



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, December 15, 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 COMMENT

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=aWZpTzcwTHlRTk9xaTlmWVNWRWUQT09>
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 September 15, 2020.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of October 6, 2020.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1 **Case No.:** *Plan Morro Bay: General Plan/Local Coastal Program Update*
Site Location: Citywide
Applicant/Project Sponsor City of Morro Bay
Proposed Project: General Plan/ Local Coastal Program Update known as “Plan Morro Bay” hearing draft for review and adoption. The Public Draft was released for public review in 2018 and reviewed by the General Plan Advisory Committee (GPAC) and the Planning Commission (PC). The Plan Morro Bay Adoption Hearing Draft incorporates public comments, GPAC, PC, and Coastal Commission staff comments into a Hearing Draft now available for public review. Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City’s existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984. This item is continued from the 10/20/20, 11/4/20, 11/17/20, and 12/1/20 public hearings.
CEQA Determination: Environmental Impact Report
Staff Recommendation: Review hearing draft of Plan Morro Bay and provide recommendation to City Council for adoption.
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 on January 5, 2021 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 with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

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



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

Agenda No: A-1
 Meeting Date December 15, 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:										
1	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. For more information or to get involved, visit www.morrobayca.gov/planmb . Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Continued to the 11/4/2020 & 11/17/20, & 12/1/20 PC meeting				
2	Martin	355 Cerrito	11/19/20	CDP20-021	Admin CDP for removal of major vegetation. Proposal to remove 14 trees (9 on private property and 5 in public right of way)	Under review. Project complete and site noticed on 12/1/20 for admin action.				cj
3	Keith	500 Atascadero Rd, #F1	10/26/20	CDP20-018	Admin CDP for tree removal (Italian stone pine) in a mobile home space.	Under review. Comment letter sent 11/9/2020, awaiting resubmittal. Resubmittal received 11/23/2020, under review. Project deemed complete, to be noticed for admin approval on 12/7/2020.				am
4	AT&T	800 Quintana	9/23/20	MAJ20-001	Major Modification to CDP/CUP Amendment proposed to modify existing rooftop wireless telecommunications site on commercial building. Request includes 3 foot height increase of corner antennas.	Under review. Incomplete letter sent 10/22/20. Resubmittal received 10/28/20 and under review. Project requests a 2nd height exception for a total height of approximately 36 feet. Applicant advised on 11/30/20 that project should be redesigned to comply with height or provide greater substantiation why project is otherwise infeasible. Also requested a coverage map. Applicant requested a 1/5/21 PC hearing.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
5	State Parks - Mike Walgren	11 State Park Road	12/7/20	MIN20-010	Minor Amendment to existing CUP/CDP to approve a fence around a maintenance/work area near the campground.	Under review.				nh

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6	Phelps	490 Piney Way	11/18/20	CUP20-10/ CDP20-020	1124 sf addition to existing 736 sf home with 518 sf decks, conversion of garage to ADU	Under Review - PC approval of CUP, Admin approval of CDP for ADU. Project deemed incomplete on 12/7/20. Need resubmittal.				nh
7	Van Beurden Investments	701 Embarcadero Road	11/17/20	MAJ20-004	Dutchman Harborwalk public access and improvements with wharf changes. Major Modification to CUP.	Under review				cj
8	Ennis	655 Paula St	11/3/20	CDP20-019	Admin CDP for new 395 sf attached garage with 866 sf ADU. Concurrent with B20-0189.	Under review. Disapproved 11/23/2020. Awaiting resubmittal. Resubmittal received 11/24/2020. Under review. Deemed complete 12/9/2020, preparing noticing.				am
8	Vazquez	590 Morro Ave	10/22/20	MAJ20-002	CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.	Under review. Incomplete letter sent 11/19/20.				cj
9	Gaffney	960 Napa	10/14/20	CUP20-09/CDP20-017/PKG 20-03	A 984 sf addition to existing single family home with single car garage	Under review. Comment letter sent 11/1/20, need resubmittal.				nh
10	HASLO	405 Atascadero	10/8/20	LTM20-01	Lot Merger application	Under Review. Comment letter sent 10/29/20. Need resubmittal.				nh
11	Zinngrabe	Seashell Estates Subdivision / 1305 Theresa Dr. (301 Sea Shell Cove)	9/28/20	MIN20-008	Minor Modification to subdivision approvals to reduce lot size of Lots 7 & 8 to reduce impacts to sensitive plant species.	Under review. Applicant requested project to be put on hold.				cj
12	Appel	400 Pico	8/24/20	CDP20-013	Admin CDP for garage conversion to a 408sf ADU	Submittal is under review. Deemed incomplete. Correction letter sent 9/14/2020, waiting for resubmittal				am
13	Hurless	2290 Greenwood Ave	5/7/20	CDP20-007	Legalize ADU from prior construction. Was a previous Code Enforcement issue. Plans difficult to understand.	Correction letter sent 5/18/20. Resubmittal received June 16, 2020 under review. Project deemed incomplete, comment letter sent July 16, 2020, waiting for resubmittal.				nh
14	Bean	197 Main Street (formerly known as 199 Sandpiper Court)	12/19/19	CUP19-20, CDP19-04, VAR20-001	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. Resubmittal received 10/26/20 adding a variance request, under review. Planning deemed incomplete, comments sent 11/29/20. Waiting for resubmittal.				nh
15	Gambril	571 Embarcadero	10/14/19	MAJ19-006	Major Modification to CUP Amendment for proposed public access improvements, dock and gangway realignment, conversion of 2nd floor to hotel units and request for 1st floor ADA accessible hotel unit	Correction letter sent 11/13/2019. Awaiting resubmittal. No recent activity		PN-Conditionally Approved 10/16/2019		cj
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.				cj

