



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, April 6, 2021 - 6:00 P.M.
Held Via Teleconference**

Vice-Chairperson Susan Stewart
Commissioner Jennifer Ford

Chairperson Jesse Barron

Commissioner Joseph Ingraffia
Commissioner William Roschen

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLANNING COMMISSIONER ANNOUNCEMENTS
PUBLIC COMMENT PERIOD
PRESENTATIONS

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=aWZpTzcuTHlRTk9xaTlmWVNWRWFUQT09>

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*

A. CONSENT CALENDAR

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

A-2 Approval of minutes from the Planning Commission meeting of February 16, 2021.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 Case No.: MAJ19-006 (Concept/Precise)
Site Location: 571 Embarcadero, Morro Bay, CA
Proposal: Conditional Use Permit Amendment (Major Modification) for 571 Embarcadero Rd to allow for the conversion of 839sf of two existing second floor office suites to one vacation rental units with a 988sf roof deck. Project also proposes 450sf water lease line amendment, modifications to existing damaged dock and gangway by removing and replacing 2 existing finger docks, new realigned 28' gangway, remove and replace two existing pilings to support 207sf of expanded Harborwalk public access, commercial façade improvements including an accessible chair lift; along with a master sign program requesting 73.9sf where 67.5sf is allowed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301
Staff Recommendation: Forward favorable recommendation to City Council for approval.
Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

C. NEW BUSINESS

C-1 Discussion and assignment of a replacement for Jesse Barron on the Planning Commission development review subcommittee. The City has committed to undertake an evaluation of its development review process with the intent to improve and streamline the process. The subcommittee may participate in a larger stakeholder group that will be formed for the same purpose. This item does not include a staff report.
Recommendation: Discuss item and assign a new PC subcommittee member
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

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 April 20, 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 within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

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



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

Agenda No: A-1
 Meeting Date April 6, 2021

Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Gambriel	571 Embarcadero	10/14/19	MAJ19-006	Major Modification to CUP Amendment for proposed public access improvements, conversion of 2nd floor to 1 vacation rental unit with deck, dock & gangway replacement and realignment, and master sign program approval for businesses uses.	Correction letter sent 11/13/2019. Awaiting resubmittal. Applicant inquired 1-21-21 about potentially re-designing project to include ADA lift access from street side of the building. Awaiting further information. Revised plans received for review 2-10-21 with changes proposed to reflect PC direction. Project resubmitted 3-12-21. Project to be agendized for 4/6/21 PC hearing.		PN-Conditionally Approved 10/16/2019		cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
2	Tullis	404 Estero	3/17/21	CDP21-011	CDP to demo existing improvements & construct new SFR and site improvements.	Under review				nh
3	Johnson	301 Little Morro Creek Road	3/15/21	MIN21-003	Minor mod of existing permits to allow small conex container for secure storage on north side of parking lot.	Approved, permit issued 3/29/21				nh
4	Valerie	490 Mindoro	1/20/21	CDP21-001/PKG21-03	Project changed March 15, 2021 from original application to a new SFH converted from an existing garage on a parcel newly separated from the adjacent parcel which had the original SFH	Polanning deemed incomplete and comments were sent 3/29/21				nh
5	Perkins/Thompson	454 Estero	3/15/21	CDP21-009	CDP to create an attached Accessory Dwelling Unit, 496sf	Under review				nh
6	Feuerberg	2083 Seaview Ave.	3/15/21	CDP21-007	Convert an existing detached garage into an ADU with separate storage space.	Under review				am
5	Regan	429 Tulare Ave.	3/11/21	CUP21-03	560 sf addition to existing single family residence. This is a second story addition to a non-conforming home (insufficient front setback) ans reures a CUP.	Under review.				am

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6	Hauck	206 Bradley	2/24/21	CDP21-005	1250 sf addition, plus a 665 sf attached ADU and new garage	Planning deemed incomplete, comments sent 3/11/21				nh
7	McDonald	846 Pacific St	2/22/21	CDP21-004	Create an ADU by adding 321 sf to existing garage and converting 278 sf of existing garage (599 sf total)	Under review. Comment letter sent 3/11/21. Awaiting resubmittal.				am
8	Currey	154 Orcas	2/9/21	CDP21-003	New ADU and living/entry, kitchen, and master suite additions	Comment letter sent 03/02/21. Awaiting resubmittal. Resubmittal received 3/23/21 and is under review.				am
9	Westbrook	939 Pacific St.	1/28/21	CUP21-02	Addition to existing single family residence. This is a second story addition to a non-conforming home, which requires a conditional use permit.	Under review. Project deemed incomplete and comment letter sent 2/18/21. Awaiting resubmittal. Resubmittal received 3/29/21 and is under review.				am
10	Alba	1245 Little Morro Creek Rd	1/20/21	MIN21-001	Minor Modification to existing T-Mobile Wireless Telecomm Facility	Under review. Planning corrections sent 2/16/21. Awaiting resubmittal. Followup email inquiry sent to applicant 3/23/21.				cj
11	Diaz	365 Driftwood	1/19/21	CUP20-13 & CDP21-002	Addition to existing single family home. This is an addition to a non-conforming home which requires a conditional use permit and coastal development permit for duplex unit.	Comment letter sent 2/6/21. Requires resubmittal with changes.				nh
12	Miagany	405 Elena	12/29/20	CUP20-15 & PKG20-05	Conditional Use Permit & Parking Exception for addition to an existing non-conforming single family home	Under review. Project deemed incomplete and incomplete letter sent 1-21-2021. Awaiting resubmittal. Resubmittal received 3/25/21 and is under review.				am
13	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review contracts in process.				cj
14	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. Resubmitted 2/25/21, under review. Planning deemed incomplete and comment letter was sent 3/18/21. Need resubmittal.				nh
15	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. Incomplete letter sent 12-10-20.				cj

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16	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
17	AT&T	800 Quintana	9/23/20	MAJ20-001	Minor 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. Project Applicant emailed 1/22/2020 to request change to application and state they are no longer seeking a height exception or to make exterior changes. Project would be modified to swap out and upgrade existing facilities only. Project changes are deemed to be administrative-level approval. Project request revised, no change in height, just upgrade of existing infrastructure. Emailed applicant 2/1/21 with comment letter. Emailed applicant 3/9/21 acknowledging revised plans received and requesting updated RF report in order to proceed.				cj
18	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
19	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. Resubmittal received January 20, 2021. Planning and PW deemed incomplete, comment letter sent 2/6/21. Public works disapproved, planning conditionally approved 3/25/21. Resubmittal required.				nh
20	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
21	Cleary	1282 and 1290 Embarcadero Road	5/23/19	CDP19-016	CDP for removal of major vegetation.	Submittal is under review. Correction letter sent 6/10. Awaiting resubmittal.				cj
Projects Appealed to Planning Commission or PC Continued projects:										
22	Twin Bay Inc.	2460 Main Street	12/15/20	MUP20-02	Alcohol and drug rehab center (supportive housing)	This is a resubmittal of previously withdrawn application. Planning disapproved with minor comments. All other departments conditionally approved. Project deemed complete, public noticed from 2/10/21 to 2/20/21. Permit approved and issued on 2/24/21. Project appealed 3/1/21. Scheduled for PC hearing on April 20, 2021				nh
Projects Appealed or Forwarded to City Council: None at this time										

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23	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. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption.				
Environmental Review:										
24	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:										
25	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:										
26	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:										
27	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										
28	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
29	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. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. 2021 CDBG Funding Allocation to be approved as final funding recommendations to the County by City Council on 3-9-21.	No review performed.	N/R		cj
30	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:										
31	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Bldg. - Disapproved 2/2/21		nh
32	Wilkie	476-A	Atascadero	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
33	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20		sg

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34	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
35	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. Project requires a Conditional Use permit. Planning cannot approve building permit until Conditional Use Permit is final and permit issued. CUP20-13 received, building review following CUP/CDP approval.	Bldg. - Approved 12/29/20			nh
36	Hubbard	603	Driftwood	3/1/21	B21-0030	Interior remodel of kitchen and bath, enclose 24 sf porch to enlarge kitchen, 548 sf two story addition at rear of SFR (348 sf lower, 200 sf upper), 104 sf second story deck, and remove existing 240 sf carport.	Under review. Minor changes shown, requires documentation for the record. Planning reviewed and approved 3/11/21	Bldg. Approved 3/11/21			nh
37	City of Morro Bay	833	Embarcadero	12/30/20	B20-0220	Demo existing 2 story structure (formerly Off the Hook - Retail & Restaurant) Construct new mixed use structure, 2 story with retail, restaurant, and hotel space.	Disapproved 1-25-21. Correction memo sent to Bldg. Cj.	Bldg. - Disapproved 1/25/21			cj
38	Novick	2820	Greenwood Ave.	3/25/21	B21-0055	Addendum to B20-0151 - Downstairs bath to be removed and constructed upstairs.		Bldg. Plancheck			am
39	Lawrence	2590-A	Hemlock Ave.	1/21/21	B21-0009	Attached ADU - The first floor of new single family residence will consist of a 643 sf Accessory Dwelling Unit (ADU). See permit B21-0008 for primary dwelling permit.	Planning approved 1/24/21	Bldg. Disapproved 1/28/21			nh
40	Lawrence	2590	Hemlock Ave.	1/20/21	B21-0008	Demolition of existing 888 sf single family residence (SFR) and construction of new two story SFR, 1298 sf living on second floor with a 630 sf attached tandem garage and 119 sf 2nd floor deck. See permit B21-0009 for first floor Accessory Dwelling Unit (ADU).	Planning approved 1/24/21	Bldg. - Disapproved 1/28/21			nh
41	Godfrey	396	Hill St.	3/18/21	B21-0045	New Duplex - Unit A includes 2422 sf of living, and 770 sf garage. Unit B includes 2616 sf of living area and 603 sf garage.		Bldg. - Plancheck			am
42	Rodriguez	1879	Ironwood Ave.	3/23/21	B21-0050	Water intrusion, 3rd floor deck.		Bldg. Approved 3/24/21			co
43	May	401	Kern Ave.	2/11/21	B21-0024	Interior remodel of kitchen, bath and stairs, converting 288 sf of garage area to 1st floor living area, 65 sf addition to 2nd floor living area (353 sf total living area addition) new 437 sf garage addition to remaining 107 sf of garage. New 300 sf covered patio and 650 sf roof top deck.	Under review. Planning disapproved 3/16/21.	Bldg. - Approved 3/11/21			am
44	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. - Approved 3/1/21	Disapproved 12-10-20.		am

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45	Haworth Beach Properties	273 1/2	Main St.	1/25/21	B21-0011	Replace damaged flooring & drywall, upgrade electrical wiring, repair roof damage, upgrade kitchen cabinets & appliances.		Bldg. Disapproved 1/27/21			sg
46	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
47	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. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	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
48	Twin Bay Inc.	2460	Main St.	7/21/20	B-32117 B20-0114	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Resubmittal received 2/2/21, planning approval pending issuance of MUP permit. Planning approved ADA improvement permit 2/11/21	Bldg. Approve 2/9/21			nh
49	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. - Approved 2/17/21			nh
50	Leonard	918	Marina St.	3/8/21	B21-0039	Construct 420 sf deck with steps (just under 5 ft. in height) at front of SFR, also install French drain.		Bldg. - Approved 3/10/21			sg
51	Biaggini	1148	Market Ave	2/4/21	B21-0018	New two story SFR, 1635 sf living with attached 438 sf garage and 104 sf 2nd floor deck, at the rear of the lot.	Planning approved	Bldg. - Disapproved 2/22/21			nh
52	Biaggini	1148-A	Market Ave	2/4/21	B21-0019	Existing single story SFR to be relocated to a new foundation and will become a 1,008 sf detached Accessory Dwelling Unit (ADU).	Planning approved	Bldg. - Disapproved 2/22/21			nh
53	Biaggini	1148-A	Market Ave	2/4/21	B21-0020	New 500 sf attached Jr. Accessory Dwelling Unit (JADU) on the ground floor.	Planning approved	Bldg. - Disapproved 2/22/21			nh
54	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
55	Stewart	2401	Nutmeg Ave	12/30/20	B20-0219	Remove two existing damaged wind barrier walls (Dryrot and termite) From west facing 12'-0" x 24'-0" 2nd story. Rebuild approx. 60% of same (12'-0" x 24'-0") to include (1) a partially enclosed all weather cover. (2) Convenience electrical wall outlets / lighting. (3) Create an additional emergency exit to ground level.	Planning disapproved 01/04/2021. Awaiting resubmittal. Resubmittal received 03/01/21 and is under review.	Bldg. - Approved 1/7/21			am

#	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
56	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
57	Angelucci	953	Pacific St.	3/25/21	B21-0052	Add 300 sf to 2nd story, 470 sf attached 2 car garage, 275 sf open deck & 188 sf covered deck.		Bldg. - Plancheck			am
58	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. CDP approved 12/29/2020.	Bldg. - Disapproved 11/05/20			am
59	Behman	965	Pelican Pl.	3/8/21	B21-0041	Interior remodel (reconfigure kitchen and dining area), new electrical wiring throughout, panel upgrade from 70 amp to 100 amp, new plumbing lines, new interior gas lines, and new mini split heat pump.		Bldg. - Disapproved 3/11/21			co
60	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
61	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. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Waiting for submittal.	Bldg. - Disapproved 3/1/21			nh
62	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. - Approved 1/12/21			wu
63	Halferty Management	740	Quintana Rd.	3/8/21	B21-0037	Removal of 4 sets of channel letters, installation of 3 sets of LED letters & replace 2 plexi faces in existing directory.		Ready to issue			co
64	Volk	800	Quintana Rd.	3/2/21	B21-0034	Addition of 30 kw diesel backup generator with a 190 gallon subbase fuel tank on a 4' x 10' concrete pad. Install new CMU walls with screened chain-link access gates, and install automatic transfer switch and camlock together.	Approved. Cj.	Bldg. - Approved 3/10/21			cj
65	PG&E	475	Radcliff Ave.	2/9/21	B21-0023	Installation of six panel antennas and associated equipment on an existing 73-foot PG&E lattice tower. Equipment will be enclosed by an 8-foot tall CMU wall placed 35 feet from the base of the lattice tower.	Under review. Correction lent sent. Cj.	Bldg. Approved 2/17/21			cj
66	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

#	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
67	Hosford	775-A	Ridgeway St.	3/8/21	B21-0040	ATTACHED ADU - Create new 700 sf accessory dwelling unit (ADU) from 1400 sf non conditioned storage space under SFR, 700 sf will remain unconditioned storage space.		Bldg. Disapproved 3/10/21			am
68	Wolfenden	169	Sandpiper Ln.	3/23/21	B21-0049	Installation of new 40"x60" window in master closet closet wall that will overlook the second floor balcony.		Bldg. - Approved 3/24/21			co
69	Kennedy	1130	Scott Street	12/20/19	B19-0271	New commercial project with residential security unit above	Conditionally approved 1/3/20. Review resubmittal - disapproved 1-25-21 - conditions not met. Applicant is processing required documents 3/8/21. Planning approved 3/28/21	Bldg. - Approved 2/17/21			nh
70	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
71	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
72	Kelter	1107	West Ave	3/2/21	B21-0033	Add 18 sf to extend kitchen area by removing an angled wall and constructing a straight wall and adding a 6030 window.	Under review, issues related to bluff setback and previous permit restrictions. Project redesigned to avoid bluff impact. Requires resubmittal with new plans.	Bldg. - Disapproved 3/11/21			nh
73	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:

75	Godfrey	396 Hill St.		1/28/21	MIN21-002	Minor Modification to CPO-515/UPO-455 for a duplex in an MCR/R-4/SP zone. Minor layout and exterior design changes to approved plans.	Under review. Project deemed incomplete and comment letter sent 2/16/21. Resubmittal received 2/22/21 and is under review. Permit issued 03/09/21.				am
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Staff Directory:
 Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Abby Miramontes - am

AGENDA ITEM: <u> A-2 </u>
DATE: <u> APRIL 6, 2021 </u>
ACTION: <u> DRAFT </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 16, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Jesse Barron Susan Stewart Jennifer Ford Bill Roschen	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Joe Ingraffia	Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD - NONE

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 – NONE

A. CONSENT CALENDAR

<https://youtu.be/WFXWDwEIC78?t=167>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of December 15, 2020.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of January 5, 2020.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Stewart moved to approve the Consent Calendar. Commissioner Ford seconded, and the motion passes 4-0.

<https://youtu.be/WFXWDwEIC78?t=188>

B. PUBLIC HEARING

- B-1** **Case No.:** MAJ21-001
Site Location: 301 Little Morro Creek Road, Morro Bay, CA
Request: Extension of time for an existing Conditional Use Permit (CUP - 381) approved April 7, 2015 with a five-year term. The Morro Bay Municipal Code Section 17.40.080 C. states that interim uses on city-owned property that is zoned for industrial uses allow permit terms of 5-10 years or until such time that the property is needed for its primary permitted use. This request is an extension of the Conditional Use Permit only and does not include any physical changes to the property. The project zoning is M-1/PD//SP and the site is not located within the coastal appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301-Class 1
Staff Recommendation: Approve with conditions
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov
<https://youtu.be/WFXWDwEIC78?t=224>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS - NONE

Hubbard presented the staff report.
Chairperson Barron opened the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=422>

Chairperson Barron closed the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=453>

Comments from the Commissioners.

MOTION: Commissioner Roschen moved to approve the project and adoption to the resolution. Commissioner Stewart seconded, and the motion passes 4-0, with Ford, Roschen, Stewart, and Barron voting yes.
<https://youtu.be/WFXWDwEIC78?t=740>

C. NEW BUSINESS

<https://youtu.be/WFXWDwEIC78?t=812>

C-1 Discussion in relation to possible creation of a Planning Commission subcommittee to assist the Community Development Director with review and improvement of the development review processes. The City has committed to undertake an evaluation of its development review process and to identify and develop possible service improvements for implementation. The subcommittee may participate in a larger stakeholder group that will be formed for the same purpose. This item does not include a staff report.

Recommendation: Discuss item and possibly form subcommittee

Staff Contact: Scot Graham, Community Development Director;
sgraham@morrobayca.gov

Graham presented the new business item to the Commissioners.

The Commissioners presented their questions to staff.

Commissioners Roschen and Barron volunteered to be on the subcommittee.

Chairperson Barron opened the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=1396>

Sean Green, Morro Bay, approved of the subcommittee. Green also suggested using one of his projects to use in the study.

Erica Crawford, Morro Bay Chamber of Commerce, stated she was excited the subcommittee is moving forward and is in support of it.

Chairperson Barron closed the Public Comment period.
<https://youtu.be/WFXWDwEIC78?t=1574>

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/WFXWDwEIC78?t=1583>

Commissioner Stewart commented how she always appreciates Sean Green and Erica Crawford's comments. Stewart noted they are both assets to the community.

Commissioner Ford also thanked Green & Crawford for their input.

Chairperson Baron asked staff how they would be recruiting stakeholders for the Planning subcommittee.

Graham responded.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/WFXWDwEIC78?t=1866>

Graham provided an update of upcoming items on the next meeting agenda.

G. ADJOURNMENT

The meeting adjourned at 6:32 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 2, 2021 at 6:00 p.m.

Jesse Barron, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: April 6, 2021

Staff Report

TO: Planning Commissioners

DATE: March 30, 2021

FROM: Cindy Jacinth, Senior Planner

SUBJECT: 571 Embarcadero: Conditional Use Permit Major Modification (#MAJ19-006) for the conversion of 839sf of existing 2nd floor office space to one vacation rental unit with 988sf of new deck, replacement of docks and gangway, and 207sf expansion of Harborwalk public access. Project also includes request for master sign program approval and related building façade improvements.

RECOMMENDATION:

FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 07-21 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 12, 2021 (Exhibit G).

APPLICANT/AGENT: Rick Gambriel, Applicant / Cathy Novak Consulting, Agent

LEGAL DESCRIPTION/APN: City lease sites 65-66 and 65-66W / 066-137-001

PROJECT SUMMARY: The Applicant is seeking a Major Modification (#MAJ19-006) to Conditional Use Permit #UP0-260 at 571 Embarcadero Road (Salt Building) to allow for the conversion of 839sf of existing second floor office space to one vacation rental unit with two deck areas of 988sf. Project also proposes 450sf water lease line amendment to accommodate modifications to existing damaged docks and gangway by



Prepared By: CJ Department Review:

removing and replacing 2 existing finger docks, a new realigned 28' gangway, replacement of two existing pilings to support a Harborwalk extension of 207sf for increased coastal public access; commercial façade improvements including an ADA accessible chair lift, along with a master sign program approval requesting 73.9sf where 67.5sf is allowed. The Harborwalk extension widens the existing bayside lateral access from 8.5 feet to 10 feet in some areas and as wide as 21 feet along the southern lease line boundary.

BACKGROUND / HISTORY

On December 18, 2018 the Planning Commission reviewed Conditional Use Permit Amendment (#A00-058/UP0-260) which proposed converting the second-floor office suites to two vacation rental units, public access improvements along the Harborwalk including an addition of 26sf of bayside lateral access, gangway replacement, and master sign program approval. At that meeting, the PC adopted PC Resolution 39-18 forwarding a favorable recommendation to the City Council with conditions. The project did not move forward to City Council because the Applicant encountered some challenges meeting California Building Code requirements and has since revised the project in two key areas: a change from 2 vacation rentals to 1 rental unit; and king tide event damage to the existing finger docks and head float. The major modification permit #MAJ19-006 addresses these changes as well as seeks to incorporate previous Planning Commission conditions 14-18 noted below.

The below response in bold font indicates how the applicant has responded or not to each of the conditions. The Applicant's response is also detailed in Exhibit D:

1. Remove trash area (storage area) to expose the brick façade. ***At the building's northeast elevation, a wood paneled enclosure area was misrepresented on plans as a trash area when it was discovered after the 12/2018 PC meeting, that the enclosure served as storage and exiting for the restaurant. The Planning Commission's condition to expose the brick facade was added with the intent to restore the building to the original design by local architect Jim Maul. The revised plans submitted by the Architect show the storage area reduced in size by 50sf to expose the northernmost brick column while still retaining the equipment needed for fire suppression, gas meter, and a tankless water heater.***
2. Add signage for on-site public restroom – ***Done, refer to plan sheet A6.0***
3. Tone down the brightness of the white color of the building directory sign. – ***Revised plan sheet A6.3 now shows directory sign with beige color instead of the original white proposed.***
4. Revise lighting fixtures to be more consistent with Jim Maul architecture. The lighting plan is shown on plan sheet A7.0. ***Planning Commission indicated a preference for lighting fixtures A and E. Applicant is not proposing these***

since they are location-specific styles. They state the proposed work requires a wall-mounted style and thus the Applicant is proposing fixtures C and D to be consistent with the existing C and D fixtures located on the dock and view corridor. The response from the Applicant does not address the condition. The intent of the PC was to revise lighting fixtures to match the architectural style. Existing fixtures B, C, and D are not of the Jim Maul style. Staff has included planning condition 13 which would require revised lighting fixtures for review and approval by the Director. Staff review of the plans noted that fixture A is only located at the rear view corridor and fixture E lights are only at the street brick columns. An additional fixture E at the newly exposed brick column could be added to match the lights on the other brick columns. Also, a second fixture A on the proposed second floor in lieu of fixture G could be added. (See Planning condition 13).

5. Provide verification by a Certified Access Specialist (CASP) that project meets ADA requirements. **Applicant did not submit a CASp verification, but the project's original proposal included a vertical chair lift on the rear elevation and the plan has since changed from rear to street-facing located. The revised project includes an enclosed chair lift and has submitted specifications. The Applicant will be required to meet ADA requirements as part of the Building Code requirements for building permit approval. Building Division staff has reviewed the proposal and provided comments regarding clear space requirements.**

PROJECT SETTING:

The location is a City lease site (65/66 and 65W/66W) occupied with a 3,053sf two-story visitor-serving commercial building built in 1980 which includes first floor retail and restaurant visitor-serving uses, as well as two second floor office suites. This location has existing boat slips and gangway as well as Harborwalk bayside lateral access that wraps around an existing approved outdoor public dining area currently used by the Beach Burger restaurant. Planning condition 12 is added to remove table setups and locked accordion gate.

<u>Adjacent Zoning/Land Use</u>			
North:	Waterfront (WF/PD, S.4) / Visitor-serving commercial; lodging	South:	Waterfront (WF/PD, S.4) visitor-serving commercial and fishing dock
East:	Commercial Visitor-Serving(C-VS, PD/S.4), Commercial	West:	Harbor

<u>Site Characteristics</u>	
Overall Site Area	6,186sf
Existing Use	City land and water lease – Existing use is visitor-serving commercial (retail, office, and dock slips). Proposed project within water lease boundaries is limited to replacement of the gangway and public access improvements.
Terrain	Land portion previously developed.
Vegetation/Wildlife	No eelgrass present within work area.
Access	Embarcadero
Archaeological Resources	No known resources.

