



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, September 7, 2021 - 6:00 P.M.
Held Via Teleconference**

Chairperson - Vacant

Vice-Chairperson William Roschen
Commissioner Jennifer Ford
Commissioner Susan Stewart

Commissioner Joseph Ingraffia
Commissioner Mike Rodriguez

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE
PLANNING COMMISSIONER ANNOUNCEMENTS
ELECTION OF CHAIR/VICE CHAIR (IF MADE NECESSARY BY ELECTION OF CHAIR)
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-08-21, 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*

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of April 20, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of May 4, 2021.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1** **Case No.:** CUP 21-05 and CDP21-019
Site Location: 205 Harbor St, Morro Bay, CA
Request: Coastal Development Permit and Conditional Use Permit request for approval of new 6-room 5,042sf hotel on a .40 acre lot including the merger of six underlying lots located on Harbor Street between Market and Front Streets. The project includes demolition of three existing single-story residential structures on-site, related accessory structures, and removal of major vegetation along Market Street at the northeast area of the property. The hotel includes the construction of two detached buildings with a view courtyard in the center of the property. The project is proposed as single story on the west elevation and designed to step up the bluff with two-story on the east elevation. Seven parking spaces are proposed with hotel driveway access to be from Market Street. The property is subject to bluff development standards found in MBMC 17.45, is located in the C-VS/PD zoning district and is located in the Coastal appeals jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3c
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577, cjacinth@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

- D-1** **Planning Commission development review subcommittee update.** Item provides an opportunity for the subcommittee to update the full Planning Commission on status related to evaluation and improvement of the City's development review process. This is a discussion item and does not include a staff report.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, sgraham@morrobayca.gov
- D-2** **Planning Commission Public Benefit subcommittee update.** Item provides an opportunity for the subcommittee to update the full Planning Commission on the status related to evaluation and development of a public benefits master list for the City. This is a discussion item and does not include a staff report.
Staff contact: Scot Graham, Community Development Director; (805) 772-6291, sgraham@morrobayca.gov

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on September 21, 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 September 7, 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	Hsiao	205 Harbor St	5/26/21	CDP21-019/ CUP21-05	CDP and CUP approval request for new 6-unit 5,042sf blufftop hotel.	Under review. Noticed for PC review and hearing on 9-7-21.				cj
2	Morro Bay Ventiuers	2783 Coral Ave	7/1/21	MAJ21-005	Five unit subdivision, previously approved for a 6 unit subdiivision by City Council.	Project review completed, deemed complete July 19, 2021. Applicant submitting plans this week for Coisters Design Committee review., expect to schedule for City Council hearing within a few weeks.				nh
3	Montemagni	599 San Jacinto Street	6/10/21	CDP21-020	Demo existing home, build new 1574 sf new home with 748 sf ADU	Under review. Planning correction letter sent 7/6/21. Resubmittal received August 9, 2021 and deemed complete August 18, 2021. Public notice permit from August 27 to September 7, 2021. Administrative decision on or about September 8, 2021.				nh
4	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. Application deemed incomplete. Second correction letter sent 4/15/21. Awaiting resubmittal. Resubmittal received 5/20/21. Deemed incomplete 6-14-21, requires resubmittal. Resubmittal received August 11, 2021 and deemed complete on August 16, 2021. Scheduled for Planning commission Hearing on September 21, 2021. Public notice permit from September 10- September 21, 2021.				nh
5	Van Beurden Investments	715 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. Resubmittal received 4-29-21. Scheduled for 7/20/21 PC hearing for consideration of favorable recommendation. Will also require City Council review and approval. PC continued the hearing to a date uncertain per Applicant request. Revised project plans submitted 8/30/21. Project to be noticed for 9-21-21 PC hearing.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	Eisemann	541 Atascadero Road (at Hill St)	7/9/21	CUP21-09/ CDP21-029	Four unit apartment complex with attached garages	Review comments provided on July 31, 2021. Project requires resubmittal.				nh
7	Luhr	1140 Allesandro Ave	6/28/21	CDP21-026/ CUP21-08	Multiple residential units with live-work options (i.e. a portion of home designated for business usage). Two scenarios submitted for PC conceptual review and feedback.	Provided review comments July 26, 2021. Requires additional information from applicant - once received, will schedule for PC conceptual review				nh

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8	Cia	2551 Koa Ave	7/26/21	MIN21-008	Changes to previously approved new home - placement on site flipped from previously approved design with reconfigured interior layout. Minor changes in square footage and height.	Review comment provided on August 17, 2021, requires resubmittal				nh
9	Leonard	550 Zanzibar Street	7/19/21	CDP21-030	new 1933 SF single family home with attached 481 sf garage and 143 sf of deck area	Planning comments sent August 6, 2021, requires resubmittal				nh
10	Green	1175 Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review.				nh
11	Bernal	2620 Laurel	6/24/21	CDP21-023	New 1558 sf two and a half stories with 280 sf balcony and a 728 sf garage	Review comments provided on July 20, 2021. Requires a resubmittal for review.				nh
12	Steiner	301-390 Seashell Cove	4/19/21	MAJ21-02	General Plan / LCP Land Use & Zoning Map Amendment application to change land use and zoning from R-A to R-3 designation / low density to medium density.	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process.				cj
13	SR Development	545 Atascadero Rd	Initial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	New construction of 15 unit townhomes project	Comment letter sent 5/14/21, requires resubmittal with responses.				nh
14	Doubleddee	929 Mesa	3/31/21	CDP21-012	Admin CDP for ADU, addition of square ft & relocate garage	Correction letter sent 4/19/21. Awaiting resubmittal. Resubmittal received 5/3/21 and is under review. Awaiting corrections to Sheet A1. Resubmittal received June 16, 2021, planning comments sent on June 23, 2021. Resubmittal received July 27, 2021, planning comments sent on August 3, 2021. Requires minor corrections.				nh
15	Perry	3202 Beachcomber	4/14/21	CDP21-014/ VAR21-001	Demo existing home, build new 2063 sf home with subterranean garage and storage area of 2267 sf. Application approval is dependent on completion of LTM21-01. VAR request for height variance on roof top deck railing.	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for CDP on 5/4/21. Resubmittal received 6/24/21 with VAR request, under review. Review comments sent 7/20/21.				nh
16	Perry	3230 Beachcomber	6/24/21	CDP21-024/ VAR21-002	New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01	Review comments sent 7/20/21, requires resubmittal.				nh
17	Perry	3202 & 3230 Beachcomber		LTM21-01	Merge 3 non-conforming parcels into 2 parcels, move lot line to equalize new parcel sizes	Incomplete letter comments sent for LTM on 4/30/21 and for CDP on 5/4/21.				nh
18	Tullis	404 Estero	3/17/21	CDP21-011	CDP to demo existing improvements & construct new SFR and site improvements.	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh

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19	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. Resubmittal received 5/10/21. Project deemed incomplete, letter sent 5/25/21. Resubmittal received August 9, 2021. Planning comments sent August 23, 2021, requires resubmittal.				nh
20	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 process in progress.				cj
21	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. Discussed with Applicant visual simulation requirements via phone on 7/27/21				cj
22	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. Planning deemed incomplete, comments sent 11/29/20. Resubmittal received 4/15/21, under review by PW. PW disapproved, requires resubmittal - comment letter sent 4/28/21				nh
23	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. Incomplete, need resubmittal				nh
Projects Appealed to Planning Commission or PC Continued projects										
Projects Appealed or Forwarded to City Council										
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:										
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

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25	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. 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. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. Coastal Commission LCP certification hearing of the Coastal Land Use Plan (LUP) to be held on August 12, 2021. Zoning Code portion not yet adopted - to be completed approximately fall 2021.				
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
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
27	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig
Grants										

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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	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.		Bldg. - Disapproved 6/10/21			sg
32	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Bldg. - Disapproved 5/26/21			nh
33	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
34	Baines	1185	Balboa St.	8/9/21	B21-0137	14 sf 2nd story deck at rear of existing SFR and expand existing garage under deck (square footage of garage expansion is unclear).		Bldg. - Plancheck			sg
35	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
36	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.		Bldg. Plancheck			cj
37	Crisman	3029	Beachcomber Dr.	5/14/21	B21-0083	New single family residence (SFR), 278 sf living, 713 sf attached garage, and 130 sf deck on west side.	Planning disapproved with comments on 5/18/21	Bldg. - Disapproved 6/10/21			nh
38	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

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39	Calanchini	433	Bernardo Ave.	4/8/21	B21-0067	Finish open space on the first floor that is enclosed within current structure. The space will become a 22 sf guest room/game room w/wet bar. All electrical & plumbing is currently located in the existing walls.	Planning disapproved 5/10/21. Awaiting resubmittal.	Bldg. - Approved 8/3/21			am
40	Lindquist	2924	Birch Ave.	7/6/21	B21-0114	Covert existing front covered porch into living space, approximately 56 sq. ft.		Bldg. Approved 8/9/21			sg
41	Martinez	235	Bradley Ave.	5/17/21	B21-0085	Enclose existing covered deck, adding 274 sf of unconditioned space at rear of existing SFR (no electrical or mechanical proposed in new enclosed area).		Bldg. - Plancheck			sg
42	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
43	Kleeman	2970-A	Elm Ave/	6/17/21	B21-0103	DETACHED ADU - 748 sf accessory dwelling unit (ADU), 230 sf ground floor addition to existing detached garage and 518 sf 2nd level addition (above garage), new 120 sf upper level deck and exterior stairs to serve the ADU.		Bldg. - Approved 8/25/21			cj
44	Curtis & Mulholland	630	Embarcadero	5/18/21	B21-0087	Commercial T.I. to ground floor unit (584 sf) of existing building, space is currently used for dry storage & garage space, the T.I. will create a 145 sf lobby, 185 sf drink prep area, 250 sf kitchen addition and 121 sf new dry storage area utilizing an existing parking space.		Bldg. - Disapproved 5/19/21			sg
45	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. Change to south elevation by adding a parapet wall will require a minor modification to the Planning permit. Coastal Commission determined no CDP amendment needed. Cj	Bldg. - Disapproved 8/25/21			cj
46		454-A	Estero Ave.	7/27/21	B21-0126	After the fact approval of ADU corrected from accessory building permitted art studio. The art studio was expanded to current size of 496 sf.	Planning Disapproved 8/16/21	Bldg. Approved 8/12/21			am
47	Cox	555	Estero	4/22/21	B21-0073	Remove existing detached single car garage. Rebuild single car garage as attached with office space above. Update kitchen.		Bldg. Approved 7/22/21			sg
48	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.	Under review. Planning disapproved 4-16-21. Planning approved.	Ready to issue			am
49	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.		Bldg. - Approved 6/15/21			sg

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50	Melen	2540	Koa Ave.	4/26/21	B21-0075	Interior renovations on mid level and upper floors, adding bathroom to existing space on upper floor, creating new conditioned space from existing attic space on upper floor.		Bldg. - Approved 5/13/21			sg
51	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage		Bldg. - Disapproved 8/18/21			sg
52	Drenick	2530	Laurel Ave.	8/10/21	B21-0141	Demolition of 560 sf of a 2-car garage, garage roof top deck & garage foundation.		Bldg. - Approved 8/12/21			sg
53	McClish	451	Luzon St.	8/31/21	B21-0156	210 sf addition to existing 770 sf single family residence (SFR) creating a new study with bathroom, making SFR 980 sf total.		Bldg. - Plancheck			sa
54	Novell	273	Main St.	8/16/21	B21-0144	Demo existing bathroom, install new shower, vanity, toilet, build walk-in closet remove 4 windows, match existing siding. New bathroom window, install new heater vent 40,000 BTU (Pacific Heating) install now direct vent fireplace.		Bldg. - Approve 8/27/21			sg
55	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	Disapproved on 4/15/19		sg
56	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 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
57	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. Disapprove 8/12/21			nh
58	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.	Planning approved 3/11/21. am	Bldg. - Approved 3/10/21			sg
59	Biaggini	1156-A	Market Ave.	7/13/21	B21-0122	Demo (E) 576 sf of detached garage roof, add new 576 sf ADU to 2nd story over garage, 50 sf under stair storage closet, 170 sf 2nd story deck.	Planning conditionally approved July 20, 2021	Bldg. - Disapproved 8/3/21			nh

#	Applicant/ Property Owner	Project Address		Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
60	Girard	416	Monterey Ave.	8/23/21	B21-0153	Change to layout & structure of entry stairs.	Approved 8/25/2021	Bldg. - Approved			cj
61	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
62	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
63	HS, Nutmeg, LLC	2681	Nutmeg Ave	6/22/21	B21-0106(SFH) B21-0107 (JADU)	2585 sf sfh stair stepped down slop with 748 sf garage and 254 sf deck. JADU is on the lower level and is 500 sf.	Planning approved 6/30/21	Bldg. - Disapproved 8/3/21			nh
64	McDonald	846-A	Pacific St.	7/28/21	B21-0131	ATTACHED ADU - Convert existing 278 sf attached garage to an ADU and add 321 sf to the rear of existing garage creating an overall 599 sf ADU.	Planning Disapproved 8/6/21	Bldg. Approved 8/18/21			am
65	Westbrook	939	Pacific St.	8/9/21	B21-0138	ADDITION to SFR - 374 sf ground floor addition, 470 sf second story addition, 255 sf second floor deck and 100 sf first floor deck area.	Approved 8/16/21	Bldg. - Plancheck			am
66	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.	Under review. Disapproved 4/27/21. am	Bldg. - Approved 6/24/21			am
67	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Plancheck			am
68	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
69	Tabrizi	998	Quintana Rd.	8/12/21	B21-0142	640 sf Addition (Approx.) - Enclosed area under existing open roof structure (former Napa Autocare Center Bldg).	Under review.	Bldg. - Disapproved 8/18/21			sg
70	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
71	Feuerberg	2083	Seaview Ave.	8/16/21	B21-0145	Addendum to B21-0081 - Construct breezeway from primary dwelling to garage ADU (removing requirement for additional water meter), change front door size, reconfigured bathroom and add bathtub and relocate toilet. Also relocate heater and add electrical sub-panel.		Bldg. - Approved			cj
72	Wener	687	Sequoia Ct.	8/232/21	B21-0152	Demo & replace existing deck. No increase or change to size of original except where code requires.	Planning Approved 9/1/21	Bldg. - Plancheck			am
73	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
74	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. Permit application expired	Bldg. - Approved 3/27/19			wu
75	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. Permit application expired.	Bldg. - Approved 7/10/19			nh
Planning Projects & Permits with Final Action:											
76	Leage/Hansson	833 Embarcadero		8/3/21	MIN21-009	Minor Modification to CUP19-11 for change to south elevation to add a parapet wall along the stairwell in lieu of railings as originally approved in order to provide 1 hour fire rated wall to comply with CA Building/Fire Code	Deemed complete 8/3/21. Project noticed 8/6/21 for administrative action on 8/17/21.				cj
77	Lent	194 Island		6/17/21	CDP21-022	New ADU and roof top deck	Review comments sent 7/14/21, requires resubmittal. Resubmittal received August 3, 2021 and deemed complete on August 10, 2021. Public notice period from August 19 to August 30, 2021. Administrative decision on August 31, 2021				nh
78	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	Planning deemed incomplete and comments were sent 3/29/21. Resubmittal received 7/6/21, planning incomplete letter sent 7/9/21. Resubmittal received 7/22/21, project deemed complete on August 6, 2021. Public notice period from August 13 to August 23, 2021. Administrative approval and permit issued on August 25, 2021.				nh
79	Casagrande	528 Blanca		7/7/21	CDP21-027	New construction of a single family home on a vacant parcel	Project deemed complete. Public notice period from 8/4 to 8/15/21. Permit issued August 16, 2021.				nh
80	Casagrande	536 Blanca		7/7/21	CDP21-028	New construction of a single family home on a vacant parcel	Project deemed complete. Public notice period from 8/4 to 8/15/21. Permit issued August 16, 2021.				nh

#	Applicant/ Property Owner	Project Address	Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
81	Battaglia/ Winfield	1280 Scott St	4/14/21	CDP21-015	Admin CDP for upstairs ADU, storage, conversion of existing space for JADU.	Response letter and incomplete comments sent 5/4/21. Resubmittal received May 27, 2021, under review. Minor review comments need to be addressed, comment letter sent 6/15/21. Resubmittal received 8/9/21 and deemed complete on August 10, 2021. Public notice permit from August 19 to August 30, 2021. Admin review and decision on or about August 31, 2021.				nh
Staff Directory:										
Scot Graham - sg	Chad Ouimet - co	Cindy Jacinth - cj	Pam Newman - pn	Nancy Hubbard - nh	Alison MacCarley - am	Saba Asghary - sa				

AGENDA ITEM: A-2

DATE: SEPTEMBER 7, 2021

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 20, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Jennifer Ford	Commissioner
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner
	Elena Gerli	Morro Bay City Attorney

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

ELECTION OF CHAIR AND VICE CHAIR

<https://youtu.be/NYbKxNcdxYg?t=55>

Commissioner Ingraffia moved to nominate Commissioner Stewart as the Planning Commission Chairperson. Commissioner Ford seconded, and the motion passes 4-0 with Ingraffia, Ford, Roschen, and Stewart voting yes.

Commissioner Ingraffia moved to nominate Commissioner Roschen as the Planning Commission Vice-Chairperson. Commissioner Ford seconded, and the motion passes 4- 0 with Ingraffia, Ford, Stewart, and Roschen voting yes.

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

<https://youtu.be/NYbKxNcdxYg?t=195>

PUBLIC COMMENT PERIOD - NONE

<https://youtu.be/NYbKxNcdxYg?t=203>

Public Participation:

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- *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=aWZpTzcxTHlRTk9xaTlmWVNWRFWFUQT09>
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/NYbKxNcdxYg?t=246>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

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

<https://youtu.be/NYbKxNcdxYg?t=270>

B. PUBLIC HEARING

<https://youtu.be/NYbKxNcdxYg?t=300>

B-1 Case No.: Appeal of MUP20-02

Site Location: 2460 Main Street

Applicant/Project Sponsor: Brian Der Vartanian DBA Morro Bay Recovery

Proposed Project: Appeal of a Minor Use Permit (MUP20-02) approved February 24, 2021, that allows a change in use from motel to a supportive housing facility, classified under the Morro Bay Housing Element as a residential use. The project was approved administratively pursuant to the requirements under AB2162. This facility will be licensed through the Department of Health and Human Services, State of California. The zoning of the site is MCR/R-4/SP and is not located in the Coastal Appeals Jurisdiction

CEQA Determination: Categorically exempt under Section 15301, minor changes to existing facility.

Staff Recommendation: Uphold Administrative approval of MUP20-02 and deny the appeal.

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

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/NYbKxNcdxYg?t=772>

Ashley Smith, appellant, shared her three (3) main concerns regarding the project; 1) Impact on the Police and Fire Department, 2) Safety issues in the neighborhood, and 3) Impact on the Community. Smith stated the MUP does not accurately address the facilities program, staff, and does not provide information on process of selecting staff for the facility.

Oganes Nardos, applicant, stated he is the Program Director. Nardos described the process his company has taken to receive an approval from the State, City, etc. for the rehabilitation project.

