Per CUP						Plan		

EXHIBIT D

<p>lly permitted uses in the OA-2 district: Golf course, driving range, boating club, campground and picnic areas</p>			<p>required</p>	
<p>Commercial uses (concessions) accessory to permitted uses, such as refreshment stands, restaurants, sports equipment rental and sale</p>				
<p>Museums, art galleries, libraries</p>				
<p>Parks, playgrounds, athletic</p>				

EXHIBIT D

<p>fields, swimming pools, and other recreation al uses</p>				
<p>Ranger stations, maintenan ce buildings and other uses clearly ancillary to the primary use and intended for administra tion maintenan ce and security purposes</p>				
<p>Other support structures such as restrooms, dressing rooms and parking lots</p>				