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Visitor-serving commercial uses
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan)
Special Treatment Area	S.4
Combining District/Spec. Plan	N/A
Waterfront Master Plan	Planning Area 3: Embarcadero Visitor Area
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.
<u>Development Standards</u>	
Setbacks	No changes proposed. Building footprint existing
Height	Existing height 23' – no increase in height proposed
Roof Area Requirement: 80% > 4:12 Pitch	94.5% of Roof Area (1200sf) at 4:12 pitch
Lot Coverage	Land: Decrease from 84.2% to 83.8% due to reduction in

	storage Water: Increase from 47.5% to 56.2% due to 207sf increase in Harborwalk public access
Parking Requirements (MBMC 17.44):	Proposed project does not trigger additional parking requirements. Office space is 1 parking space per 300sf for a total of 3 spaces. Parking for 1 rental unit is 2 spaces. Project compliant with parking standards.
View Corridor Requirement	Building's view corridor (6' 6") built as is predates the Waterfront Master Plan. View corridor would not be considered consistent with WMP if project were new construction. Existing view corridor width is not proposed to change but existing unapproved seating is proposed to be removed.

UPDATED PROJECT DESCRIPTION DETAILS:

Second Floor Conversion:

The Applicant has provided a detailed project description (Exhibit C) which explains the project. Project plans show the proposed conversion of the second floor office space to one accessible vacation rental unit with two separate private decks for rental guests that totals 988sf feet as shown on plan sheet A3.1. New 42 inch high deck railing is proposed to match existing stair railings as shown on elevation page A4.0, A4.1 and visible in the simulations provided on plan sheets A5.1-5.3.

On plan sheet A.3.1, a new accessible chair lift is shown which is proposed to provide accessibility to the second floor. Specifications on the vertical lift are included as Exhibit E. The materials for the proposed support wall incorporate a brick veneer finish to match the style of the Jim Maul architecture as shown in the visual simulation on plan sheet A5.1. A simulation showing an alternate option with brown wood paneling is depicted in Exhibit F.

Dock and Gangway Replacement:

The 2018 CUP amendment proposal included a proposal for gangway replacement. Since then, a recent King Tide event damaged the two existing fingers docks and gangway which necessitated immediate removal for safety reasons. The current application #MAJ19-006 included a request for replacement of the two finger docks and a realigned gangway as shown on plan sheet 3.0. The length of the finger docks would increase from 31 to 36 feet and realign the gangway to be parallel with the Harborwalk. The lease line would also be amended by 450sf to accommodate the additional water area. The gangway relocation is intended to accommodate the widening of the 10 foot Harborwalk from 8.5 feet to 10 feet. The relocation will also enable an expansion of

Harborwalk at the southwest corner of the lease site to allow more width creating additional public space (Plan sheet A3.)

Public Access Improvements/ Harborwalk:

As stated, the Applicant is proposing a 207sf expansion of the Harborwalk which is the bayside lateral access that currently wraps around the outdoor dining deck. The Harborwalk connects to lease sites to its north and south. The proposed coastal access signage that is updated to include the Harborwalk name is shown on plan sheet A6.0.



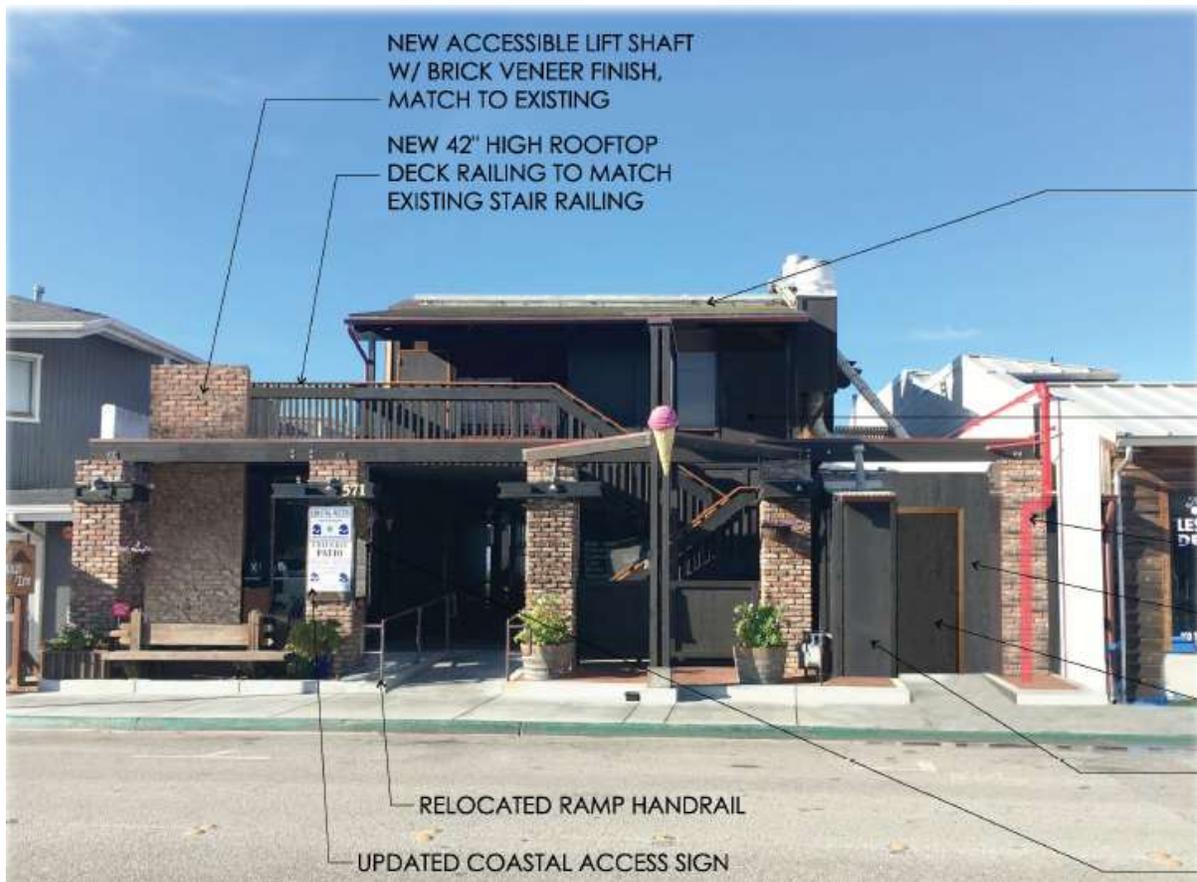
Visual Simulations

The Applicant has submitted visual simulation from both the Embarcadero and the bayside elevations. The harborside elevation on plan sheet A5.3 also includes the expanded Harborwalk that will provide additional public access as it connects to the Grays Inn lease site. (Exhibit G, plan sheets A5.1-A5.4). Plan sheet A5.4 shows improvements to the view corridor which proposes removing the existing unpermitted tables and chairs as well as streamlining business signage. The proposed exterior finishes and deck railings are also visible from the visual simulations.

Color and Materials/ Lighting Detail

Plan sheet CB1.0 depicts the proposed color and materials. Project plans show the proposed color and materials on plan sheets CB1.0. The project proposes to retain the existing building character and characteristic brown color scheme. The proposed deck railings will be an extension of the existing deck railing. The Harborwalk railing is also proposed to match the existing wood railing.

Lighting details as discussed above are shown on plan sheet A7.0 and A7.1. The plans propose lights that match with the existing lighting which is a collection of wall mounted, pendant light, and recessed can lighting. A condition of approval has been added to reflect previous Planning Commission condition to revise lighting to be consistent with the original Jim Maul architecture. In addition, ensure that lights are cut-off style, and downward facing to avoid light spillage and glare directed towards the bay. (Planning condition 13).

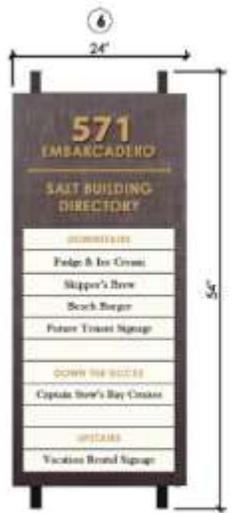


Master Sign Program

The Applicant has included a request for a master sign program with the CUP major modification as allowed under the City's sign ordinance (MBMC 17.68.110.C). The project is requesting approval for a total of 73.9sf of signage where 67.5sf of signage is allowed. A site plan showing sign locations and sign copy is shown on plan sheets A6.1-6.4. The table included on plan sheet 6.4 calculates both public access signs and tenant signs but the 73.9sf only includes business signage. Included within the sign program request is a proposed directory sign to be located on the street side elevation

mounted on the brick entry column as also depicted in the visual simulations. While the sign program request exceeds the code-allowed maximum signage, the Applicant's proposal greatly improves the aesthetics of the signs and indirectly improves the building appearance by removing excessive unpermitted signs.

In addition to the directory sign and the pole sign, the Applicant proposes to remove many of the window signs and hanging signs (plan sheet A5.1) and replace them with projecting signs for each of the tenant spaces within the view corridor. Signs proposed to remain such as the whimsical ice cream cone sign and the red fudge and ice cream window sign are shown on plan sheet A5.2. As proposed, the project is consistent with the Downtown Waterfront Strategic Plan's commercial design guidelines for signage which encourages projecting signs oriented toward pedestrians and bicyclists.



PROPOSED DIRECTORY SIGN
 SIGN DIMENSIONS: 24"X36" (7' 0")
 TO BE MOUNTED FLAT TO EXISTING BRICK COLUMN
 WOOD TO MATCH EXISTING PANELS ON BUILDING

DIRECTORY WALL SIGN



TYPICAL PUB SIGN IN VIEW CORRIDOR

ENVIRONMENTAL:

Previous eelgrass studies done in this area show no presence of sensitive eelgrass habitat. The most recent eelgrass survey was done on October 11, 2018 for the Gray's Inn lease site which included as part of its search boundary the floating dock located on the Salt Building lease site. The project based on size meets the requirement for a categorical exemption under CEQA, Section 15301, Class 1e and 1g for minor alterations to existing structures and changes to sign copy; and Class 3c for conversion of commercial structures from one use to another where the commercial remodel of this project converting 2nd floor office space, public access improvements, and sign program approval would qualify for an exemption with implementation of best management

practices as conditioned by Planning conditions 7-9. To ensure there are no future impacts to eelgrass, a condition of approval has been added to require an updated eelgrass survey prior to construction of the dock and gangway replacement per the California Eelgrass Mitigation Policy (CEMP) (Planning condition 10).

REGULATIONS:

The lease site is zoned WF/PD/S.4 as a waterfront zone and land use designation. The Planned Development (PD) zone is an overlay which applies special standards to primary zoning districts. The S.4 is a special treatment overlay zone which requires any project to undergo architectural review.

Planned Development Overlay

Section 17.40.030 of the Municipal Code requires both a Concept and Precise plan for projects on publicly owned land. Staff is recommending that the project be approved as a combined concept/precise plan approval because the plans include all the required elements of a Precise Plan submittal, and Planning Commission previously reviewed this project in 2018.

Waterfront Master Plan

The proposal is within the Waterfront Master Plan and is within Planning Area 3: Embarcadero Visitor Area. This area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity. The Waterfront Master Plan includes guidance for development of Area 3, including, in part, lateral access along the bay front of commercial buildings that connect to lateral access components of adjacent buildings, view corridors, and sidewalk improvements. The proposed project addresses each of these components by improving the existing harborwalk from 8.5 feet to a minimum of 10 feet, updating the coastal access signage to be consistent with other recently approved lease site CUPs, removes obstructions from the view corridor, improves overall commercial signage aesthetics through the sign program proposed, and provides an accessible overnight accommodation utilizing the existing footprint of the underutilized office space currently located on the second floor.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on March 26, 2021 and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The proposed project would remodel an existing waterfront 2-story commercial building with underutilized second floor office space and provide an overnight accommodation option. The project also proposes a 207sf expansion of the Harborwalk meeting the full 10-foot requirement at the north end which preserves the outdoor dining amenity which is consistent with the Waterfront Master Plan; and widening it to 20 feet on the south end allowing a nice space addition to public access. The architecture as shown in the color and materials board matches existing materials and elevations. The sign program as proposed addresses previous City complaints regarding excessive, cluttered signage and streamlines the architectural appearance of the building. Furthermore, the project is consistent with the Downtown Waterfront Strategic Plan for outdoor dining, exterior lighting, and a sign program which encourages projecting signs oriented towards pedestrians and bicyclists.

The project as proposed provides for enhanced public access which meets City goals in the Waterfront Master Plan and with approval of a master sign program will add to the ambiance of the waterfront area. It is consistent with the City's General Plan and Local Coastal Program (LCP). With the incorporation of recommended conditions, staff recommends that Planning Commission forward a favorable recommendation of this combined Concept Plan/Precise Plan to City Council for approval.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 07-21
- Exhibit B – Adopted Planning Commission Resolution 39-18
- Exhibit C – Applicant's Project Description dated March 2021
- Exhibit D – Applicant Response to PC Meeting 2018 Summary
- Exhibit E – Bruno Chair Lift Manufacturer Specifications
- Exhibit F – Alternate Front Elevation with Wood Siding, December 2018
- Exhibit G – Plans/ Reductions received March 12, 2021
- Exhibit H – PowerPoint presentation

EXHIBIT A

RESOLUTION NO. PC 07-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT / PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT MAJOR MODIFICATION (MAJ19-006) FOR CONVERSION OF 839 SF OF EXISTING SECOND FLOOR OFFICE SPACE TO ONE VACATION RENTAL UNIT WITH 988SF DECK, 450SF WATER LEASE LINE AMENDMENT, REPLACEMENT OF TWO FINGER DOCKS AND 28 FOOT GANGWAY, REPLACEMENT OF PILINGS TO SUPPORT NEW 207SF EXPANSION OF HARBORWALK PUBLIC ACCESS, APPROVAL FOR A MASTER SIGN PROGRAM ALLOWING 73.9 SF WHERE 67.5 SF IS ALLOWED, AND RELATED BUILDING FAÇADE IMPROVEMENTS AT 571 EMBARCADERO, SALT BUILDING

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on April 6, 2021, for the purpose of considering approval of Conditional Use Permit Major Modification #MAJ19-006; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. MAJ19-006 is exempt under Section 15301 and 15303, Class 1e and 1g for minor alterations to existing structures and changes to sign copy; and Class 3c for conversion of commercial structures from one use to another where the commercial remodel of this project converting 2nd floor office space, public access improvements, and sign program approval would qualify for an exemption with implementation of best management practices as conditioned by Planning conditions 7-9. To ensure there are no future impacts to eelgrass, a condition of approval has been added to require an updated eelgrass survey prior to construction of the dock and gangway replacement per the California Eelgrass Mitigation Policy (CEMP) (Planning

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condition 10). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of existing second floor office space to one vacation rental unit, improvements to public access, dock and gangway replacement, and building façade improvements at 571 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed widening of the Harborwalk from 8.5 feet to 10 feet and updated public coastal access signage as well as removal of obstructions within the view corridor, will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
 - a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the Harborwalk bayside lateral access is improved to increase from 8.5 feet to 10 feet in width to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
 - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project reconstructs the finger docks and gangway leading to the existing boat slips in the bay for recreational or commercial boat rental and also with the removal of visual obstructions within the view corridor will maintain and enhance views of the bay.
 - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. In addition the project recognizes the pedestrian orientation by approving a sign program which includes a directory sign accessible by pedestrians to inform type types of

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businesses present. The project is consistent with the character of the existing development.

- d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood material consistent with the character of the building and coastal access signage will be updated to be consistent with other Embarcadero projects in order to have consistent public access signage in order to promote public awareness of coastal bayside access.
- e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the improved harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
- f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbor to the south and will be enhanced by opening up the vertical access along the center of the building..

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development;of the city or to the desirability of investment of occupation in the area.

Precise Plan Finding

- A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

Downtown Waterfront Specific Plan (DWSP) Finding

- A. The project is consistent with the Waterfront Design Guidelines for the DWSP in that the proposed project includes outdoor dining, exterior lighting, and a sign program which includes centrally located directory signage and projecting signs oriented toward pedestrians and bicyclists which are encouraged. The project also includes project exterior light consistent with the architectural style of the building as well as outdoor dining deck adjacent to proposed 10 foot wide Harborwalk bayside lateral access.

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Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #MAJ19-006 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 30, 2021, for the project at 571 Embarcadero depicted on plans received March 12, 2021, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for MAJ19-006, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to

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comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

Building Conditions:

A. THE FOLLOWING CONDITIONS AND SELECTED CODE REQUIREMENTS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.

BUILDING DIVISION:

1. The Title sheet of the plans shall include:
 - a. Street address, lot, block, track and Assessor Parcel Number.
 - b. Description of use.
 - c. Type of construction.
 - d. Height of the building.
 - e. Floor area of the building(s).
 - f. Vicinity map.

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

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

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
6. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.
7. Fire sprinklers shall be required in the vacation rental unit.
8. Identify how ADA access is provided to the upper floor unit.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

BUILDING DIVISION:

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1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
2. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection when determined necessary by the planning division.
3. **ARCHAEOLOGICAL MATERIALS.** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

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

BUILDING DIVISION:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. **COMPLIANCE WITH APPLICABLE LAWS.** All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

Fire Conditions:

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1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers for the entire building. An automatic fire sprinkler system, in accordance with NFPA 13, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Applicant shall submit 3 sets of sprinkler plans to Morro Bay Community Development Department for review.
3. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)
5. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29).

Public Works Conditions:

1. Frontage: Show sidewalk and street frontage on plans. Verify current ADA accessibility requirements are in place.
2. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
3. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of

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way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

5. Harbor Deck Extension: Show debris barrier and BMP's on construction plans.
6. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
7. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.
8. Public Access: Note on plans how the public will be protected/ screened from work areas. Provide temporary physical barriers that will momentarily segregate the public from construction.
9. Encroachment Permits: A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is placed within the City right-of-way or parking spaces are required for construction an encroachment permit is required.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

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2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. Signage shall be added that reflects that the floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.
7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules

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- e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.
 - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
8. Netting or fencing around and underneath the gangway project site shall be installed to catch and remove debris released during and after construction.
9. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
10. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey, if required by the CEMP, shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.
11. Harborwalk Bayside Lateral Public Accessway. The bayside lateral access, also known as the Harborwalk, shall maintain a 10-foot-wide coastal access with open unobstructed access at all times with no tables or dining encroachments in order to maximize public access. Any uses that obstruct the lateral access such as private uses or barriers including furniture, planters, ropes, or restaurant seating within the 10-foot lateral access shall be prohibited.

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12. Outdoor Dining Deck. The outdoor dining deck with windscreen approved adjacent to the Harborwalk area shall be for public access only, no table setups shall be permitted, locked accordion gate shall be removed, and coastal access signage shall be posted stating no purchase necessary.
13. Outdoor Lighting. Existing lighting fixtures shall be revised to be consistent with the Jim Maul architectural style. Revised lighting fixtures shall be downward facing to avoid light spillage to areas facing the bay and cutoff style as applicable. Type of lighting fixtures to be submitted to the Planning Division for review and approval by the Community Development Director.

Planning conditions 14-18 added by Planning Commission on December 18, 2018.

14. Remove the trash area (storage area) to expose the original brick façade.
15. Add signage for on-site public restroom.
16. Tone down the brightness of the white color of the directory sign on the brick column.
17. Revise lighting fixtures to be more consistent with original Jim Maul architecture. Lighting fixtures A and E are preferred to be replicated where possible.
18. Provide verification by Certified Access Specialist (CAsp) that proposed project meets ADA requirements.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of April, 2021 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jesse Barron, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 6th day of April 2021.

RESOLUTION NO. PC 39-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT AND PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT AMENDMENT (A00-058/UP0-260) FOR CONVERSION OF 839 SF OF EXISTING SECOND FLOOR OFFICE SPACE TO TWO VACATION RENTAL UNITS, PUBLIC ACCESS IMPROVEMENTS BY WIDENING THE HARBORWALK FROM 8.5 FEET TO 10 FEET, REMOVAL AND REPLACEMENT OF THE EXISTING GANGWAY, APPROVAL FOR A MASTER SIGN PROGRAM ALLOWING 77 SF WHERE 67.5 SF IS ALLOWED, AND RELATED BUILDING FAÇADE IMPROVEMENTS AT 571 EMBARCADERO, SALT BUILDING

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on December 18, 2018, for the purpose of considering approval of Conditional Use Permit Amendment #A00-058/#UP0-260; and

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

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

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

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

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. A00-058/UP0-260 is exempt under Section 15301 and 15303, Class 1e and 1g for minor alterations to existing structures and changes to sign copy; and Class 3c for conversion of commercial structures from one use to another where the commercial remodel of this project converting 2nd floor office space, public access improvements, and sign program approval would qualify for an exemption with implementation of best management practices as conditioned by Planning conditions 7-9. To ensure there are no future impacts to eelgrass, a condition of approval has been added to require an updated eelgrass survey prior to construction of the gangway replacement per the California Eelgrass Mitigation Policy (CEMP) (Planning condition 10).

Conditional Use Permit Findings

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of existing second floor office space to two vacation rental units, improvements to public access, gangway replacement, and building façade improvement at 571 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed widening of the Harborwalk from 8.5 feet to 10 feet and updated public coastal access signage as well as removal of obstructions within the view corridor, will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the Harborwalk bayside lateral access is improved to increase from 8.5 feet to 10 feet in width to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
 - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project replaces the gangway leading to the existing boat slips in the bay for recreational or commercial boat rental and also with the removal of visual obstructions within the view corridor will maintain and enhance views of the bay.
 - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. In addition the project recognizes the pedestrian orientation by approving a sign program which includes a directory sign accessible by pedestrians to inform the types of businesses present. The project is consistent with the character of the existing development.

- d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood material consistent with the character of the building and coastal access signage will be updated to be consistent with other Embarcadero projects in order to have consistent public access signage in order to promote public awareness of coastal bayside access.
- e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the improved harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
- f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbor to the south and will be enhanced by opening up the vertical access along the center of the building..

Architectural Consideration

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

Precise Plan Finding

- A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

Downtown Waterfront Specific Plan (DWSP) Finding

- A. The project is consistent with the Waterfront Design Guidelines for the DWSP in that the proposed project includes outdoor dining, exterior lighting, and a sign program which includes centrally located directory signage and projecting signs oriented toward pedestrians and bicyclists which are encouraged. The project also includes project exterior light consistent with the architectural style of the building as well as outdoor dining deck adjacent to proposed 10 foot wide Harborwalk bayside lateral access.

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #A00-058/UP0-260 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 14, 2018 and second staff report dated December 11, 2018, for the project at 571 Embarcadero depicted on plans received December 3, 2018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for A00-058/UP0-260, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the

City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

Building Conditions:

A. THE FOLLOWING CONDITIONS AND SELECTED CODE REQUIREMENTS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.

BUILDING DIVISION:

1. The Title sheet of the plans shall include:
 - a. Street address, lot, block, track and Assessor Parcel Number.
 - b. Description of use.
 - c. Type of construction.
 - d. Height of the building.
 - e. Floor area of the building(s).
 - f. Vicinity map.

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

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

Exhibit B

2. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
3. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
4. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as appropriate. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
5. The owner shall comply with the City's Special Inspection Program. Special inspections may be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
6. Deferred submittals are not allowed, unless otherwise permitted by the Building Official, i.e. fire sprinkler plans and calculations, and truss calculations.
7. Fire sprinklers shall be required in the hotel units.
8. Identify how ADA access is provided to the upper floor units.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

BUILDING DIVISION:

1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. A licensed surveyor or engineer shall verify pad elevations, and setbacks, prior to foundation inspection when determined necessary by the planning division.
3. **ARCHAEOLOGICAL MATERIALS.** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Division shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

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

BUILDING DIVISION:

1. Prior to building division final approval all required inspections from the other various departments must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

D. CONDITIONS SUBJECT TO ONGOING COMPLIANCE:

1. **COMPLIANCE WITH APPLICABLE LAWS.** All applicable requirements of any law or agency of the State, City of Morro Bay and any other governmental entity at the time of construction shall be met. The duty of inquiry as to such requirements shall be upon the applicant.

Fire Conditions:

1. Fire Safety during Construction and Demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers for the entire building. An automatic fire sprinkler system, in accordance with NFPA 13, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Applicant shall submit 3 sets of sprinkler plans to Morro Bay Community Development Department for review.
3. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)
5. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29).

Public Works Conditions:

1. Frontage: Show sidewalk and street frontage on plans. Verify current ADA accessibility requirements are in place.
2. Sewer Lateral: Indicate and label new or existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
3. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
4. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
5. Harbor Deck Extension: Show debris barrier and BMP's on construction plans.

6. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
7. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.
8. Public Access: Note on plans how the public will be protected/ screened from work areas. Provide temporary physical barriers that will momentarily segregate the public from construction.
9. Encroachment Permits: A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application. If a construction dumpster is placed within the City right-of-way or parking spaces are required for construction an encroachment permit is required.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of

Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.

3. **Conditions of Approval on Building Plans:** Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. **Inspection:** The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. **Floating dock.** The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.
7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules
 - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.