Rich Donald, General Manager of Roadway Inn, stated he was unaware of the project until he started his job. Donald answered many of the concerns he has heard from the community, and noted he lives on site, and if anyone has any questions or concerns, he would be able to help. Donald stated he created a Google group called “North Morro Bay Community forum”.

R. Micheletti, Morro Bay, asked the city to look into other communities with similar facilities to see what type of impact(s) they were facing in their community. Micheletti raised questions about the residents and the facility and asked if the facility was a “for profit” facility or a “state run” facility.

April Hook, Morro Bay, stated her concerns about the safety of the facility and wants to know who made the decision to approve the project.

Emily Macri, Morro Bay, stated her concerns and noted the public comments being made were perpetuating the stigma that’s attached to substance abuse disorders

Tim Gailey, Morro Bay, stated his concerns and voiced his concerns and noted the project should be located at another location in Morro Bay.

Dave Smith, Morro Bay, stated his concerns and asked how the project was approved for the zoning in the neighborhood.

Diane Walling, MB, spoke about her experience in mental health and substance abuse. Walling spoke about the illegal activities pertaining to Nardos and other associates and noted Nardos’ past criminal activities should’ve been a red flag.

Eric Dudley, Morro Bay, stated his concerns with the project and was disappointed in not receiving responses from the city staff.

Susan Mc Daniel, Morro Bay, spoke about her experience in mental health and stated her concerns and questions regarding the project.

Judy, Morro Bay, wanted to know how patients were vetted. Judy was concerned the rehab center would allow sexual offenders as patients and wanted to be sure the children and the community were protected.

Natalia Merzoyan, Morro Bay, stated she doesn't think Morro Bay is the right place for this type of project. She is concerned for the safety of the children.

Tyler Smith, Morro Bay, is against the project and stated as a firefighter he has responded to numerous calls to facilities like this. He would like the Commission to vote no on the project, and hopes they consider all of the comments made by the public.

Donald Headland, Morro Bay, would like the Commission to vote no on the project. He is concerned for the safety of the community's safety and doesn't think the project is appropriate for the neighborhood.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/NYbKxNcdxYg?t=4803>

The Commissioners presented their questions to the applicant.

Nardos responded to the Commissioners questions.

Nathan Parks, MB, presented his questions and concerns.

Michelle Lichester-Catteray, Morro Bay, presented her questions and concerns.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/NYbKxNcdxYg?t=4802>

The Commissioners presented their questions to staff.

Hubbard responded to the Commissioners.

Nardos responded to questions from the public and the Commissioners.

Response from staff, city attorney and applicant were heard.

Ashley Smith, appellant, presented her questions to attorney Gerli.

Gerli responded to Smith's questions.

Discussion between the Commissioners.

MOTION: Commissioner Roschen moved to approve staff recommendation to deny the appeal. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Roschen, Stewart and Ford voting yes.

<https://youtu.be/NYbKxNcdxYg?t=8231>

B-2 Case No.: UPO-024

Site Locations: 1130 Napa, APN: 066-280-036 (Morro Bay Elementary School).

Project Description: Planning Commission review of Special Use Permit No. UPO-024, that was approved by the City Council on November 22, 2004. The Special Use Permit allowed for a number of uses at the Morro Bay Elementary School that were at a scale and intensity compatible with the neighborhood and facility, consistent with Morro Bay Municipal Code Section 17.30.030.S.

CEQA Determination: The City's original approval of UPO-024 was exempt from the California Environmental Quality Act (CEQA), pursuant to section 15301 as the permit was associated with the use of existing public facilities, minor alteration, repair, maintenance, leasing and involved negligible expansion of the existing use. Review of the UPO-024 falls under the same exemption.

Staff Recommendation: Planning Commission review the staff report, allowed uses and existing uses, and provide comment.

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

sgraham@morrobayca.gov

<https://youtu.be/NYbKxNcdxYg?t=8663>

Graham presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/NYbKxNcdxYg?t=9355>

Natalia Merzoyan, Morro Bay, expressed her concerns regarding the school.

Betty Winholtz, Morro Bay, presented her questions and concerns to the Commission.

Judy, Morro Bay, expressed her concerns regarding the school.

Chairperson Stewart closed the Public Comment period.

Graham responded to the public comment questions.

Planning Commission reviewed and filed.

<https://youtu.be/NYbKxNcdxYg?t=10234>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/NYbKxNcdxYg?t=10317>

Graham announced there is an opening for a Planning Commissioner seat and encouraged people to apply. The deadline for applying is on April 30, 2021. If anyone is interested, please retrieve information on the City of Morro Bay's website or contact him.

G. ADJOURNMENT

The meeting adjourned at 8:53 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 4, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: <u> A-3 </u>
DATE: <u>SEPTEMBER 7, 2021</u>
ACTION: <u> DRAFT </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 4, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart Bill Roschen Jennifer Ford Joe Ingraffia Vacant	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Abby Miramontes	Community Development Director Senior Planner Planning Intern

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD – NONE

Public Participation:

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*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/RSprw7SCSNE?t=183>

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

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

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

<https://youtu.be/RSprw7SCSNE?t=206>

B. PUBLIC HEARING

<https://youtu.be/RSprw7SCSNE?t=237>

B-1 **Case No.:** CUP21-02/ PKG21-01

Site Location: 939 Pacific Street, Morro Bay, CA

Applicant/Project Sponsor: Eric Westbrook

Proposed Project: Conditional Use Permit and Parking Exception to allow construction of a second story addition to an existing single-family residence. The project includes a 374 sf ground floor addition, 470 sf second story addition, and a new 255 sf second floor deck. The existing residence is nonconforming because it only has a one-car garage where a two-car garage is required. The project is located in the R-1 zoning district and outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301 Class 1(e)

Staff Recommendation: Conditionally Approve

Staff Contact: Abigail Miramontes, Planning Intern, (805) 772-6213,
amiramontes@morrobayca.gov

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Miramontes presented the staff report.

The Commissioners presented their questions to staff.

Graham responded the Commissioners questions.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/RSprw7SCSNE?t=677>

Aaron Gannage, applicants' architect, provided an overview of the project.

Chairperson Stewart closed the Public Comment period.
<https://youtu.be/RSprw7SCSNE?t=834>

Chairperson Stewart read a correspondence letter from a neighbor.

Discussion between the Commissioners.

MOTION: Commissioner Roschen moved to approve staff recommendation. Commissioner Ford seconded, and the motion passes 4-0, with Roschen, Ford, Ingraffia, and Stewart voting yes.
<https://youtu.be/RSprw7SCSNE?t=1094>

B-2 Case No.: CP0-404 / UP0-364 Extension
Site Location: 1840 Main Street, Morro Bay, CA
Request: Request for Time Extension of Coastal Development Permit #CP0-404 and Conditional Use Permit #UP0-364. The CDP/CUP was approved by Planning Commission on April 18, 2017, for new construction of an approximate 1,400 sf drive-thru, drive-up restaurant with canopied parking and associated site improvements, removal of major vegetation, and sign program approval. In addition, the project includes utility trenching of 4-6 feet across Main Street to the west of the property, trenching across Caltrans right of way, which fronts on Atascadero Road. The project site is in the MCR/R-4/SP zone district and located outside the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Approve 2 year extension
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577,
cjacinth@morrobayca.gov
<https://youtu.be/RSprw7SCSNE?t=1137>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Jacinth presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.
<https://youtu.be/RSprw7SCSNE?t=1963>

Melissa Snyder, applicant, provided status on the project.

The Commissioners presented their questions to the applicant.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/RSprw7SCSNE?t=2313>

Discussion between the Commissioners.

MOTION: Commissioner Ford moved to approve the time extension for the Coastal Development CP0-404 and Conditional Use Permit UP0-364. Commissioner Roschen seconded, and the motion passes 4-0, with Ford, Roschen, Ingraffia, and Stewart voting yes.

<https://youtu.be/RSprw7SCSNE?t=2540>

C. NEW BUSINESS

<https://youtu.be/RSprw7SCSNE?t=2636>

C-1 Information session presentation: “Tree Plantings Unique and Appropriate to Morro Bay”, a consideration for future planting guideline development

Vice-Chairperson Roschen introduced the speakers for tonight’s presentation.

The speakers provided information on tree planting appropriate to Morro Bay.

Chairperson Stewart opened the Public Comment period and seeing none, closed the Public Comment period

<https://youtu.be/RSprw7SCSNE?t=5424>

D. UNFINISHED BUSINESS

<https://youtu.be/RSprw7SCSNE?t=5551>

Vice-Chairperson Roschen recommended having a standing agenda item for the discussion on the development process.

The Commissioners gave their comments & had a discussion on the matter.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

<https://youtu.be/RSprw7SCSNE?t=5760>

Graham updated the Commissioners on the City Council update on the General Plan.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/RSprw7SCSNE?t=6249>

G. ADJOURNMENT

The meeting adjourned at 7:45 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 18, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: September 7, 2021

Staff Report

TO: Planning Commissioners

DATE: September 1, 2021

FROM: Cindy Jacinth, Senior Planner

SUBJECT: 205 Harbor St.: Coastal Development Permit (CDP21-019) and Conditional Use Permit (CUP21-05) request for new construction of a new 6-room two story 5,054sf blufftop hotel located at 205 Harbor Street in the C-VS/PD zoning district. This property is also located in the coastal appeals jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 17-21 making the necessary findings for approval of CDP21-019 and CUP21-05

APPLICANT/AGENT:

Applicant/Owner: Chung Hsiao
Agent: Cathy Novak Consulting
Architect: Thom Jess, Arris Architects

ASSESSOR PARCEL NUMBERS:

066-291-014, 015, 016, 017, 018, & 019

PROJECT SUMMARY:

The project was previously reviewed as a Conceptual Review item by the Planning Commission (PC) on March 2, 2021. The project was brought forward for discussion only as a conceptual review item to provide input and direction on the project as it relates to architectural design and due to its visible bluff location one block east of the Embarcadero. At that meeting, no action was taken, but Planning Commission did provide feedback to the Applicant on the design of the building and visual simulations.

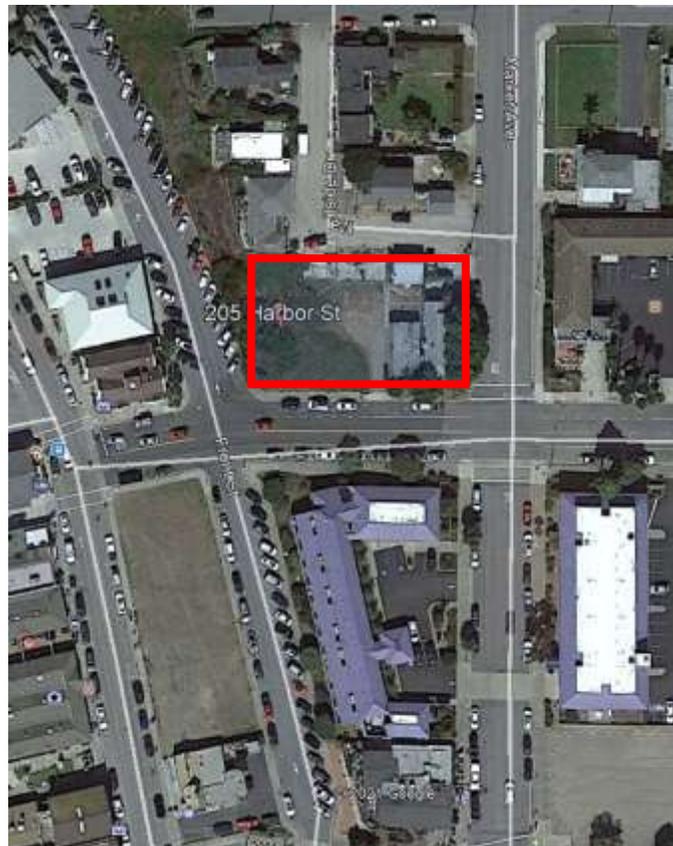
Since the March 2, 2021, meeting, the Applicant has submitted an application for CDP and CUP approval that incorporates Planning Commission feedback which is shown in the project plans (Exhibit E). The Applicant is requesting approval for construction of a new 6-room 5,042sf hotel on a .40 acre lot including the merger of six underlying lots located on Harbor Street between Market and Front Streets. The project includes

Prepared By: CJ

Department Review: _____

demolition of three existing single-story residential structures on-site, related accessory structures, and removal of major vegetation along Market Street at the northeast area of the property including removal of 2 Hollywood Juniper trees on Harbor Street and 3 Fern Pine trees to be removed on Market Avenue. The hotel includes the construction of two detached buildings with a view courtyard in the center of the property. The project is proposed as two story on the east elevation and designed to step down the bluff with single-story on the west elevation. Seven parking spaces are proposed with hotel driveway access to be from Market Street. The property is subject to bluff development standards found in Morro Bay Municipal Code (MBMC) Chapter 17.45, is located in the C-VS/PD/SP zoning district and is located in the Coastal appeals jurisdiction.

The first floor proposes 4 hotel rooms that range in size between 651sf to 683sf for a total of 2,664 sf. The second floor would have 2 hotel rooms of 665sf and 682sf for a total of 1,347sf. Two of the guest rooms would be ADA accessible. First floor space includes a view courtyard, entry court, guest spa, a synthetic turf area for lawn games, hotel lobby, and guest laundry space. The second floor includes a roof deck for guest use. All hotel rooms include west-facing private patios. The previous plans submitted for Conceptual Review at the March 2, 2021 meeting included a roof top trellis which has been removed to minimize view impacts.



The hotel parking lot includes 1 ADA accessible space, and 2 bicycle parking spaces and parking lot landscaping. The project site covers six separate parcels on Harbor between Market and Front Streets which would be merged as part of the project.

PROJECT BACKGROUND / CONCEPTUAL REVIEW FEEDBACK:

The PC, at the March 2, 2021 PC conceptual review meeting, provided feedback to the applicant on the project. No permit action was taken at the meeting and PC

comment on the project was largely complimentary of the design and project approach.

PC feedback was provided and is summarized in the six following categories with staff response on how and where changes were incorporated as applicable:

1. Application will need to include an expanded visual simulation analysis, including view from Harbor Street , showing how buildings fit with development across the street and to the east and south to provide better context.

Staff Response: Expanded visual simulations included in plan set as plan sheets A4.0-A4.5.

2. Provide a detailed landscaping plan. Improve landscaping at the south and east elevations

Staff Response: Landscaping plan included in plan set as plan sheet L-1. Project proposes drought tolerant low-water use plantings. The plan also provides for replacement trees for existing major vegetation removed which includes removal of 2 Hollywood Juniper on Harbor Street and 3 Fern Pine to be removed on Market Avenue. The landscape plan shows the required tree replacement at the street frontage and also include proposed landscape elements for guest use including and which greater outdoor amenities comprised of an enclosed spa patio with seating, outdoor fireplace, bbq grill, rooftop patio, and lawn games. Existing slope vegetation to remain in area of bluff face.

3. Liked the building design and choice of building materials

Staff Response: Architect response summarizing revisions to building materials and design included as Exhibit C. Color and materials board included in the project plans on plan sheet CB-1.

4. Liked the project's treatment of the bluff and protection through proposed setbacks and design primarily at east elevation and stepped down the bluff. Gives a lighter touch to the site.

Staff Response: Plans submitted for approval are compliant with the development standards of the zone and the bluff development standards in the Zoning Code (MBMC 17.45). As required by the bluff policies, the Applicant submitted an Engineering Geologic Investigation Report, Top of Bluff Discussion Report, and a Soils Engineering Report Update, all prepared by GeoSolutions dated April 29, 2021, April 28, 2021, and May 10, 2021 respectively.

5. Remove trellis shown with the rooftop deck

Staff Response: Trellis previously shown on conceptual plans was removed with this application.

6. Consider adding an electric vehicle (EV) charging space. Some Commissioners expressed a recommendation to consider adding an EV charging space.

Staff Response: The Applicant did not include in their project plans space for an EV charging space in the hotel parking lot. Staff confirmed with the Building Division that the Building Code would not trigger requirement to add an EV space. The Applicant is not requesting any exceptions under the PD overlay where that might have been offered.

LAND USE / ZONING AND SITE STATISTICS: The site is zoned C-VS (commercial visitor-serving) in a Planned Development (PD) overlay and within the Beach Street Specific Plan (SP)..

Density/Intensity: The land use designation for the property as noted in the updated 2021 General Plan/ LCP Coastal Land Use Plan is visitor-serving commercial with a mixed-use residential overlay. This land use is intended for visitor-oriented services and uses for which the proposed project is consistent. Floor area ratio (FAR) measures the density and intensity of new buildings or structures on property and is intended to describe the number of dwelling units allowed per acre of land. For nonresidential commercial uses, intensity is measured in place of density. Intensity is measured by using a floor-to-area ratio to describe the number of square feet of building on a site relative to the site's land area. The maximum FAR for the visitor-serving commercial land use is 1.25. The project's proposal is 0.29 well below the 1.25 maximum (5,042sf development / 17,242sf parcel). In addition, this zoning district allows hotels as a conditionally permitted use with a minimum lot area per unit of 750sf. However, the applicant's proposal is for a 6-unit hotel to accommodate larger guest room sizes ranging between 650 to 685 square feet and to minimize bluff alteration and excavation due to its bluff top location in order to comply with the bluff setback requirements.

<u>Adjacent Zoning/Land Use</u>			
North:	C-VS/ PD Non-conforming historical residential uses (Pelican Pl.)	South:	C-VS/ PD / S.4 Visitor-serving commercial /hotel
East:	C-VS/R-3/PD/S.4/S.6 Visitor-serving commercial /hotel	West:	C-VS/PD Visitor-serving commercial / Waterfront

2021 Land Use Map



Zoning Map



Site Characteristics		
Lot Size	.40 acre of 17,242sf (6 separate lots would be merged)	
Existing Use	The west portion of the site is vacant. The east portion of the site has existing office and residential structures which would be demolished.	
Terrain	Bluff / sloping towards west.	
Vegetation	Residential landscaping to east / natural landscaping to west. Project approval request includes removal of major vegetation as shown on landscape plan L-1.	
Access	Hotel use would take access from Market Avenue (east)	
2021 General Plan, Local Coastal Plan Designations & 1997 Zoning Ordinance		
2021 General Plan/Coastal Plan Land Use Designation	Visitor serving Commercial with Mixed Use Residential Overlays for which hotels / motels are an allowed land use.	
Base Zone District	C-VS: commercial visitor-serving	
Zoning Overlay District	PD: Planned Development overlay	
Coastal Zone	Located inside the coastal appeals jurisdiction	
Land Use Designation	Visitor-Serving Commercial	
Zoning Ordinance Standards (C-VS)		
	Standards	Proposed
Front-Yard Setback (Front St)	10 feet	26'6"
Side-Yard Setback (Exterior)	0 feet (20% of lot width, 10' max)	10'
Side-Yard Setback (Interior)	0 feet (10' when adjacent to residential districts- n/a)	10'
Rear-Yard Setback (Market Avenue)	0 feet	1' – 6"
Lot Coverage	60% allowed	23%
Maximum Height	30 feet (outside of bluff area)	30 feet
Bluff Development Standards – see discussion below	Max height within bluff buffer area = 14 feet or 17 feet with roof pitch 4 in 12 or greater Max height >50' from top of bluff = 30'	17 feet 30' height outside of bluff buffer area
Parking requirement is 1 per room plus 1 per 10 rooms	7 parking spaces (w/ no mgr. unit)	7 parking spaces

Parking landscaping	lot	Landscape planter area, 1 for every 5 stalls	Planter area included
Bike Parking		1 space required/ 5 parking spaces	2 bike parking spaces

Site History: The property is currently developed with three residential /office structures on the east side of the property (office use is currently vacant and residential uses comprise two small houses and three studio apartments). These existing structures and the site were evaluated for historic and archaeological resources and were found to not meet the criteria as a historic or archaeological resources for the purposes of CEQA. Historically on the west side of the property, the site was developed with a 17-room motel and pool (Harbor View Motor Lodge) that predated City incorporation until approximately 1995 when the 20-25ft retaining wall along Front Street failed and the motel was demolished. The proposed project includes a lot merger of the six underlying lots which would be completed prior to building permit issuance.