Projects Appealed to Planning Commission or PC Continued projects:

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17	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
Projects Appealed or Forwarded to City Council: None at this time										
Environmental Review:										
18	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:										
19	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 granted an extension of the timeline to finalize the final parcel map to August 8, 2021. Resubmittal received, planning approved 12/6/20		PN- Disapproved 11-6-2019		nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
20	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. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. 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 in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.	No review performed.			wm

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Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
21	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		jg
Grants										
22	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 \$65,000 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 \$65,000 to complete LCP update.	No review performed.	N/A		sg
23	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
24	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:										
25	Richie	963-A Balboa St.	9/29/20	B20-0173	Convert existing attached garage (298 sf) into a junior ADU unit with access from the side of the property; add 82 sf rear of main residence to create laundry area/transition area between units.	Planning can't approve until CDP permit is final and issued. CDP issued 11/4/20 - waiting for building permit resubmittal. Planning approval on 11/13/20	Bldg. - Approved 10/15/20			nh
26	Goldstein	186 Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg

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27	Stapleton	2076	Bayview Ave.	12/2/20	B20-0205	Retrofit 2 windows, same size & location.		Bldg. - Approved 12/7/20			co
28	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.	Permit extended to 9-22-22	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj
29	Lynch	262	Bradley Ave.	12/2/20	B20-0206	Kitchen remodel, adding 3 sliders & window; remove fireplace & chimney.		Bldg. Plancheck			sg
30	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.	Planning disapproved 1/31/20. Waiting for resubmittal	Bldg - Disapproved 1/15/20			nh
31	Brebes	495	Driftwood	12/20/19	B19-0269	New 3778 sf duplex homes including garages on lot with existing SFH	Planning permit issued 9/4/20. Need building permit resubmittal.	Bldg - Disapproved 2/7/20			nh
32	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.	Ready to issue			sg
33	Wilkie	476-A	Hill	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/20			nh
34	Friesen	2390	Juniper Ave.	11/5/20	B20-0192	240 sf addition (expansion of master suite), demo existing 144 sf 2nd story front deck and reconstruct new expanded 240 sf 2nd story front deck, also new 84 sf floor height deck off of new addition.		Bldg. - Approved 11/10/20			sg
35	Yaroslava	2670	Laurel Ave.	10/28/20	B20-0186	New multi-level SFR on existing vacant R-1/S2 lot. Residence designed as 3 bedroom, 3 bathroom, approx 2150 sf w/play room & enclosed attached 485 sf 2 car garage. Existing driveway, graded/paved pad & site retaining wall to be modified.	Approved 11/23/2020.	Bldg. - Disapproved 11/24/20			am
36	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

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37	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 Permit extended to 4/18/21	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
38	Cleath	2790	Main St.	7/2/20	B20-0106	Remove 736 sf existing building and construct new 4996 sf 8 room hotel.	Planning approved 7/27/20.	Bldg - Disapproved 7/27/20			nh
39	LifePoint Church	615	Monterey	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			nh
40	Kolb	691	Morro Ave	7/30/20	B20-0121	1,150 S.F. TI in an existing medical office building		Bldg - Disapproved 10/22/20			sg
41	NHC-MB LLC	495	Morro Bay Blvd.	11/29/20	B20-0202	Addendum #2 to B19-0275 Replacement in kind pf existing storefront systems with impact film for enhanced security, provide steel canopies in lieu of new fabric awnings, and minor facade improvements		Bldg - Approved 11/30/20			sg
42	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
43	Cohen	331	Orcas St	6/25/20	B20-0099	Demolish a 386 sf cottage and installation of a 990 sf manufactured home, a 336 sf (16' x 21') semi attached site built garage with rooftop deck, exterior landing and stairs to garage and exterior stairs to rooftop deck.	Planning approved 7/3/20	Bldg - Approved 9/29/20			nh
44	Enns	655-A	Paula St.	11/3/20	B20-0189	ATTACHED ADU - Demo existing attached garage & construct new 395 sf attached garage with 866 sf ADU.	Under review. Disapproved 11/23/2020. Awaiting resubmittal of CDP 20-019 before building plans can be approved.	Bldg. - Disapproved 11/05/20			am
45	Renent	325	Pico St.	11/4/20	B20-0191	Install sunroom 12'x20.5'	Disapproved 11/10/2020. Awaiting resubmittal.	Bldg. - Disapproved 11/09/20			am
48	Steel	450	Piney Way	7/27/20	B20-0117	521 sf deck extension and replacement of 2 sliding glass doors and 1 window.		Bldg - Approved 8/10/20			sg
47	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Waiting for resubmittal.	Bldg - Disapproved 9/17/20			nh
48	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.		Bldg - Disapproved 11/2/20			wu