- g. All equipment fueling shall take place on the barge, with containment in place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
8. Netting or fencing around and underneath the gangway project site shall be installed to catch and remove debris released during and after construction.
9. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
10. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey, if required by the CEMP, shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.
11. Harborwalk Bayside Lateral Public Accessway. The bayside lateral access, also known as the Harborwalk, shall maintain a 10-foot wide coastal access with open unobstructed access at all times with no tables or dining encroachments in order to maximize public access. Any uses that obstruct the lateral access such as private uses or barriers including furniture, planters, ropes, or restaurant seating within the 10-foot lateral access shall be prohibited.
12. Outdoor Dining Deck. The outdoor dining deck with windscreen approved adjacent to the Harborwalk area shall be for public access only, no table setups shall be permitted and coastal access signage shall be posted stating no purchase necessary.

13. Outdoor Lighting. The outdoor lighting plan, found of sheet A7.0 of the plan set shall be revised to include a cutoff lighting fixture, downward facing in place of proposed lighting fixture D for all areas facing the bay. Type of lighting fixture to be submitted to the Planning Division for review and approval by the Community Development Director.

Planning conditions 14-18 added by Planning Commission on December 18, 2018.

- 14. Remove the trash area (storage area) to expose the original brick façade.
- 15. Add signage for on-site public restroom.
- 16. Tone down the brightness of the white color of the directory sign on the brick column.
- 17. Revise lighting fixtures to be more consistent with original Jim Maul architecture. Lighting fixtures A and E are preferred to be replicated where possible.
- 18. Provide verification by Certified Access Specialist (CASP) that proposed project meets ADA requirements.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of December, 2018 on the following vote:

AYES: Ingraffia, Barron, Sadowski, Lucas, Luhr
NOES:
ABSENT:
ABSTAIN:



Gerald Luhr, Chairperson

ATTEST



Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 18th day of December, 2018.

Project Description for 571 Embarcadero Road
March 2021

Setting

The project site, 571 Embarcadero Road, is approximately 6,200 square feet. The property is located on the western side of Embarcadero Road and adjacent to the Gray's Inn and Harbor Suites and other retail businesses. It is zoned WF (PD/S.4). The site currently has a two story building with a restaurant, retail shops and office space located on the second floor. The building was constructed in the 1980's.

Project Description

Summary:

The existing Salt Building underwent an upgrade approximately eight years ago. The building was repaired, sidewalk widened (brought to ADA standards), floating dock repair and new Harborwalk constructed.

The second floor office space is divided into two spaces that are 539 sq. ft. and 300 sq. ft. The spaces have been in place for many years however; it has continually been a problem to rent the space. Therefore the applicant is proposing to convert this space to one commercial vacation rental. The existing space size will remain the same with the interior modifications to change to a one bedroom and bath ADA unit.

Furthermore, the existing flat roof on the western side will be converted to a 988 sq. ft. roof top deck area with 42" high deck railings that will match the existing stairway railings.

In order to provide the necessary access and ADA compliant measures, a chair lift is proposed on the Embarcadero side (front) of the building. The lift will be partially enclosed and the façade is a brick material to mimic the existing building. An alternative wood siding around the lift is also provided for review.

In early January 2021 there was an extreme tidal fluctuation, caused by the King Tides. During this time, the existing gangway was not long enough to bridge from the shore side to the floating dock and gangway slipped off the dock and into the bay. It appears that this further caused the floating docks to push westward against the existing piles and the end of the finger docks broke apart under the pressure. The gangway and docks were damaged beyond repair and were removed from the site the following day by Associated Pacific Constructors to prevent further damage to the adjacent lease site slips and boats.

Exhibit C

The project as proposed will replace the former docks however, there are modifications that are proposed and are listed below.

1. The finger docks will be lengthened by approximately 10 feet.
2. The width of the finger docks will be 5 feet and 4 feet in order to comply with building code.
3. The new head float will be 8' 6" in width which allow space to walk around the gangway.
4. The finger dock configuration has been changed to provide a better slip configuration.
5. The two finger dock end pilings will be relocated to the new end of the finger docks.
6. Two new 16" steel piles will be installed via a vibratory hammer at each finger dock end.
7. The existing HDPE piles located at the old finger dock ends will be removed.
8. The existing piles located at the head float will remain and used in conjunction with the Harborwalk extension.
9. The gangway will be realigned from its current location and run parallel with the Harborwalk. There will be a new approximately 27' gangway installed.
10. A 5' by 5' landing will be constructed at the top of the gangway to meet the ADA standards.
11. This gangway and landing will be placed over water that does not currently have any permanent structures other than the rock rip-rap and existing Harborwalk.
12. A lease line adjustment is proposed to include the new floating dock footprint within the lease site. The proposed new lease site area will be approximately 450 sq. ft.
13. Project will include standard Construction BMP's for protection of the marine environment.

With the above modifications to the floating docks and gangway, a new area is now available to widen the Harborwalk (2') to 10 foot-width along the patio area and add approximately 11 ½ feet on the southern side. The total area for the Harborwalk will be increased by 207 square feet with both of the described additions.

Last, there is an ADA complaint lift located on the western side of the building near the southern lease site. This lift was installed to meet the ADA standards since there was only one ADA access to the Harborwalk which is located on the adjacent lease site to the north. This lift will remain in place to serve ADA needs.

Eelgrass:

A pre-construction eelgrass survey was done for the Gray's Inn in November 2018 which included this project within the search boundaries. At that time there was no evidence of eelgrass in this project site. The continued use of boats and the location of the floating docks, gangway, Harborwalk and Harborwalk support beams provide shading most of the time which limits the potential for eelgrass growth. Other eelgrass surveys done at Gray's Inn in 2016 and Salt Building in 2009 consistently show no eelgrass present on this site.

The project as proposed does relocate the floating docks and Harborwalk over water area not currently covered with docks or Harborwalk however, as mentioned the area is not currently conducive to eelgrass growth with the extensive shading. Therefore this proposed project should not have any impacts to eelgrass.

Previous Planning Commission:

The Planning Commission had previously approved this project in 2018 with conditions. The summary of modifications and answers are provided as an attachment to this description.

Conclusion:

This is an opportunity to enhance visitor serving uses along the waterfront by adding new visitor-serving accommodation within the existing footprint of the building, an enlarged Harborwalk and new floating docks.

PC meeting summary from December 2018

1. *Remove the trash area (storage area) to expose the original brick façade.*
Answer: The enclosure area is actually a storage area for the restaurant with an entrance door leading directly to the restaurant kitchen. In addition to restaurant storage, it also has the water meter and fire suppression equipment and gas meters on the outside of the storage area. It also appears that the wall was moved forward (toward the street) at some point, which is inconsistent with the 2010 planning approvals where the wall of the building was behind the brick column. Now the back wall of the storage area is flush with the brick column. After research it has been determined that the area was shown as enclosed in the Maul plans from 2009 and also shows an enclosure in the Imani plans from 2013/14. The previous architect discovered some inaccurate measurements and locations for some of the project components that were on the original Jim Maul plans. So it is difficult to ascertain whether Jim Maul added the enclosure or if Abba Immi added the enclosure. The original Maul plans show the exterior wall flush with the brick columns on the Embarcadero side however, the Maul plans from 2009 show. So this also leads to more confusion on the exterior wall location.

In addition, the trash cans are adjacent to the stairs behind the gate and the recycling cans are on the other side of the stairs. It also appears that none of this interior work or wall relocation has permits. It was presented as this was an enclosure for storage, when in fact the garbage cans are behind a gate adjacent to the stairs with the recycling cans on the other side of the stairs. The proposed plan rectifies the trash enclosure and shows it adjacent to and underneath the stairs with a gate screening the cans from view. It also shows a new short wing wall around the reconfigured water heater and adjacent to the gas meters. This will be a similar wood paneling with trim to match the exiting building exterior. The existing fire suppression equipment will remain as is, exposed and painted to match the existing paint finish. The trash and recycle containers will be stored under and adjacent to the stairway and will include fire suppression. The containers will be screened from view with a gate to make the exterior finish and color.

Last, the existing storage area on the Embarcadero side will be reduced in size by 50 square feet. The existing water heater can be replaced with an on demand unit however will need to be enclosed with a short wing wall for protection. The existing wall facade between the kitchen and storage area is a board & batten finish with trim (similar to the rest of the building) but unpainted and the columns are clad in brick. The new finish will be a similar wood paneling with trim to match the exiting building exterior. As for the fire riser, the existing suppression equipment will remain as is, exposed and painted to match the existing paint finish. The access door leading to the kitchen will remain in its current location as it serves as an exit for safety purposes. Due

Exhibit D

to the elevation change between the kitchen door and sidewalk, the ramp will also be left in place.

2. *Add signage for on-site public restroom.*

Answer: Public restroom signage included in plan.

3. *Tone down the brightness of the white color of the directory sign on the brick column.*

Answer: This has been changed to a beige from white to tone done.

4. *Revise lighting fixtures to be more consistent with original Jim Maul architecture. Lighting fixtures A and E are preferred to be replicated where possible.*

Answer: The Commission stated they prefer lighting fixtures "A" and "E". However these lighting fixtures are location specific. "A" is a large chandelier pendant and "E" only occurs as a wrap-around fixture around the front brick columns. Therefore both are not appropriate fixtures for areas where we are proposing new lighting (we need something smaller and wall-mounted). Fixture "D" is preferable because it occurs at other areas in the view corridor already. "C" already occurs as a directional light along the dock area and is more appropriate for roof fascia-mounted applications to illuminate the new second floor deck.

5. *Provide verification by Certified Access Specialist (CAsp) that proposed project meets ADA requirements.*

Answer: This can be problematic as we discovered with another project as it relates to the CAsp and their credentials which do not include an architect's or engineers license. We believe this requirement is beyond the level of a discretionary permit to include reports and verifications that would normally take place at the time of building plan review and consistency with the CBC. This should be done in conjunction with the building dept. review at building permit stage.

Exhibit E

HOISTWAY 90° / ADJACENT EXIT PLATFORM (NO PIT) (COMM)

VPL-3300B SERIES VERTICAL PLATFORM LIFT

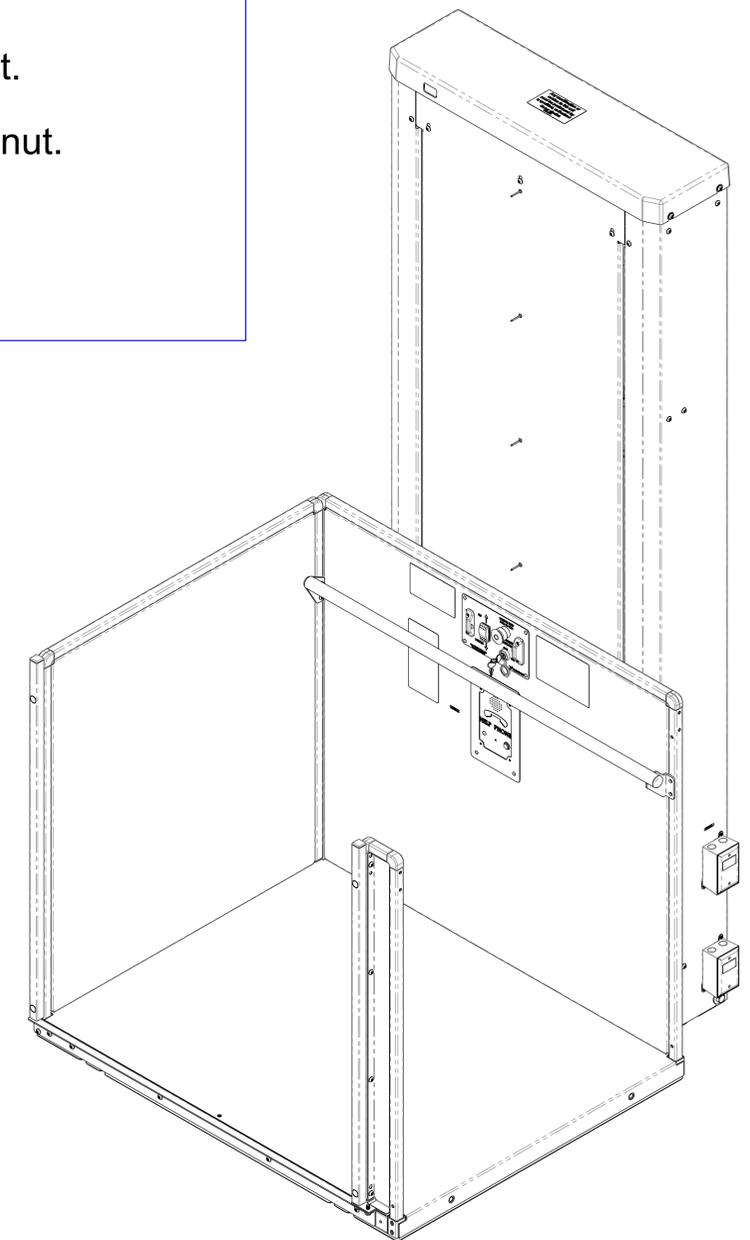
TECHNICAL DATA/SPECIFICATIONS *

RATED LOAD:	750 lbs maximum.
INPUT POWER SOURCE:	
-DC BATTERY POWERED UNIT:	110-120 Volt 3 Amp 60 Hz battery charger.
DRIVE:	
-DC BATTERY POWERED UNIT:	VPL-3353B/VPL-3375B: 1/2 hp motor, 1750 rpm, 24 VDC, continuous duty. VPL-3310B/VPL-3312B/VPL-3314B: 1 hp motor, 1750 rpm, 24 VDC, continuous duty.
INTERMEDIATE REDUCTION:	Dual 4L style Poly-V belts and pulleys, 3.94:1 pulley reduction.
FINAL DRIVE:	VPL-3353B/VPL-3375B: 1" dia. ACME screw w/bronze nut and bronze safety back up nut. VPL-3310B/VPL3312B/VPL-3314B: 1.25" dia. ACME screw w/bronze nut and bronze safety back up nut.
MOTOR CONTROLLER:	
-DC BATTERY POWERED UNIT:	24 VDC Relay control.
SPEED:	
-DC BATTERY POWERED UNIT:	10 feet per minute maximum

PERFORMANCE STANDARDS

USA FOOD & DRUG ADMINISTRATION: CLASS II, 510(K) Exempt, File No. 890.3930,
Product Code: PCE
ASME A18.1 (Section 2) Safety Standards for Platform Lifts and Stairway Chairlifts *
CSA B355 Lifts for Persons with Physical Disabilities *
CSA B44.1/ASME A17.5 Elevator and Escalator Electrical Equipment *

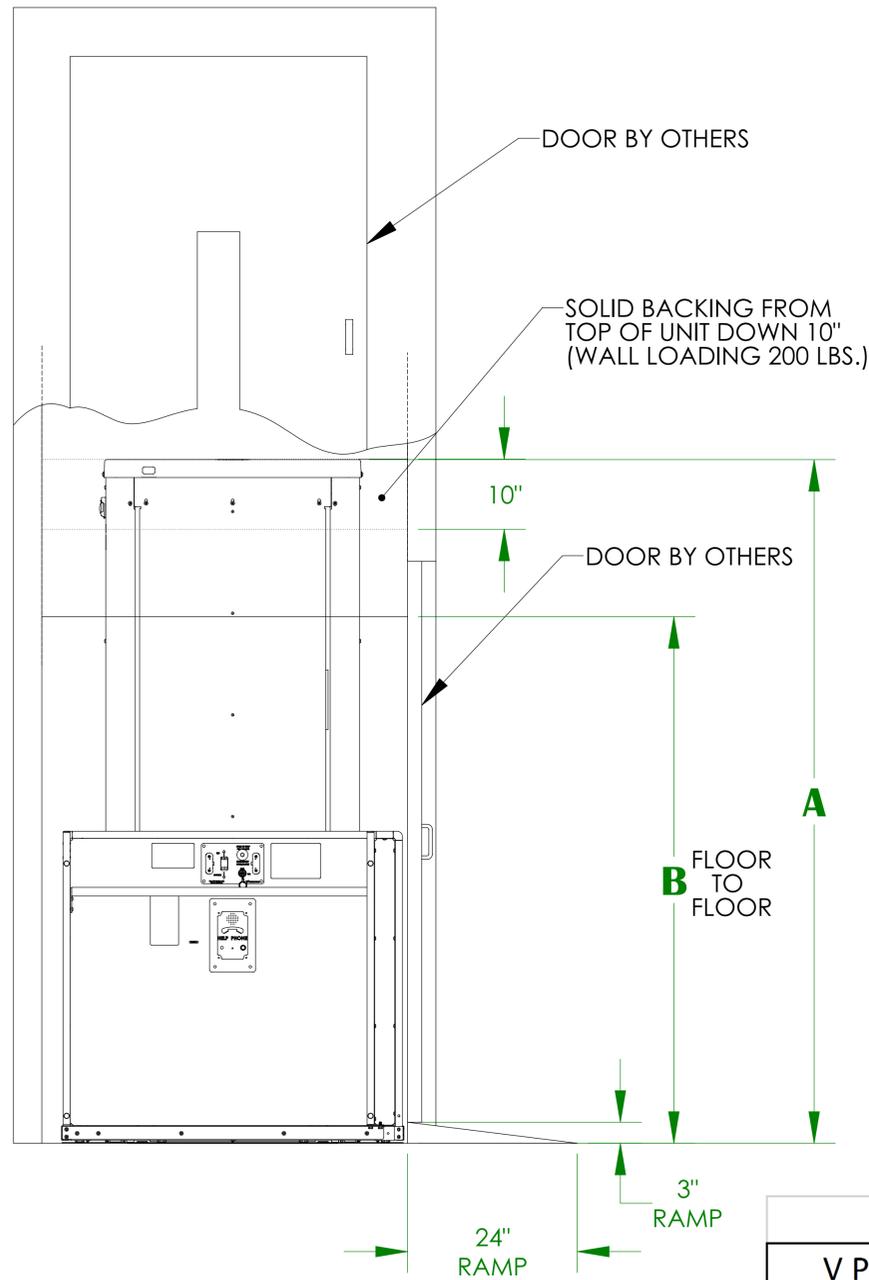
* For complete technical specifications and performance standards years of compliance please see:
ILS-01100 "VPL-3300B Series Commercial Vertical Platform Lift Technical Specification"



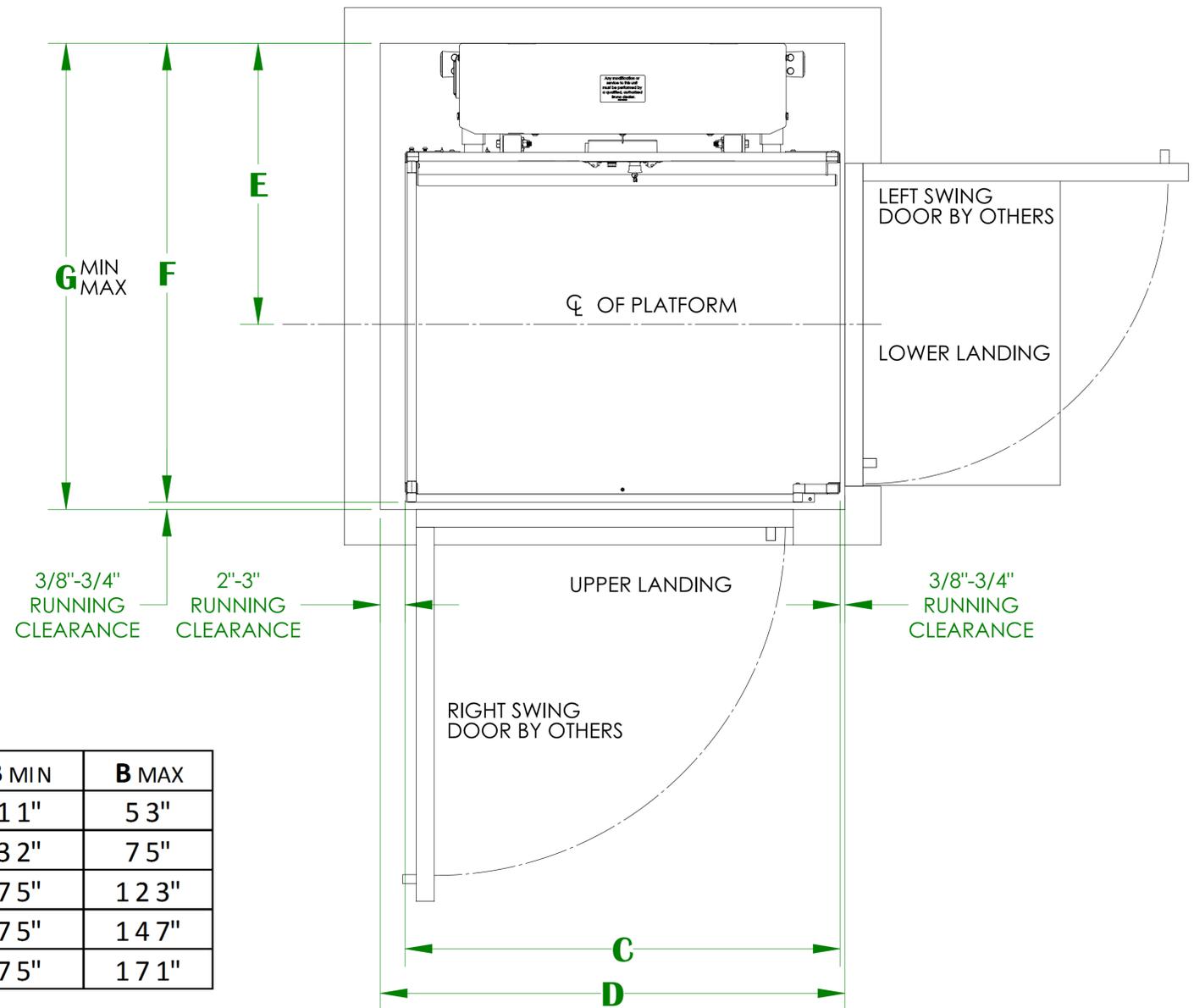
HOISTWAY 90° / ADJACENT EXIT PLATFORM (NO PIT) (COMM)

VPL-3300B SERIES VERTICAL PLATFORM LIFT

Exhibit E



	C	D	E	F	G MIN	G MAX
36" X 48" PLATFORM	48-7/16"	50-13/16" - 52-3/16"	31-9/16"	51-11/16"	52-1/16"	52-7/16"
36" X 54" PLATFORM	54-7/16"	56-13/16" - 58-3/16"	31-9/16"	51-11/16"	52-1/16"	52-7/16"
36" X 60" PLATFORM	60-7/16"	62-13/16" - 64-3/16"	31-9/16"	51-11/16"	52-1/16"	52-7/16"
42" X 60" PLATFORM	60-7/16"	62-13/16" - 64-3/16"	34-9/16"	57-11/16"	58-1/16"	58-7/16"



ELEVATION VIEW
(RIGHT HAND UNIT SHOWN)

	A	B MIN	B MAX
V P L - 3353 B	75-9/16"	11"	53"
V P L - 3375 B	97-9/16"	32"	75"
V P L - 3310 B	148-1/16"	75"	123"
V P L - 3312 B	172-1/16"	75"	147"
V P L - 3314 B	196-1/16"	75"	171"

PLAN VIEW
(RIGHT HAND UNIT SHOWN)

- NOTES:**
- HOISTWAY IN ACCORDANCE WITH SAFETY CODES (ASME -A18.1) AND TO LOCAL CODES AND REGULATIONS. HOISTWAY TO BE FIRE RATED IN ACCORDANCE WITH APPLICABLE BUILDING CODES IF REQUIRED BY SUCH CODES.
 - PLUMB HOISTWAY DUE TO CLOSE RUNNING CLEARANCES. MUST BE CONSTRUCTED PLUMB ($\pm 1/8$ IN) AND SQUARE AND TO SIZE SHOWN.
 - NO CONDUIT, WIRING OR PIPING OTHER THAN THAT PERTAINING TO THE UNIT IS PERMITTED IN THE HOISTWAY.