Blufftop Development standards:

GeoSolutions prepared and submitted an Engineering Geology Report, Soils Engineering Top of Bluff Report determination and Soils Engineering Report (online link at end of staff report) that is consistent with the City’s Bluff Ordinance and consistent with the City’s LCP. The Top of Bluff report dated April 28, 2021, includes a determination that the bluff face is not subject to coastal wave erosion based on the City’s definition of bluff top edge as “a result of erosional processes” and landward development to the west. The report included as part of this determination an evaluation of a 1947 California State Lands map identifying the top of bluff location, grading of Harbor Street during historic City development, including the establishment of the Embarcadero, location of the former concrete retaining wall present in 1963, and previous comment made by Coastal Commission in 2004 on another project proposed in this location. The report identifies top of bank and bottom of bank which is shown on the project plans. This is also consistent with the historical aerial imagery of the bluff included in GeoSolution’s April 2021 report..

The bluff policies in Zoning Code section 17.45.070 allow new development in the bluff face and buffer area in the Embarcadero Area, as long as it’s stepped down the bluff face, provided the development shall not require the construction of protective devices or retaining walls that would alter natural landforms or impede public access. In the Embarcadero area, which applies to this property, the height limit for development within 50 feet of the bluff buffer area is 14 feet or 17 feet with roof pitch 4 in 12 or greater. The maximum height for development greater than 50 feet from the top of bluff is 30 feet.

The purpose of the bluff development standards is to protect public views and maintain the character of the bluff setting. New development must mitigate potential adverse visual impacts, maintain the unique geographical features of the bluff, and ensure development is subordinate to the character of the bluff area. The project plans reflect this and maintain the character of the blufftop setting by stepping down the bluff which complies with the bluff setback and height limitations. Policy C-9.2 of the General Plan and LCP Land Use Plan requires that public views be protected and enhanced, and alteration of natural landforms shall be minimized. The project complies with this policy because the design has been setback from the top of bluff, it minimizes development in the bluff buffer area with single story development, and it proposes two story development along Market Ave which is greater than 50 feet from the top of bluff. The proposed project complies with these requirements.

Architectural Style: The architectural style has incorporated PC feedback received at the March 2, 2021, meeting regarding visual simulations, improved articulation, landscaping, and pedestrian scale. Exhibit C includes a response from the Architect that itemizes the changes since March. The application plans prepared by Arris Architects include this feedback as noted earlier with a modern contemporary style maintaining a mix of materials and roof lines. The hotel rooms located at the southeast corner of the property show the building with a prominent double roofline, 9 in 12 roof pitch and colored storefront style windows (plan sheet A0.3 & below). The hotel rooms located at the northwest corner of the property show the same steep roofline adjacent to the flat roof deck in the center. In addition, the view courtyard leads from the parking lot to provide a line of sight from the parking lot and potentially from Market Avenue looking to the southwest. The originally proposed trellis feature on top of the roof deck has been removed to improve views across the site. The proposed materials for the building are consistent with a modern aesthetic using a combination of neutral colors throughout. Elevation pages (plan sheet A3.0-3.1) show the material choices include



a mix of horizontal plank siding and vertical standing metal seam roofs and siding. Along the Market Avenue and Pelican Place elevations, the range of materials continue with horizontal plank siding, vertical wood plank siding, standing metal seam roofs and privacy fencing. In addition a large window to create views of the lobby from the street was added in response to PC feedback received at the March 2, 2021 meeting.



Visual Simulations

At the March 2, 2021 Planning Commission conceptual review item, the PC expressed a desire to include visual simulations from additional viewpoints depicting the project in context with the surrounding neighborhood. The 3 requested viewpoints as specified by Commissioner Roschen were looking east from Embarcadero and Harbor Street; looking west on Harbor Street with the project on the right and Blue Sail Inn on the left; and last looking north in the middle of the intersection at Market and Harbor to view the project on the left and Bay View Inn on the right. The simulations provide both existing and proposed views from each vantage point. See plan sheets A.4.0-A4.5.



PROPOSED VIEW FROM MARKET AVENUE



PROPOSED VIEW FROM HARBOR STREET & FRONT STREET

DOWNTOWN WATERFRONT STRATEGIC PLAN (DWSP):

The property is located within the downtown boundary area of the DWSP. The DWSP was adopted by the City in 2018 with the goal to connect and enhance the City's downtown and waterfront areas. Design guidelines for these two areas are included in the DWSP. This property was identified as an opportunity site noting its development potential and identified a full-service hotel as one example of a potential catalyst project.

PROJECT ANALYSIS:

This project location is a key location that connects both the downtown and waterfront commercial areas. It is an underutilized property that would benefit from the proposed project and improve the visual quality of this area. The footprint of the project is well under the maximum lot coverage and complies with floor area ratio requirements, and this reduced footprint serves to protect the blufftop character and setting as well as preserving important public views through the required single-story height in the bluff buffer area and by placing the two story portion of the development at the east end of the property where the maximum height allowed is 30 feet. The project would also provide a source of visitor accommodation adjacent to a desired waterfront area that links both the downtown and waterfront areas. It also complies with the General Plan and LUP policies regarding bluff development policies as concluded by the GeoSolutions report dated April 28, 2021.

The project design is consistent with the General Plan / LCP and Downtown Waterfront Strategic Plan (DWSP). The general and downtown design guidelines that this project complies with are noted below with staff response in bold font.

1. Structures are encouraged to break up the mass of large-scale (frontage >50feet) buildings. Provide articulation in wall planes, upper-story building step backs and projecting or recessed elements. **Elevations and articulation vary; the southeast elevation is over 50 feet in frontage. Landscaping plan proposes a variety of low-water use drought tolerant plantings to both support the bluff and also provide natural relief to this view.**
2. Vary materials and colors to break up large wall planes and enhance key components of a building's façade. **Materials include standing metal seams and horizontal plank siding on south elevation, and vertical wood siding along east elevation.**
3. Design large buildings to appear as an aggregation of smaller "building blocks" rather than a single large block or box. **Project's design layout is arranged to mimic smaller individual buildings.**
4. Character defining elements and architectural quality: Buildings should be designed to be visually attractive and add architectural richness and variety to the downtown and waterfront environments, including creative contemporary architectural solutions. **The proposed design with the steep roof pitch and colored storefront windows**

- provides a contemporary modern aesthetic that would introduce variety to a property that borders between the downtown and waterfront area.**
5. Maintain and enhance the eclectic character and architectural diversity of existing structures such as traditional, retro, and modern building styles and treatments. **Architectural design is meant to mimic the classic beachfront cabin that provides a contemporary twist but with traditional form and shape. It utilizes metal roofing/ and wood siding which are common building materials in Morro Bay so that the design is both traditional and contemporary.**
 6. Varied roof forms. **Project includes this.**
 7. Insets and projections such as balconies, porches, overhangs, railings. **Project includes this.**

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf in urban areas zoned for the specific use where this project is proposed as two separate buildings with courtyard and open view corridor in between and across from the 7-space parking lot. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

PUBLIC NOTICING:

Notice of a Public Hearing of this item was published in the San Luis Obispo Tribune newspaper on August 27, 2021, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening's hearing item and invited to comment.

CONCLUSION:

The project as reviewed and conditioned is consistent with the City's General Plan / LCP and Zoning Code. Staff recommends that the Planning Commission conditionally approve the project by adopting Planning Commission Resolution 17-21 which includes the findings for CDP21-019 and CUP21-05 for new construction of a new 6-room two story 5,054sf blufftop hotel located at 205 Harbor Street in the C-VS/PD/SP zoning district reflected on the plans dated August 25, 2021.

EXHIBITS:

- Exhibit A – PC Resolution 17-21
- Exhibit B – Applicant Project Description Statement
- Exhibit C – Arris Architect Design Response Letter dated 9/1/2021
- Exhibit D – City Engineer Geologic Report Bluff Review Concurrence dated 8/23/2021
with Certification Letter prepared by GeoSolutions, Inc. dated 8/23/2021
- Exhibit E – Project Plans dated August 25, 2021
- Exhibit F – Powerpoint Presentation

Online Links:

[Top of Bluff Discussion by GeoSolutions Inc, dated April 28, 2021](#)

[Engineering Geologic Investigation by GeoSolutions, Inc. dated April 29, 2021](#)

[Soils Engineering Report Update by GeoSolutions, Inc.](#)

EXHIBIT A

RESOLUTION NO. PC 17-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO CONDITIONALLY APPROVE COASTAL DEVELOPMENT PERMIT CDP21-019 AND CONDITIONAL USE PERMIT CUP21-05 FOR NEW CONSTRUCTION OF A 5,042 SF 6 GUEST-ROOM HOTEL IN THE C-VS/PD ZONE DISTRICT AND LOCATED IN THE COASTAL APPEALS JURISDICTION AT 205 HARBOR STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on September 7, 2021, for the purpose of considering approval of Coastal Development Permit CDP21-019, Conditional Use Permit CUP21-05 for new construction of a new 6-room 5,042sf hotel on a .40 acre lot including the merger of six underlying lots located on Harbor Street between Market and Front Streets. The project includes demolition of three existing single-story residential structures on-site, related accessory structures, and removal of major vegetation along Market Street at the northeast area of the property. The hotel includes the construction of two detached buildings with a view courtyard in the center of the property. The project is proposed as two story on the east elevation and designed to step down the bluff with single-story on the west elevation. Seven parking spaces are proposed with hotel driveway access to be from Market Street. The property is subject to bluff development standards found in MBMC 17.45, is located in the C-VS/PD zoning district and is located in the Coastal appeals jurisdiction (“Project”); and

WHEREAS, pursuant to the Governor's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19, the City of Morro Bay Planning Commission is authorized to hold public meetings via teleconferencing and all requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived; and

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

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

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

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

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California Environmental Quality Act (CEQA)

That for purposes of the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c (new construction of small structures) whereas the project is designed as two commercial structures in total of 5,042 which is less than the threshold of under 10,000 feet. The project also submitted an archaeological and historical resources report prepared by CRMS dated April 18, 2019 that concluded that the site did not meet the criteria as a historic or archaeological resource and where recommendations for archaeological monitoring during earth moving activities has been incorporated as a project condition.

Coastal Development Permit Findings

- A. The project as proposed and conditioned is consistent with the applicable provisions of the certified Local Coastal Program. The Local Coastal Program is consistent with the General Plan and the project is an allowable use in its zoning district.

- B. The Planning Commission finds that the project is consistent with and in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project is designed in its site layout to minimize view impacts by complying with the bluff setback requirements in MBMC 17.45, the project minimizes alteration of natural landforms, and preserves the character of the bluff setting by designing the project to step down the bluff as allowed in the Embarcadero area for bluff face and bluff buffer development. The 205 Harbor St hotel project complies with the development standards of the zone and complies with the Bluff development standards and policies for property located in the Embarcadero area as further described in the staff report presented to the Planning Commission at its September 7, 2021 meeting.

- C. The removal of major vegetation, including two Hollywood Juniper trees on Harbor Street and three Fern Pine trees on Market Avenue, as shown on the landscape plan L-1 will not significantly impact any threatened or endangered plant or animal habitat area, and will avoid dangerous soil erosion or instability resulting from the removal and is consistent with the major vegetation policies for removal and replacement for which it meets the replacement requirement; and that the major vegetation removal will not adversely affect the character of the surrounding neighborhood, because the proposed landscaping plan has been designed to select trees and other plantings that are consistent with the City Street Tree list, compatible with the macro/microclimatic conditions of the region, drought tolerant, provide adequate screening and longevity.

Bluff Development Standards

- A. The Planning Commission finds that the project as conditioned is consistent with the Coastal Land Use Plan and Bluff Development Standards specified in MBMC 17.45 for property located in the Embarcadero area between Surf Street and Anchor Street. The project protects public views to and along the

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ocean and scenic coastal areas, maintains the character of the bluff setting, has been designed to minimize physical alteration of the bluffs, provides restorative work to the bluff by maintain existing bluff face landscaping, provides native drought tolerant landscaping as shown on project plans, and has been designed to step down the bluff face without requiring the construction of protective devices or retaining walls that would alter natural landforms or impede public access.

- B. In addition, pursuant to MBMC 17.45.060, the project geologic reports and bluff study determination prepared by GeoSolutions and discussed in the September 1, 2021 staff report have been reviewed by the City Engineer for technical accuracy and soundness of conclusions drawn.

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 new construction of the hotel project has been designed to comply with the bluff setback requirement and two-story portion of the project is sited on the east side of the lot outside of the bluff area. The project is designed to step down the bluff complying with the bluff height requirements in MBMC 17.45. The front setback exceeds the minimum requirement which is set back farther than the existing residential uses to the north. The view courtyard sited in the center of the property opens up a view corridor from Market across the site which minimizes view impacts. The proposed hotel project at 205 Harbor Street is a permitted use 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 hotel use will provide a visitor-serving commercial use consistent with the character of the surrounding area and consistent with the commercial design guidelines of the Downtown Waterfront Strategic Plan (DWSP).

Planned Development Overlay Finding

- A. The Planning Commission finds that the project as conditioned is consistent with the Planned Development (PD) Overlay and project plans complies with the PD standards as well as concept and precise plan content as specified in MBMC 17.40.030.

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 the design themes adopted by the city including the Downtown Waterfront Strategic Plan (DWSP), and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

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Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit (CDP21-019) and Conditional Use Permit (CDP21-05) with the following conditions of approval supported by the above findings.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 1, 2021, for the project at 205 Harbor Street depicted on plans dated August 24, 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 plans submitted for CDP21-019/CUP21-05, 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 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 applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

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This condition and agreement shall be binding on all successors and assigns.

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

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the

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plans submitted for a Building Permit to the satisfaction of the Community Development Director.

5. **Boundaries and Setbacks:** The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
6. **Building Height Verification:** Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements as approved for this project.
7. **Inspection:** The applicant shall comply with all City conditions of approval and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
8. A sign program including sign design and materials specifications consistent with the City's sign ordinance shall be submitted and approved prior to final occupancy of the project.
9. A complete Lot Merger application shall be approved and recorded prior to issuance of the building permit.
10. All utilities shall be undergrounded pursuant to MBMC 17.48.050.
11. An archaeological monitoring plan shall be submitted for review and approval by the Community Development Director that includes the CRMS April 18, 2019 report recommendation that monitoring during initial ground clearance and earthmoving activities be monitored by a qualified archaeologist and Native American monitor.
12. The recommendations by GeoSolutions in the Engineering Geology Investigation report dated April 29, 2021, the Soils Engineering Report Update by GeoSolutions dated May 10, 2021, and the GeoSolutions Top of Bluff Discussion report dated April 28, 2021, shall be incorporated into the building plans submitted for approval.

BUILDING DIVISION CONDITIONS

A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

EXHIBIT A

- 2.)** The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
- 3.)** The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.)** The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.)** A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.)** Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

The Title sheet of the plans shall include:

- a. Street address, lot, block, track and Assessor Parcel Number.
- b. Occupancy Classification(s)
- c. Type of construction.
- d. Maximum height of the building allowed and proposed
- e. Floor area of the building(s).
- f. Fire sprinklers proposed or existing
- g. Minimum building setback allowed and proposed

EXHIBIT A

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE: During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

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

3.) FOUNDATION SETBACK VERIFICATION: Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some lot types.

4.) BUILDING HEIGHT VERIFICATION: Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the

EXHIBIT A

MBMC. The Building Official shall have discretion on a case by case basis for some site-specific projects.

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

1. Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be 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. This permit card shall then be turned into the building division for scheduling of the final building inspection.
2. Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
3. If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
4. If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
5. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
6. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS:

1. Lot Merger: all existing separate lots being developed must be merged, prior to building permit plan approval.
2. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140)
3. Large Peak Flood Control: Submit drainage calculations to show that post development peak runoff flows are reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. (See attached Large Peak Flood Control Requirement sheet).
4. Frontage Improvements: The installation of frontage improvements is

EXHIBIT A

- required.
- a. Show the installation of a 10-foot sidewalk along the frontage of Harbor Street and Market Avenue.
 - b. Show the installation of two curb ramps, per Caltrans detail A88A. One at the corner of Harbor Street and Market Avenue. The other at the corner of Harbor Street and Front Street.
 - c. Show the installation of standard Driveway Approach, per City standard detail B-6 and B-9.
 - d. To buffer pedestrian crossing at corner of Harbor Street and Front Street, show the installation of a bulb-out.
 - e. Show the installation of one street tree per every 50 foot of property frontage. Locate street trees 3-4' behind sidewalk. Street must be chosen from list of approved City street trees
5. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
6. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
7. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
8. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)
9. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

EXHIBIT A

10. 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.
11. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer 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 required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location:
<https://www.morro-bay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS

1. Demolition Site Plan, General Notes. Provide the following notation: Fire Safety During Construction and Demolition shall be in accordance with 2019 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. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200. Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building

EXHIBIT A

Department for review and approval prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.

3. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
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.
5. 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.
6. 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.
7. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1). Provide the required fire-flow requirement as contained in CFC Table B105.1(2).
8. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC 507.5.1)
9. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)

EXHIBIT A

10. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.
11. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.
12. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of September 2021 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 7th day of September 2021.

Exhibit B

Project Description for 205 Harbor Street **May 2021**

Setting & Project Description

The project site is located at 205 – 215 Harbor Street, APN's # 066-291-014, 015, 016, 017, 018, & 019. The property is located on the bluff between Front St. (west) and Market St. (east) and on the north side of Harbor Street, extending north to Pelican Place (an alley formerly known as Magilside Drive). It is zoned C-VS/PD and S.4 & S.6. The site is 6 legal lots of record and is approximately 17,242 sq. ft. total. The terrain slopes downward towards the bay (to the west) at approximately 15%.

The site currently has two small houses and three studio apartments (one apartment previously was used for a temporary office space) on the easterly portion of the property but the westerly two-thirds of the site is vacant, except for remnants of the foundation of the two-story hotel that previously existed on the property.

The site was fully developed with the old motel and is amid an urban and largely built out area. Vegetation consists of non-native covers of little or no biological value. Since the site was fully developed in the past and much of the native soils was lost after a large retaining wall failed, the site is not expected to have any archeological impacts.

Historical background -- Previous development on the site consisted of a 17-room motel (Harbor View Motor Lodge) that included a swimming pool, caretaker's unit and small residence. As part of this original development, a large retaining wall roughly 20 - 25 feet in height was constructed along Front Street. The wall held back soils to keep the motel elevated as to overlook the rock, bay and Embarcadero. In 1995, soils behind that retaining wall became saturated in a rainstorm and caused the wall to suddenly fail. Failure of the wall, in turn, led to massive soil loss and the need to demolish the old motel that had become unstable.

