



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, June 16, 2020 - 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson Jesse Barron
Commissioner Michael Lucas

Chairperson Gerald Luhr

Commissioner Joseph Ingraffia
Commissioner Susan Stewart

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to “**Raise Hand**” for Public Comment*

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 April 7, 2020.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS – NONE

C. NEW BUSINESS

C-1 Annual Water Report and Recommendation for Allocation of Water Equivalency Units (WEU's) for FY 2020-21

Staff Recommendation: Planning Commission review the annual water report and allocation and forward a recommendation to Council to allocate 50 WEU's to residential development and 65 WEU's to commercial development.

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 on July 7, 2020 at 6:00 p.m. via teleconference.

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.

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 present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

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

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

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



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow.
 Approved projects are deleted on next version of log.

Agenda No: A-1
 Meeting Date June 16, 2020

#	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:										
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
1	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. Waiting for resubmittal.				nh
2	Singh	940 Morro Bay Blvd	5/28/20	MIN20-004	Minor Modification to existing CDP/CUP to allow installation of an ATM to the exterior side of the existing gas station service building. Application includes lighting and	Application received and under review.				nh
3	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. Applicant changing project density, waiting for resubmittal. Correction letter sent 5/25/20. Waiting for resubmittal.				nh
4	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
5	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
6	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, applicant to complete all close out requirements prior to scheduling PC hearing.				nh
7	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

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8	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. Applicant is requesting an extension of the timeline to finalize the final parcel map. (June 2019)		PN- Disapproved 11-6-2019		nh
9	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
10	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

Projects Appealed to Planning Commission or PC Continued projects:

11	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
12	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:

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13	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										
14	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:										
15	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		
16	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:										
17	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.				
18	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	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
19	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UPO-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
Grants										
20	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. Round 6 funding of \$60,000 received Mar 2020.	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. Additional LCP grant funding received in 2020 under Round 6 for \$60,000 to complete LCP update.	No review performed.	N/A		sg

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21	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. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting.	No review performed.	N/R		cj
22	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:											
23	Gulley	679	Atascadero	2/27/20	B20-0042	Add 135 sq. ft. bathroom addition.		Ready to issue			sg
24	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. Requested permit extension.	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
25	Auerbach	3200	Beachcomber Dr.	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, additional information provided and Planning approved building permit 4/7/20	Ready to issue			nh
26	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
27	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. Planning disapproved 1/31/20.	Bldg - Disapproved 1/15/20			wu
28	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, applicant changing potential density on the site in CDP permit process.	Bldg - Disapproved 2/7/20			nh
29	City of Morro Bay	595	Embarcadero	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 tasks & A Deck Brewing Company)	Approved.	Bldg - Disapproved 1/29/20			sg
30	City of Morro Bay	1279	Embarcadero	5/4/20	B20-0076	Construct 800 sq ft single story addition to USCG Motor Life Boat Station at Morro Bay.	Disapproved 5/13/20 - Plan check corrections memo sent to Building. Cj.	Bldg - Disapproved 5/28/20			cj
31	Wilkie	476-A	Hill	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Pending planning permit approval.	Bldg. - Approved 4/8/20			wu
32	Soares	2400	Ironwood Ave.	4/27/20	B20-0074	2400 IRONWOOD AVE, Morro Bay, CA, 93442		Bldg - Disapproved 4/30/20			
33	Friesen	2390	Juniper	3/5/20	B20-0043	Build new observation deck over existing roof top.		Bldg - Approved 3/12/20			sg

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34	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
35	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. Planning permit extension requested and granted to allow new permit expiration of April 2021.	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
36	Shorey	1110	Marengo Dr	12/20/19	B19-0270	450 sq ft addition to guesthouse.	Disapproved pending approval of CDP19-048. CDP approved and permit issued 5/2020	Bldg - Disapproved 4/28/20			nh
37	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20.	Bldg - Disapproved 1/30/20			wu
38	Singh	940	Morro Bay Blvd	5/28/20	B20-0085	Installation of an ATM machine on the exterior of the existing gas station building. Includes lighting and minor parking modifications	Under review, pending approval of Minor Modification to existing CUP/CDP	Bldg -Disapproved 6/4/20			nh
39	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. Planning approved.	Bldg - Approved 5/28/20			nh
40	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
41	Scharin Family Trust Johan C. Scharin Trustee	710	Quintana	5/21/20	B20-0082	Remodel of former Dollar Tree into a new O'Reilly Auto Parts for the retail sale of automotive parts and accessories.		Plancheck			wu
42	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.		Ready to issue			sg
43	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
44	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
45	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. Planning approved 5/10/20	Ready to issue			nh
46	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