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49	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
50	Crumpler	3013	Sandalwood Ave.	12/7/20	B20-0207	Kitchen renovation, 130 sq ft; includes removal of an existing bearing wall. The existing bearing wall to be replaced by a new structure beam.		Bldg. - Plancheck			sg
51	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
52	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
53	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
54	Davis	1149	West Ave	7/8/19	B19-0145	Construct lower level 360 sf enclosed patio (12' x 30') at rear of existing SFR.	Disapproved, proposed enclosed patio extended into the 25 foot bluff setback.	Bldg - Approved 7/10/19			nh
Planning Projects & Permits with Final Action:											
55	Fowler	1215 Embarcadero		9/28/20	MIN20-009	Minor Modification to UP0-058 to repurpose existing floating bait receiver/ after the fact approval of floating kayak storage.	Under review. Incomplete letter sent 10/26/20. Resubmittal received and project complete. Project to be noticed for admin approval on 11/30/2020. Admin Permit approved on 11/30/20.				cj
56	Hubbard	603 Driftwood Street		9/14/20	CDP20-015 / CUP20-06 / PKG20-04	Two story addition (540 sf) to existing home with 104 sf deck, remodel existing 840 sf home.	Under review. Planning Comment letter sent 10/14/20. Resubmittal received 10/22/20, under review. Deemed complete, PCapproved December 1, 2020, permit was issued.				nh
Staff Directory:											
Scot Graham - sg		Chad Ouimet - co		Cindy Jacinth - cj		Pam Newman - pn		Nancy Hubbard - nh		Abby Miramontes - am	

AGENDA ITEM: A-2

DATE: DECEMBER 15, 2020

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 15, 2020
HELD VIA TELECONFERENCE – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.

<https://youtu.be/SRAjzTftw4g?t=105>

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:

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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=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>
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 - NONE

A. CONSENT CALENDAR

<https://youtu.be/SRAjzTftw4g?t=113>

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

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

B. PUBLIC HEARING

<https://youtu.be/SRAjzTftw4g?t=170>

- B-1 Case No.:** MAJ19-005 (Major Modification to CUP440 and CDP500)
Site Location: 3300 Panorama Drive, Morro Bay, CA
Request: Approval of Major Modification Permit (MAJ19-005) of Conditional Use Permit UPO-440 and Coastal Development Permit CPO 500 related to the non-permitted removal of 3 small sheds containing asbestos material. The request includes additional removal of the asbestos siding from the electrical transformer building to be replaced with non-asbestos siding and roofing. The requested major modification permit will cover the after-the-fact removal of the sheds as well as the new scope of work. The project site is in a (R-1) zone with a Planned Development (PD) Overlay. The site contains areas of environmentally sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction, but no new work will occur in either area.
CEQA Determination: This project is subject to the adopted Mitigated Negative Declaration of Environmental Impact (MND) dated February 2018 and the related mitigation and monitoring plan requirements.
Staff Recommendation: Approve the Major Modification MAJ19-005 with conditions of approval.
Staff Contact: Nancy Hubbard, Contract planner (805) 772-6211, nhubbard@morrobayca.gov

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/SRAjzTftw4g?t=1207>

Michael Tiffany, Environmental Hygienist for the applicant, presented the scope of work for the project.

Edward Gallegos and Rob Solley, applicants, thanked staff for all their help, and noted they have worked hard to satisfy all agencies and departments.

Michael Alper, branch manager for Alliance Environmental Group, gave a brief background about his company and was available for any questions. Alper noted his company was not involved with the previous project.

Dan Sedley, Morro Bay, stated he lived in the neighborhood. Sedley does not understand how the City could approve work that was done wrong. Sedley feels the demo of the building was not done correctly and stated there is no documentation to show the correct process was implemented for the demo. Sedley is disappointed with the City's decision and is opposed to what the staff report is proposing.

Kristen Headland, Morro Bay, stated she lives across the street from 3300 Panorama. Headland noted she and all of her neighbors understood the tanks were going to be removed, but also understood it was going to be removed in a safe proper manner. She and other neighbors witnessed numerous illegal unpermitted works done, and illegal activity on the property.