Furthermore, a 10-room Bed & Breakfast (B&B) establishment was approved for the site on November 6, 2000 but, the approval was never used and expired. In 2003/04, a new project was proposed and approved with both commercial and residential uses in the form of six (6) separately owned but attached and vertically integrated airspace condominiums. Each of the six (6) condominium units were restricted to visitor-serving commercial uses on the ground floor and residential uses on third and fourth floors, with the ability to "mix and match" retail and commercial uses on the second floor. The project was ultimately approved with a new bluff line and reductions in the overall height and sizes of the units.

Building Height- Up until the mid-1990's, the Harbor View Motor Lodge motel existed on the site. As mentioned above the motel sat on land supported by a large (+/-20' high) retaining wall that failed during a storm in 1995. Because of the retaining wall failure, the motel was unsafe and needed to be demolished immediately. As a result of the retaining wall failure, elevations on the site today are considerably lower than the elevations on the site when the motel existed. Section 17.12.310 of the Zoning Ordinance defines "height of building," as follows:

"Height of Building" means the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building, as measured to the topmost point of the roof but not including ventilation stacks and chimneys under six feet in width or length.

Exhibit B

When measuring the various levels on a lot to calculate the height, the grades in existence on the lot on January 1, 1986, shall be used; any fill added to the site since that date shall be deducted from present grade elevations and any areas cut since that date may be added to the present grade elevations when calculating the height limit."

Even though the City policies allow for the building height to be calculated as it existed in 1986, the CA Coastal Commission did not support the City's interpretation of this policy with the previous project that was ultimately approved in 2004. The Coastal Commission determined that bluff line traverses the site as indicated in the proposed plans. Since the bluff line has moved further eastward based upon the prior approvals, the proposed project has been designed to meet those standards.

Project Description

Summary:

The project as proposed will merge six existing lots of record into one lot and demolish the existing residential uses on site for the construction of a six unit, 5,054 sq. ft. bluff top hotel.

The first floor has four hotel rooms that total 2,664 sf and the second floor would have two hotel rooms for a total of 1,347sf. The proposed project would be designed to step down the bluff slope. The first floor space includes a view courtyard, entry court, guest spa, a synthetic turf area for lawn games, hotel lobby, and guest laundry space. The second floor includes a roof deck for guest use. All hotel rooms include west-facing private patios.

Seven ground-level parking spaces would be provided for the hotel with access off Market Avenue and which includes 1 ADA accessible space, and 2 bicycle parking spaces (located in the entry court, next to the low sidewall). Parking lot landscaping is provided and shown on plan sheet L-1.

An archaeological and historical assessment were done on this property with a prior project and should be included with this project for review. Additional bluff top reviews and updated soils engineering report and engineering geology investigation reports are included with the project submittal.

The hotel will be constructed in a single phase and will incorporate numerous green building features including low water fixtures and landscaping, energy conserving lighting and controls, and energy efficient windows and insulation systems.

Last, the propose project has been designed to meet or exceed the City zoning standards and does not require any exceptions under the PD overlay.

In conclusion, this site has been mostly vacant for many years and the project as proposed would provide visitor serving accommodations, a welcoming corridor between downtown Morro Bay and the waterfront, enhance the visual quality in a visually degraded area, an enlivened pedestrian experience all with architectural interest and appeal.

Exhibit C

September 1, 2021

Cindy Jacinth
Senior Planner
City of Morro Bay
Community Development Department



REGARDING: 205 Harbor Street

Dear Cindy,

This memo is a summary of the modifications made to the plans following the last planning commission hearing. This list is not exhaustive but addresses the major items, particularly those in response to comments received from the planning commission.

- Removed the trellis that was previously shown on the roof deck (See A0.5)
- Expanded the view deck to include a spa (See A0.3)
- Lowered the concrete portion of the deck supports on the front private patios (See A0.3)
- Added a large window to create views of the lobby from the street (See A0.4)
- Added wood wall finish at lobby end wall (See A0.4)
- Added window at corner end wall (See A0.4)
- Identified accessible guest rooms (See A2.1)
- Clarified average natural grade and relative building heights (See A3.0)
- Added before & after visual simulations (See A4.0 – A4.5)
- Added the landscape plan (See L-1)

Thank you,

A handwritten signature in black ink, appearing to read "Thom Jess", with a long horizontal stroke extending to the right.

Thom Jess



Exhibit D
CITY OF MORRO BAY
PUBLIC WORKS DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

PUBLIC WORKS PLANNING PERMIT MEMORANDUM

August 17, 2021

TO: PLANNING DIVISION
FROM: Rob Livick, PE/PLS/QSD – City Engineer
RE: 205 Harbor Street– CUP21-05 & CDP21-019 – Geologic Report Review

I have reviewed three Geology/Geotechnical Reports prepared by GeoSolutions, Inc dated April 29, 2021, April 28, 2021, and May 10, 2021. It appears that the intention of these three reports, when taken in total, was to address the requirements delineated in the City of Morro Bay Municipal Code section 17.45.050 “Geologic report”.

GeoSolutions stated the municipal code provides “guidelines” for the preparation of the report addressing the suitability of the site for development. Section 17.45.050 provides requirements that need to be addressed. To better clarify the applicant has satisfied the requirements for bluff development, provide a letter from the project geologist or engineer certifying the report(s) are intended to satisfy the requirements of MBMC 17.45.50.



1021 West Tama Lane, Suite 105, Santa Maria, CA 93454
(805)614-6333, (805)614-6322 fax
SBinfo@geosolutions.net

220 High Street, San Luis Obispo, CA 93401
(805)543-8539, (805)543-2171 fax
info@geosolutions.net

August 23, 2021
Project No. SL10703-5

Mr. Chung Hsiao
9143 East Fairview Avenue
San Gabriel, California 91775

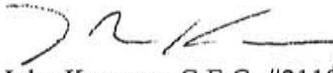
Subject: **Certification Letter - Engineering Geologic Investigation**
205-215 Harbor Street. APNs: 066-291-014 to 019
Morro Bay, California

Dear Mr. Hsiao:

A GeoSolutions, Inc. April 29, 2021 Engineering Geologic Investigation report was performed for 205 and 215 Harbor Street, APNs: 066-291-014 to 019, in Morro Bay, San Luis Obispo County, California. In addition, a GeoSolutions, Inc. April 28, 2021 report (Top of Bluff Discussion, 201-215 Harbor Street, APNs 066-291-014 to 019, Morro Bay, California), and a GeoSolutions, Inc. May 10, 2021 (Soils Engineering Report Update, 201-215 Harbor Street, Morro Bay, California) report were published. The April 29, 2021 report stated on page 1 "This report also utilizes guidelines outlined in City of Morro Bay Planning, Zoning Ordinance 17.45.050." This letter is to certify that the April 29, 2021 report, the April 28, 2021 report, and the May 10, 2021 report were intended to satisfy the requirements of MBMC 17.45.50.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions regarding this report, please call the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.


John Kammer, C.E.G. #2118
Principal Engineering Geologist




Kraig Crozier, No. C61361
Principal Engineer, C61361



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205 Harbor Street

MORRO BAY, CA



	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	COVER SHEET	Scale: 11x17: NTS 24x36: NTS
		Sheet: A0.0

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 6 ROOM HOTEL WITH ONSITE PARKING ON AN EXISTING 0.40 ACRE PARCEL.

THE EXISTING SITE CONSISTS OF SIX SEPARATE PARCELS AND IS THE SITE OF A FORMER HOTEL. THIS PROJECT WILL INCLUDE MERGING THE SIX PARCELS INTO ONE, SINGLE LOT. CURRENTLY THE SITE IS MOSTLY VACANT WITH RESIDENTIAL AND OFFICES USES ON THE TWO EASTERN MOST PARCELS. ALL EXISTING BUILDINGS WILL BE REMOVED AS PART OF THE FUTURE DEVELOPMENT. THE WEST PORTION OF THE SITE IS STEEPLY SLOPED DOWN TO FRONT STREET.

THE PROPOSED HOTEL WILL BE STEPPED TO FOLLOW THE SLOPE AND WILL BE A TOTAL OF TWO LEVELS.

THE HOTEL WILL BE CONSTRUCTED IN A SINGLE PHASE AND WILL INCORPORATE NUMEROUS GREEN BUILDING FEATURES INCLUDING LOW WATER USE FIXTURES AND LANDSCAPING, ENERGY CONSERVING LIGHTING AND CONTROLS, ENERGY EFFICIENT WINDOWS AND INSULATION SYSTEMS, ETC.

GUESTROOM DATA

	ROOM	QTY.	FLOOR AREA	STANDARD SHOWER	ACCESSIBILITY		
					ROLL-IN SHOWER	TUB/SHOWER	COMM. FEATURES
1ST FLOOR	101	1	665 SF	X			
	102	1	651 SF			X	
	103	1	665 SF		X		X
	104	1	683 SF	X			
	TOTAL	4	2,664 SF				
2ND FLOOR	201	1	665 SF				X
	202	1	682 SF	X			
	TOTAL	2	1,347 SF				
TOTAL	1ST FLOOR	4	2,664 SF				
	2ND FLOOR	2	1,347 SF				
	TOTAL	6	4,011 SF	3	1	1	2

PER TABLE 11B-224.2, GUEST ROOMS W/ MOBILITY FEATURES
 NUMBER OF ROOMS W/OUT ROLL-IN SHOWERS 1 ROOM
 NUMBER OF ROOMS W/ ROLL-IN SHOWERS 1 ROOM
 TOTAL 2 ROOMS

PER TABLE 11B-224.4, GUEST ROOMS W/ COMMUNICATION FEATURES
 REQ'D NUMBER OF ROOMS 2 ROOMS

SETBACKS

MIN. FRONT YARD (FRONT ST.): 10' (MAY BE REDUCED)
 PROPOSED FRONT YARD: 26'-6" TO 46'

MIN. REAR YARD (MARKET ST.): 0' (10' WHEN ADJ. TO RESIDENTIAL)
 PROPOSED REAR YARD: 1'-6"

MIN. SIDE YARD (EXTERIOR): 20% OF LOT WIDTH = 20' (10' MAX)
 PROPOSED SIDE YARD (EXTERIOR): 10'

MIN. SIDE YARD (INTERIOR): 0' (10' WHEN ADJ. TO RESIDENTIAL)
 PROPOSED SIDE YARD (INTERIOR): 10'

PROJECT DATA

ADDRESS: 205-215 HARBOR STREET
APN: 066291014,1015,1016,1017,1018 & 1019

SITE AREA: 17,242 SF (0.40 ACRES)
ZONING: C-VS/PD (VISITOR-SERVING COMMERCIAL/ PLANNED DEVELOPMENT)

USE:
 EXISTING USE: VACANT, RESIDENTIAL & OFFICE
 PROPOSED USE: HOTEL AND PARKING

LOT COVERAGE:
 ALLOWED: 60%
 EXISTING: 22% (3,805 SF / 17,242 SF)
 PROPOSED: 23% (4,011 SF / 17,242 SF)

TYPE OF CONSTRUCTION: TYPE V-B
SPRINKLERS: YES (NFPA-13)
OCCUPANCIES: R-1

MINIMUM LOT AREA PER UNIT: 750 SF = 23 UNITS
PROPOSED LOT AREA PER UNIT: 2,874 SF / UNIT

GROSS BUILDING AREA:
 1ST FLOOR:
 RESIDENTIAL LOBBY: 333 SF
 UTILITY/BACK OF HOUSE: 698 SF
 GUESTROOM: 2,664 SF
 TOTAL: 3,695 SF

2ND FLOOR:
 GUESTROOM: 1,347 SF
 TOTAL: 1,347 SF

TOTAL: 5,042 SF

BUILDING HEIGHT:
 ALLOWABLE: 30' ABOVE AVERAGE NATURAL GRADE
 PROPOSED: 30' ABOVE AVERAGE NATURAL GRADE

PARKING REQUIRED:
 1 PER ROOM + 1 PER 10 ROOMS 7 SPACES

PARKING PROVIDED:
 STANDARD SPACES 4 SPACES
 COMPACT SPACES 2 SPACES
 ACCESSIBLE SPACES 1 SPACE
 TOTAL 7 SPACES

BICYCLE PARKING REQUIRED:
 (1 BIKE PER 5 PARKING SPACES) 1 SPACE

BICYCLE PARKING PROVIDED: 2 SPACES

PROJECT DIRECTORY

PROJECT APPLICANT
 CHUNG HSIAO
 PHONE: (512) 517-5564
 EMAIL: NIKOHOW@GMAIL.COM

ARCHITECT
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LANDSCAPE ARCHITECT
 OASIS ASSOCIATES
 ATTN: SCOTT WRIGHT
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 EMAIL: SCOTT@OASISASSOC.COM

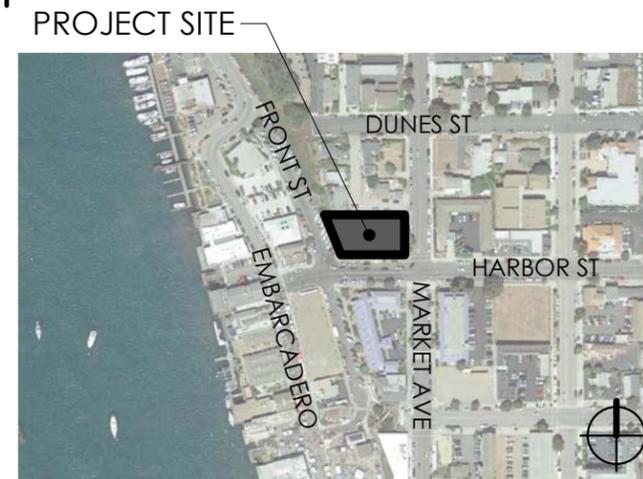
SURVEYOR
 MBS LAND SURVEYS
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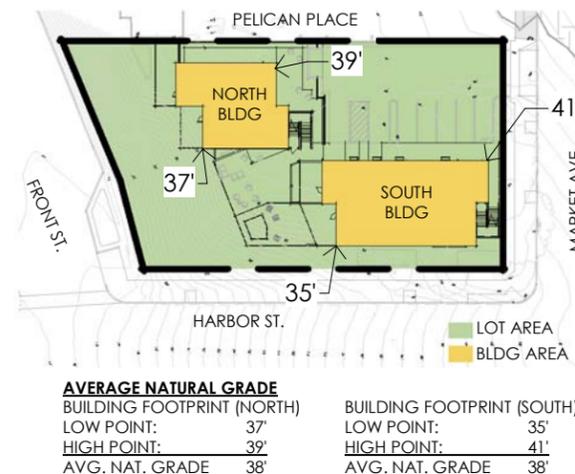
SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	PROJECT DATA
A0.3	PERSPECTIVES
A0.4	PERSPECTIVES
A0.5	PERSPECTIVES
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C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.1	PRELIMINARY UTILITY PLAN
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP



LOT COVERAGE/ A.N.G. DIAGRAM



205 Harbor Street

MORRO BAY, CA

PROJECT DATA

Date: 08/25/2021
 Project #: A20125
 Scale: 1/8"=1'-0" NTS
 24x36" NTS
 Sheet: **A0.1**



VIEW FROM CORNER OF HARBOR STREET AND FRONT STREET

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PERSPECTIVES	Scale: 1/16" = 1'-0"
		Sheet: 24x36
		A0.3



VIEW FROM CORNER OF HARBOR STREET AND MARKET AVENUE

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PERSPECTIVES	Scale: 1/16" = 1'-0"
		Sheet: 24x36
		A0.4



VIEW OF COURTYARD & ROOF DECK

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PERSPECTIVES	Scale: 1/4" = 1'-0"
		Sheet: A0.5



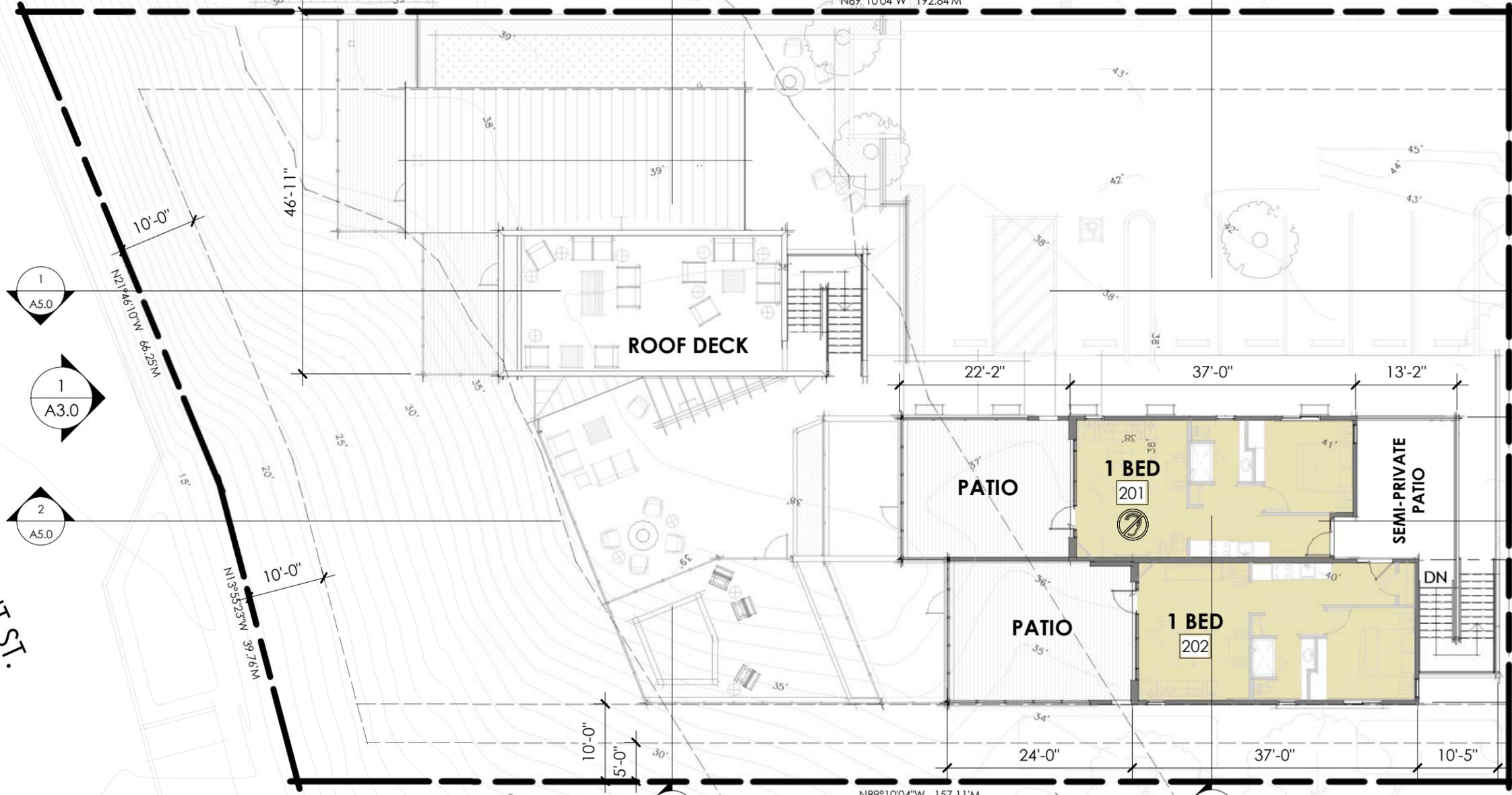
VIEW OF SPA

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PERSPECTIVES	Scale: 1/16" = 1'-0"
		Sheet: 24x36
		A0.6

PELICAN PLACE

1
A3.1

N89°08'00"W 191.08 R1
N89°10'04"W 192.84 M



1
A5.0

1
A3.0

2
A5.0

2
A3.1

1
A5.1

2
A5.1

2
A3.0

N89°10'04"W 157.11'M
N89°08'00"W 157.00' R1

FRONT ST.