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47	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
48	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			sg
Planning Projects & Permits with Final Action:											
49	Wilkie	476 Hill Street		3/25/20	CDP20-005	ADU - Conversion of existing attached garage to a 344 sf Accessory Dwelling Unit.	Submittal under review. Deemed complete. Admin noticing to begin as Staff time allows. Approved 5/1/2020.				wu
50	Post	2445 Greenwood		4/20/20	CDP20-006	Demo existing older home and replace with new 2-story home	Project deemed incomplete, comment letter sent 5/12/20. Resubmittal approved, project deemed complete, preparing for public notice. Public Notice period complete, permit to be issued on or about June 9, 2020				nh
51	HASLO	405 Atascadero Road		9/24/19	CUP19-12/ PKG19-05/ CDP	CUP, CDP and PKG approval for of a proposed 35 unit affordable housing project	Scheduled for Planning Commission for conceptual review 11/5/19. PC provided input, waiting for resubmittal. Project deemed complete. MND public draft circulation(3/6 through 4/6/2020) complete. MND finalized and PC hearing scheduled for June 2, 2020. PC unanimously approved the project and a permit will be issued.		PN-Conditionally Approved 10/10/2019		NH
52	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 4/21/20 PC Meeting. PC Approved.		PN- Conditionally Approved 9/10/2018		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: JUNE 16, 2020

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 7, 2020
HELD VIA TELECONFERENCE – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS – Chairperson Luhr thanked all who are working on the front lines to help keep the community going.

PUBLIC COMMENT PERIOD - NONE

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this Planning Commission Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID19 virus, the Planning Commission Chambers will not be open for the meeting.

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are strongly encouraged to submit agenda correspondence in advance of the meeting and watch the meeting live on either cable Channel 20 or as streamed on the City's [website](#). Agenda correspondence received by the Community Development Department office prior to the meeting will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*

- *If you would like to speak under the general Public Comment Period or under the comment period for a specific agenda item, please use the following information to call in at the beginning of the meeting. You will be placed in a queue until the Chair opens public comment for items on the meeting agenda. Each speaker will be allowed three minutes for public comment.*

Public Comment call-in: 1(818) 794-7004
Show #2607
Guest PIN #464192

PRESENTATIONS

A. CONSENT CALENDAR

https://youtu.be/mnk_4oX_W4A?t=285

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.

MOTION: Vice-Chairperson Barron moved to approve the Consent Calendar. Commissioner Stewart seconded, and the motion passes 5-0, with Ingraffia, Lucas, Stewart, Barron & Luhr voting yes.

B. PUBLIC HEARINGS

B-1 Case No.: CUP20-02/CDP19-009

Site Location: 1930 Main Street, Morro Bay, CA

Project Description: Coastal Development Permit (CDP19-009) and a Conditional Use Permit (CUP20-02) to allow a small 7-unit mobile home park on a currently underutilized site. The proposed project includes a mixed of commercial and residential uses with 4 hotels and 3 long-term residential units, meeting the intent of the zoning district. The long-term residential units will include 2 deed restricted affordable residential units and one manager's residence. All structures will be meet the Housing and Community Development criteria for mobile units, which includes Park Model homes. The project is in the MCR/R-4/PD/SP zoning district and is not located in the Coastal Commission Appeals Jurisdiction

CEQA Determination: Categorically Exempt, Section 15304

Staff Recommendation: Approve with conditions

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

nhubbard@morrobayca.gov

https://youtu.be/mnk_4oX_W4A?t=361

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=1450

Jack Ferri, applicant representative, presented his report to the Commission.

The Commissioners presented their questions to the applicant.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=2952

Discussion between Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=4700

Jeff Borges, applicant, answered the Commissioners questions.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=4894

Questions & discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=5529

Borges commented on the affordable housing regulations and the cost difference for permits between the City of Morro Bay and Housing Community Development (HCD).