Betty Winholtz, Morro Bay, stated there was no confirmation of a new letter in the staff report from the SLO County Health Department regarding the violation hearing and what the outcome was. Winholtz wanted to know if the documents would be available and know how much the fine was. Winholtz suggested the City fine the developer for all the illegal work that was done.

Staff addressed the questions brought up in the Public Comment period.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/SRAjzTftw4g?t=2531>

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/SRAjzTftw4g?t=3395>

Gallegos commented on the past issues of the previous work done and reassured every one of his willingness to comply with the permitting process.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/SRAjzTftw4g?t=3544>

MOTION: Commissioner Stewart moved to approve PC Resolution 14-20, a resolution of the Morro Bay Planning Commission approval of Major Modification of Conditional Use Permit and Coastal Development Permit MAJ19-005 of CUP-440 and CDP-500, site location 3300 Panorama Drive.

<https://youtu.be/SRAjzTftw4g?t=3899>

Discussion between the Commissioners

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/SRAjzTftw4g?t=4625>

Gallegos responded to the Commissioners comments

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/SRAjzTftw4g?t=4685>

Chairperson Luhr seconded the motion, and the motion passes 4-1, with Stewart, Luhr, Lucas, Ingraffia, voting yes, and Barron voting no.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/SRAjzTftw4g?t=4778>

Chairperson Luhr noticed a few projects on the Current and Advanced Planning Processing List that there were people applying for permits after the work was already completed. Luhr stressed the City would need to start making changes to the municipal code regarding fines for not following proper permitting procedures.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

<https://youtu.be/SRAjzTftw4g?t=4942>

Graham notified the Commissioners that the short-term vacation rental ordinance was moving forward to City Council next Tuesday. Graham also updated the Commissioners on the EV (electric vehicle) charging stations.

ADJOURNMENT

The meeting adjourned at 7:24 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 6, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: DECEMBER 15, 2020

ACTION: DRAFT

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

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

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS -NONE

PUBLIC COMMENT PERIOD - NONE

Public Participation:

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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

<https://youtu.be/wCrYlpn-a6U?t=96>

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

A-2 Approval of minutes from the Planning Commission meeting of July 21, 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 Barron, Stewart, Lucas, Ingraffia, and Luhr voting yes.

B. PUBLIC HEARING

<https://youtu.be/wCrYlpn-a6U?t=159>

B-1 Case No.: CP0-365

Site Location: 3093 Beachcomber, Morro Bay, CA

Request: Request for Time Extension of Coastal Development Permit #CP0-365. The CDP was approved on September 20, 2016 for new construction of a 3,041sf single family home on a vacant lot at 3093 Beachcomber. The project site is in the R-1 zone and located inside the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577,

cjacinth@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented the staff report.

The Commissioner presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/wCrYlpn-a6U?t=1351>

Bryan Whitcomb (sp), neighbor in the area, asked if the biological report would be looked at before construction, and asked if the City has ever denied a request for permit extensions. Whitcomb also questioned if the style of the home would fit in the neighborhood. Jacinth communicated for the applicant since they were having technical difficulties connecting to the meeting.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/wCrYlpn-a6U?t=2095>

Discussion and comments from the Commissioners.

MOTION: Commissioner Stewart moved to approve PC Resolution 15-20, a resolution of the Morro Bay Planning Commission approval of time extension of Coastal Development permit CP0365 for a new construction of a 3,041 sf single family home with a 478 sf two car garage on a vacant lot located in the R-1/S.2.A zoning district and within the Coastal Commission jurisdiction at 3093 Beachcomber Dr. Vice-Chairperson Barron seconded the motion, and the motion passes 5-0, with Stewart, Barron, Lucas, Ingrassia, and Luhr voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/wCrYlpn-a6U?t=2930>

Commissioner Stewart asked staff on how the Commission could prepare for the next meeting regarding the General Plan.

Commissioner Ingrassia asked staff for an update on what is being proposed for the elementary school property.

Commissioner Lucas asked for a summary of the action City Council took regarding the vacation rental ordinance.

Chairperson Luhr wanted to get a feedback on the EV (Electric Vehicle) charging stations.

Graham responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

ADJOURNMENT

The meeting adjourned at 7:14 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 6, 2020 at 6:00 p.m.

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: December 15, 2020

Staff Report

TO: Planning Commissioners

DATE: December 8, 2020

FROM: Scot Graham, Community Development Director
Cindy Jacinth, Senior Planner

SUBJECT: Continued Review of Adoption Hearing Draft of Plan Morro Bay: General Plan/Local Coastal Program Update

RECOMMENDATION:

Staff recommends the Planning Commission continue the review of the Adoption Hearing draft of Plan Morro Bay and provide recommendation to City Council for adoption.