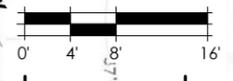
MARKET AVE.

HARBOR ST.

TOP OF BLUFF

BLUFF SETBACK

- ROOM W/ MOBILITY FEATURES
- ROOM W/ COMMUNICATION FEATURES



PROJECT NORTH

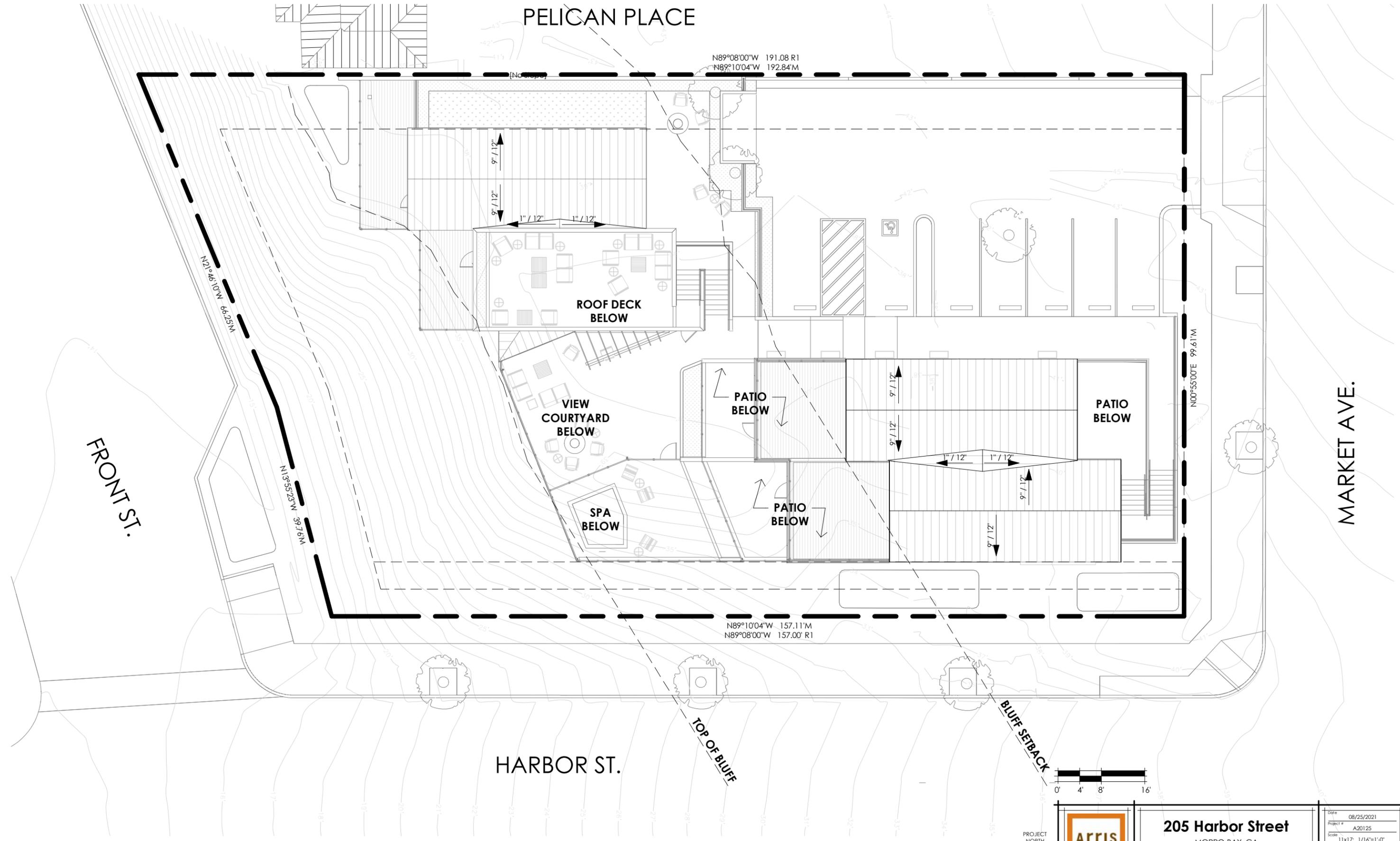


205 Harbor Street
MORRO BAY, CA
SECOND FLOOR PLAN

Date	08/25/2021
Project #	A20125
Scale	11x17: 1/16"=1'-0" 24x36: 1/8"=1'-0"
Sheet	A2.2

SITE PLAN - SECOND FLOOR

PELICAN PLACE



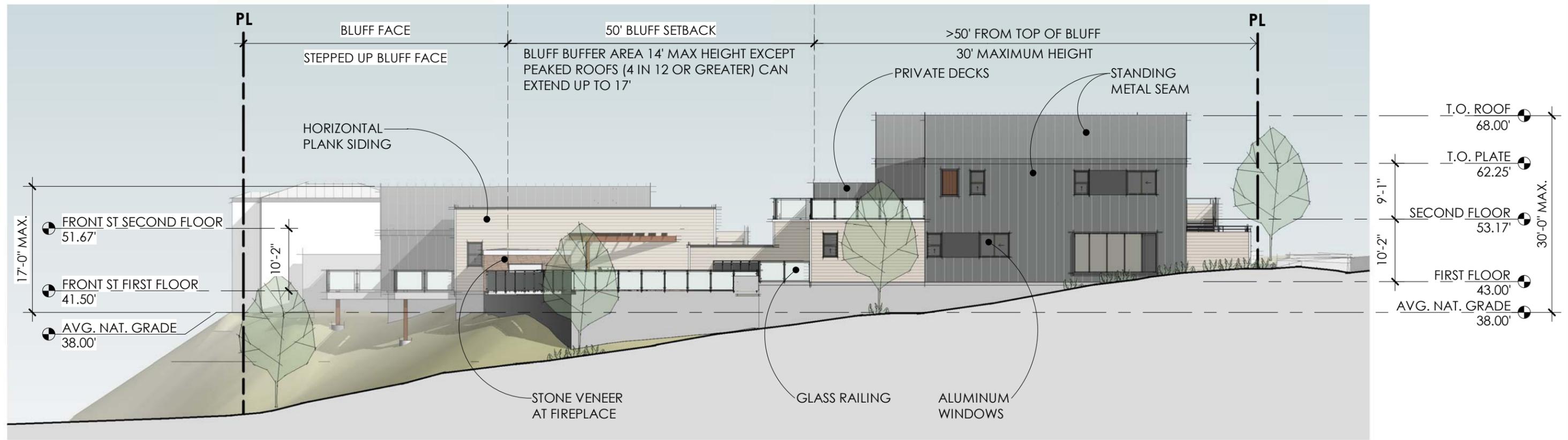
ROOF PLAN



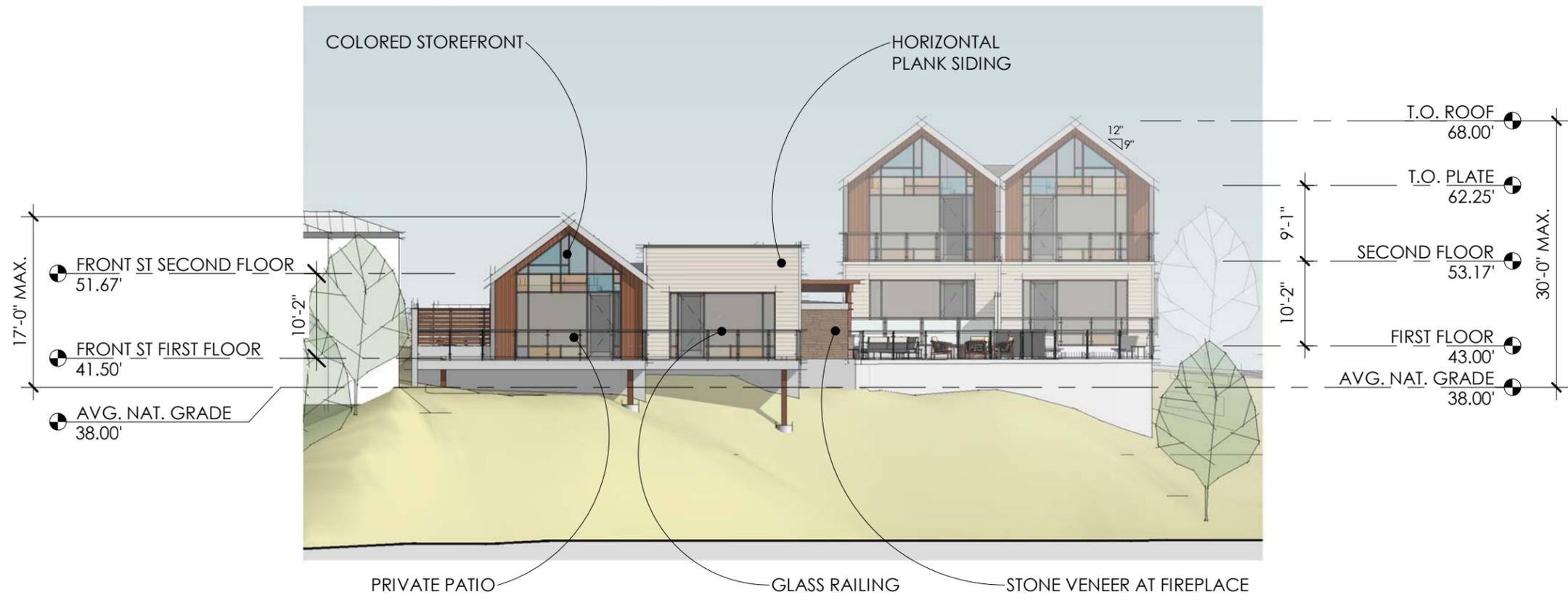
205 Harbor Street
MORRO BAY, CA
ROOF PLAN

Date: 08/25/2021
Project #: A20125
Scale: 1/16"=1'-0"
24x36: 1/8"=1'-0"
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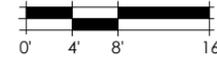
Exhibit E



HARBOR STREET ELEVATION (SOUTH)

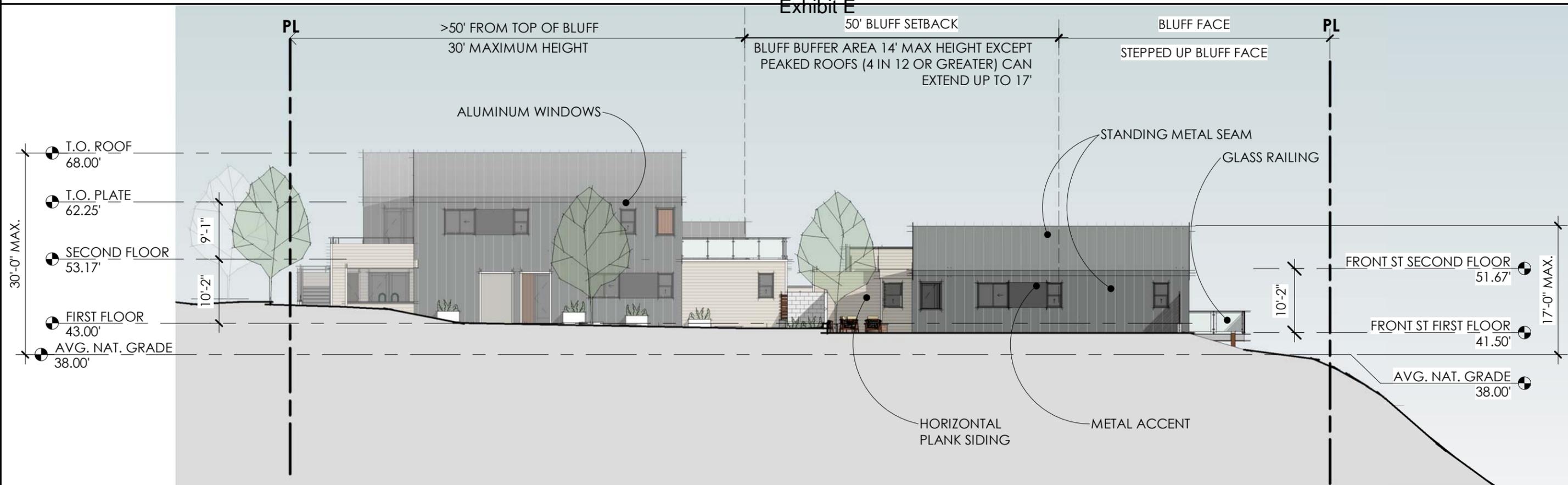


FRONT STREET ELEVATION (WEST)

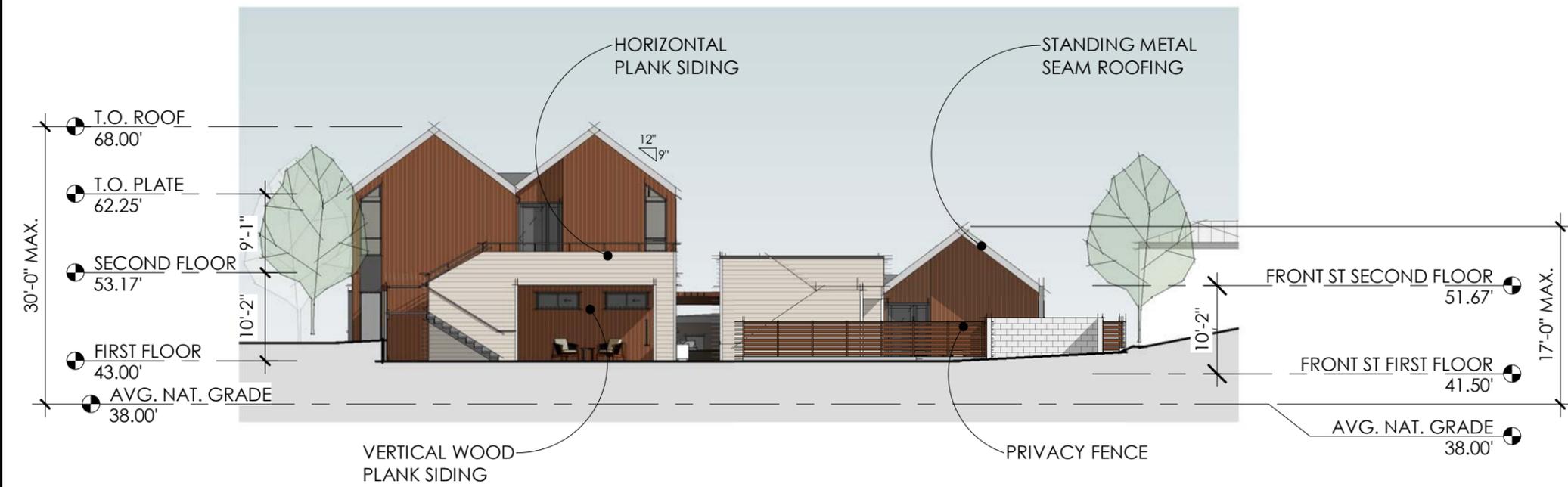


	205 Harbor Street MORRO BAY, CA	Date: 08/25/2021 Project #: A20125
	BUILDING ELEVATIONS	Scale: 1/16" = 1'-0" 24x36: 1/8" = 1'-0"
	A3.0	Sheet
	Arris Studio Architects	

Exhibit E



PELICAN PLACE ELEVATION (NORTH)



MARKET AVENUE ELEVATION (EAST)



	205 Harbor Street MORRO BAY, CA	Date: 08/25/2021 Project #: A20125 Scale: 11x17: 1/16"=1'-0" 24x36: 1/32"=1'-0" Sheet:
	BUILDING ELEVATIONS	A3.1



EXISTING VIEW FROM HARBOR STREET & MARKET AVENUE

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	EXISTING VIEWS	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A4.0



PROPOSED VIEW FROM HARBOR STREET & MARKET AVENUE

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PROPOSED VIEWS	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A4.1



EXISTING VIEW FROM MARKET AVENUE

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	EXISTING VIEWS	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A4.2



PROPOSED VIEW FROM MARKET AVENUE

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PROPOSED VIEWS	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A4.3



EXISTING VIEW FROM HARBOR STREET & FRONT STREET

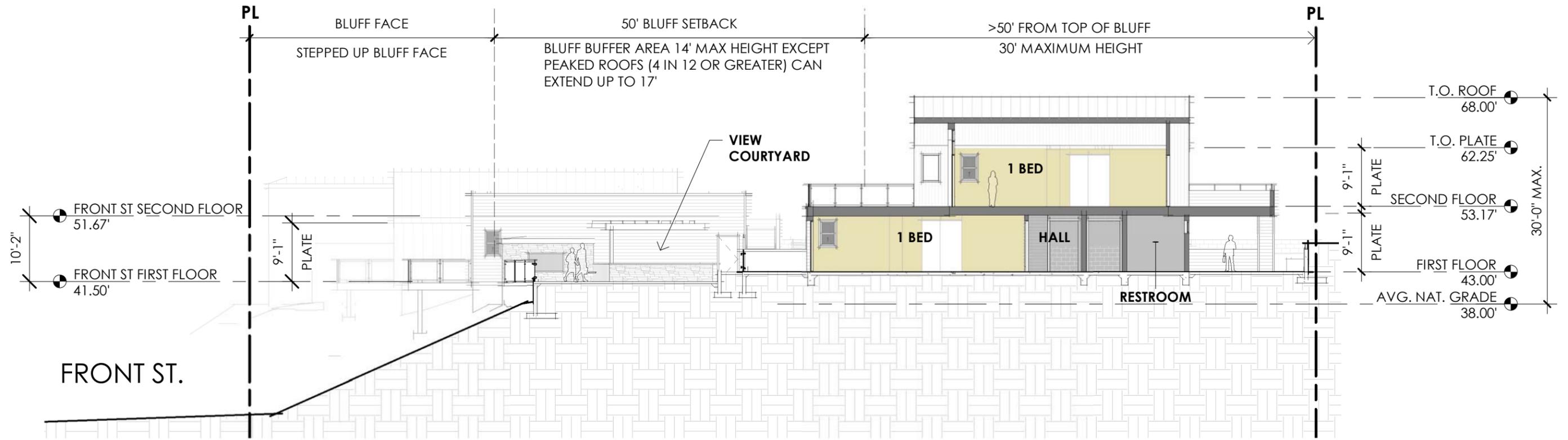
	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	EXISTING VIEW	Scale: 11x17: N.T.S. 24x36: N.T.S.
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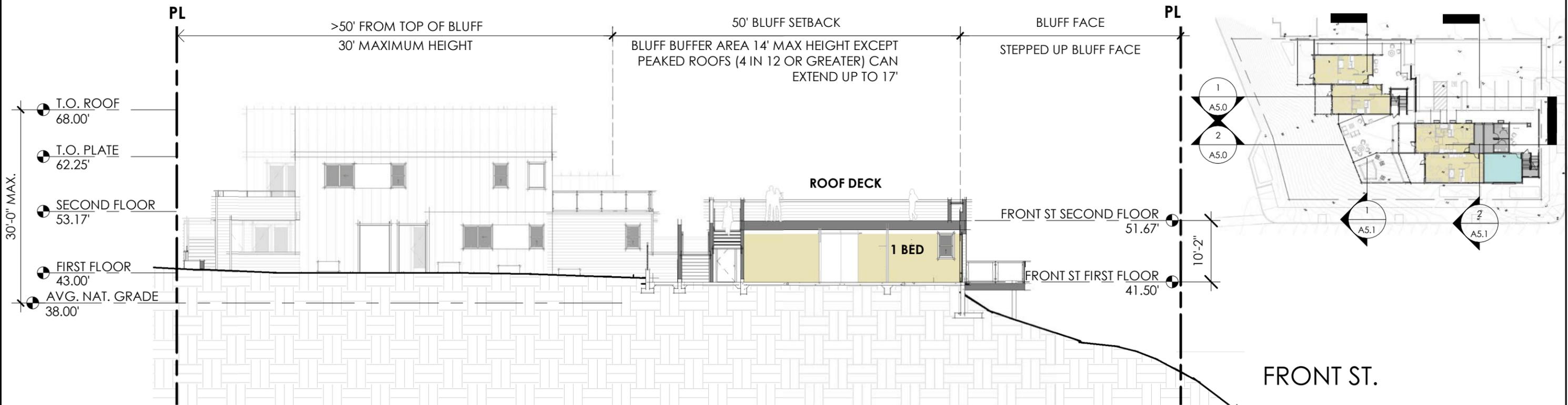
PROPOSED VIEW FROM HARBOR STREET & FRONT STREET