Chairperson Luhr closed the Public Comment period.
https://youtu.be/mnk_4oX_W4A?t=5673

Comments from the Commissioners.

MOTION: Commissioner Stewart moved to approve the PC Resolution 06-20, a resolution of the Morro Bay Planning Commission approving Conditional Use Permit CUP20-02 and Coastal Development Permit CDP19-009, for a new mixed project at 1930 Main Street, with the conditions that the Planning Commission Director will look into legal issues regarding HDC and local control with the intent for the City to take control of permitting. Applicant will submit design color and materials for all units to be placed on the side for the Community Development Department staff approval. The motion will include findings related to the aesthetic along the Highway 1 corridor to justify the condition. Commissioner Lucas seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingraffia & Luhr voting yes.

B-2 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, wurquidi@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Urquidi stated she wanted to make a correction to the staff report on page four (4) in the setback section.

Urquidi presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

https://youtu.be/mnk_4oX_W4A?t=6565

Richard and Jennifer Novick, applicant, informed the Commission of their project.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/mnk_4oX_W4A?t=6892

Comments and questions from the Commissioners.

MOTION: Commissioner Stewart moved to approve the PC Resolution 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, with a condition that appropriate egress must be provided from the downstairs current office. Commissioner Lucas seconded, and the motion passes 5-0, with Lucas, Stewart, Barron, Ingrassia, & Luhr voting yes.

Discussion on motion.

- B-3 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, wurquidi@morrobayca.gov

Commissioner Lucas recused himself.

Urquidi presented the staff report

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Chairperson Luhr opened the Public Comment period.

https://youtu.be/mnk_4oX_W4A?t=7490

The applicant did not have any comments.

The Commissioners presented their questions to the applicant and staff.

Chairperson Luhr closed the Public Comment period.

https://youtu.be/mnk_4oX_W4A?t=7785

MOTION: Commissioner Ingraffia moved to approve the PC Resolution 05-20, PAR20-01 and CDP19-046 with affect to the findings and approval. Commissioner Stewart seconded, and the motion passes 4-0, with Barron, Ingraffia, Stewart, & Luhr voting yes.

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner Ingraffia asked staff if there was a proposed “Pocket Park” where Tognazzi’s used to be.

Staff responded.

Vice-Chairperson Barron spoke about the small space on the Embarcadero Harbor. Barron suggested discussing it again for improvement.

Staff responded.

Commissioner Lucas asked staff if the Morro Bay Open Space Alliance came to an agreement with the City regarding Cerrito Peak.

Staff responded.

Commissioner Stewart commented on small business issues due to the shutdown. Stewart stated the businesses will be relying on all types of projects for the revitalization of Morro Bay’s economy.

Commissioner Ingraffia spoke about the Cerrito Peak agreement with the City.

Commissioner Luhr spoke about the economy of the City and how to bring the economy back to Morro Bay.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Graham spoke about the affects the Covid-19 has on the city. Graham also discussed implementing the on-line permitting process.

G. ADJOURNMENT

The meeting adjourned at 8:25 p.m. to the next scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on April 21, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

Staff Report

TO: Planning Commission **DATE:** June 9, 2020
FROM: Jen Callaway, Interim Director of Public Works/Finance Director
Damaris Hanson, Environmental Program Manager
SUBJECT: Annual Water Report 2019 and Recommendation for Allocation of Water
Equivalency Units (WEU) for FY2020-21

RECOMMENDATION

Staff recommends the Planning Commission review the 2019 annual water report and allocation of the FY 2020/21 Water Equivalency Units and forward the following recommendations to City Council:

1. Allocate 50 Water Equivalency Units (WEUs) for residential development and 65 for commercial development for a total of 115 WEUs for FY2020/21

BACKGROUND

The Public Works Department, Pursuant to Morro Bay Municipal Code (MBMC) Section 13.20, has prepared the Annual Water Report highlighting any significant changes in water availability and reporting the water equivalency units (WEU) from the previous year. A WEU is defined as a unit of measure for water use equal to the average amount of water used by a single-family residence over the period of one year. Since 2016 this amount is 8,732 cubic feet of water or 90 GPCD. This amount was lowered from previous years due to the historical trend of lower water use compared to previous years. The intent of the WEU allocations are to regulate the addition of new water users to the City's water system and to ensure the demand for water shall not exceed available water supply.