CONTINUED HEARING:

This item was continued by the Planning Commission from its December 1, 2020 public hearing. This is the fifth public hearing for the Adoption Draft of Plan Morro Bay. The public hearing was previously continued from November 17, 2020, November 4, 2020, and October 20, 2020 public hearings.

At the previous public hearings, Planning Commission has reviewed and provided comment on all Elements up to the Environmental Justice Element.

As stated in previous staff reports, a summary of comments received in spreadsheet table form has been compiled to note how changes were incorporated from the 2018 Public Draft to the 2020 Adoption Hearing Draft. This includes comments from PC, GPAC, as well as Coastal Commission staff comments received in 2019 (Online links below). Attached to the staff report is public correspondence received on the Adoption Hearing Draft.

CONCLUSION:

Staff recommends the Planning Commission take public comment, continue its review of the Adoption Hearing draft and provide recommendation to City Council for adoption.

Prepared By: ___CJ___

Department Review: ___SG___

Exhibits:

Exhibit A – Public Correspondence Received from Home Front EJ, Morro Bay Chamber of Commerce, and Vistra Corp.

ONLINE ATTACHMENTS:

Adoption Hearing Draft of Plan Morro Bay:

<https://www.morrobayca.gov/DocumentCenter/View/14876/Hearing-Draft-Plan-Morro-Bay-Oct-2020>

PC Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14871/PC-Comments-matrix>

Coastal Commission Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14870/CCC-Comments-matrix>

GPAC Comments Summary:

<https://www.morrobayca.gov/DocumentCenter/View/14872/GPAC-comments-matrix>

GP/LCP Comparison Chart (Comparison of old Element names to new Element name)

<https://www.morrobayca.gov/DocumentCenter/View/14869/GP-LCP-Comparison-Table>

2018 Public Draft Plan Morro Bay

<http://www.morro-bay.ca.us/DocumentCenter/View/11817/Plan-Morro-Bay-LCP-Public-Draft-May-2018>

RECEIVED

NOV 23 2020

City of Morro Bay
Community Development Dept.

TO: Morro Bay Planning Commission

From: **Home Front EJ, Morro Bay**

Regarding: Environmental Justice Element, Draft General Plan Update

Dear Morro Bay Planning Commissioners;

Home Front, Environmental Justice, Morro Bay (Home Front EJ), is a grassroots group of local citizens whose focus is on issues of environmental justice and policy as applied and practiced in Morro Bay. Below is Home Front EJ's comments on the Draft Environmental Justice Element of the General Plan Update (Plan Morro Bay).

According to The California Attorney General's Office, "'Environmental Justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (Cal. Gov. Code, § 65040.12, subd. (e).) California is a leader in enacting laws specific to environmental justice, including a law directing funding for greenhouse gas reduction measures to disadvantaged communities and another that requires environmental justice to be addressed in local governments planning. Furthermore, Environmental Justice requires an ongoing commitment to identifying existing and potential problems, and to finding and applying solutions, both in approving specific projects and planning for future development." Planning for a resilient future for Morro Bay is going to require collaboration, cooperation and innovation.

The Draft General Plan appears to make no distinction between 'Community Well-Being' and 'Environmental Justice'. For some, Community Well-Being might be dependent on filling Vacation Rentals and pushing the envelope on areas of development: chasing a billionaires' dream. For some, Community Well-Being is dependent on outside community factors like, tourism, coastal access and the ability get around. But these things have little to do with how 'environmental justice' looks like to the citizens who live here. The citizens that live here are the stewards of the place that they call home, and the city's General Plan should embody that responsibility and empower citizens to do better.

Environmental Justice has less to do with a line in the sand, designating a zone or property line and more to do with the space in between, which make up a neighborhood. That space is filled with people and an energy that radiates care for community. Environmental Justice is about care for the people that live here, not just for those who invest here. A good General Plan must have a thread of Environmental Justice weaving in a cohesive manner into all sections of this living document, creating a tapestry for the future to be founded on. Environmental Justice is not something one could quantify; it's made up of unique and diverse experiences coming together for a common good of caring for what we call home. If done well, the pursuit of environmental justice leads to innovating solutions and hope for the future.

Exhibit A

With the Climate Crisis and a global pandemic upon us, the importance of a General Plan for the city of Morro Bay has never been greater. We are in the midst of facing some hard truths. We owe it to the upcoming generation to leave them a road map for solutions and where there are none, the freedom and tools to innovate. This is something that is missing from the Environmental Justice Element and in turn the whole document.

What does 'Environmental Justice' (EJ) look like in Morro bay?