HOISTWAY 90° / ADJACENT EXIT PLATFORM (NO PIT) (COMM)

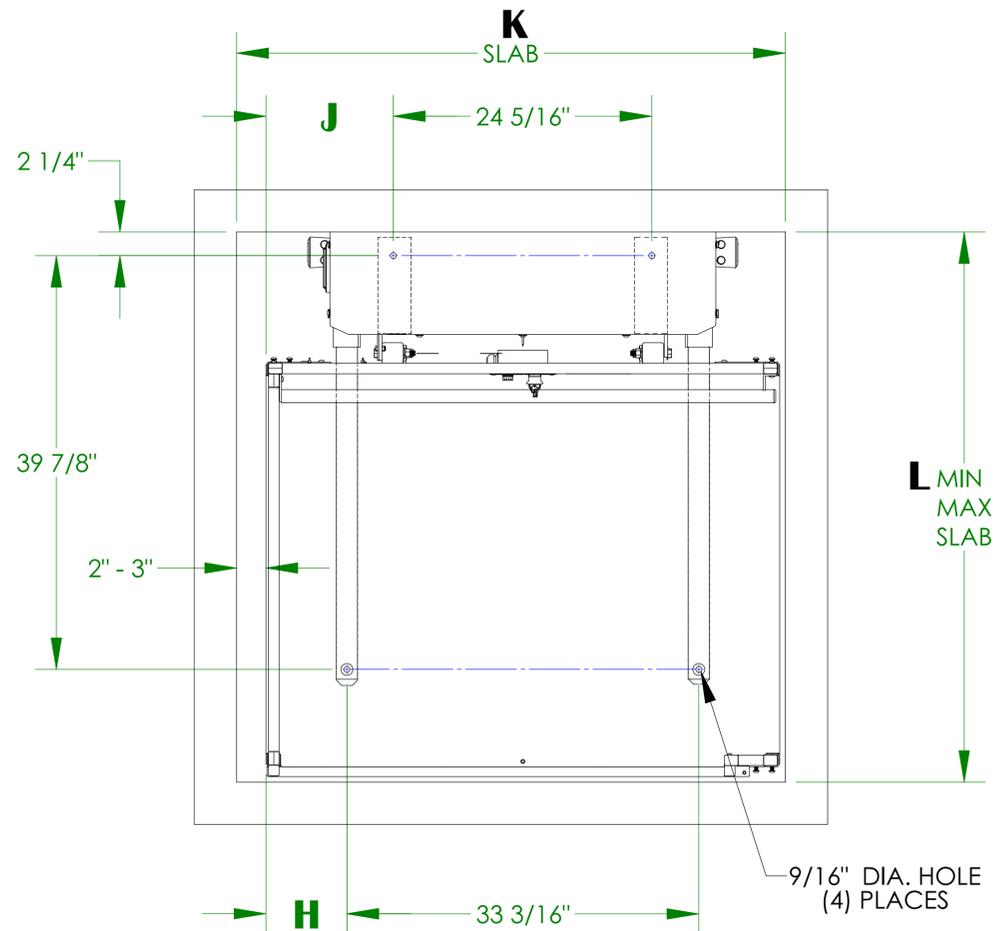
VPL-3300B SERIES VERTICAL PLATFORM LIFT ANCHOR POINT LOCATIONS/SLAB DETAIL

TECHNICAL SPECIFICATIONS *

FLOOR ATTACHMENT:
VPL MUST BE FASTENED TO CONCRETE SLAB USING FOUR (4) 1/2" (3/8" BOLT) X MINIMUM 2-1/2" LONG CONCRETE ANCHORS SUITABLE FOR THE ENVIRONMENT. FOLLOW SELECTED CONCRETE ANCHOR MANUFACTURERS GUIDELINES AND APPLICABLE CODES.

FLOOR REQUIREMENTS:
4" THICK 3500 PSI MINIMUM COMPRESSIVE STRENGTH, REINFORCED CONCRETE SLAB.

* For complete technical specifications please see ILS-01100 "VPL-3300B Series Commercial Vertical Platform Lift Technical Specification"



UNITS WITH 90° / ADJACENT EXIT PLATFORM

	H	J	K	L MIN	L MAX
36" X 48" PLATFORM	7-5/8"	12-1/16"	50-13/16" - 52-3/16"	52-1/16"	52-7/16"
36" X 54" PLATFORM	10-5/8"	15-1/16"	56-13/16" - 58-3/16"	52-1/16"	52-7/16"
36" X 60" PLATFORM	13-5/8"	18-1/16"	62-13/16" - 64-3/16"	52-1/16"	52-7/16"
42" X 60" PLATFORM	13-5/8"	18-1/16"	62-13/16" - 64-3/16"	58-1/16"	58-7/16"



NEW ACCESSIBLE LIFT SHAFT
W/ WOOD SIDING FINISH,
MATCH TO EXISTING

NEW 42" HIGH ROOFTOP
DECK RAILING TO MATCH
EXISTING STAIR RAILING

NEW WOOD SHINGLE ROOFING TO MATCH EXISTING

NEW INFILL WALL AT REMOVED WINDOW, MATCH TO
TYPICAL WOOD SIDING & PAINT FINISH

EXISTING FIRE RISER & LINES TO BE EXPOSED, PAINT TO
MATCH TYPICAL WOOD SIDING

ORIGINAL WALLS BEHIND STORAGE SHED TO BE EXPOSED,
NEW WOOD SIDING WITH BOARD & BATTEN TRIM TO
MATCH TYPICAL EXISTING PAINT FINISH

EXISTING DOOR TO BE REPLACED, PAINT TO MATCH

REMAINING PORTION OF STORAGE/UTILITY SHED
PUSHED BACK FROM SIDEWALK TO ENCLOSE NEW
TANKLESS WATER HEATER

NEW DIRECTORY SIGNAGE

RELOCATED RAMP HANDRAIL

UPDATED COASTAL ACCESS SIGN

VIEW FROM EMBARCADERO - PROPOSED (ALTERNATE WOOD OPTION)

	Salt Building	Date: FEBRUARY 13, 2018
	Morro Bay, CA	Scale: NO SCALE
	for: Rick & Teri Gambril	Sheet: A5.1B

Salt Building

571 Embarcadero

Morro Bay

PROJECT STATISTICS	PROJECT DESCRIPTION	SHEET INDEX	PROJECT DIRECTORY	VICINITY MAP
--------------------	---------------------	-------------	-------------------	--------------

ADDRESS: 571 EMBARCADERO MORRO BAY, CA 93442													
APN: 940-000-202													
SITE AREA:													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td>LAND: 3,931 SF</td> <td>3,931 SF</td> </tr> <tr> <td>WATER: 2,250 SF</td> <td>2,700 SF</td> </tr> <tr> <td>TOTAL: 6,181 SF</td> <td>6,631 SF</td> </tr> <tr> <td>NET INCREASE IN TOTAL AREA:</td> <td>+450 SF (WATER)</td> </tr> </table>	EXISTING	PROPOSED	LAND: 3,931 SF	3,931 SF	WATER: 2,250 SF	2,700 SF	TOTAL: 6,181 SF	6,631 SF	NET INCREASE IN TOTAL AREA:	+450 SF (WATER)		
EXISTING	PROPOSED												
LAND: 3,931 SF	3,931 SF												
WATER: 2,250 SF	2,700 SF												
TOTAL: 6,181 SF	6,631 SF												
NET INCREASE IN TOTAL AREA:	+450 SF (WATER)												
ZONING: WF/PD/S.4 H - HARBOR													
EXISTING USE: OFFICE/MERCANTILE													
PROPOSED USE: MERCANTILE & HOTEL													
TYPE OF CONSTRUCTION: TYPE V-B													
OCCUPANCIES: R-1													
FIRE SPRINKLERS: NO													
NUMBER OF GUEST ROOMS: 1 GUEST ROOM (ACCESSIBLE)													
LOT COVERAGE:													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td>LAND: 3,931 SF</td> <td>3,310 SF (84.2%)</td> </tr> <tr> <td>WATER: (E) 2,250 SF & (P) 2,700 SF</td> <td>1,068 SF (47.5%)</td> </tr> <tr> <td>(PROPOSED HARBORWALK EXTENSION: +207 SF)</td> <td></td> </tr> <tr> <td>TOTAL: (E) 6,181 SF & (P) 6,631 SF</td> <td>4,378 SF (70.8%)</td> </tr> <tr> <td></td> <td>4,812 SF (72.6%)</td> </tr> </table>	EXISTING	PROPOSED	LAND: 3,931 SF	3,310 SF (84.2%)	WATER: (E) 2,250 SF & (P) 2,700 SF	1,068 SF (47.5%)	(PROPOSED HARBORWALK EXTENSION: +207 SF)		TOTAL: (E) 6,181 SF & (P) 6,631 SF	4,378 SF (70.8%)		4,812 SF (72.6%)
EXISTING	PROPOSED												
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(PROPOSED HARBORWALK EXTENSION: +207 SF)													
TOTAL: (E) 6,181 SF & (P) 6,631 SF	4,378 SF (70.8%)												
	4,812 SF (72.6%)												
EXISTING GANGWAY: 4'X20'													
PROPOSED GANGWAY: 4'X28'													
BUILDING AREA:													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td>FIRST FLOOR: 2,214 SF</td> <td>2,250 SF</td> </tr> <tr> <td>SECOND FLOOR: 839 SF</td> <td>839 SF</td> </tr> <tr> <td>TOTAL AREA: 3,053 SF</td> <td>3,089 SF</td> </tr> <tr> <td>NET INCREASE IN TOTAL AREA:</td> <td>+36 SF</td> </tr> <tr> <td>PROPOSED ROOFTOP DECK AREA:</td> <td>+988 SF</td> </tr> </table>	EXISTING	PROPOSED	FIRST FLOOR: 2,214 SF	2,250 SF	SECOND FLOOR: 839 SF	839 SF	TOTAL AREA: 3,053 SF	3,089 SF	NET INCREASE IN TOTAL AREA:	+36 SF	PROPOSED ROOFTOP DECK AREA:	+988 SF
EXISTING	PROPOSED												
FIRST FLOOR: 2,214 SF	2,250 SF												
SECOND FLOOR: 839 SF	839 SF												
TOTAL AREA: 3,053 SF	3,089 SF												
NET INCREASE IN TOTAL AREA:	+36 SF												
PROPOSED ROOFTOP DECK AREA:	+988 SF												
ROOF AREA:													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>LAND: 1273 SF</td> </tr> <tr> <td>ROOF AREA > 4:12: 1200 SF (94.5%)</td> </tr> <tr> <td>ROOF AREA < 4:12: 73 SF (5.5%)</td> </tr> </table>	LAND: 1273 SF	ROOF AREA > 4:12: 1200 SF (94.5%)	ROOF AREA < 4:12: 73 SF (5.5%)									
LAND: 1273 SF													
ROOF AREA > 4:12: 1200 SF (94.5%)													
ROOF AREA < 4:12: 73 SF (5.5%)													
BUILDING HEIGHT: 23'													
VIEW CORRIDOR: 6'-6" WIDE (TO REMAIN AS IS)													
PROPOSED DECK RAILING HEIGHT: 3'-6"													

THIS PROJECT PROPOSES THE CONVERSION OF 839 SQUARE FEET OF OFFICE SPACE INTO ONE ACCESSIBLE RENTAL UNIT ON AN EXISTING 3,053 SQUARE FOOT, TWO-STORY, WATERFRONT COMMERCIAL PROPERTY AT 571 EMBARCADERO IN MORRO BAY, CALIFORNIA. A NEW ACCESSIBLE LIFT WILL BE ADDED TO THE FRONT OF THE BUILDING TO ACCESS THE SECOND FLOOR GUEST ROOM. THE PROJECT ALSO PROPOSES RELOCATING THE EXISTING WATER LEASE LINE, ADDING AN EXTRA 450 SQUARE FEET FOR LEASING. 988 SQUARE FEET OF RENTAL-EXCLUSIVE ROOF DECK ON THE SECOND FLOOR WILL BE ADDED.

THE PROJECT ALSO PROPOSES AN EXTENSION OF 207 SQUARE FEET OF THE HARBORWALK DECK TO COMPLY WITH THE 10 FEET MINIMUM BAYSIDE LATERAL PUBLIC ACCESS WITH REMOVAL AND REPLACEMENT OF THE EXISTING GANGWAY. THE EXISTING BOAT DOCKS WILL BE REMOVED AND REPLACED.

ADDITIONALLY, THE PROJECT PROPOSES A TOTAL OF 73.9 SQUARE FEET OF SIGNAGE THROUGH THE SIGNAGE PROGRAM INCLUDED, REQUESTING A SURPLUS OF 6.4 SQUARE FEET TO BE GRANTED.

PARKING CALCULATIONS

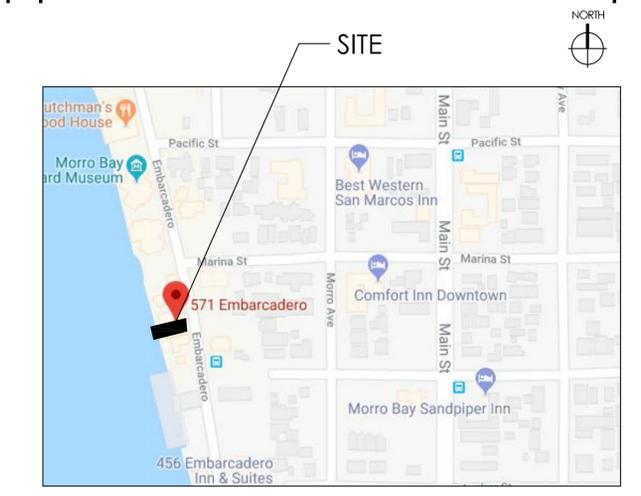
EXISTING	EXISTING AREA	SPACES
SECOND FLOOR: OFFICE	839 SF	3
TOTAL PARKING REQUIRED	-	3
PROPOSED	PROPOSED AREA	SPACES
SECOND FLOOR: VACATION RENTAL	839 SF	1
(1 SPACE PER 10 ROOMS)		
TOTAL PARKING REQUIRED	-	1

SHEET INDEX	PROJECT DIRECTORY
A1.0 COVER SHEET	OWNER RICK AND TERI GAMBRIL P.O. BOX 481 OAKHURST, CA 93644 ATTN: RICK GAMBRIL PHONE: (559) 760-4904 EMAIL: RGAMBRIL@YAHOO.COM
A2.0 EXISTING FIRST FLOOR PLAN	ARCHITECT ARRIS STUDIO ARCHITECTS 1327 ARCHER ST, SUITE 220 SAN LUIS OBISPO, CA 93401 ATTN: THOM JESS PHONE: (805) 547-2240 EMAIL: TJESS@ARRIS-STUDIO.COM
A2.1 EXISTING SECOND FLOOR PLAN	
A2.2 EXISTING ROOF PLAN	
A3.0 PROPOSED FIRST FLOOR PLAN	
A3.1 PROPOSED SECOND FLOOR PLAN	
A3.2 PROPOSED ROOF PLAN	
A4.0 ELEVATIONS	
A4.1 ELEVATIONS	
A5.0 VISUAL SIMULATIONS	
A5.1 VISUAL SIMULATIONS	
A5.2 VISUAL SIMULATIONS	
A5.3 VISUAL SIMULATIONS	
A5.4 VISUAL SIMULATIONS	
A6.0 SIGNAGE PLAN - COASTAL PUBLIC ACCESS SIGN EXHIBIT	
A6.1 SIGNAGE PLAN - REMOVAL EXHIBIT	
A6.2 SIGNAGE PLAN - 1ST FLOOR TENANT SIGN EXHIBIT	
A6.3 SIGNAGE PLAN - PROPOSED SIGNAGE	
A6.4 SIGNAGE PLAN - 2ND FLOOR SIGN EXHIBIT & SQUARE FOOTAGE CALCULATIONS	
A7.0 FIRST FLOOR LIGHTING PLAN	
A7.1 SECOND FLOOR LIGHTING PLAN	
CB1.0 COLORS & MATERIALS BOARD	
D1.0 DOCKS: COVER SHEET, GENERAL NOTES, SITE PLAN	
D1.1 FLOATING DOCK PLANS/HARBOR WALK PLAN	

SIGNAGE CALCULATIONS

****MAXIMUM ALLOWABLE SIGNAGE CALCULATED W/ PRESENT MORRO BAY SIGNAGE ORDINANCE (SQUARE FOOTAGE EQUALS PROJECT PUBLIC LINEAR FRONTAGE TIMES 1.5)**

LINEAR FRONTAGE :	45'
(X1.5 MULTIPLIER)	67.5
MAX. SIGNAGE SQUARE FOOTAGE ALLOWED:	67.5
PROPOSED SQUARE FOOTAGE:	73.9 SF
SURPLUS SQUARE FOOTAGE:	+6.4 SF
PUBLIC SIGNAGE SQUARE FOOTAGE:	20 SF

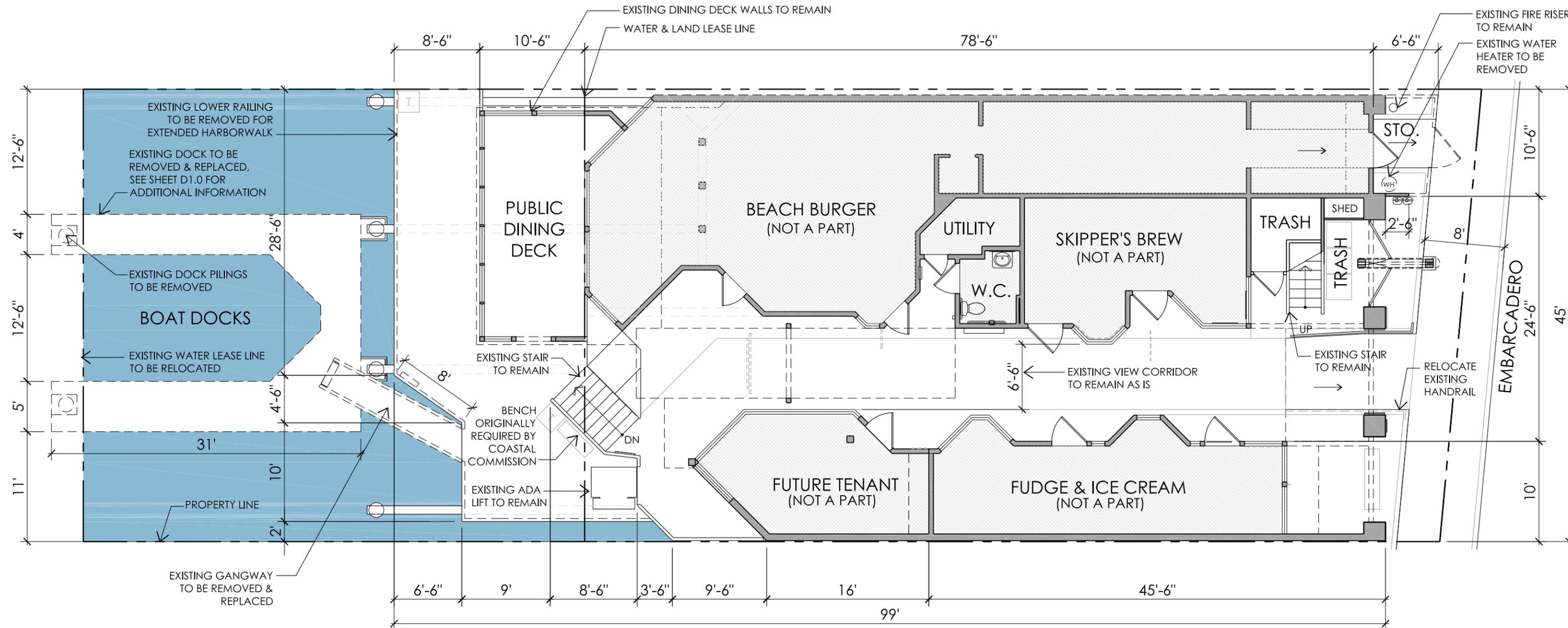


	<p>Salt Building Morro Bay, CA for: Rick & Teri Gambril</p>	<p>Date: FEBRUARY 13, 2018 Scale: NO SCALE Sheet: A1.0</p>
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Exhibit G

WALL LEGEND

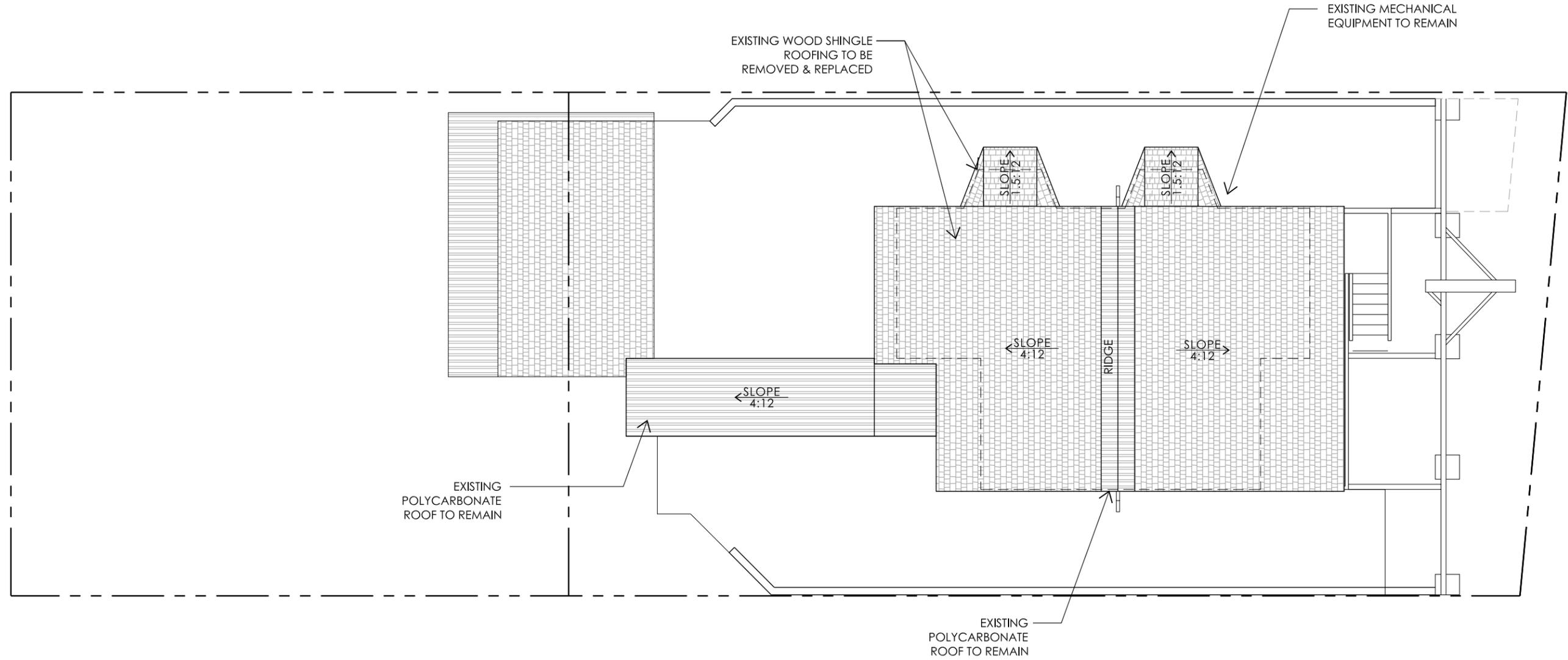
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  NEW 2x WALL



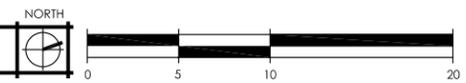
EXISTING FIRST FLOOR PLAN

	<p>Salt Building Morro Bay, CA</p>	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet:
	<p>for: Rick & Teri Gambril</p>	A2.0

Exhibit G



EXISTING ROOF PLAN

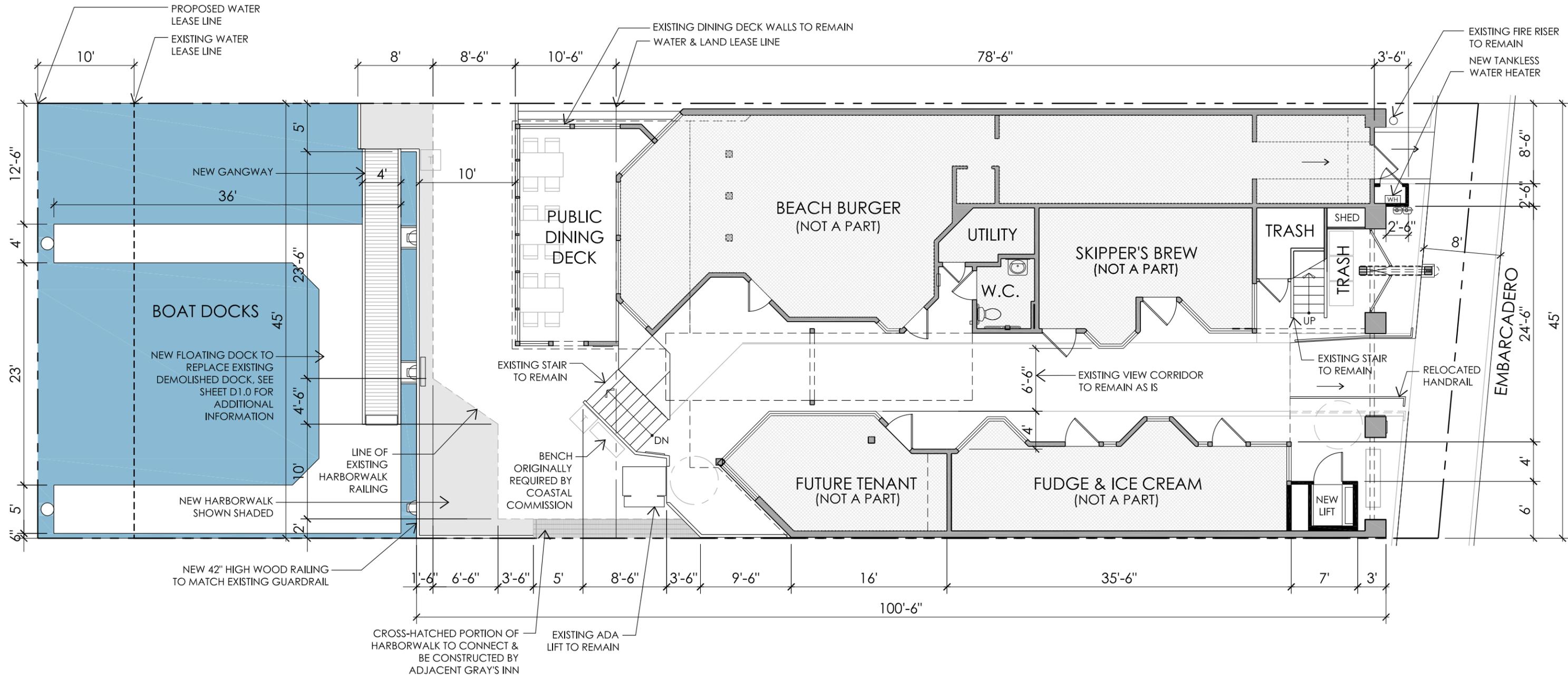


Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: 1" = 10' @ 11x17
1" = 5' @ 24x36
Sheet: **A2.2**