In 1984 the citizens adopted Measure F (Codified as Ordinance 266 in MBMC as Chapter 13.20), a "Growth Management System". This measure set a maximum population of 12,200 by the year 2000. To accomplish the housing needs of this population growth, Measure F set a maximum number of housing units to a limit of 70 new units per year with a maximum variation in the number of units in a year cannot exceed 10 percent or 77 WEUs for residential units. City Council acted on August 27, 2007 to reduce the number of allocated housing units to 50 new housing units. Ordinance No. 266 requires allocation mix of 60-percent SRF and 40-percent MFR. Since housing and population growth has not increased as projected, i.e. the City has yet to reach Measure F population of 12,200, new housing units can still be issued. The population growth estimates in the proposed General Plan predict reaching the Measure F established population in 2040.

DISCUSSION

Projected Water Supply FY20/21

The City of Morro Bay's primary water source is surface water from the State Water Project (SWP). The SWP is administered locally by the San Luis Obispo County Flood Control and Water Conservation District. The water available from the SWP (allocation) is determined every year by the State Department of Water Resources and is based on rainfall and snowpack in the watersheds that serve as a source for the SWP. The SWP annual allocation to contractors for 2020 is 20-percent of the total contracted amount. For Morro Bay this results in a delivery of 721 acre feet of SWP water. This allocation in combination with the City's available drought buffer and storage in San Luis Reservoir along with the Countywide excess availability and local production; is enough to make up the difference between delivery requests and the City's estimated demand of 1,030 acre feet.

State Water is an interruptible source of water. If there is a line break/repair or an emergency, Morro Bay could be without water from this source. In 2019 the Chorro Valley pipeline, which serves Morro Bay along with CMC, Cuesta and the County Operations Center was unable to provide the requested amounts of water for several months, due to a faulty control valve, which has been repaired. Additionally, the SWP does "shut down" once a year for routine maintenance, typically in October and/or November and has typically been anywhere from 1-2 weeks to a month.

The City's other sources of water are constrained as well, by a variety of water quality, and permitting issues. To use the Chorro Valley wells requires stream flows in Chorro Creek must exceed 1.4 cubic feet per second (cfs) per the City's water rights license/permit; additionally, water pumped from these wells are high in nitrates and cannot be used without treatment or blending. The City would need to perform upgrades to the water system in order to treat this water from the Chorro Valley. The Morro Valley wells are also high in nitrates and are treated at the City's Water Treatment Plant, the Brackish Water Reverse Osmosis (BWRO) is used to remove nitrates. There are also upgrades needed at the BWRO plant if this plant was to be used on a continuous basis.

Local Conservation Requirements: June 2018 City Council revised the water conservation requirements to implement Mandatory Water Conservation Requirements. This is a step down from Severely Restricted Water Supply Conditions. The main difference between these two requirements being mandatory requirement do not restrict the day in which you can water outdoors. In June 2016, Morro Bay completed the "stress test" and reduced our mandatory water conservation requirements from 12% to 0%. Over 83% of the State had 0% conservation after the stress test was completed. Morro Bay has continued to reduce water use over the years when compared to the base year, 2013. From 2014 to the present the City's water conservation rate has continued to decrease. For additional information on the SWP in San Luis Obispo County visit the County's [website](#).

Water Conservation compared to 2013	
Year	% reduction from 2013
2014	-8
2015	-13
2016	-21
2017	-19
2018	-20
2019	-19

Water Management Planning

The OneWater plan was adopted by City Council in November of 2018. The OneWater Plan reviewed all the City's water resources (Potable Water, Wastewater and Stormwater) holistically to have a complete water resource picture. The OneWater plan did a complete study of the City's water portfolio and determined that due to the restrictions on the Chorro Valley water rights this is not a reliable water source for the City. Additionally, due to the costs associated with seawater desalinization, recommended discontinuation of this as a water supply. On November 27, 2018 City Council adopted Resolution 92-18 approving the OneWater Planning document which documented one of the Council's major goals:

“the OneWater planning effort (Plan) has continued as a City Goal since 2016 and the following was included in the 2018 Council's approved Goal and Objectives document:

Goal 2: Water Reclamation Facility (WRF) and OneWater Review and Implementation...The City is also working on a comprehensive plan looking at all the city's systems that address water, from sewer to potable water to stormwater. The OneWater Plan establishes a plan to secure our water future and establish a long-term capital improvement plan to improve water and sewer infrastructure;”

and provided the following direction regarding water supply:

“Staff is directed to use the recommendations for water supply options section of the Plan as guidance in the consideration, development and implementation regarding the composition of the City's future water supply portfolio.