As stewards of Morro Bay, we must have a General Plan that facilitates the ongoing commitment and responsibility to leave our future stewards a policy representative of the challenges that they are facing and they will face. We are one of many coastal communities in California that are facing the challenges of Climate Change and the economic challenges facing our community during this global pandemic. Our community is currently facing some critical environmental justice issues:

- Our water/sewer rates are double of the national average for our medium income, and are most likely going to go up.
- Affordable housing for our essential lower income workers is lacking and is contributing to homelessness and loss of diversity in our community,
- A once sustainable water supply and aquifer have been polluted by sewage from a dilapidated sewer collections infrastructure and now the public health risk has been exacerbated by the potential of cross-contamination with the COVID-19 pandemic.

The current Environmental Justice section of the General Plan lacks the vision necessary to confront these challenges that our children and grandchildren are facing. Instead of addressing the General Plan as a carousel of elements and then myopically analyzing an element as if it's on a petri dish; we build the General Plan on the back of an Environmental Justice Element that bonds and holds this living document together. We need to look beyond our comfort zone and push for a policy of action and direction that address the existential threat of the Climate Crisis that our generation has left for the future ones to solve. As a California coastal community, Morro bay should have General Plan elements that are rooted in environmental justice and have measures of reducing greenhouse gases. Morro bay has all the organic attributes to become carbon neutral in the future; here are some of the ways we could help move the city in that direction:

- Create a Natural Disaster Emergency Element, that would integrate with the current emergency responses of the city's police, fire and other first responders.
- Create an Air Element, that would inform the local citizenry of local air quality and help facilitate collaboration between the city, local academia and citizen scientist in understanding local climate change issues like greenhouse gas inventory and ocean acidification.

Exhibit A

- Create an Environmental Justice Element that fosters decision making based on good science and the latest scientific projections of the approaching climate crisis.
- Institute a WRAP, Wastewater Resiliency Action Plan, at the existing WWTP location
- Invest in the Blue Economy of restoration; eelgrass and aquaculture in the estuary.
- Promote the MBEAM, Morro Bay Estuary Air Monitoring, project
- Focus around Carbon neutrality, by integrating and interconnecting our transportation element around the California Coastal Trail as it passes through Morro Bay.

Recently in Washington, a young man by the name of John Henry was addressing the newly elected administration regarding the Climate Crisis and to create an office on climate mobilization.

“Do this and we will never forget you, and if you fail us, we will never forgive you.”
...John Henry

We owe it to the children and grandchildren whom we claim to love, to give them the best chance for survival and to pass on a quality of life that we have enjoyed.

We must do better.

Richard E.T. Sadowski

Home Front EJ, Morro Bay

Exhibit A

November 25, 2020

Morro Bay Chamber of Commerce
695 Harbor St
Morro Bay, CA 93442
info@morrochamber.org

Dear Mr. Graham and Planning Commissioners,

Thank you for undertaking a comprehensive review of the City's proposed General Plan and Local Coastal Program update. Overall, we'd like to commend the current and previous City Council members for undertaking the important task of updating these documents. Many of the City's existing regulations are antiquated and contain design and development regulations that are counterproductive, or at least unclear. This has resulted in unnecessary work by staff, unclear directions to applicants, and significant delays in projects that otherwise comply with the City's development objectives. The changes proposed by the documents will eliminate unnecessary discretionary reviews, make more processes administrative, eliminate inconsistencies between the various General Plan documents, and, eventually, inconsistencies between the Zoning Ordinance and the General Plan. We also applaud the new emphasis on mixed use and more housing in the community not only in the plans but also in the City's goal process. Housing is often overlooked as an important element of business success, both as a source of qualified workers and a source of new customers.

The Morro Bay Chamber of Commerce reviewed the draft versions of the General Plan, Local Coastal Program, Zoning Ordinance and the Sign Ordinance in March and April of 2019, and we forwarded comments to the City for their review. These documents were developed by the City's consultants, City staff, and have been reviewed by the City's General Plan Advisory Committee, community and the City Planning Commission. The documents have benefitted significantly from those reviews.

As part of its business advocacy and support mission, the Chamber of Commerce has reviewed these documents in detail and offer the comments and suggestions contained in this correspondence. The Chamber's recommendations were informed by input from the City staff, including City Manager Scott Collins and Community Development Director Scot Graham (who presented an update to the Chamber's Governmental Affairs Committee on March 6, 2019), and by an in-depth review of the documents by the Chamber's Governmental Affairs Committee on March 20, 2019. The table below includes the Chamber Board's recommendations for changes to the draft General Plan/LCP, as adopted its April 16, 2019 Board meeting but with updated sections from the Hearing Draft currently under review.

Several of the higher-level recommendations include the following:

1. Embarcadero-Highway 41 Connectivity. Figure out and identify the specifics of essential circulation improvements needed to support the buildout of the General Plan. The current

Exhibit A

documents, including the Circulation Element, identify important issues, but defers some of the key decision on connectivity, improvements and timing of the improvements to some future date. Of particular note is the connection of Highway 41/Atascadero Road to the Embarcadero. The Circulation Element and circulation analysis concludes that the circulation system fails without this and several other improvements. This area contains the community's most valuable economic development assets, and also some of the most environmentally and visually sensitive areas. We recommend that decisions on the connection points and the associated impacts not be deferred, and evaluate them appropriately in the EIR.