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  NEW 2x WALL



PROPOSED FIRST FLOOR PLAN

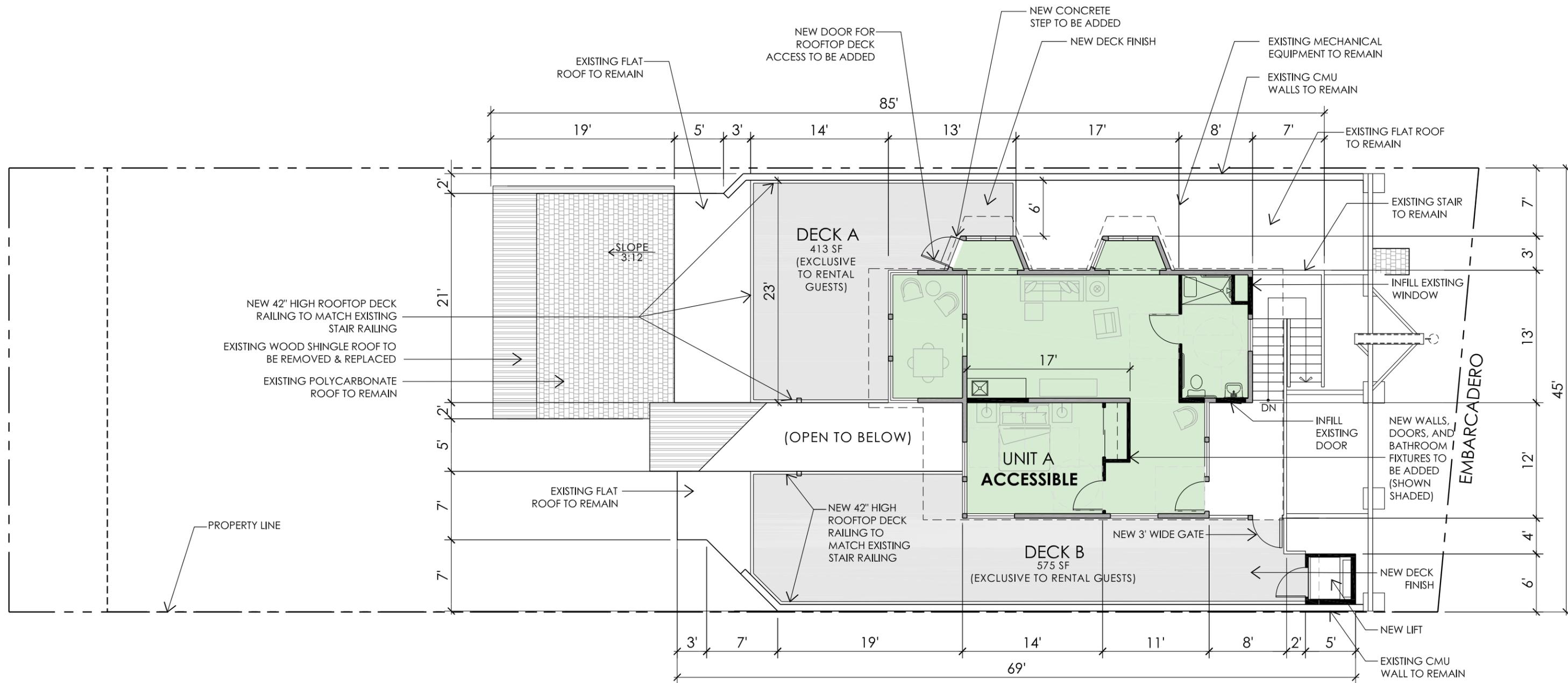


	<p>Salt Building Morro Bay, CA</p>	<p>Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet</p>
	<p>for: Rick & Teri Gambril</p>	<p>A3.0</p>

Exhibit G

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  NEW 2x WALL

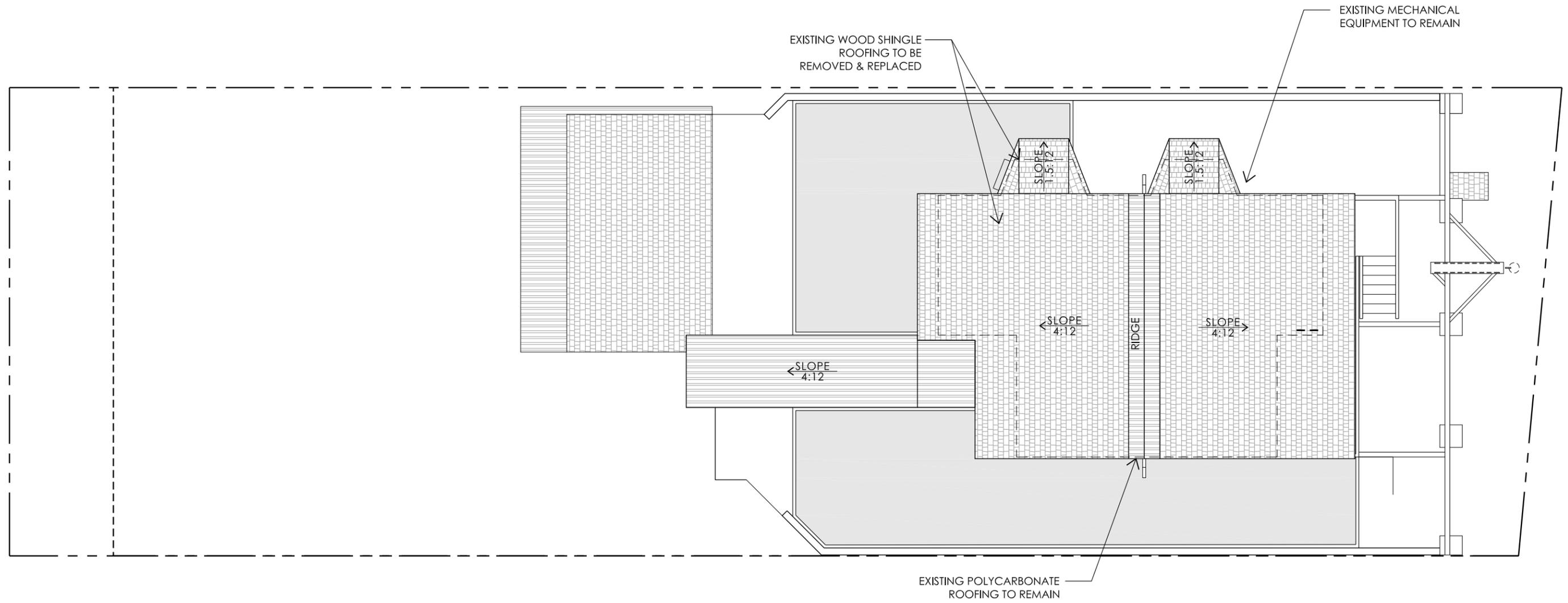


PROPOSED SECOND FLOOR PLAN

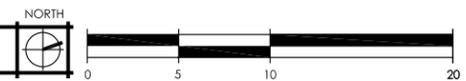


	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A3.1
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Exhibit G



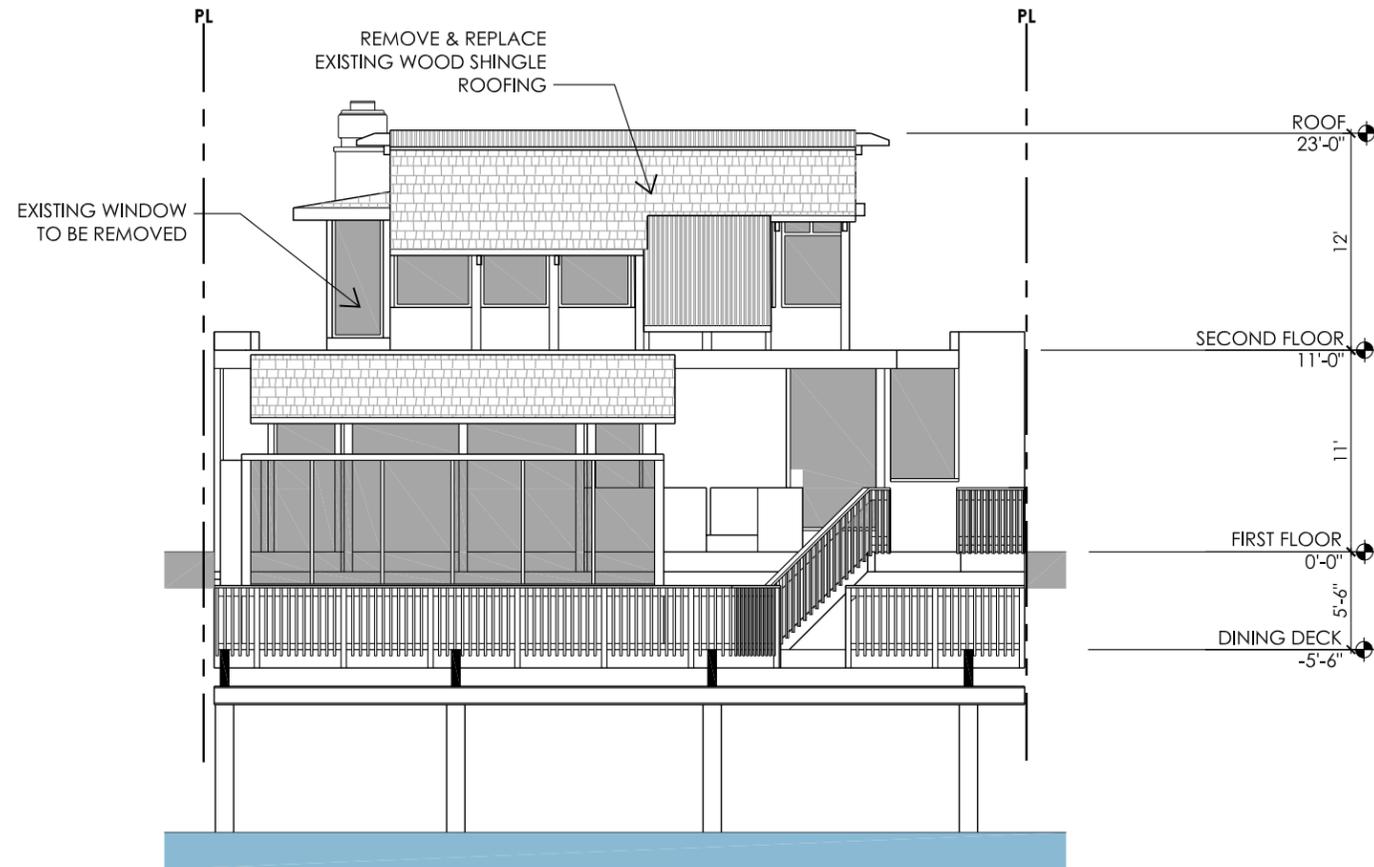
PROPOSED ROOF PLAN



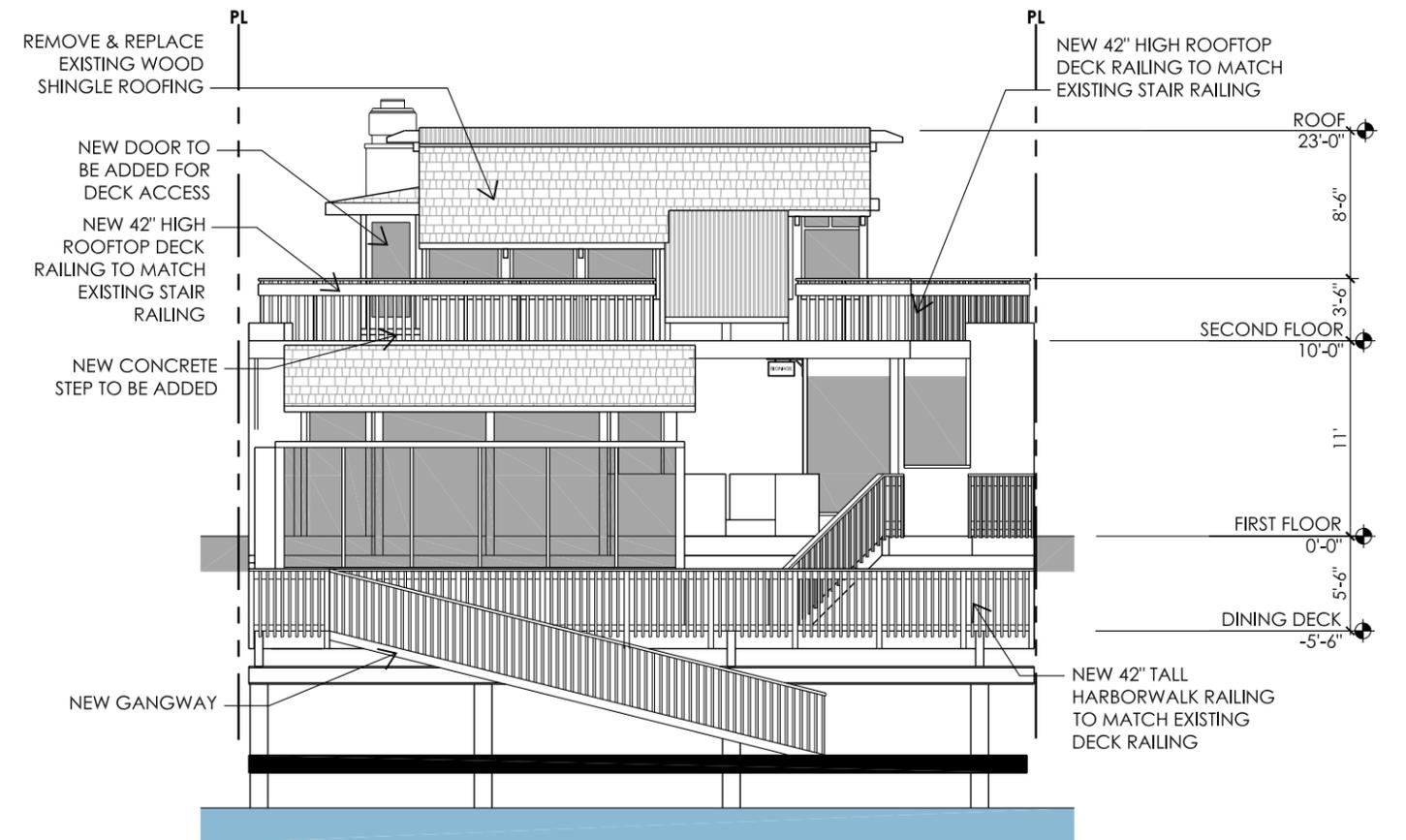
Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: 1" = 10' @ 11x17
1" = 5' @ 24x36
Sheet: **A3.2**

Exhibit G



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: 1" = 10' @ 11x17
1" = 5' @ 24x36

Sheet
A4.1



- REMOVE & REPLACE EXISTING WOOD SHINGLE ROOFING
- EXISTING WINDOW TO BE REMOVED
- EXISTING FIRE RISER & BRICK COLUMN TO BE EXPOSED
- EXISTING STORAGE/UTILITY SHED & DOOR TO BE REMOVED TO EXPOSE ORIGINAL ARCHITECTURE
- EXISTING SIGNS TO BE REMOVED

- EXISTING COASTAL ACCESS SIGN TO BE UPDATED & REPLACED
- EXISTING WINDOW TO BE REMOVED FOR NEW LIFT

VIEW FROM EMBARCADERO - EXISTING

	Salt Building	Date: FEBRUARY 13, 2018
	Morro Bay, CA	Scale: NO SCALE
	for: Rick & Teri Gambril	Sheet: A5.0



NEW ACCESSIBLE LIFT SHAFT
W/ BRICK VENEER FINISH,
MATCH TO EXISTING

NEW 42" HIGH ROOFTOP
DECK RAILING TO MATCH
EXISTING STAIR RAILING

NEW WOOD SHINGLE ROOFING TO MATCH EXISTING

NEW INFILL WALL AT REMOVED WINDOW, MATCH TO
TYPICAL WOOD SIDING & PAINT FINISH

EXISTING FIRE RISER & LINES TO BE EXPOSED, PAINT TO
MATCH TYPICAL WOOD SIDING

ORIGINAL WALLS BEHIND STORAGE SHED TO BE EXPOSED,
NEW WOOD SIDING WITH BOARD & BATTEN TRIM TO
MATCH TYPICAL EXISTING PAINT FINISH

EXISTING DOOR TO BE REPLACED, PAINT TO MATCH

REMAINING PORTION OF STORAGE/UTILITY SHED
PUSHED BACK FROM SIDEWALK TO ENCLOSE NEW
TANKLESS WATER HEATER

NEW DIRECTORY SIGNAGE

RELOCATED RAMP HANDRAIL

UPDATED COASTAL ACCESS SIGN

VIEW FROM EMBARCADERO - PROPOSED

	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: NO SCALE Sheet: A5.1
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Exhibit G

EXISTING DINING DECK WALL
SIGN TO REMAIN

EXISTING CAPTAIN STEW'S BAY
CRUISE BANNER TO BE REMOVED

REMOVE & REPLACE EXISTING
WOOD SHINGLE ROOFING



EXISTING PUBLIC DINING
DECK TO REMAIN

EXISTING ACCESSIBLE
CHAIR TO REMAIN

EXISTING LOWER RAILING
TO BE REMOVED FOR
EXTENDED HARBORWALK

EXISTING GANGWAY
TO BE REMOVED &
REPLACED

VIEW FROM HARBOR - EXISTING



Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: NO SCALE
Sheet: **A5.2**

Exhibit G

NEW 42" HIGH ROOFTOP DECK RAILING TO MATCH EXISTING STAIR RAILING

REMOVE & REPLACE EXISTING WOOD SHINGLE ROOFING

EXISTING ACCESSIBLE CHAIR LIFT TO REMAIN

PORTION OF HARBORWALK CONSTRUCTED BY GRAY'S INN

BENCH ORIGINALLY REQUESTED BY COASTAL COMMISSION

EXTENDED HARBORWALK DECKING TO CONNECT TO GRAY'S INN PORTION

NEW 42" HIGH HARBORWALK RAILING

NEW GANGWAY TO BOAT DOCKS



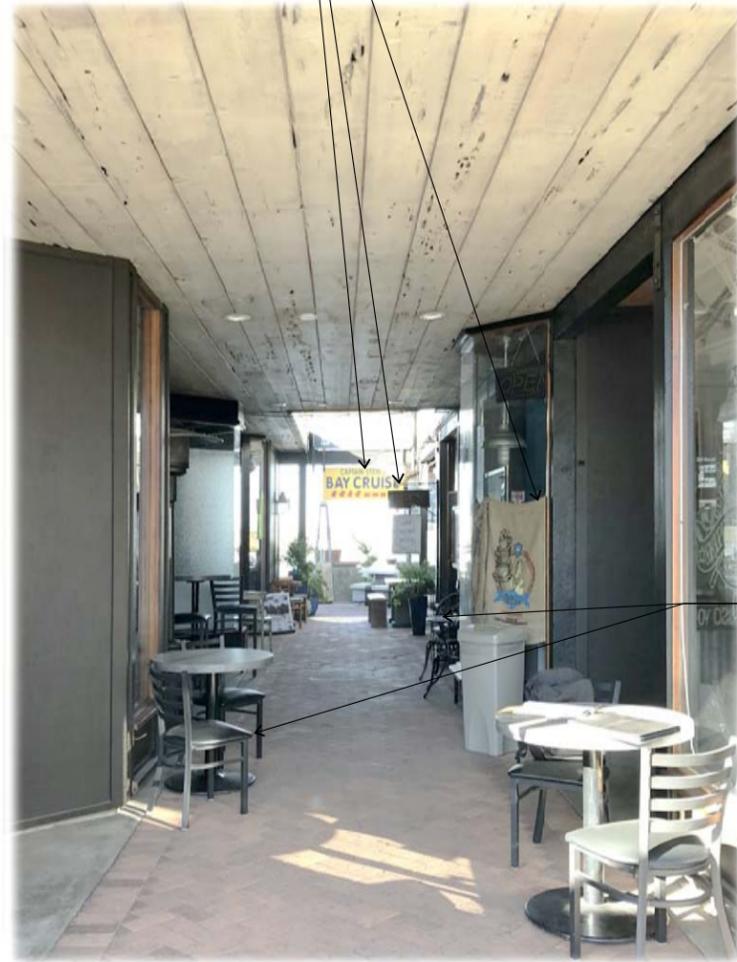
VIEW FROM HARBOR - PROPOSED

	Salt Building	Date: FEBRUARY 13, 2018
	Morro Bay, CA	Scale: NO SCALE
	for: Rick & Teri Gambriil	Sheet: A5.3

Exhibit G

REMOVE EXISTING SIGNAGE

NEW TYPICAL FRAMED PUB SIGNS FOR EACH TENANT. MAINTAIN 8'-0" MINIMUM HEAD CLEARANCE FROM BOTTOM OF SIGN



REMOVE ALL EXISTING UNPERMITTED CHAIRS & TABLES IN VIEW CORRIDOR



VIEW CORRIDOR - EXISTING

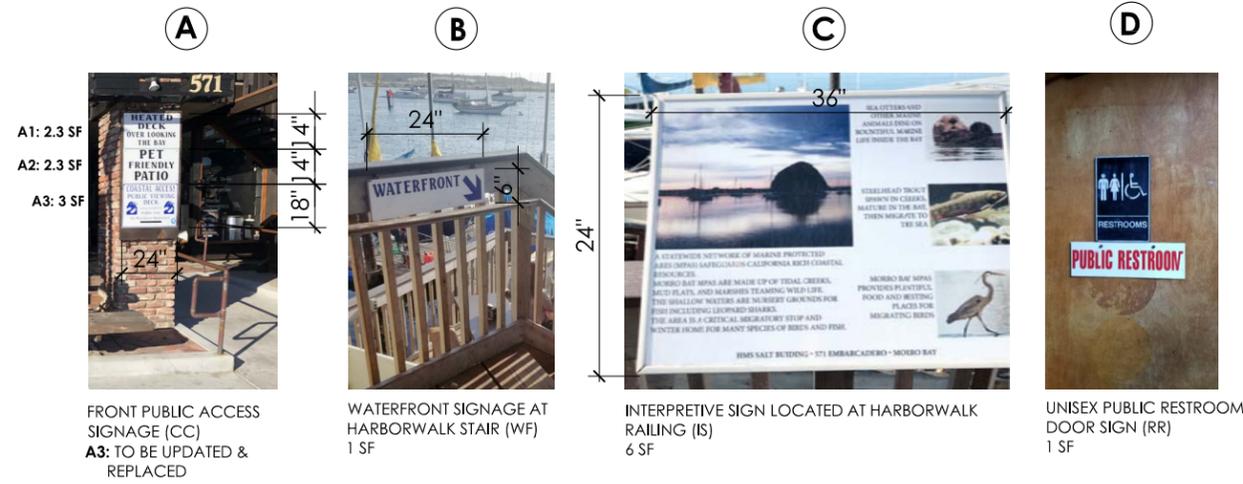
VIEW CORRIDOR - PROPOSED



Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

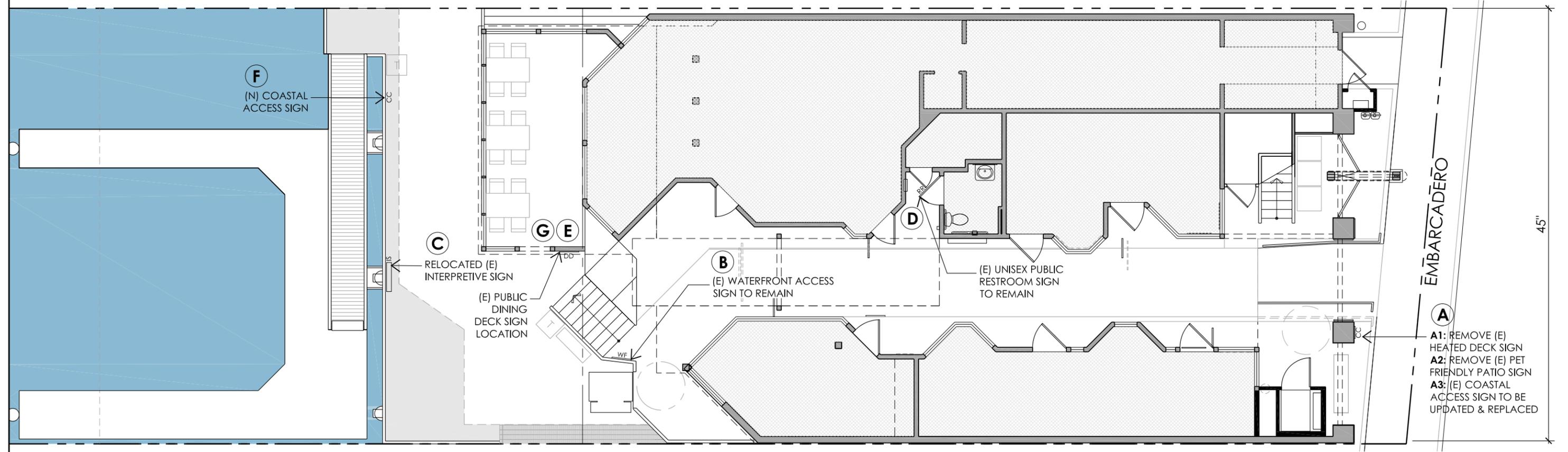
Date: FEBRUARY 13, 2018
Scale: NO SCALE
Sheet: **A5.4**