Staff is directed to take the following actions regarding specific water supply options:

A. Begin the decommissioning of the City's seawater desalination facility, including but not limited to inactivation of the sea water wells, removal of the seawater pumps and removal of the sea water reverse osmosis pressure vessels, and

B. Begin the process to relinquish water rights in the Chorro Valley, including the discontinuation of stream flow monitoring.”

The new Water Reclamation Facility will provide the City with the ability to provide up to

800 acre-feet per year of water through (indirect) potable reuse (in accordance with Title 22 of California's Code of Regulations) by injecting this highly purified water into the Morro Valley groundwater basin and recovering that water with its existing extraction wells. This water source was determined to be a more reliable, sustainable and cost-effective water source than other options analyzed in the OneWater plan.

Potable Water Production Summary

As shown in Attachment 1, Water production from 1980-2019, no water was extracted from Chorro and Morro Basins for direct distribution into the water supply, 938 acre-feet were delivered from the State Water Project (SWP), and 101 acre-feet of treated Morro Basin well water from the BWRO treatment plant. Attachment 2 provides an historical record of water production and use from 1960 through 2019.

Summary of FY 2019-2020 activity:

The Council authorized 115 WEUs for FY 2019-2020. Thirty WEUs to be used for single-family dwellings and 20 for multiple-family dwellings with 65 allowed for commercial/Industrial uses. Those WEUs were allocated on a first-come, first-served basis. The tracking of the WEUs utilized for FY 2019-2020 indicates 37 of the 115 WEUs allocated were used as follows:

- 0.59 Commercial (Virg's Landing)
- 6 Single-Family
- 1.5 Multi-Family (three-unit apartment building, 0.5 WEU per unit)

This is not a comprehensive list of all building activity, but rather a list of those activities which required a WEU allocation.

Conclusion:

Staff recommends the Planning Commission forward a recommendation to Council to allocate 115 WEU for FY 2020-2021. Fifty WEUs, 30 for SFR and 20 for MFR. Also allocate 65 WEUs for Commercial/Industrial development for a total of 115 WEUs.

ATTACHMENTS

1. Table 1: Water Production by source
2. Table 2: Per Capita Water Use

TABLE 1

WATER PRODUCTION PER SOURCE 1980 - 2015
(Acre Feet - AF)

Year	Chorro Basin	Morro Basin	** R/O Plant	State Water	TOTAL (AF)
1980	1079	672	*	*	1751
1981	1143	584	*	*	1727
1982	1061	526	*	*	1587
1983	995	537	*	*	1532
1984	1097	572	*	*	1669
1985	1108	582	*	*	1690
1986	1059	552	*	*	1611
1987	1124	531	*	*	1655
1988	1120	528	*	*	1648
1989	1047	512	*	*	1559
1990	963	564	*	*	1527
1991	808	449	*	*	1257
1992	1049	270	*	*	1319
1993	994	397	*	*	1391
1994	954	460	*	*	1414
1995	986	420	*	*	1406
1996	1261	240	*	*	1501
1997	985	249	*	301	1535
1998	38	*	*	1288	1326
1999	34	*	*	1359	1393
2000	4	*	*	1396	1400
2001	11	*	*	1399	1410
2002	1	32	48	1373	1454
2003	1	28	13	1379	1421
2004	49	213	10	1205	1477
2005	204	150	0	1007	1361
2006	257	80	25	1009	1371
2007	276	35	19	1116	1446
2008	184	52	28	1175	1439
2009	235	80	64	1069	1448
2010	74	54	258	873	1259
2011	14	0.5	84	1144	1243
2012	0	3.9	70	1129	1203
2013	0	27	107	1137	1271
2014	0	0	41	1141	1183
2015	0	0	138	952	1088
2016	0	0	36	958	994
2017	0	0	106	925	1031
2018	0	0	93	960	1053
2019	0	0	101	938	1039

** R/O Plant Production numbers include both Morro Groundwater treated via Brackish Water Reverse Osmosis (BWRO) as well as Sea Water Reverse Osmosis (SWRO).