2. Economic Development. Identify the five most important issues to address to expedite projects to facilitate general economic development, and to address fiscal issues. Most of the ED implementation policies in the General Plan are non-specific and cannot be measured. Within the context of necessary and required public review processes, make the process more transparent, faster, less discretionary, shorter, and more predictable. Investors and developers will find you if they believe that they can get through the process, and the burden on staff and applicants will be reduced. The City should also invest in professional development training and customer service improvement to assure consistency between any applicant's experience at the counter with the outreach it may have taken to get them there. Also, set aggressive and expedited project review and approval processing guidelines, both in the zoning code and in the city policies.
3. Catalyst Sites/Economic Center Opportunity Sites. The General Plan update, and the Zoning and Signage Ordinance amendments (in conjunction with master plans and specific plans that have already been adopted) should fully address the development requirements associated with the development of the Catalyst Sites and Opportunity Sites in each Economic Center that were identified in the Economic Development Strategic Plan. Too often in General Plans, resolution of key development features is deferred; the General Plan and Zoning Ordinance should identify, and resolve, as many of these issues as possible at the all but the site planning level of detail. The Catalyst Sites include Market Plaza, a pivotal opportunity shared by the Downtown and Embarcadero-Waterfront, and the Power Plant/WWTP (even though the Power Plant and WWTP sites are identified as separate sites, they should be evaluated at one master planning unit). Opportunity Sites include the old elementary school for housing and expansion of the Quintana District Commercial use; Highway 41/Highway 1, including necessary circulation improvements; Spencer's Market Site including commercial development of vacant parcels and frontages; the multifamily site between Island and Sequoia Street; and, Quintana/Morro Bay Blvd.

Even though adoption of the entire set of documents will likely take some time, it is our assertion that there are certain recommendations that can and should be implemented immediately, without compromising the required Coastal Development review process. There are also process and processing improvements that are strictly local matters and can be implemented immediately. Finally, there are efforts and strategies that are clearly consistent with both the current and proposed development regulations and policies that should not be delayed. Some of our key recommendations are the following:

1. Create an expedited process for projects currently in the development review pipeline as these projects will be approved under current regulations if already deemed

Exhibit A

complete. These projects could benefit from a development ombudsman, expeditor, or contracted “fast track” planner, that could help resolve processing log-jams by intervening with the City and the project applicants. This could also include development of a “green (green meaning ‘go’) team” of Chamber, community and city officials to respond to existing and future opportunities and to circle back to applicants that have not met deadlines on a path to project completion.

2. Adopt selected portions of the sign ordinance that are clearly supported by the Planning Commission, City Council and community. In the case of the Embarcadero area, the adopted Waterfront Master Plan provides the legislative foundation for these changes. Signage is often the “life blood” small businesses, especially in a community that relies on visitors who may be unfamiliar with the community.

Thank you for the opportunity to review these documents. They are forward looking and progressive. We look forward to discussing our comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erica D Crawford', written in a cursive style.