Exhibit G



EXISTING PUBLIC ACCESS SIGNAGE

PROPOSED COASTAL ACCESS SIGNAGE



COASTAL PUBLIC ACCESS SIGN EXHIBIT - FIRST FLOOR PLAN

	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A6.0
--	---	---

Exhibit G

D1 D2



POST-MOUNTED CLAM CHOWDER SIGN
CAPTAIN STEW'S BAY CRUISE DOUBLE-SIDED BANNER

D3 D4



"OPEN" PUB SIGN
BEACH BURGER WHITEBOARD

D5



WINDOW-PAINTED STEW CRUISE
SIGN ON DOOR GLAZING

D6 D7



(2) CAPTAIN STEW'S CRUISER
WHITEBOARDS

D8



INTERIOR BURLAP BANNER

D9



ABRI WATERFRONT RESTAURANT
MONUMENT SIGN

D10 D11



CAPTAIN STEW'S \$10 BAY CRUISE &
BAY CRUISE PAPER FLYER

D12



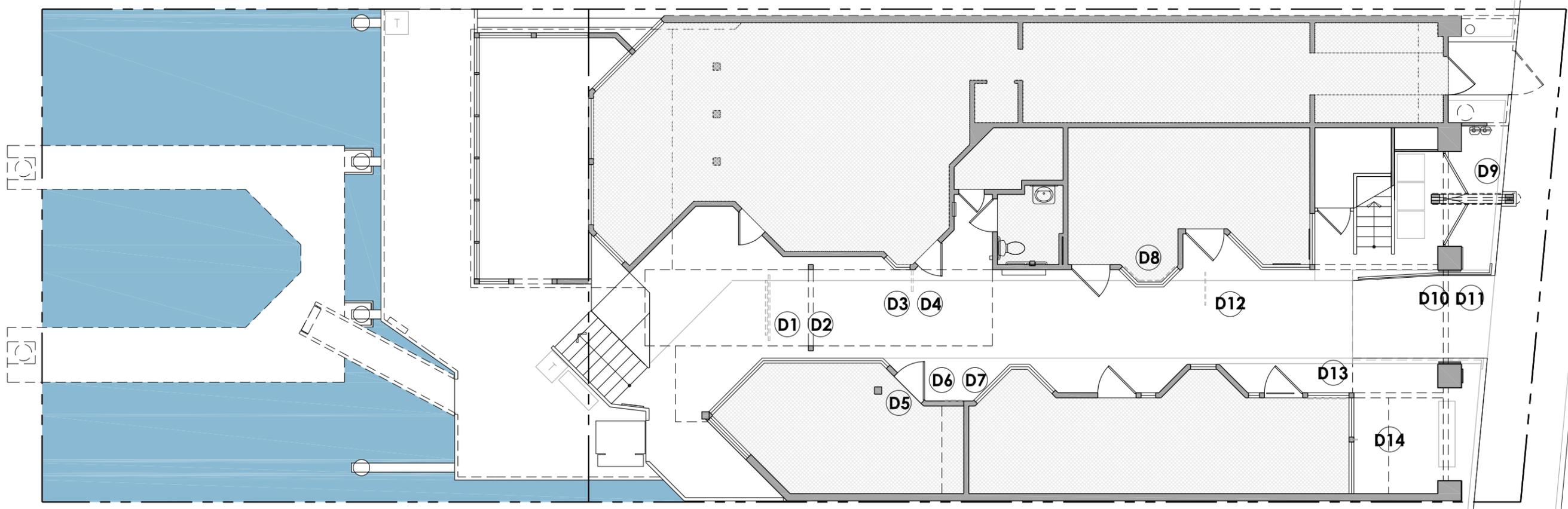
CEILING MOUNTED SKIPPER'S
BREW BANNER

D13 D14

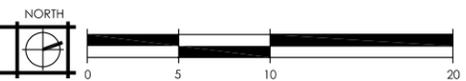


GREEN ICE CREAM 3D SIGN
ICE CREAM DECAL

EXISTING TENANT SIGNAGE TO BE REMOVED



SIGN REMOVAL EXHIBIT - FIRST FLOOR PLAN

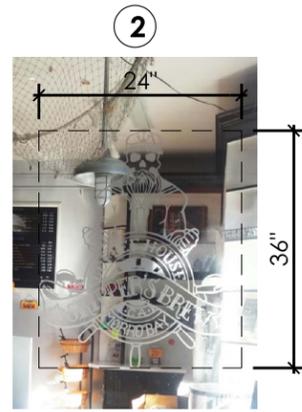


	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A6.1
--	---	---

Exhibit G



1
BEACH BURGER POST-MOUNTED SIGN
(DOUBLE SIDED)
35 SF (17.5 SF EACH SIDE)



2
SKIPPER'S BREW WINDOW DECAL
6 SF



3
COFFEE WINDOW DECAL
5 SF

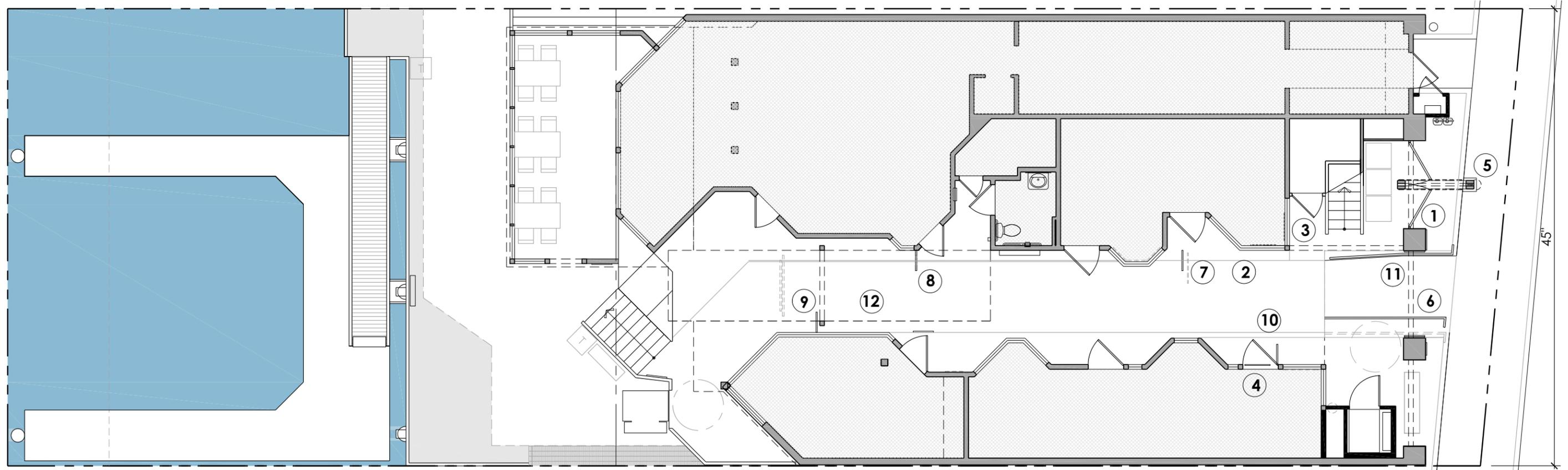


4
FUDGE & ICE CREAM WINDOW SIGN
4.4 SF

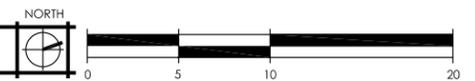


5
PINK ICE CREAM
SCULPTURE SIGN
5 SF

EXISTING TENANT SIGNAGE TO REMAIN



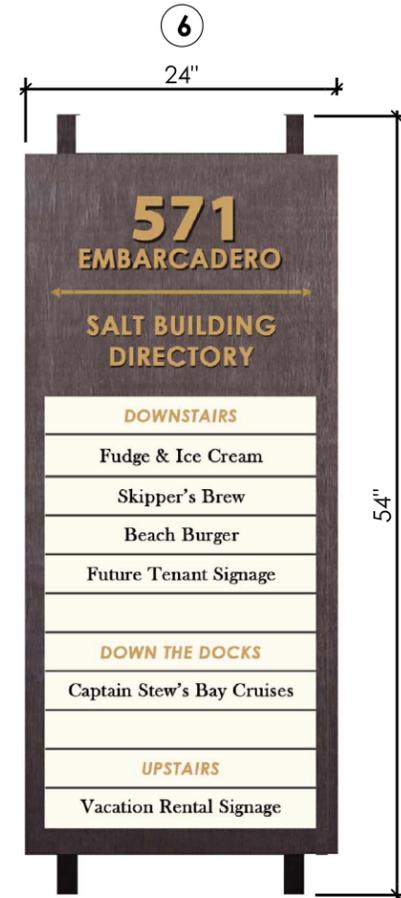
SIGN EXHIBIT - FIRST FLOOR PLAN



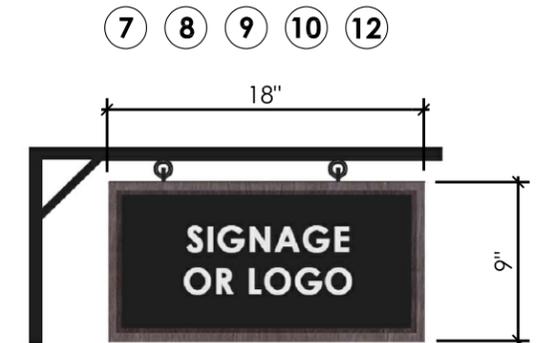
Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: 1" = 10' @ 11x17
1" = 5' @ 24x36

Sheet
A6.2



PROPOSED DIRECTORY SIGN
SIGN DIMENSIONS: 24"X54" (9 SF)
TO BE MOUNTED FLAT TO EXISTING BRICK COLUMN
WOOD TO MATCH EXISTING PANELS ON BUILDING



PROPOSED TYPICAL PUB SIGN
SIGN DIMENSIONS: 18"X9" (1 SF)
OCCURS ONCE FOR EACH TENANT IN VIEW CORRIDOR
MINIMUM 8' HEAD CLEARANCE TO BOTTOM OF SIGN
METAL OR WOOD BRACE, PAINTED DARK
METAL OR WOOD FRAMED SIGN

DIRECTORY WALL SIGN

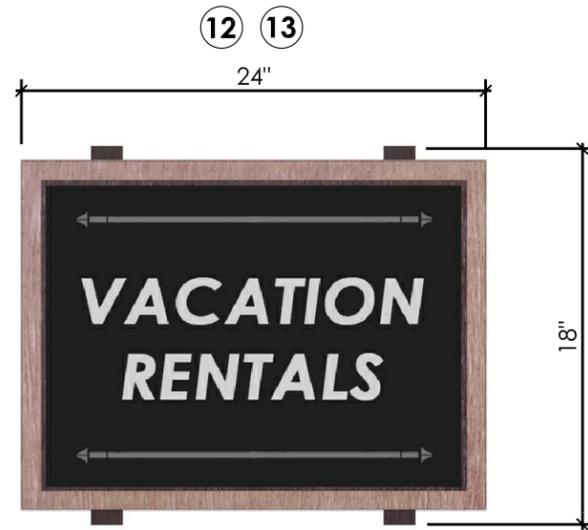
TYPICAL PUB SIGN IN VIEW CORRIDOR



Salt Building
Morro Bay, CA
for:
Rick & Teri Gambril

Date: FEBRUARY 13, 2018
Scale: 1" = 10' @ 11x17
1" = 5' @ 24x36
Sheet: **A6.3**

Exhibit G



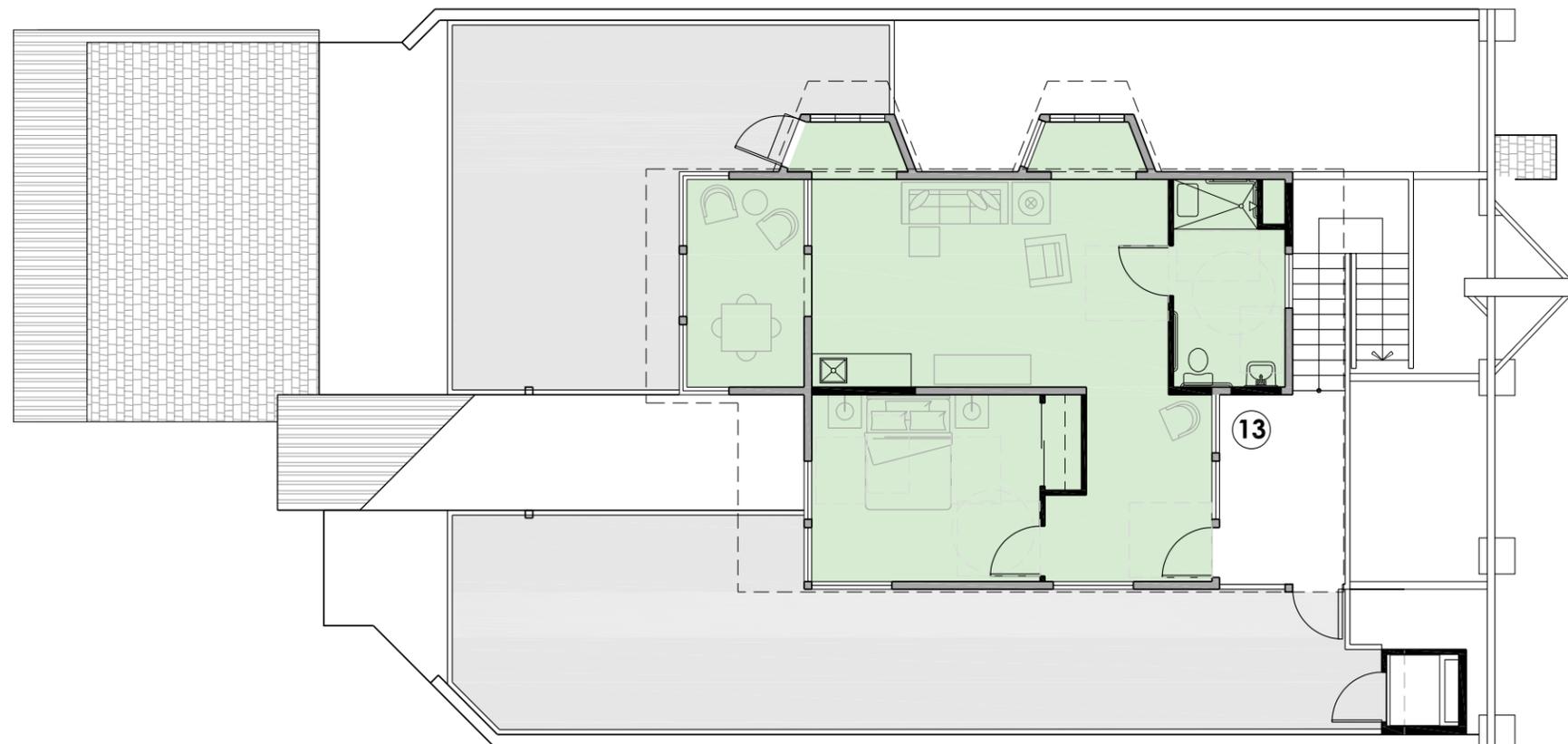
PROPOSED VACATION RENTAL SIGN
SIGN DIMENSIONS: 24"x18" (3 SF)
TO BE MOUNTED FLAT TO WOOD PANEL SIDING
WOOD TO MATCH EXISTING TRIM ON BUILDING
TEXT TO BE DETERMINED

SIGNAGE CALCULATIONS

Mark	Business	Sign Type	Existing/Proposed	Permitted?	Facade Location	Dimensions	Square Footage
Public Signage							
A3	Coastal Access: Public Viewing Deck	Wall	E	x	Front, Back Column	24" x 18"	3
B	Waterfront Direction	Directional	E	x	Top of stair	24" x 6"	1
C	Interpretive Sign	Post	E	x	Bayside, lower dock railing	36" x 24"	6
D	Restroom	Wall	E	x	Door	9" x 15"	1
E	Coastal Access: Public Viewing Deck	Wall	F	x	Front, Back Column	24" x 18"	3
F	Coastal Access: Open 24 Hours (Dock)	Wall	F		Bayside, Lower dock railing	24" x 18"	3
G	Coastal Access: Dining Deck	Wall	F	x	Bayside, Outside Dining	24" x 18"	3
					TOTAL		20
Tenant Signage							
General							
6	Directory	Directory	F		Front, back column	24" x 54"	9
					TOTAL		9
Skipper's Brew							
2	Skipper's Brew	Window decal	E		Primary	24" x 36"	6
3	Coffee products	Window decal	E		Secondary	30" x 24"	5
7	Pub Sign	Pub Sign	F		Primary	18" x 9"	1
					TOTAL		12
Embarcadero Fudge & Ice Cream							
4	Embarcadero Fudge & Ice Cream	Window sign (above door)	E		Primary	30" x 21"	4.4
5	Pink ice cream	3D sign (monument)	E		Monument/pole	12" x 30" x 12"	5
10	Pub Sign	Pub Sign	F		Primary	18" x 9"	1
					TOTAL		10.4
Beach Burger Restaurant							
1	Beach Burger Monument (Double-sided)	Pole	E	x	Monument/pole	72" x 36"	35
8	Pub Sign	Pub Sign	F		Primary	18" x 9"	1
					TOTAL		36
Captain Stew's Bay Cruises							
9	Pub Sign	Pub Sign/Directional	F		Primary	18" x 9"	1
					TOTAL		1
Future Tenant							
12	Pub Sign	Pub Sign	F		Primary	18" x 9"	1
					TOTAL		1
Vacation Rental							
11	Rental Upstairs	Directional	F		Front, Back Column	24" x 9"	1.5
12	Wall Sign	Wall	F		Primary	24" x 18"	3
					TOTAL		4.5
					PROPOSED TOTAL SF		73.9
					ALLOWABLE SF BASED OFF 45'		67.5
					*calculated by linear frontage times 1.5		
					SURPLUS SF		6.4

**CALCULATIONS BASED ON PRESENT MORRO BAY SIGN ORDINANCE FOR EMBARCADERO ZONING

VACATION RENTAL WALL SIGN

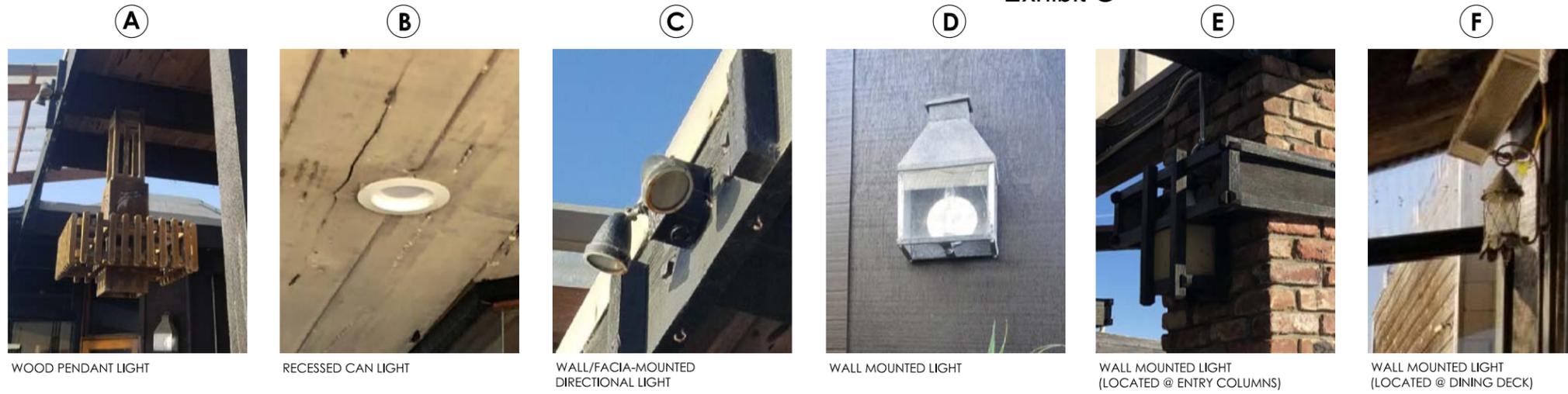


SIGN EXHIBIT - SECOND FLOOR PLAN



	Salt Building Morro Bay, CA for: Rick & Teri Gambriel	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A6.4
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Exhibit G



WOOD PENDANT LIGHT

RECESSED CAN LIGHT

WALL/FACIA-MOUNTED DIRECTIONAL LIGHT

WALL MOUNTED LIGHT

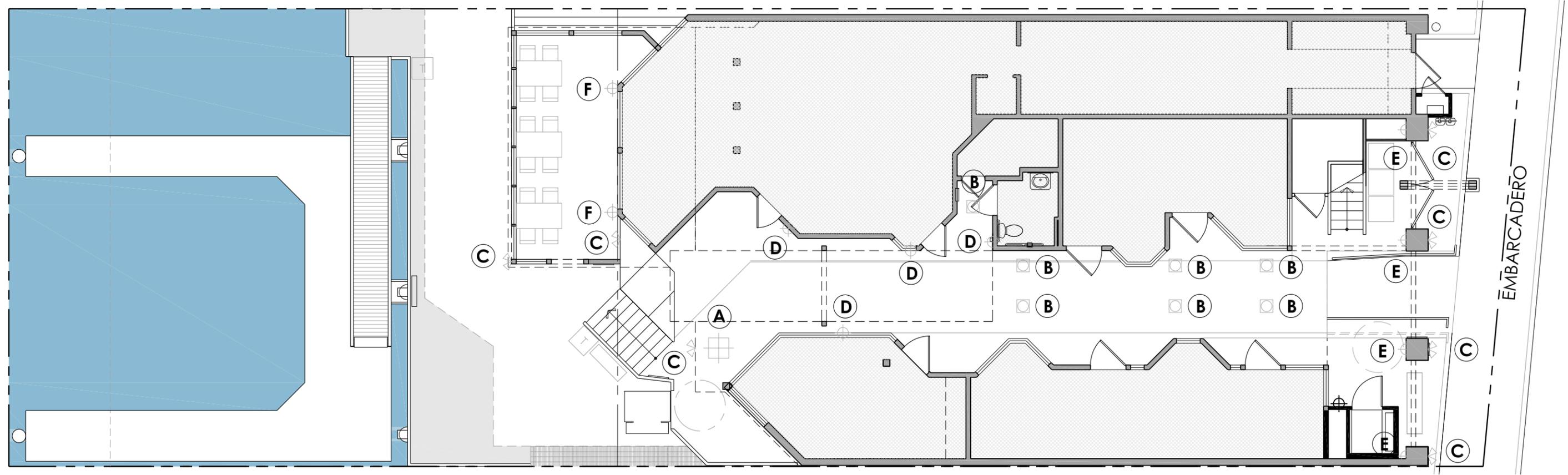
WALL MOUNTED LIGHT (LOCATED @ ENTRY COLUMNS)

WALL MOUNTED LIGHT (LOCATED @ DINING DECK)

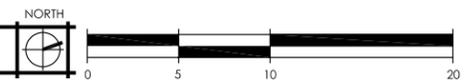
LIGHTING LEGEND

- EXISTING WALL MOUNTED LIGHT
- NEW WALL MOUNTED LIGHT
- EXISTING WALL/FACIA-MOUNTED DIRECTIONAL LIGHT
- NEW WALL/FACIA-MOUNTED DIRECTIONAL LIGHT
- EXISTING RECESSED CAN LIGHT
- EXISTING WOOD PENDANT LIGHT

EXISTING SITE LIGHT FIXTURES



SCHEMATIC SITE LIGHTING - FIRST FLOOR PLAN



	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A7.0
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Exhibit G