	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	PROPOSED VIEW	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A4.5

Exhibit E



EAST-WEST SITE SECTION 2

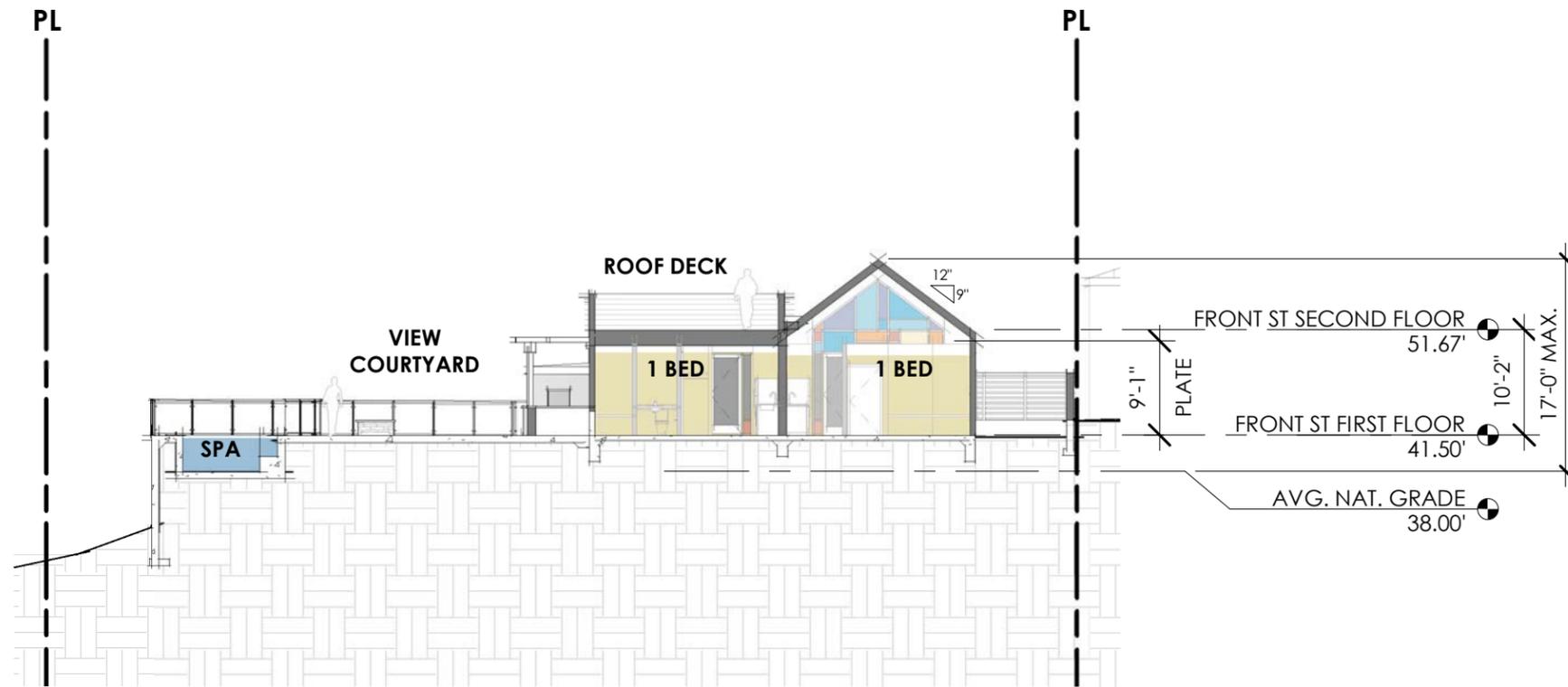


EAST-WEST SITE SECTION 1



205 Harbor Street
MORRO BAY, CA
BUILDING SECTIONS

Date: 08/25/2021
Project #: A20125
Scale: 1/16" = 1'-0"
24x36: 1/8" = 1'-0"
Sheet: **A5.0**



BUILDING SECTION A

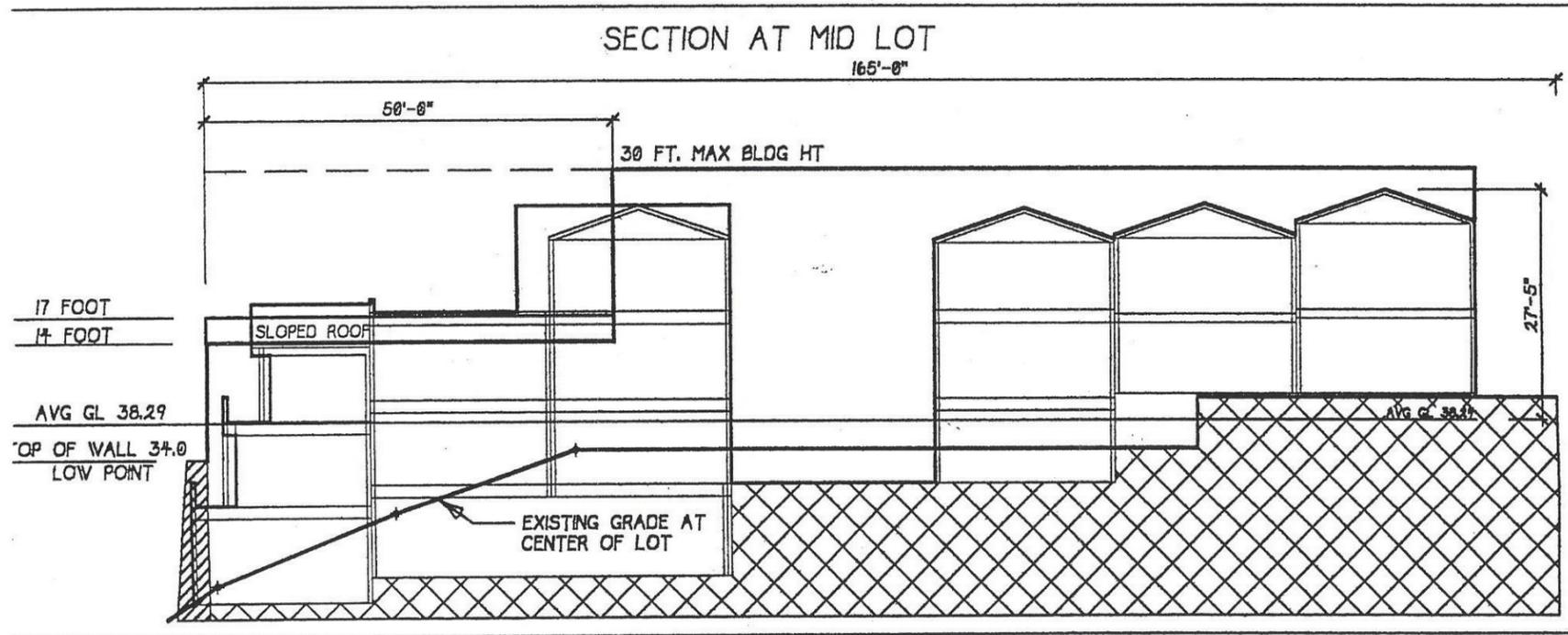


NORTH-SOUTH SITE SECTION

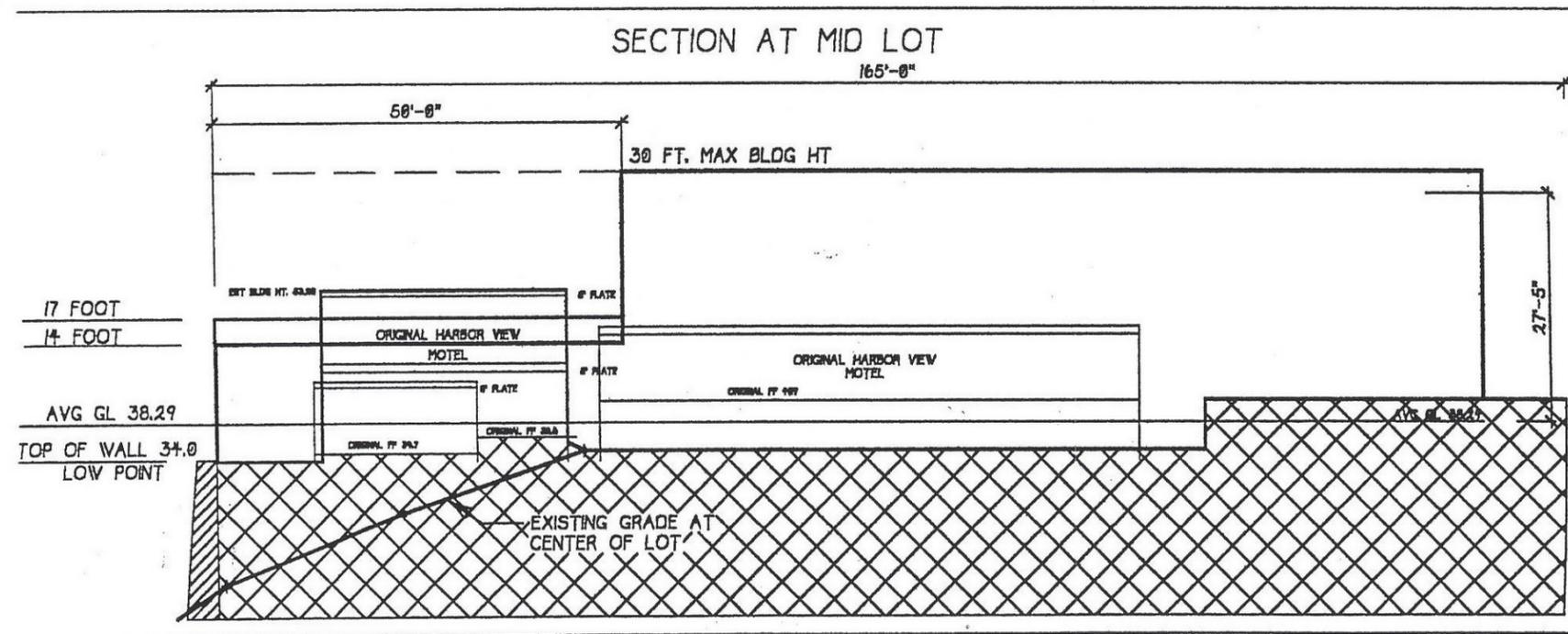
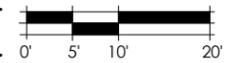


205 Harbor Street
MORRO BAY, CA
BUILDING SECTIONS

Date: 08/25/2021
Project #: A20125
Scale: 1/16" = 1'-0"
24x36: 1/8" = 1'-0"
Sheet: **A5.1**



HISTORIC SITE SECTION - 1986 MOTEL HEIGHTS (FOR REFERENCE ONLY)



HISTORIC SITE SECTION-1986 MOTEL HEIGHTS (FOR REFERENCE ONLY)



	205 Harbor Street	Date: 08/25/2021
	MORRO BAY, CA	Project #: A20125
	HISTORIC SITE SECTION	Scale: 11x17: N.T.S. 24x36: N.T.S.
		Sheet: A5.2



LEGEND



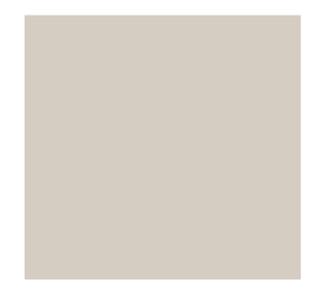
S1
STONE
 MOUNTAIN LEDGE
 ELDORADO STONE
 "YUKON"



M1
METAL CLADDING
 SELECT SEAM BATTEN
 AEP SPAN
 "OLD TOWN GRAY"



W1
WOOD SIDING
 COLLECTION
 SHERWIN WILLIAMS
 3507 "RIVERWOOD"



F1
FIBER CEMENT PANEL
 COLLECTION
 SHERWIN WILLIAMS
 7632 "MODERN GRAY"



G1
COLORED GLASS

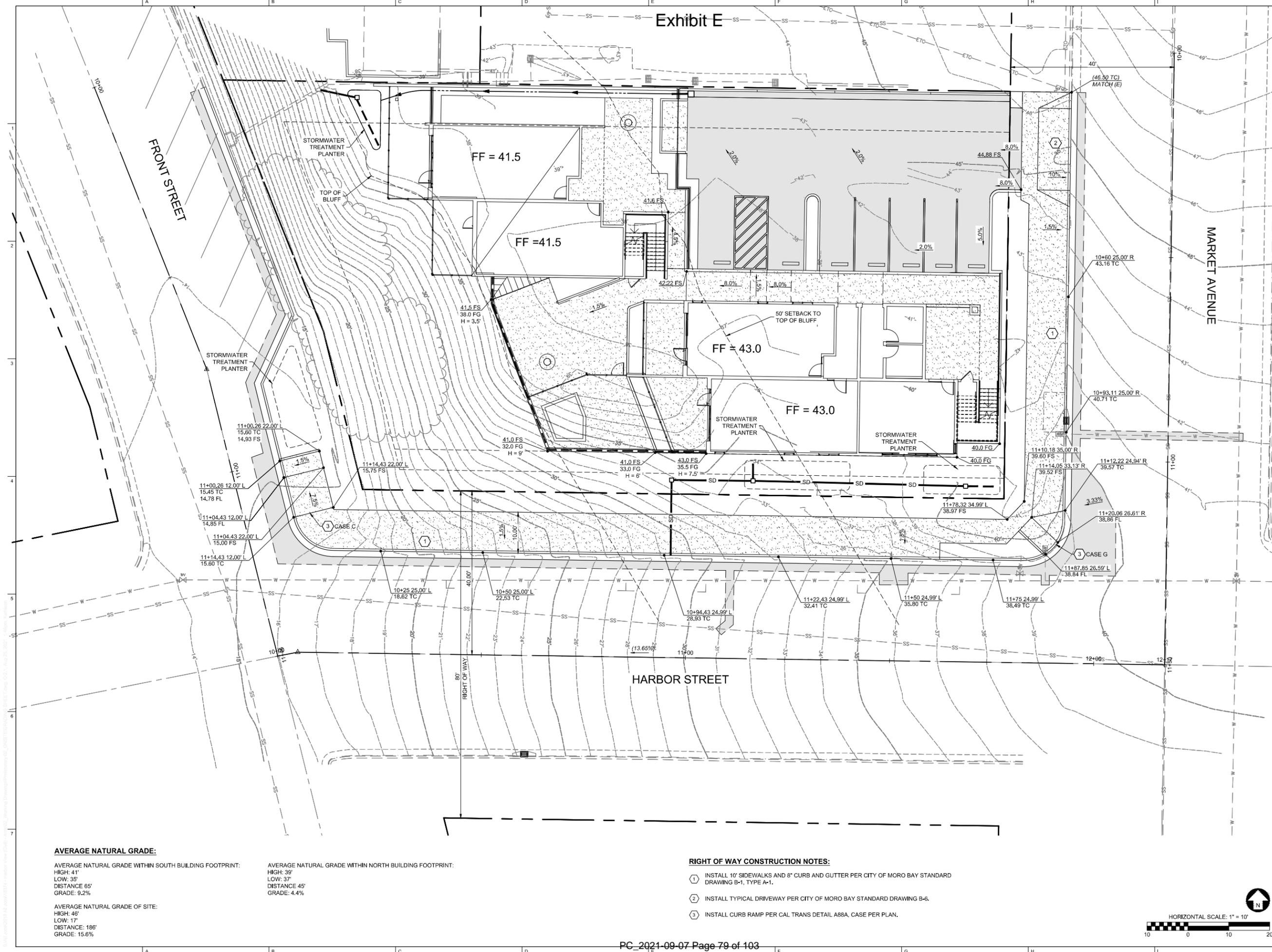


A1
WINDOWS AND DOORS
 KAWNEER
 MEDIUM BRONZE

COLORS AND MATERIALS

	<p>205 Harbor Street MORRO BAY, CA</p>	<p>Date: 08/25/2021 Project #: A20125 Scale: 11x17: N.T.S. 24x36: N.T.S.</p>
	<p>COLORS & MATERIALS</p>	<p>CB-1</p>

Exhibit E



AVERAGE NATURAL GRADE:

AVERAGE NATURAL GRADE WITHIN SOUTH BUILDING FOOTPRINT:
 HIGH: 41'
 LOW: 35'
 DISTANCE: 65'
 GRADE: 9.2%

AVERAGE NATURAL GRADE WITHIN NORTH BUILDING FOOTPRINT:
 HIGH: 39'
 LOW: 37'
 DISTANCE: 45'
 GRADE: 4.4%

AVERAGE NATURAL GRADE OF SITE:
 HIGH: 40'
 LOW: 17'
 DISTANCE: 186'
 GRADE: 15.6%

RIGHT OF WAY CONSTRUCTION NOTES:

- 1 INSTALL 10' SIDEWALKS AND 8" CURB AND GUTTER PER CITY OF MORO BAY STANDARD DRAWING B-1, TYPE A-1.
- 2 INSTALL TYPICAL DRIVEWAY PER CITY OF MORO BAY STANDARD DRAWING B-6.
- 3 INSTALL CURB RAMP PER CAL TRANS DETAIL A88A, CASE PER PLAN.