Erica D Crawford
President/CEO

Exhibit A

Section No.	Topic	Comment
Policy ED-1.3	City Procedures	Review Management Partners Report and come up with a punch list of five things to adopt a "business friendly" attitude and practices. Proceed under the assumption that the City is not currently perceived as "business friendly" and identify tangible ways to demonstrate that the city is, now, open for business.
Policy ED-1.6	Streamline Development	Identify and codify development standards to the extent that design professionals and developers can self-certify their projects for compliance with city codes and design guidelines. Minimize the number of items requiring PC, CC and CEQA review to only those that cannot demonstrate compliance with city requirements. This requires the City to be clear about and quantify how design regulations can be met, and to minimize the amount of open ended discretion.
Figure CIR-1B	Future Circulation	The Circ Element should be specific about how circ improvements are to be made to connect the Embarcadero, Main Street and Atascadero Road. This analysis should not be deferred until the WWTP re-use or the Power Plan Redevelopment. Develop appropriate alternatives, study in the EIR, and then modify the city's impact fees and implementation to provide adequate financing. Establish these soon after GP approval, if not concurrent.
Policy CIR-4.2	Paid Parking	Support the establishment of paid parking. This approach has been used successfully in other SLO County cities, and the fees would pay for acquisition and maintenance of public parking lots, road improvements to enhance access, and other improvements to enhance coastal access.
C-3.4 (Greenprint)	Vehicle Idling	The city has no role to play in exploring ways to reduce vehicle idling. This is a state CARP or federal EPA items. City does have authority to make necessary circulation improvements and parking improvements.
Goal C-4 (Greenprint)	Greenhouse Gas Emissions	The biggest contributor to greenhouse gas emissions in SLO County is excessive commute trips and jobs-housing imbalance. Yet there is no mention of reducing VMT through jobs housing balance.
Goal C-7 (Greenprint)	OneWater	Morro Bay's household water use is one of the lowest in the County, and among the lowest in the state. Additional efficiencies can be gained by trading out old fixtures through an offset program that would benefit current water users and provide more capacity for future users. We use less water today (1,200 AF) than we did 50 years ago (1,534 AF) with 3,200 fewer residents. And, supply has increased by 50% (2,566 AF to 3,682 AF). Water supply is currently three times water use. City development regulations should recognize that the City has a secure and reliable water supply (and not impose arbitrary regulations as if it is not).
IMP-LU-6 (Blueprint)	Population Limit	Support the concept of opening up discussion on Measure F 12,200 pop limit. This was put in place in 1981 when average household water use was twice what it is now, and 25% lower in absolute terms. Population growth will come primarily from infill and redevelopment.
IMP-CD-5	Vistra Area Master Plan	Support the concept of a master plan for this area. However, set an adequate infrastructure and circulation framework for it in the GP. Don't defer important decisions.
IMP-ED	Economic Development	Most of the ED implementation policies are non-specific. Focus on making the process more transparent, fast, less discretionary and long, and predictable. Investors and developers will find you if they believe that they can get through the process.
ED 1.2	Financing Mechanisms	Chamber supports BID/PBID development.
ED 1.3	Customer Friendly Permit Improvements	City to invest in professional development training and customer service improvement. Significantly improve the counter experience to favor investment. Also, set aggressive and expedited project review (and approval) processing guidelines, both in the zoning code and in the city policies.
ED 1.5	Infrastructure and Public Facilities	Could be used to support high speed fiber program to attract technology investment.
ED 1.6	Streamline Development Process	This is foundational, and can be achieved at a low cost, without any reduction in environmental protection, required public hearings and notifications. Identify and codify development standards to the extent that design professionals and developers can self-certify their projects for compliance with city codes and design guidelines. Minimize the number of items requiring PC, CC and CEQA review to only those that cannot demonstrate compliance with city requirements. This requires the City to be clear about and quantify how design regulations can be met, and to minimize the amount of open-ended discretion.
ED 1.10	Prioritize Access; housing downtown	Build housing downtown, support building height increases to house people with commerce. Remove processing, economic and financial barriers to achieving this.



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December 3rd, 2020

City of Morro Bay
Attn: Scot Graham, Community Development Director
955 Shasta Avenue
Morro Bay, California 93442
Email: sgraham@morrobayca.gov

Re: DEIR and General Plan / Local Coastal Program / Zoning Code Update

Dear Mr. Graham:

We have reviewed the Draft EIR and General Plan/Local Coastal Program/Zoning Code Update documents, and support the City's commitment to renewable energy as set forth in the General Plan, including the following statements and policies:

- Future potential energy uses in Morro Bay will focus on renewable energy. (P. 3-30, Plan Morro Bay October Hearing Draft)
- Policy ED-1.4: Technology Resources. Make needed and desired renewable energy and modern technology resources readily available to businesses. (P. 3-80, Plan Morro Bay October Hearing Draft)
- Morro Bay does not currently have its own energy-producing uses, but it can explore options for renewable energy production and consumption. Options could be incentivized in new development projects like wind power or battery storage. (P. 4-35, Plan Morro Bay October Hearing Draft).

In order to best implement these policies, we recommend two modifications to the proposed Zoning Code. First, the proposed Zoning Code should permit "Public Works and Utilities" in the Visitor Serving Commercial (VSC) Zone. Public Works and Utilities are already proposed to be allowed in all other commercial zones - Neighborhood Commercial (NC); Community Commercial (CC); and District Commercial (DC). To be consistent with the other commercial zoning designations, Public Works and Utilities should be added to the uses permitted in the VSC Zone, which would modify Module 3: Use Regulations, of the April 2018 Zoning Code Update:

Modification to **TABLE TBD: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE DISTRICTS** (P. 17):

Transportation, Communication, and Utility Uses					
Light Fleet-Based Services	-	-	P	-	
Public Works and Utilities	P	P	P	P	
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities				

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Second, we recommend that the description of Public Works and Utilities in the Use Classifications section of the Draft Zoning Code be modified to add a reference to renewable and energy storage facilities, consistent with the statements and policies in the General Plan.

Modification to Use Classifications (P. 84):

17.40.050 Transportation, Communication, and Utility Uses

Public Works and Utilities. Generating plants, including renewable and energy storage facilities, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services, storage facilities for vehicles and equipment, their associated offices, and similar facilities of public agencies or public utilities.

We appreciate your consideration of this matter and would be happy to discuss this further with you and members of the City staff.

Sincerely yours,

Eric Cherniss

Eric Cherniss
Sr. Director, Corporate Development & Strategy
Vistra Corp.