WALL/FACIA-MOUNTED DIRECTIONAL LIGHT



WALL MOUNTED LIGHT

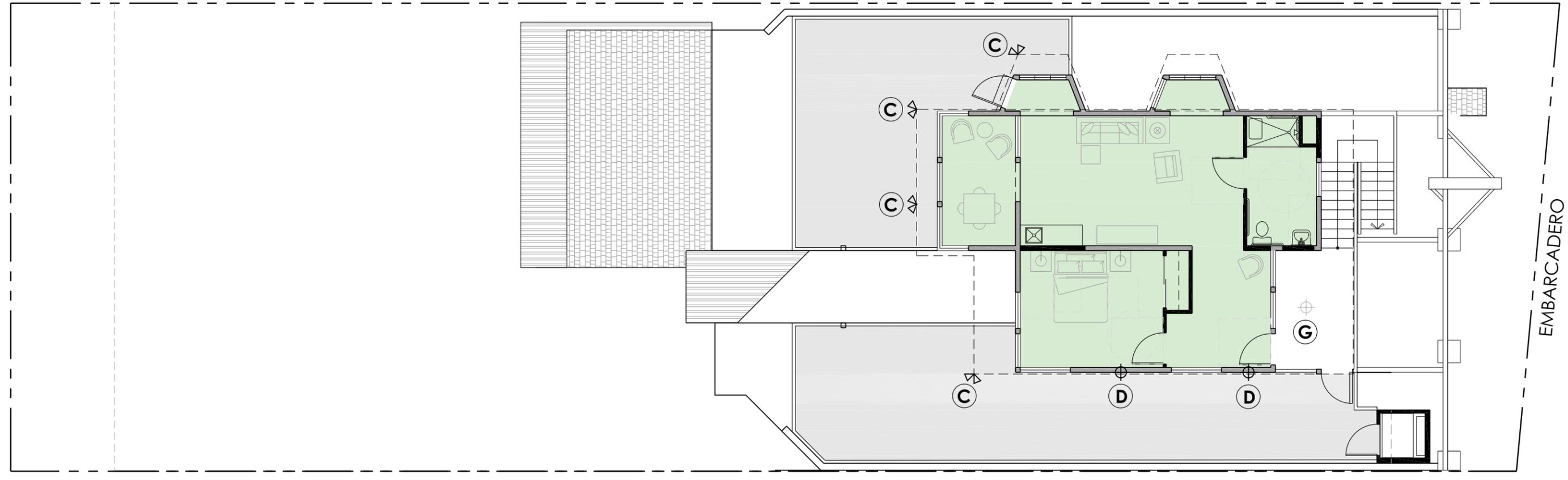


CEILING MOUNTED LIGHT

LIGHTING LEGEND

-  EXISTING WALL MOUNTED LIGHT
-  NEW WALL MOUNTED LIGHT
-  EXISTING WALL/FACIA-MOUNTED DIRECTIONAL LIGHT
-  NEW WALL/FACIA-MOUNTED DIRECTIONAL LIGHT
-  EXISTING RECESSED CAN LIGHT
-  EXISTING WOOD PENDANT LIGHT

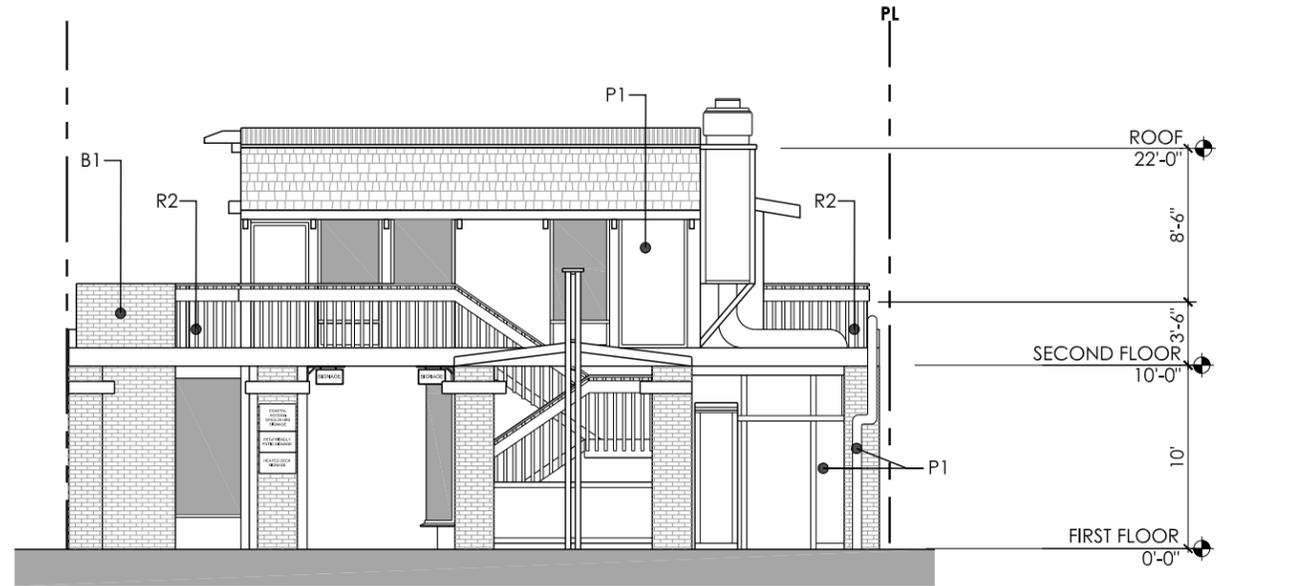
EXISTING SITE LIGHT FIXTURES



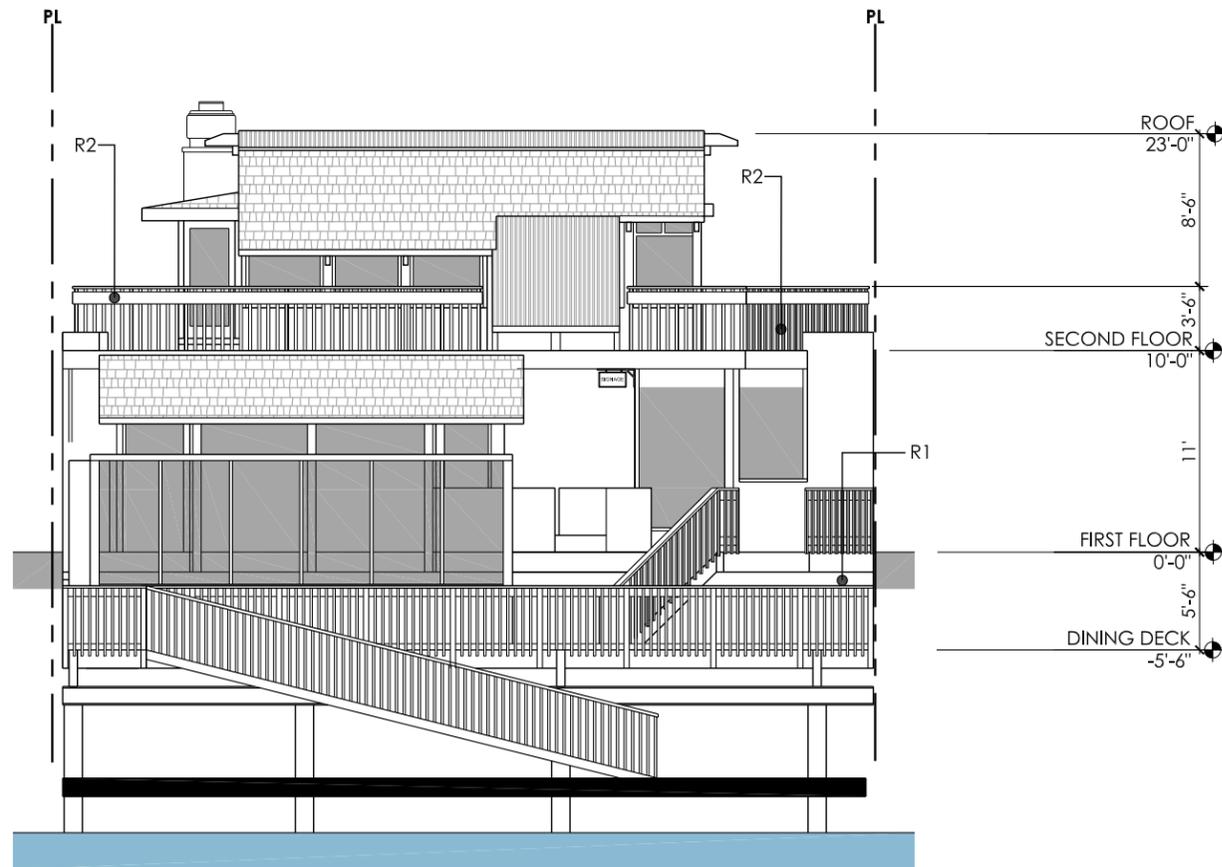
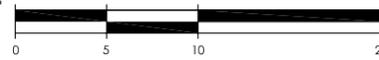
SCHEMATIC SITE LIGHTING - SECOND FLOOR PLAN

	Salt Building Morro Bay, CA for: Rick & Teri Gambril	Date: FEBRUARY 13, 2018 Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36 Sheet: A7.1
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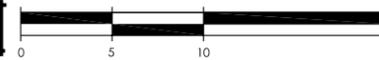
Exhibit G



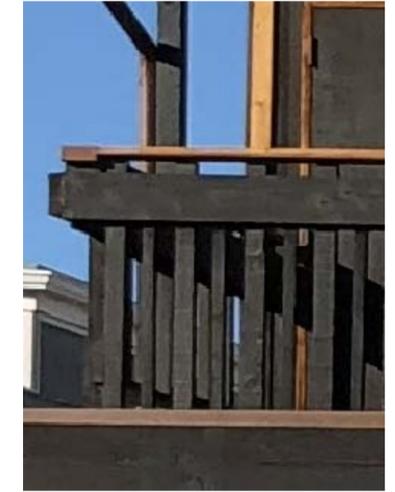
PROPOSED FRONT ELEVATION



PROPOSED BACK ELEVATION



R1
HARBORWALK RAILING



R2
ROOF DECK RAILING



B1
BRICK VENEER
MATCH TO EXISTING



P1
PAINTED WOODSIDING
BENJAMIN MOORE
HC-68 "MIDDLEBURY BROWN"
(OR MATCH TO EXISTING)

	<p>Salt Building Morro Bay, CA for: Rick & Teri Gambril</p>	<p>Date: FEBRUARY 13, 2018</p>
		<p>Scale: 1" = 10' @ 11x17 1" = 5' @ 24x36</p>
		<p>Sheet: CB1.0</p>

GENERAL NOTES

THE CONSTRUCTION COORDINATORS INFORMATION SHALL BE POSTED ON SITE
CONSTRUCTION COORDINATOR SHALL BE GENE DOUGHTY,
LAND/SEA INTERFACE 805-772-8436

CONTRACTOR SHALL HAVE ON SITE 200 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2011 C. B.C., 2020 UMC 2019 NEC, 2020 UPC 2019, CALIF TITLE 24, CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL, CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS, CALIFORNIA BOATING AND WATERWAYS GUIDELINES

CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL.
CARPENTRY
ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE W/ W.C.L.A.

NOTE! ARCHITECT SHALL SUBMIT SPECIAL INSPECTION AND SPECIAL OBSERVATION REPORT TO CITY OF THE PLACEMENT OF PILE FOLLOWING PLACEMENT OF THE PILING

NOTE!

CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSION CONDITIONS OF APPROVAL.

SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.

LEGAL DESCRIPTION

OWNERS----- RICK GAMBRIAL

SITE ADDRESS----- 571 Embarcadero MORRO BAY, CALIF 95959

LEASE SITE#----- 65W Morro Bay, California COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30
ZONE----- H. WF. (PD/S.4)

SITE INFORMATION

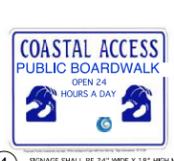
LEASE INFORMATION		MARINA INFORMATION	
LAND LEASE	3892 S.F.	REMOVE EXISTING 12" DIA. PILES --	2.
EXISTING WATER LEASE	2250 S.F.	INSTALL NEW STEEL/EPOXY PILING	2
PROPOSED WATER LEASE	2700 S.F.	EXISTING SLIP LENGTH----	118.5 LF.
TOTAL LEASE AREA	6592. S.F.	PROPOSED SLIP LENGTH----	141 LF.
BUILDING COVERAGE	3245 S.F.	EXISTING SLIP AREA ----	370 S.F.
EXISTING DECKING	587 S.F.	PROPOSED SLIP AREA --	525 S.F.
PROPOSED ADDITIONAL DECKING	182 S.F.		
LANDSCAPE COVERAGE	18 S.F.		
BUILDING USE --MIX USE GROUP B-2/TYPE	V		



1 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering

2 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES ON CHAIN GUARD w/ white background & blue lettering

A sign that states "Caution: due to fluctuation of water elevation, this dock/pier is only accessible between tidal elevations of +7' to 0. Use with caution, to be located @ top of gangway access .



3 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering INTERPRETIVE SIGNAGE DEPICTING COMMERCIAL AND

4 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN W/ IMAGES MOUNTED FLAT ON 4X4 POST w/ white background & blue lettering PUBLIC BOARDWALK TO REMAIN OPEN 24 HOURS A DAY to be located upcoast & downcoast @ entrance to courtyard

PROPOSED IMPROVEMENTS

SCHEDULE OF WORK
SUBMIT PRECISE PLAN AMENDMENT /CONCEPT PLAN FOR REVIEW AND APPROVAL SPRING 2021
SUBMIT APPROVED PRECISE/CONCEPT TO COSTAL COMMISSION FOR REVIEW WITHIN 6 MONTHS OF CITY APPROVAL.

INSTALL NEW TREATED BEAMS
EXTEND EXISTING HARBORWALK TO 10' WIDE.
ENLARGE EXISTING DECKING BY 113 S.F.
REPLACE AND INSTALL 2 NEW 16" STEEL PILES.
ENLARGE AND REPLACE EXISTING DEMOLISHED DOCKS. W/ NEW FLOATINGSLIPS.
REMOVE AND RELOCATE NEW H.C. ACCESSIBLE GANGWAY

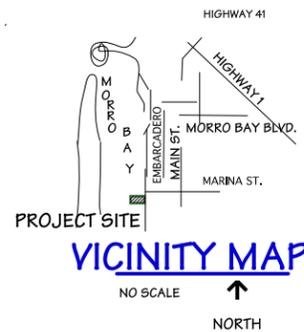
MATERIAL SPECIFICATIONS

Dock Frame Aluminum Structural Members: All structural components within the dock system to be comprised of 6000 series marine grade aluminum per ASTM B 221. Side rails will be Standard BWM proprietary extrusion.

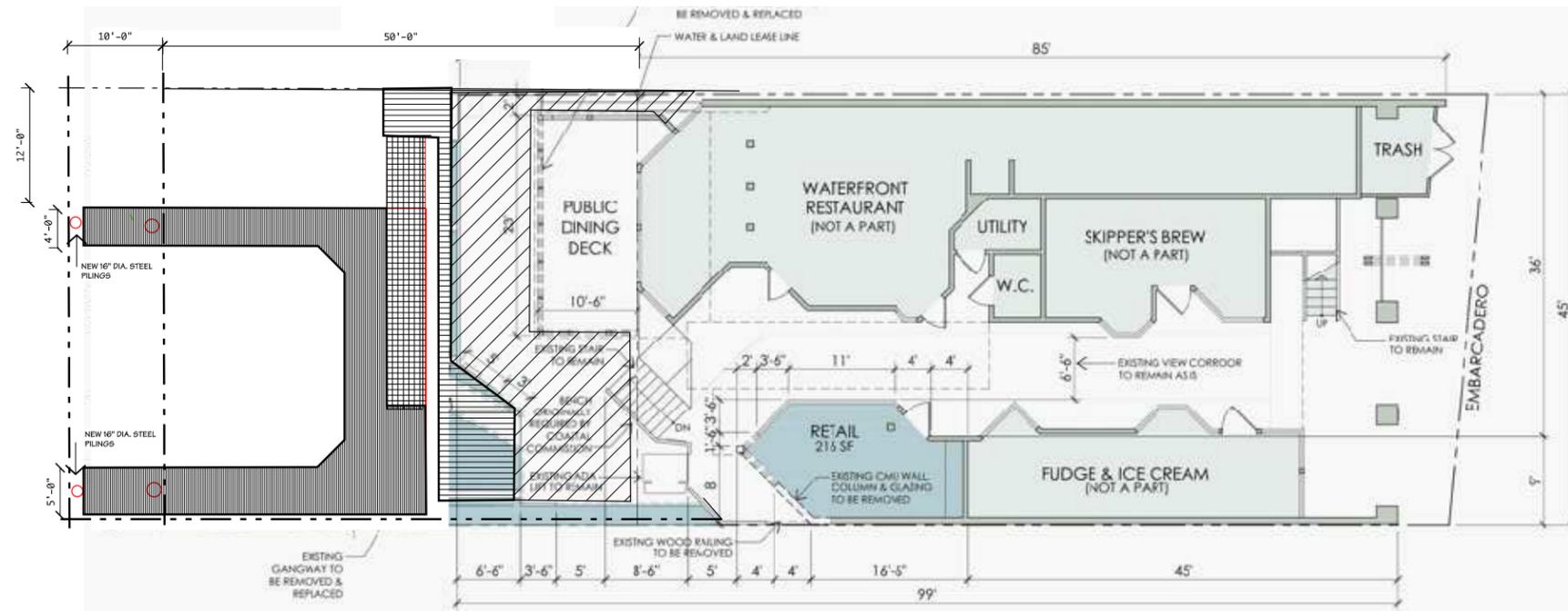
c. Decking: Proposed decking for this project is Moistureshield Composite decking. This is an excellent deck material for the marine environment and we have used this product on our docks with great performance and success over the last 20 years. All decking will be secured to the dock structure with 316-grade stainless steel fasteners. Capped and heat absorption reduction composite decking options are also available.

b. Fictition: All floats comprised of 100% Virgin LLDE, filled with molded in place virgin 1pcf Expanded Polystyrene meeting all USCG standards including the Hunt absorption test. FIBERGLASS GRATING SHALL BE "INDUSTRIAL GRATING" GRAY OR EQUAL

Exhibit G



VICINITY PHOTO



MARINA SITE PLAN

SCALE 1/8" = 1'-0"

INDEX TO DRAWINGS

- D 1.0 COVER SHEET, GENERAL NOTES
- D 1.1 FLOATING DOCK PLANS/HARBOR-WALK PLAN
- D 2.0 CITY OF MORRO BAY CONDITIONS
- D 3.0 COASTAL COMMISSION CONDITIONS

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT
C 18794
1-805-772-8436

OFFSHORE DOCK PLANS FOR RICK GAMBRIAL
571 EMBARCADERO, MORRO BAY, CALIF

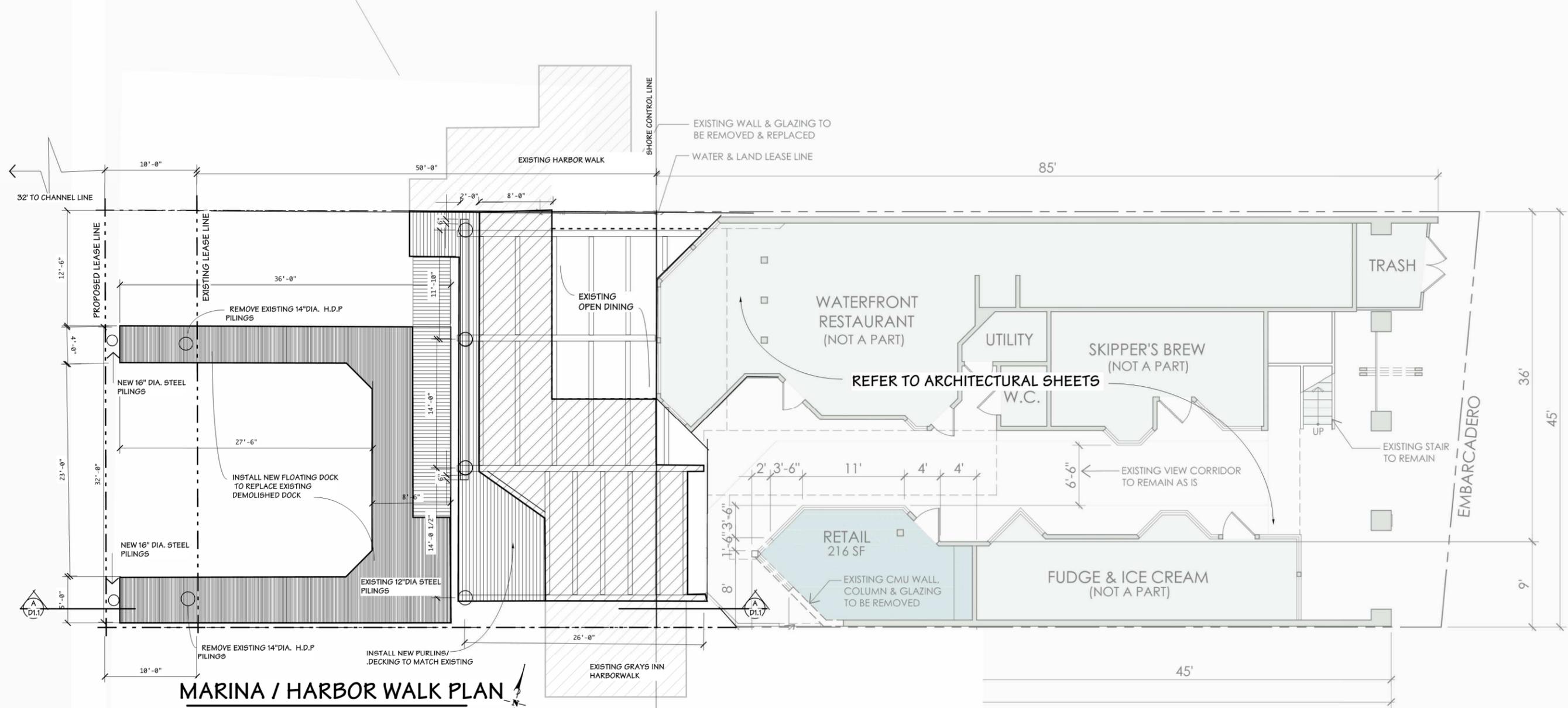
GENERAL NOTES
LEGAL DESCRIPTION
SITE INFORMATION
LEASE SITE IMPROVEMENTS

3-11-21

SCALE: AS NOTED
DRAWN: GD

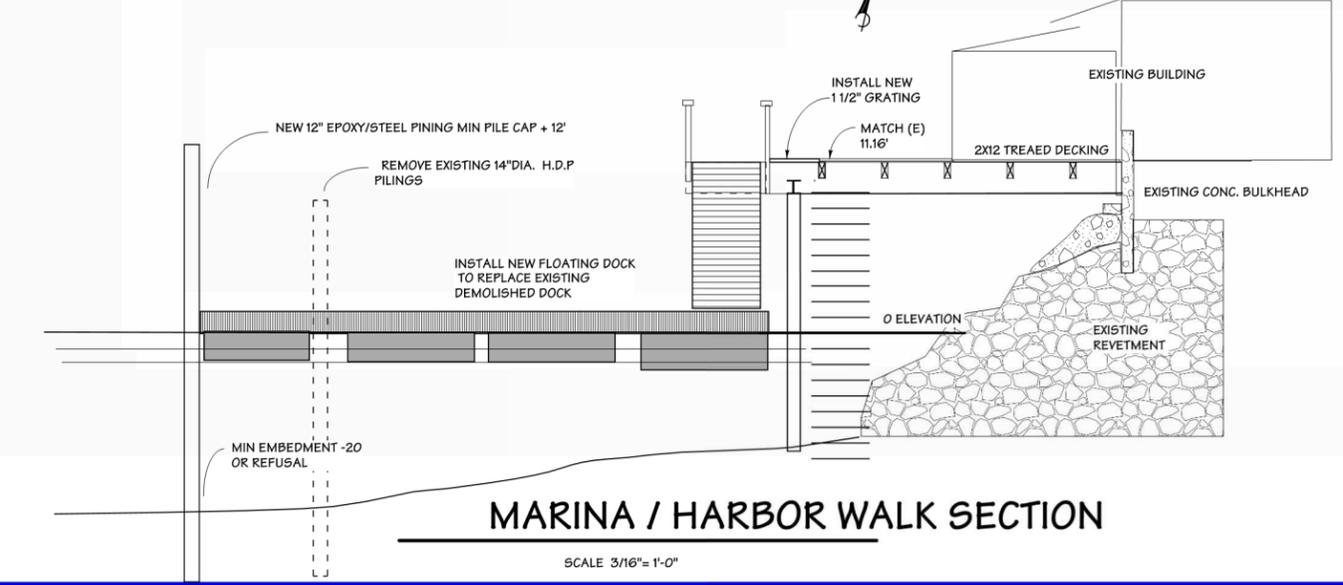
SHEET D 1.0 OF 6 SHEET

Exhibit G



MARINA / HARBOR WALK PLAN

SCALE 3/16"=1'-0"



MARINA / HARBOR WALK SECTION

SCALE 3/16"=1'-0"