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HARBOR VIEW HOTEL
 205 - 215 HARBOR STREET
 MORRO BAY, CA 93443

Project: _____

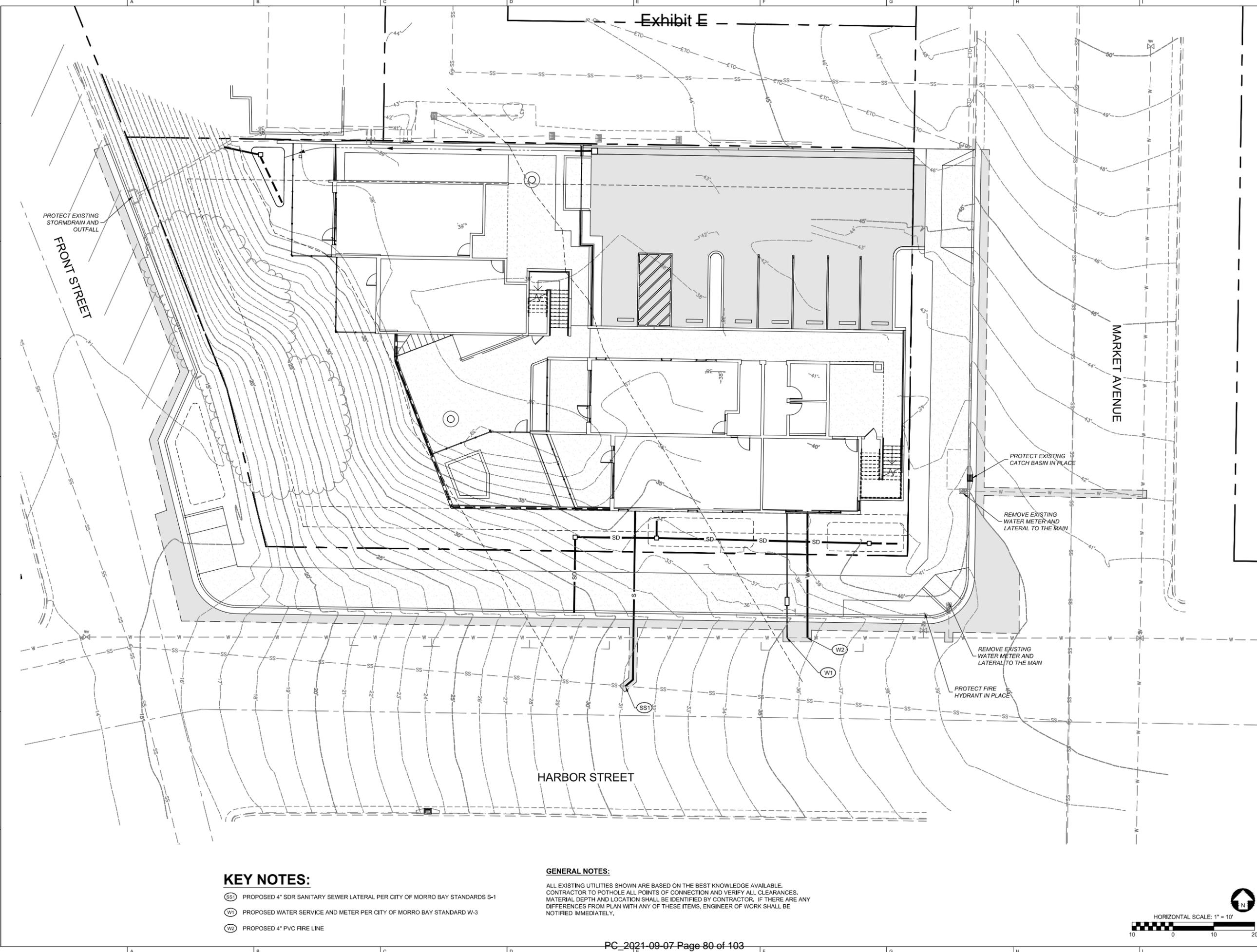
Revisions:

Proj. Engr.: KEA Phone Ext.: 165
 Proj. Mngr.: S.J. Phone Ext.: 114
 Date: 08/24/2021 Scale: PER PLAN
 A&V Job No.: 18374

PRELIMINARY GRADING AND DRAINAGE PLAN

C-2.1

Exhibit E



- KEY NOTES:**
- (SS) PROPOSED 4" SDR SANITARY SEWER LATERAL PER CITY OF MORRO BAY STANDARDS S-1
 - (W1) PROPOSED WATER SERVICE AND METER PER CITY OF MORRO BAY STANDARD W-3
 - (W2) PROPOSED 4" PVC FIRE LINE

GENERAL NOTES:
 ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POT-HOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.



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HARBOR VIEW HOTEL
 205 - 215 HARBOR STREET
 MORRO BAY, CA 93443

Project:

Revisions:	
Proj. Engr.:	KEA Phone Ext.: 165
Proj. Mngr.:	SJ Phone Ext.: 114
Date:	08/24/2021 Scale: PER PLAN
A&V Job No.:	18374

PRELIMINARY
 UTILITY PLAN

C-3.1

Exhibit E

WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSpray SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

PRELIMINARY WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

Morro Bay	Name of City	6,972.00
39.90	ET _c (inches/year)	94,860.33 Gallons
6972	Overhead Landscape Area (ft ²)	12,681.02 Cubic Feet
0	Drip Landscape Area (ft ²)	126.81 HCF
0	SLA (ft ²)	0.29 Acre-feet
		0.09 Millions of Gallons

ESTIMATED TOTAL WATER USE (ETWU):

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²)) / IE
Zone 1	Drip	Low	0.25	5,926	0.81	1,829
Zone 2	Drip	Medium	0.50	1,046	0.81	646
						2,475
				0		0
				6,972		0
Results						
				MAWA =	ETWU =	61,224 Gallons
						8,184 Cubic Feet
						82 HCF
						0 Acre-feet
						0 Millions of Gallons

ETWU complies with MAWA



PRELIMINARY PLANT LIST

TREES	SIZE (H X W)	CONTAINER	WUCOLS*	NOTES
A AGONIS FLEXUOSA / PEPPERMINT TREE	30' X 20'	24" BOX	L	EVERGREEN, WILLOW-LIKE
B ARBUTUS 'MARINA' / STRAWBERRY TREE	15' X 15'	24" BOX	L	PEELING BARK, EVERGREEN
C TRISTANIA CONFERTA / BRISBANE BOX	40' X 20'	15 GAL	L	EVERGREEN, REDDISH BARK
D MELALEUCA QUINQUENERVIA / CAJUPUT TREE	30' X 20'	24" BOX	L	EVERGREEN, PEELING BARK
E METROSIDEROS EXC. / N. ZEALAND CHRISTMAS TREE	40' X 20'	24" BOX	L	RED BLOOMS
F OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	20' X 20'	48" BOX	L	EVERGREEN, SILVER FOLIAGE
SHRUBS				
G CISTUS X PURPUREUS / ORCHID ROCKROSE	5' X 5'	5 GAL	L	PURPLISH-PINK FLOWERS
H LEUCOSPERMUM 'CORD. 'YELLOW BIRD' / PINCUSHION	5' X 5'	5 GAL	L	YELLOW DOME FLOWERS
I LEUCADENDRON 'SAFARI SUNSET' / CONEBUSH	5' X 5'	5 GAL	L	RED, GREEN FOLIAGE
J WESTRINGIA 'MORNING LIGHT' / COAST ROSEMARY	3' X 3'	5 GAL	L	CREAM VARIATION
K YUCCA FIL. 'COLOR GUARD' / ADAM'S NEEDLE	3' X 3'	5 GAL	L	YELLOW-GREEN LEAVES
SUCCULENTS				
L AGAVE ATTENUATA / FOXTAIL AGAVE	3' X 3'	5 GAL	L	SMOOTH GREEN ROSETTES
M ALOE STRIATA / CORAL ALOE	3' X 2'	5 GAL	L	ORANGE BLOOMS
N EUPHORBIA TIRUCALLI 'STICKS ON FIRE' / FIRE STICKS	3' X 5'	5 GAL	L	BRIGHT, PENCIL-LIKE STEMS
PERENNIALS				
O ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	2' X 1'	1 GAL	L	YELLOW FLOWERS
P BULBINE FRUTESCENS 'HALLMARK' / BULBINE	2' X 4'	1 GAL	L	ORANGE FLOWERS
Q KNIPHOFIA UVARIA / RED HOT POKER	3' X 2'	1 GAL	L	ORANGE STALKS
R LAVANDULA ANGSTIFOLIA / ENGLISH LAVENDER	2' X 2'	1 GAL	L	AROMATIC
GROUNDCOVER				
S FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1' X 1'	1 GAL	L	BLUE-GRAY FOLIAGE
T GREVILLEA LAN. 'COASTAL GEM' / WOOLLY GREVILLEA	1' X 4'	1 GAL	L	PINK SPIDER-LIKE FLOWERS
U JUNIPERUS CONFERTA 'EMERALD SEA' / SHORE JUNIPER	1' X 5'	1 GAL	L	CONIFER, EVERGREEN
V SENECIO MANDRALISCAE / BLUE CHALKSTICKS	1' X 5'	1 GAL	L	BLUE, PENCIL-LIKE LEAVES

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.



- KEYNOTE LEGEND #**
- 1 ENHANCED PAVING: COLORED CONCRETE OR MODULAR CONCRETE PAVERS
 - 2 ROOFTOP PATIO WITH ENHANCED PAVING, LOUNGE SEATING AND LANDSCAPE POTS
 - 3 SEATING AROUND FIREPIT
 - 4 SEATING AROUND FIREPLACE
 - 5 CUSTOM COUNTERTOP WITH BBQ GRILL
 - 6 TABLE SEATING
 - 7 PRIVATE PATIO
 - 8 LOBBY ENTRY PATIO WITH LOUNGE SEATING AND LANDSCAPE POTS
 - 9 SYNTHETIC TURF WITH LAWN GAMES
 - 10 SEMI-PRIVATE SEATING AREA
 - 11 EXISTING SLOPE VEGETATION TO REMAIN. REMOVE INVASIVE SPECIES, PRUNE TO MAINTAIN HEALTHY SHAPE AND TO PRESERVE VIEWS. INFILL WITH NEW PLANTS, AS NEEDED.
 - 12 NEW SLOPE PLANTING
 - 13 NEW CORNER ACCENT PLANTING
 - 14 CITY APPROVED STREET TREE IN TREE WELL (QTY 5)
 - 15 VERTICAL EVERGREEN SCREENING SHRUBS
 - 16 LANDSCAPE POTS, TYP
 - 17 BIOSWALE PLANTS IN TREATMENT PLANTER
 - 18 ENCLOSED SPA PATIO WITH SEATING

PROPOSED LANDSCAPE ELEMENTS

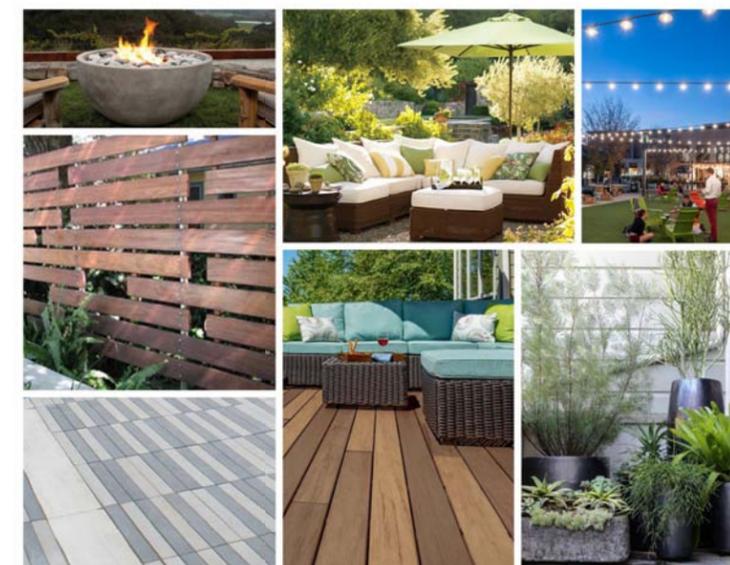
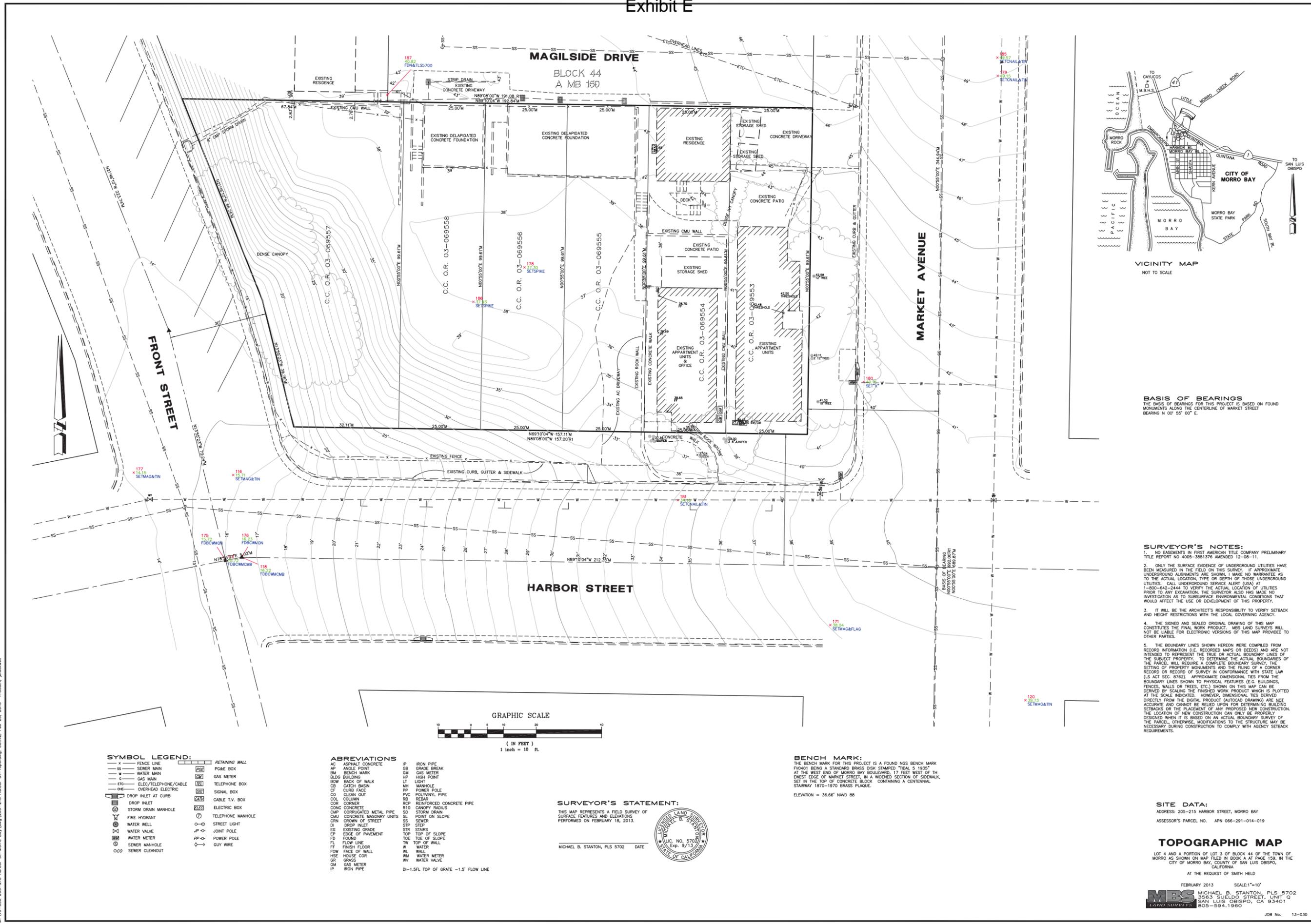


Exhibit E



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF MARKET STREET BEARING N 00° 55' 00" E.

SURVEYOR'S NOTES:

- NO EASEMENTS IN FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO 4005-3881376 AMENDED 12-08-11.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-442-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762), APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0401 BEING A STANDARD BRASS DISK STAMPED "TIDAL 5 1935" AT THE WEST END OF MORRO BAY BOULEVARD, 17 FEET WEST OF THE WEST EDGE OF MARKET STREET, IN A WIDENED SECTION OF SIDEWALK, SET IN THE TOP OF CONCRETE BLOCK CONTAINING A CENTENAL STAIRWAY 1870-1970 BRASS PLAQUE.
 ELEVATION = 36.66' NAVD 88

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 18, 2013.