TABLE 2

TOTAL HISTORIC WATER PRODUCTION & PER CAPITA USAGE
FOR THE CITY OF MORRO BAY

Year	Rainfall	City Population	Production in acre feet	Production in millions of gallons	Average daily production in millions of gallons	Average use in gallons per capita per day
1960	10.48	5,599	894	291	0.8	142
1961	8.6	*	842	274	0.75	*
1962	17.22	*	999	326	0.89	*
1963	18.52	*	840	274	0.75	*
1964	11.26	*	881	287	0.79	*
1965	16.08	6,400	1000	326	0.89	140
1966	11.24	6,500	1188	387	1.06	163
1967	20.09	6,600	1194	389	1.07	161
1968	9.64	6,750	1298	423	1.16	172
1969	28.74	6,900	1255	409	1.12	162
1970	9.84	7,109	1534	500	1.37	193
1971	14.2	7,450	1533	500	1.37	184
1972	7.41	7,517	1547	504	1.38	184
1973	27.51	7,725	1424	464	1.27	165
1974	22.35	7,942	1482	483	1.38	167
1975	14.43	8,165	1510	492	1.35	165
1976	11.38	8,394	1574	513	1.41	167
1977	8.35	8,525	1249	407	1.12	131
1978	29.68	8,625	1430	466	1.28	148
1979	17.06	9,150	1614	526	1.44	157
1980	20.99	9,064	1651	538	1.47	162
1981	13.11	9,206	1727	563	1.54	168
1982	20.01	9,297	1586	517	1.42	152
1983	35.01	9,435	1534	500	1.37	145
1984	10.08	9,599	1669	544	1.49	155
1985	10.02	9,747	1691	551	1.51	155
1986	17.17	9,881	1614	526	1.44	146
1987	12.29	9,819	1655	539	1.48	150
1988	15.01	9,975	1648	537	1.47	147
1989	10.88	10,133	1559	508	1.39	137
1990	8.78	9,664	1527	498	1.36	141
1991	16.01	9,806	1256	410	1.12	114
1992	19.63	9,736	1319	430	1.18	121
1993	24.21	9,979	1391	452	1.24	124
1994	11.05	10,071	1414	462	1.26	126
1995	40.01	9,518	1418	462	1.27	133
1996	15.47	9,687	1501	462	1.34	138
1997	18.56	9,696	1535	489	1.37	141
1998	18.01	9,845	1326	432	1.18	120
1999	13.11	9,871	1393	454	1.24	126
2000	19.63	10,410	1400	456	1.25	120
2001	16.04	10,486	1410	459	1.26	118
2002	9.36	10,510	1454	474	1.3	123
2003	13.75	10,485	1421	466	1.28	122
2004	9.48	10,522	1477	481	1.32	125
2005	30.19	10,270	1361	444	1.22	118
2006	18.9	10,491	1371	447	1.23	117
2007	7.24	10,436	1446	471	1.29	118
2008	13.34	10,548	1439	469	1.23	122
2009	12.25	10,555	1448	472	1.29	120
2010	17.26	10,608	1259	410	1.12	106
2011	12.99	10,234	1243	405	1.11	108
2012	10.16	10,327	1203	392	1.07	105
2013	4.05	10,370	1349	440	1.21	117

TABLE 2

**TOTAL HISTORIC WATER PRODUCTION & PER CAPITA USAGE
FOR THE CITY OF MORRO BAY**

Year	Rainfall	City Population	Production in acre feet	Production in millions of gallons	Average daily production in millions of gallons	Average use in gallons per capita per day
2014	12.62	10,234	1183	385	1.05	103
2015	8.55	10,544	1088	354	0.97	92
2016	18.79	10,284	994	324	0.88	86
2017	18.73	10,284	1031	336	0.92	89.5
2018	15.1	10,439	1053	342	0.94	90.0
2019	19.32	10,439	1039	339	0.93	89.0

a: [average] determined from metered water sold, not water produced