LEGEND

-  EXISTING HARBOR WALK
-  PROPOSED ADDITIONAL HARBOR WALK
-  PROPOSED H.C. GANGWAY
-  REPLACE/ PROPOSED FLOATING SLIPS

LAND/SEA INTERFACE
 GENE DOUGHTY-ARCHITECT
 C 18794
 1-805-772-8436

OFFSHORE DOCK PLANS
 FOR
 RICK GAMBRIL
 571 EMBARCADERO, MORRO BAY, CALIF

MARINA / HARBOR WALK PLAN
 MARINA / HARBOR WALK SECTION

3-11-21
 SCALE: AS NOTED
 DRAWN: GD

SHEET **D 1.1**
 OF 6 SHEET

CITY OF MORRO BAY PLANNING COMMISSION

Conditional Use Permit Major
Modification

Commercial Remodel including
Conversion of Existing 839sf 2nd floor
office space to one vacation rental unit,
public access improvements, dock &
gangway replacement, pilings, and
related building façade improvements

#MAJ19-006

571 Embarcadero

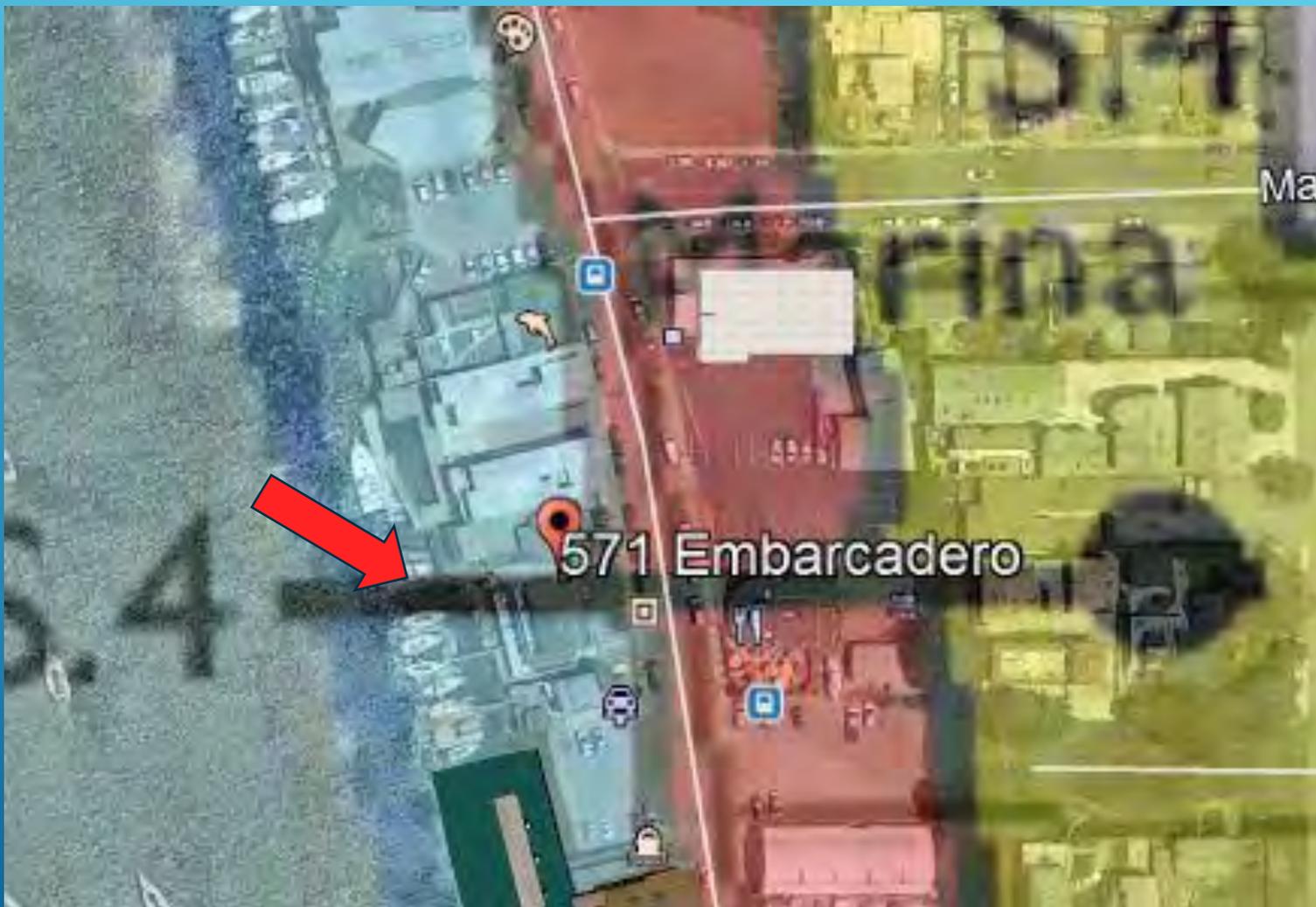
Applicant/ Agent:

Rick Gambрил/

Cathy Novak Consulting



ZONING MAP – WF/PD/S.4



PROPOSED DEVELOPMENT

1. Vacation Rental: Convert existing 839sf of 2nd floor office space to 1 vacation rental unit and also convert a portion of the first floor roof area to 988sf deck for rental guests. Install a vertical chair lift for ADA access.
2. Public Access: Harborwalk extension of 207sf of bayside lateral access to increase from 8.5 to 10feet wide.

PROPOSED DEVELOPMENT

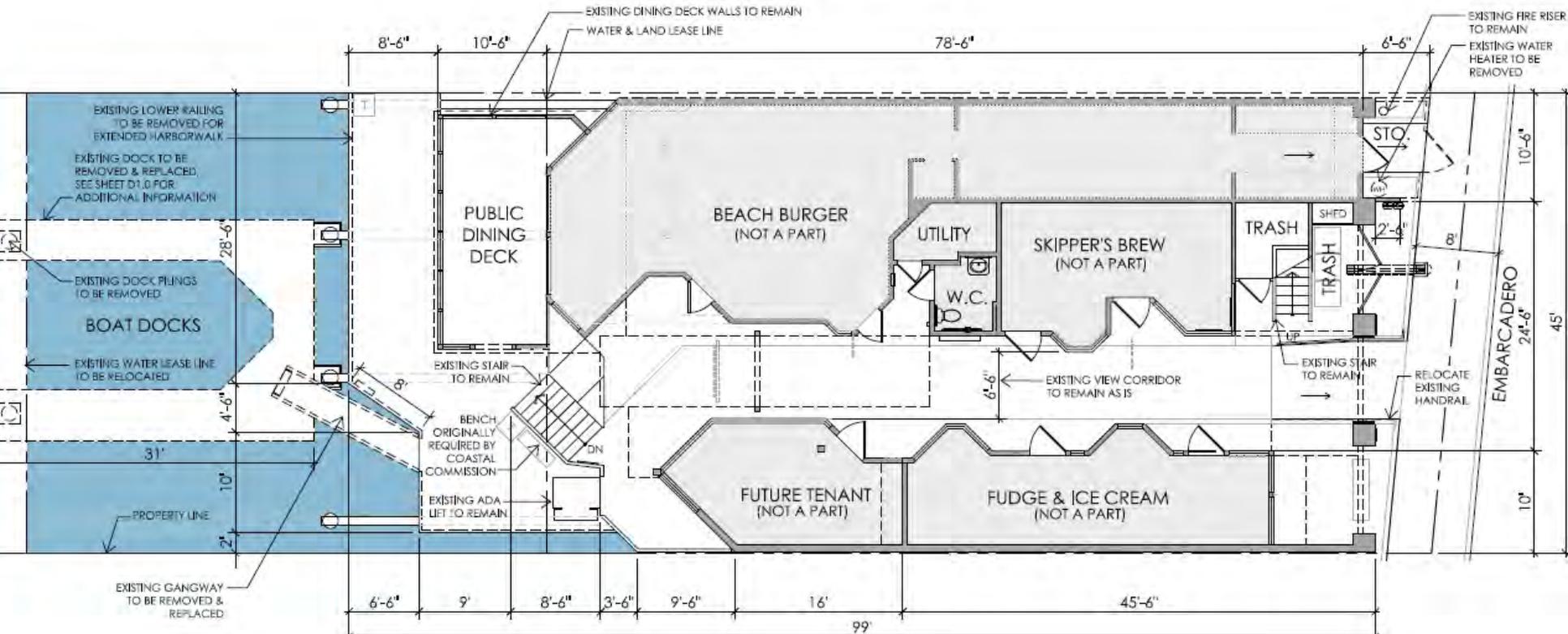
3. Dock & Gangway: Replace damaged finger docks and realign 28' gangway. 450sf lease line amendment. 2 new pilings for support.
4. Master Sign Program: Request for Approval of Master Sign Program for 73.9sf where 67.5sf is allowed pursuant to City's Sign Ordinance (MBMC 17.68.110.C)

PROJECT BACKGROUND / CUP

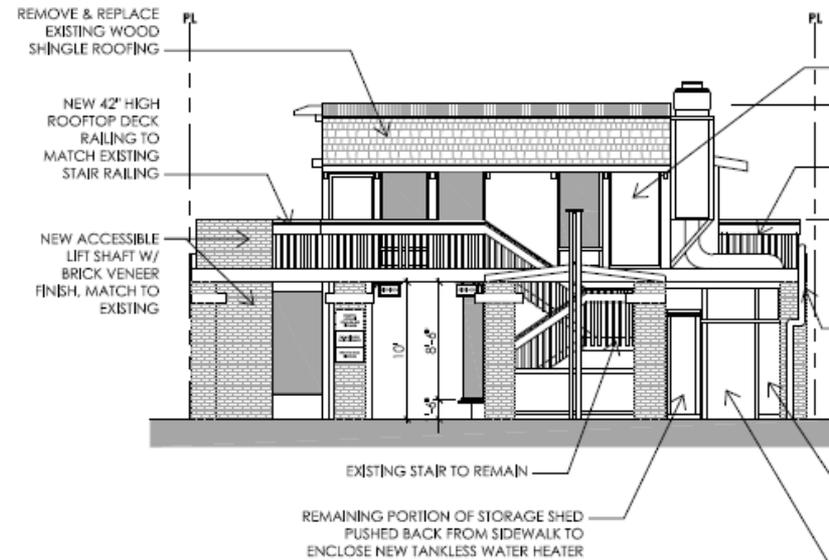
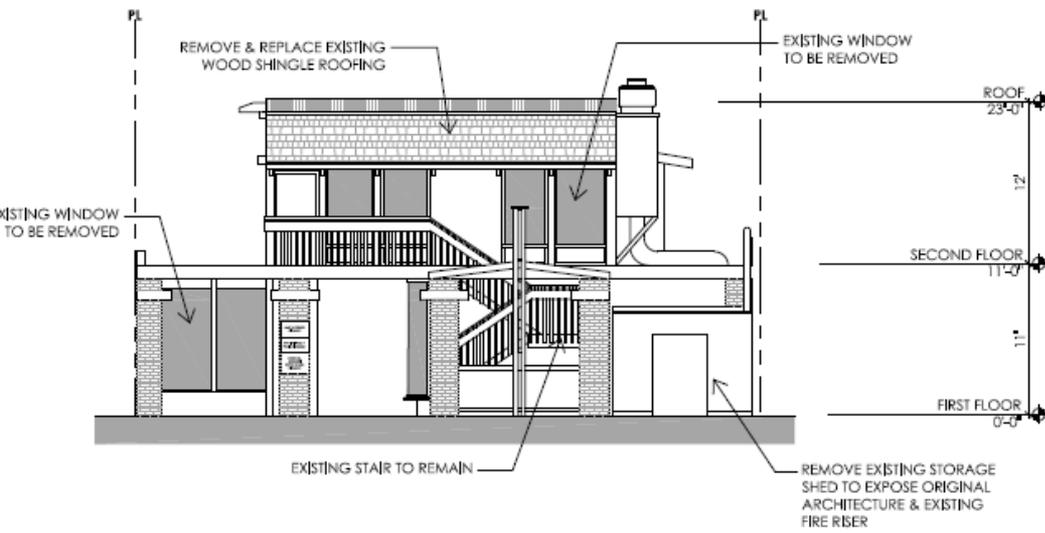
- Planning Commission adopted Resolution 39-18 in 2018 for similar project but did not proceed to City Council for final CUP approval due to Building Code challenges.
- The recommended CUP amendment by PC included 5 project conditions:
 1. Remove trash /storage to expose brick façade
 2. Add signage for public restroom
 3. Tone down color of directory sign
 4. Revise lighting fixtures
 5. Provide CASp ADA verification on chair lift

EXISTING 1ST FLOOR SITE PLAN – 571 EMBARCADERO

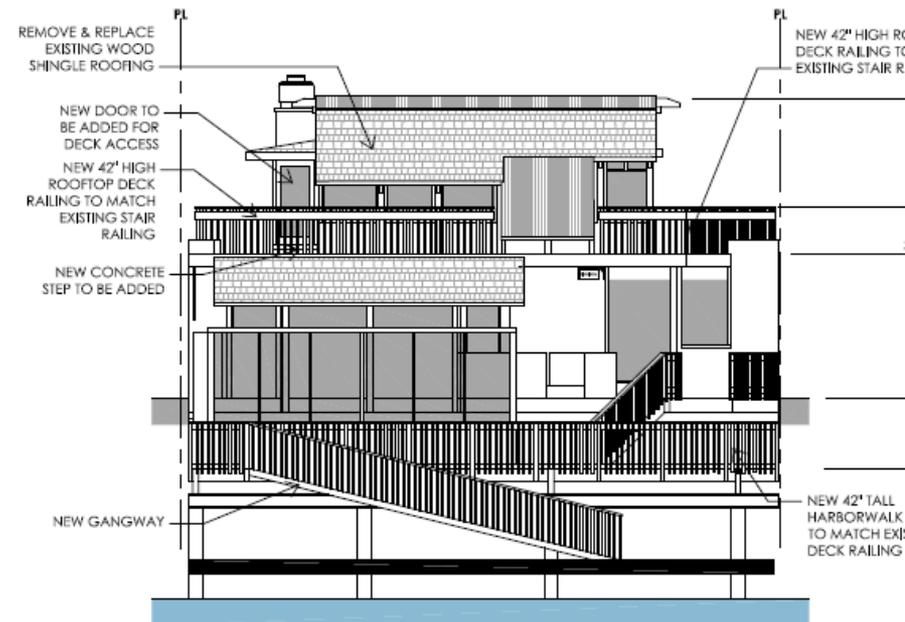
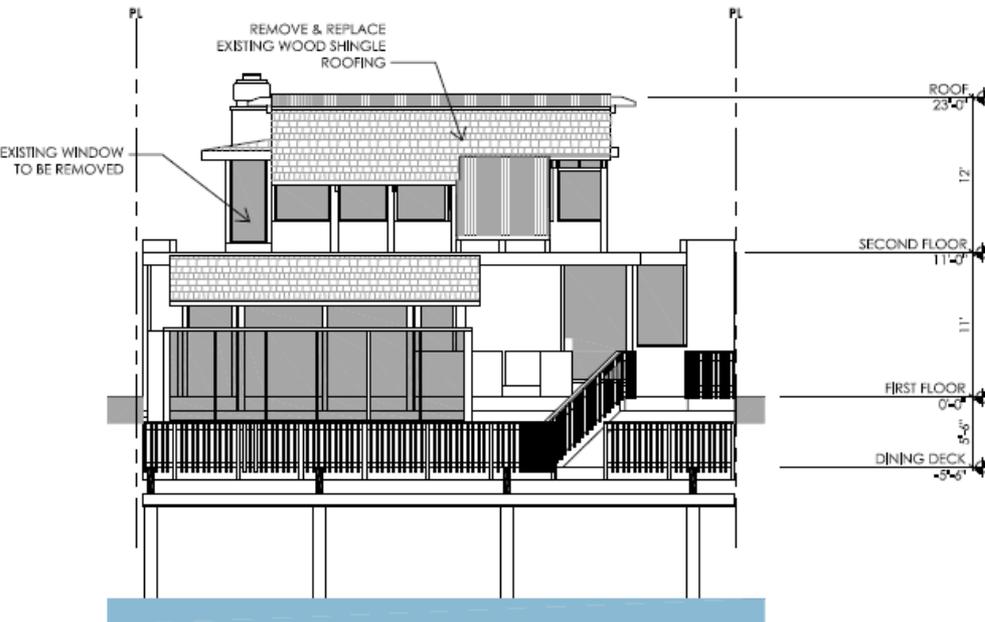
EXHIBIT H



STREET ELEVATIONS



BAYSIDE ELEVATIONS



VISUAL SIMULATIONS – EXISTING



VISUAL SIMULATIONS – PROPOSED





VISUAL SIMULATIONS – EXISTING



VISUAL SIMULATIONS – PROPOSED



COLOR, MATERIALS, AND LIGHTING

EXHIBIT H



R1
HARBORWALK RAILING



R2
ROOF DECK RAILING



P1
PAINTED WOODSIDING
BENJAMIN MOORE
HC-68 'MIDDLEBURY BROWN'
(TING)

A



WOOD PENDANT LIGHT

B



RECESSED CAN LIGHT

C



WALL/FACIA-MOUNTED
DIRECTIONAL LIGHT

D



WALL MOUNTED LIGHT

E



WALL MOUNTED LIGHT
(LOCATED @ ENTRY COLUMNS)

SIGN PROGRAM

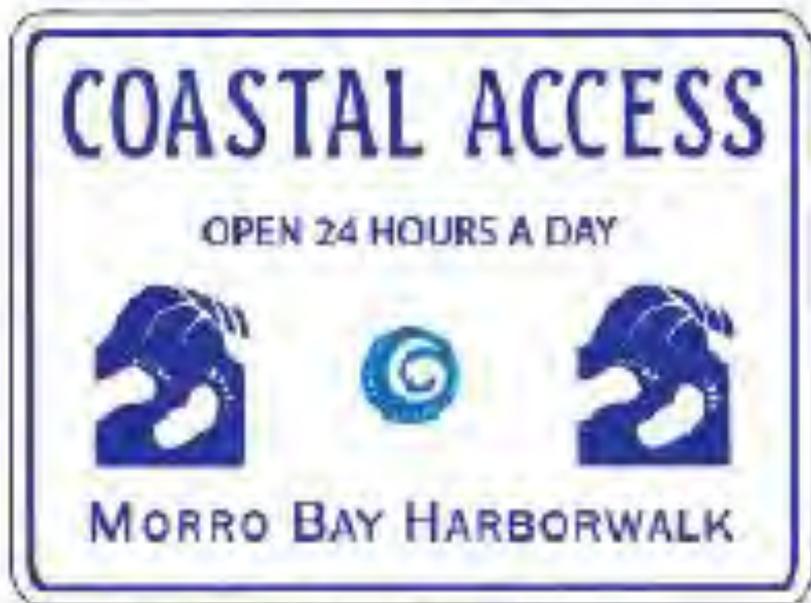
- CUP Amendment request for Master Sign Program approval (MBMC 17.68.110.C)
- Commercial signage allowances are based on linear building frontage with allowance for buildings with more than one frontage. Salt Building maximum is 67.5sf
- Narrow building frontages discourage a variety of signs and places focus on only surface signs

SIGN PROGRAM

- DWSP encourages projecting signs oriented towards pedestrians and bicyclists.
- Draft sign ordinance update would require a master sign program for commercial buildings with 3 or more tenants as proposed in this application.
- Applicant's proposal improves aesthetics and reduces cluttered appearance of building.

PUBLIC ACCESS SIGNS

A3 E



TO BE LOCATED AT THE NORTHERN AND SOUTHERN
ENTRANCES OF THE HARBORWALK
3 SF

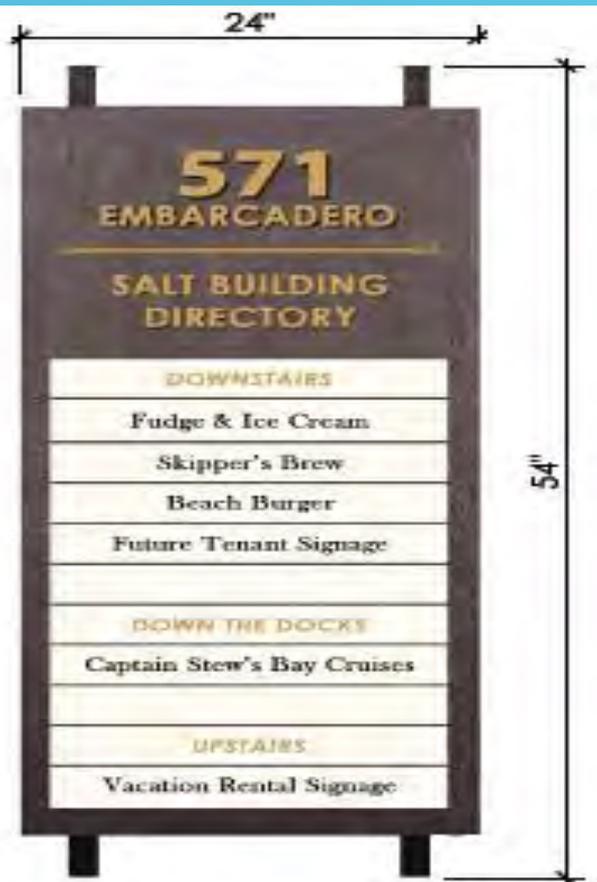
F



TO BE LOCATED BY PUBLIC SEATING AREA
3 SF

PROPOSED COASTAL ACCESS SIGNAGE

PROPOSED SIGN SIMULATION



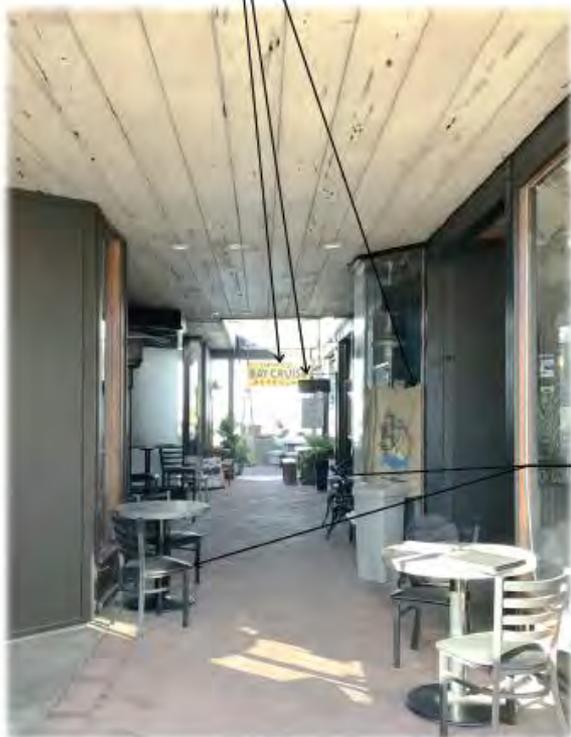
PROPOSED DIRECTORY SIGN
SIGN DIMENSIONS: 24"x54" (9' 5")
TO BE MOUNTED FLAT TO EXISTING BRICK COLUMN
WOOD TO MATCH EXISTING PANELS ON BUILDING



DIRECTORY WALL SIGN

PROPOSED SIGN SIMULATION

REMOVE EXISTING SIGNAGE



NEW TYPICAL FRAMED PUB SIGNS FOR EACH TENANT. MAINTAIN 8'-0" MINIMUM HEAD CLEARANCE FROM BOTTOM OF SIGN

REMOVE ALL EXISTING UNPERMITTED CHAIRS & TABLES IN VIEW CORRIDOR



VIEW CORRIDOR - EXISTING

VIEW CORRIDOR - PROPOSED

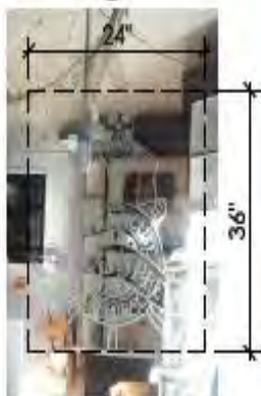
PROPOSED SIGNS TO REMAIN

①



BEACH BURGER POST-MOUNTED SIGN
(DOUBLE SIDED)
35 SF (17.5 SF EACH SIDE)

②



SKIPPER'S BREW WINDOW DECAL
6 SF

③



COFFEE WINDOW DECAL
5 SF

④



FUDGE & ICE CREAM WINDOW SIGN
4.4 SF

⑤



PINK ICE CREAM
SCULPTURE SIGN
5 SF

DEVELOPMENT STANDARDS

- No exceptions requested. Building footprint is not proposed to change. Addition of vertical chair lift and 50sf reduction of storage area creates net increase of 36sf to building.
- No increase in height proposed.
- Improvements to public accessway increases Harborwalk by 207sf.
- Proposed project does not trigger additional parking requirements.

ENVIRONMENTAL REVIEW

- Previous eelgrass studies done in this area show no presence of sensitive eelgrass habitat. Project conditioned to perform pre-construction survey per CEMP & standard BMPs. (Planning conditions 7-10).
- Categorically exempt under CEQA, Class 15301, Class 1e and 1g for minor alterations to existing structures and changes to sign copy; and Class 3c for conversion of commercial structures from one use .

STAFF RECOMMENDATION:

Forward a Favorable Recommendation to the City Council to Conditionally Approve the project by adopting Planning Commission Resolution 07-21 which includes the Findings and Conditions of Approval for the project depicted on plans received March 12, 2021.