MICHAEL B. STANTON, PLS 5702 DATE _____

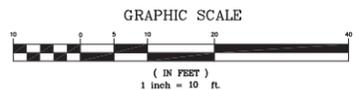
SYMBOL LEGEND:

x	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SIGNAL BOX
OE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	TELEPHONE MANHOLE
DI	STORM DRAIN MANHOLE	WATER WELL
DI	FIRE HYDRANT	WATER VALVE
DI	WATER WELL	SEWER MANHOLE
DI	WATER VALVE	SEWER CLEANOUT
DI	WATER METER	
DI	SEWER MANHOLE	
DI	SEWER CLEANOUT	

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	OB	GRADE BREAK
BM	BENCH MARK	OM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVP	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CIN	CROWN OF STREET	SW	SEWER
DI	DROP INLET	STR	STAIRS
ED	EXISTING GRADE	STR	STEP
EP	EDGE OF PAVEMENT	TS	TOP OF SLOPE
FL	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
GR	GRASS		
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE



M:\13-030-205-215 Harbor St-Morro Bay\Area\305-215 Harbor St-Topo-Map_30042.dwg, Feb 20, 2013 7:33am, Ruckwell

TOPOGRAPHIC MAP
 LOT 4 AND A PORTION OF LOT 3 OF BLOCK 44 OF THE TOWN OF MORRO AS SHOWN ON MAP FILED IN BOOK 4 AT PAGE 159, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA.
 AT THE REQUEST OF SMITH HELD
 FEBRUARY 2013 SCALE: 1"=10'
 MICHAEL B. STANTON, PLS 5702
 2543 S. SIELCO STREET, UNIT 0
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 JOB No. 13-030



City of Morro Bay ^{Exhibit F} Planning Commission

205 HARBOR STREET

**COASTAL DEVELOPMENT PERMIT
CDP20-019 & CONDITIONAL USE
PERMIT CUP21-05**

6-UNIT 5,042SF BLUFFTOP HOTEL

PROPERTY OWNER: CHUNG HSIAO

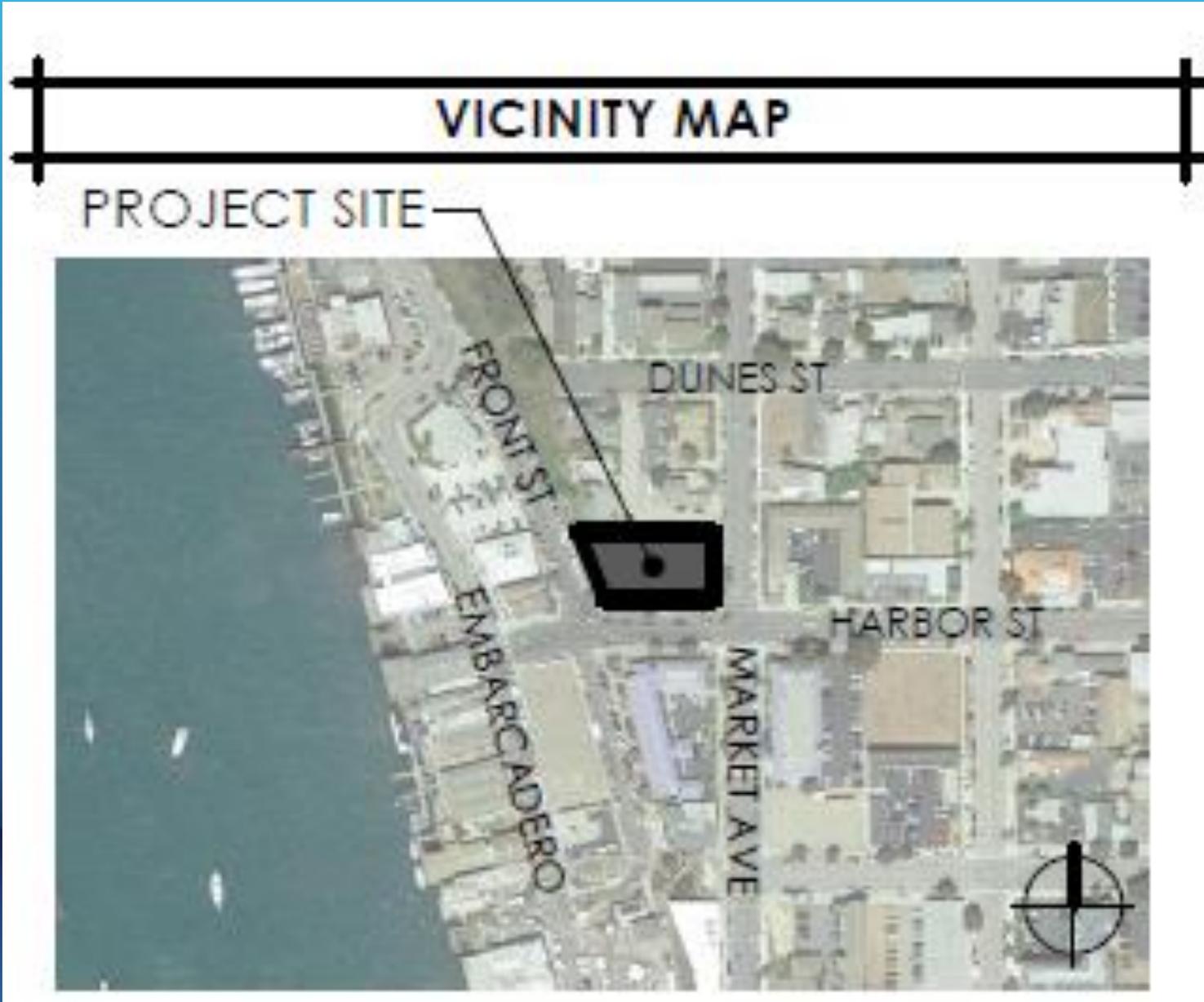
AGENT: CATHY NOVAK CONSULTING

ARCHITECT: ARRIS ARCHITECTS

SEPTEMBER 7, 2021



MORRO BAY
PUT LIFE ON COAST



▶ 205 Harbor Street

- ▶ Zoning District: C-VS/PD
- ▶ GP/LCP: Visitor-serving Commercial with Mixed Use Res. Overlay
- ▶ Property subject to Bluff Development standards
- ▶ Property included in DWSP plan area

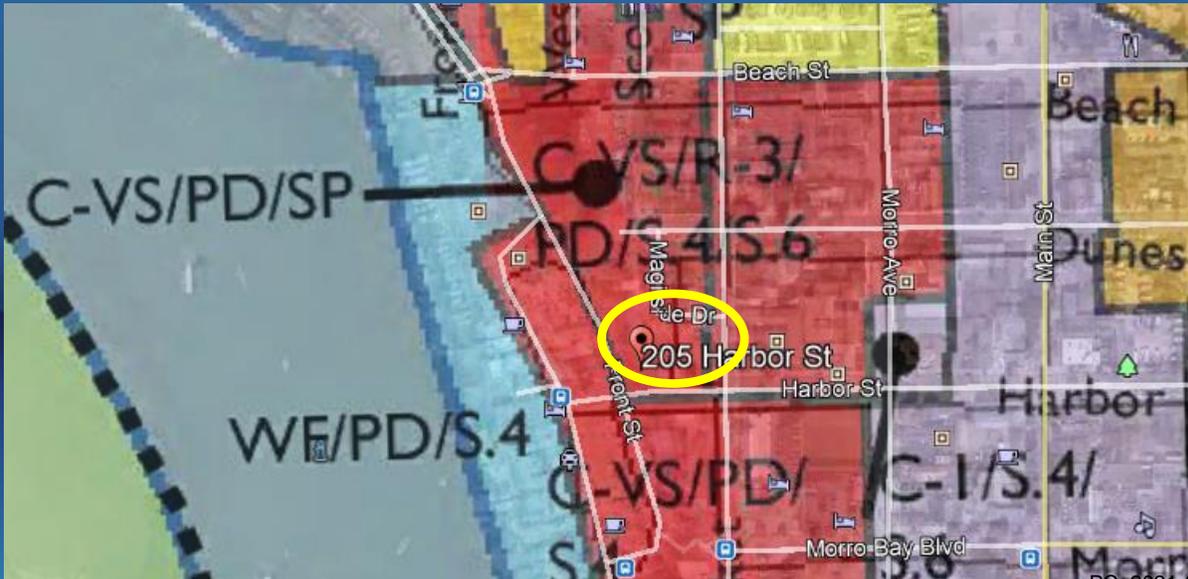


MORRO BAY
PUT LIFE ON COAST



▶ 205 Harbor Street

▶ 2021 Land Use Designation is Visitor-Serving Commercial with Mixed Use Residential



▶ 1997 Zoning: C-VS/ PD overlay



▶ Proposed Development

Exhibit F

- ▶ New construction of 6 room 5,042sf blufftop hotel on a .40 acre lot including the merger of six underlying lots located on Harbor Street between Market and Front Streets.
- ▶ Demolition of three existing single-story residential / office structures on-site, and related accessory structures.
- ▶ Major vegetation removal– 2 Hollywood Juniper trees and 3 Fern Pine trees to be removed on Harbor and Market consistent with major vegetation policies.
- ▶ Hotel building construction consists of two detached buildings with a view courtyard in the center of the property. Parking lot to include 7 parking spaces with access from Market Avenue.
- ▶ The first floor proposes 4 hotel rooms ranging from 651sf to 683sf
- ▶ The second floor proposes 2 hotel rooms of 665f and 682sf.
- ▶ Hotel amenities include view courtyard, entry court, guest space, hotel lobby, and guest laundry space. Second floor amenities include roof deck for guest use, and west-facing private patios.



MORRO BAY
PUT LIFE ON COAST

March 2, 2021 Conceptual Review - ^{Exhibit F} PC feedback to Applicant

5

1. Expanded visual simulation analysis, including view from Harbor St. showing how buildings fit with neighboring development and better context. – *Additional visual simulations provided.*
2. Provide a detailed landscape plan – *Included.*
3. Architectural design and material choice – *Exhibit C includes Architect's summary of changes based on PC feedback.*
4. Liked the project's treatment of the bluff and protection through proposed setbacks and design. Preserves bluff character. Light touch – *Visual simulations depict design and bluff setbacks.*
5. Remove trellis shown with the rooftop deck – *Done. Improves public views.*
6. Consider addition of an EV charging parking space. – *Not added.*



MORRO BAY
PUT LIFE ON COAST



Application Plans with PC feedback incorporated for CDP/CUP approval

Exhibit F



Zoning Ordinance Standards (C-VS)		
	Standards	Proposed
Front-Yard Setback (Front St)	10 feet	26'6"
Side-Yard Setback (Exterior)	0 feet (20% of lot width, 10' max)	10'
Side-Yard Setback (Interior)	0 feet (10' when adjacent to residential districts- n/a)	10'
Rear-Yard Setback (Market Avenue)	0 feet	1' – 6"
Lot Coverage	60% allowed	23%
Maximum Height	30 feet (outside of bluff area)	30 feet
Bluff Development Standards – see discussion below	Max height within bluff buffer area = 14 feet or 17 feet with roof pitch 4 in 12 or greater Max height >50' from top of bluff = 30'	17 feet 30' height outside of bluff buffer area
Parking requirement is 1 per room plus 1 per 10 rooms	7 parking spaces (w/ no mgr. unit)	7 parking spaces
Parking landscaping lot	Landscape planter area, 1 for every 5 stalls	Planter area included
Bike Parking	1 space required/ 5 parking spaces	2 bike parking spaces

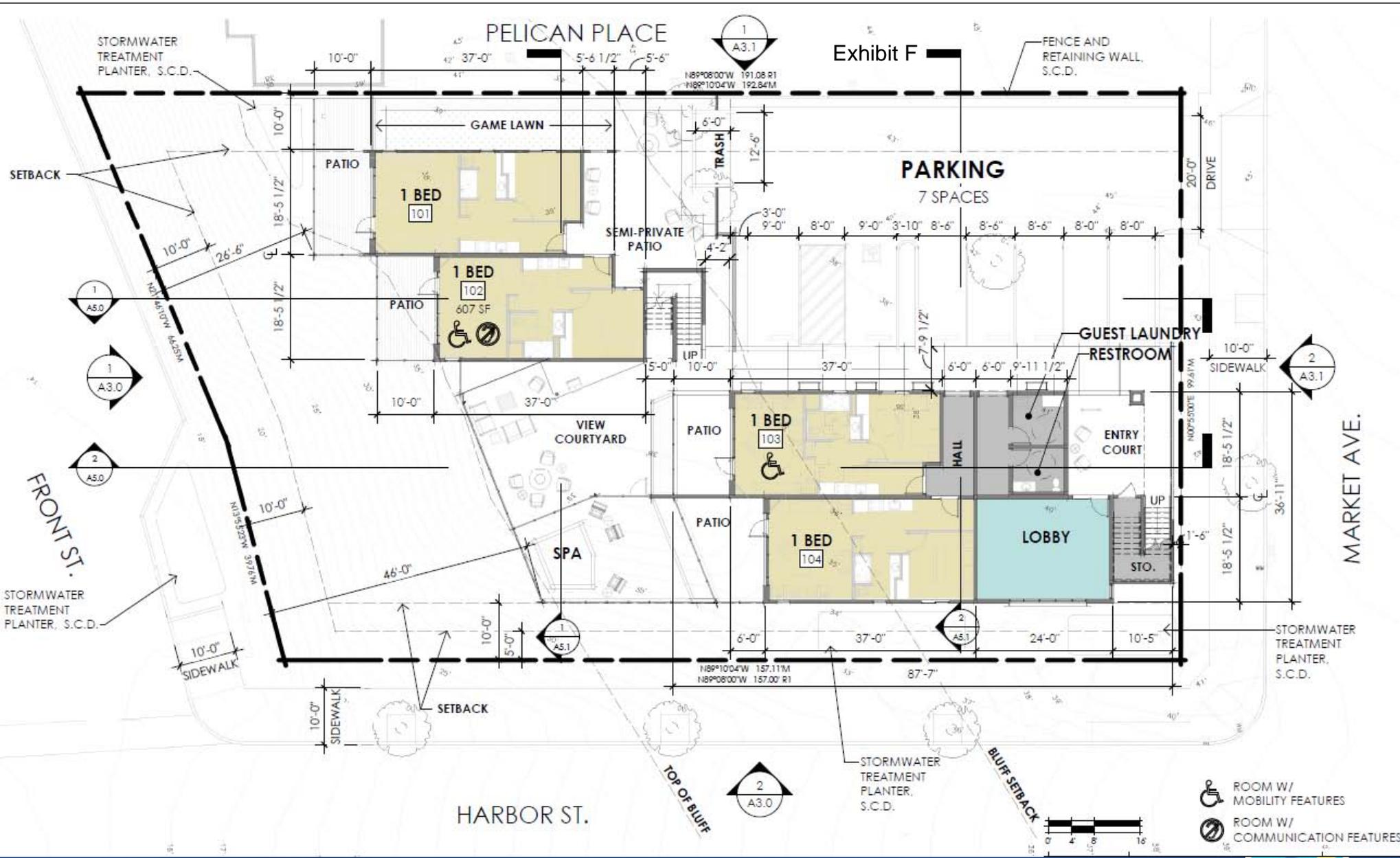
- **GeoSolutions submitted Top of Bluff Determination & Engineering studies to determine top of bluff & reviewed per MBMC 17.45 for concurrence**
- **Bluff face development is permissible in the Embarcadero between Surf and Marina Street with height & setback requirements noted in table.**

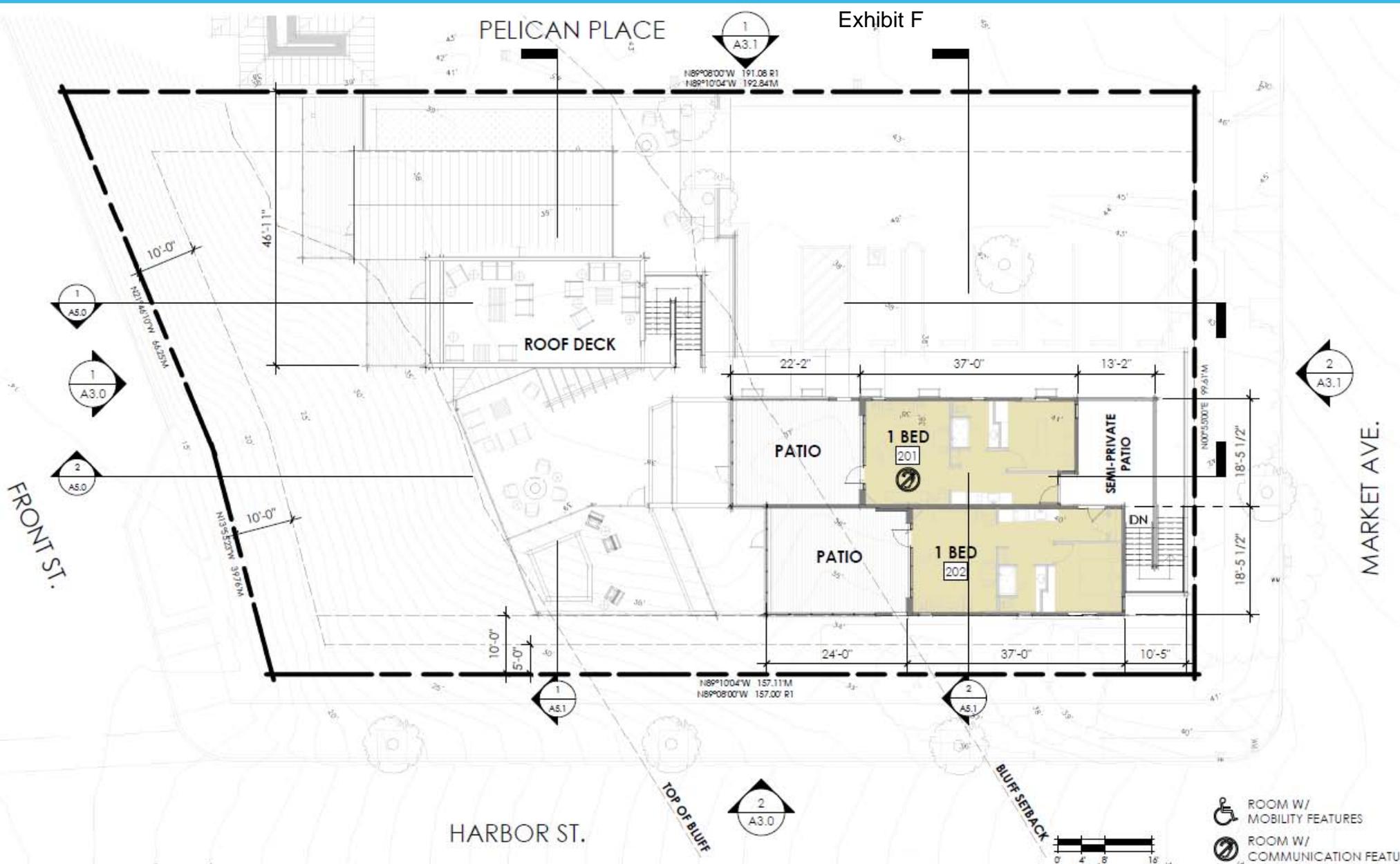
**Project meets all development standards.
No exceptions requested.**



MORRO BAY
PUT LIFE ON COAST

Building Site Plan – 1st floor





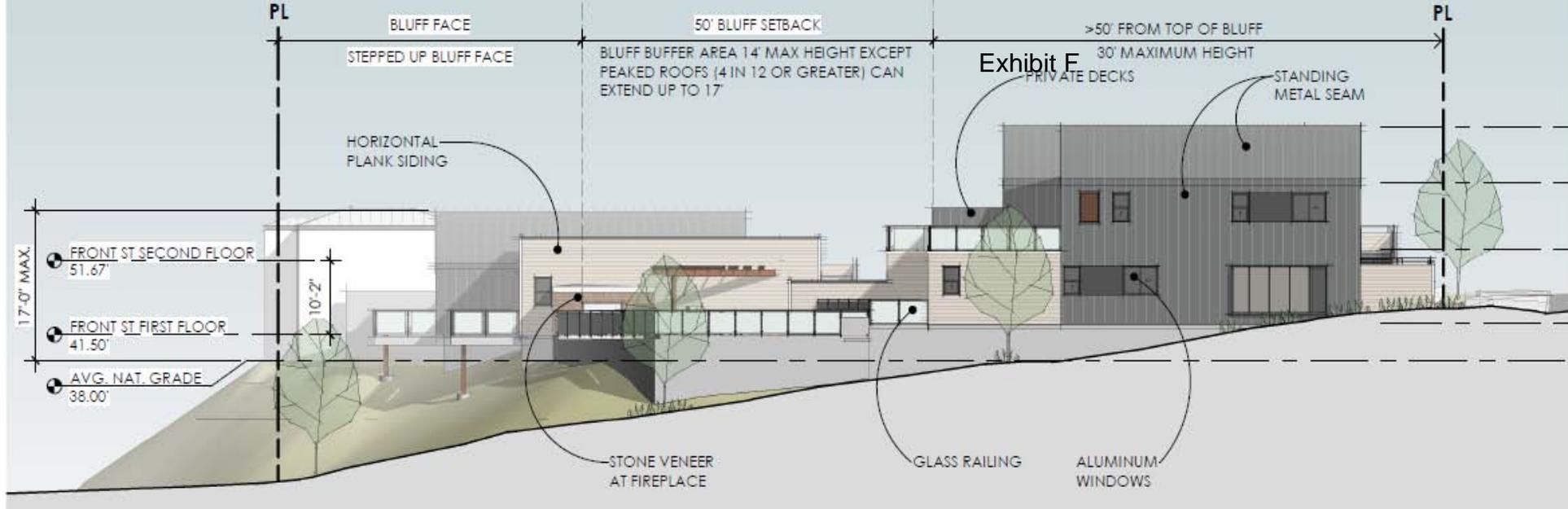
Building Site Plan – 2nd floor

- ROOM W/ MOBILITY FEATURES
- ROOM W/ COMMUNICATION FEATURES

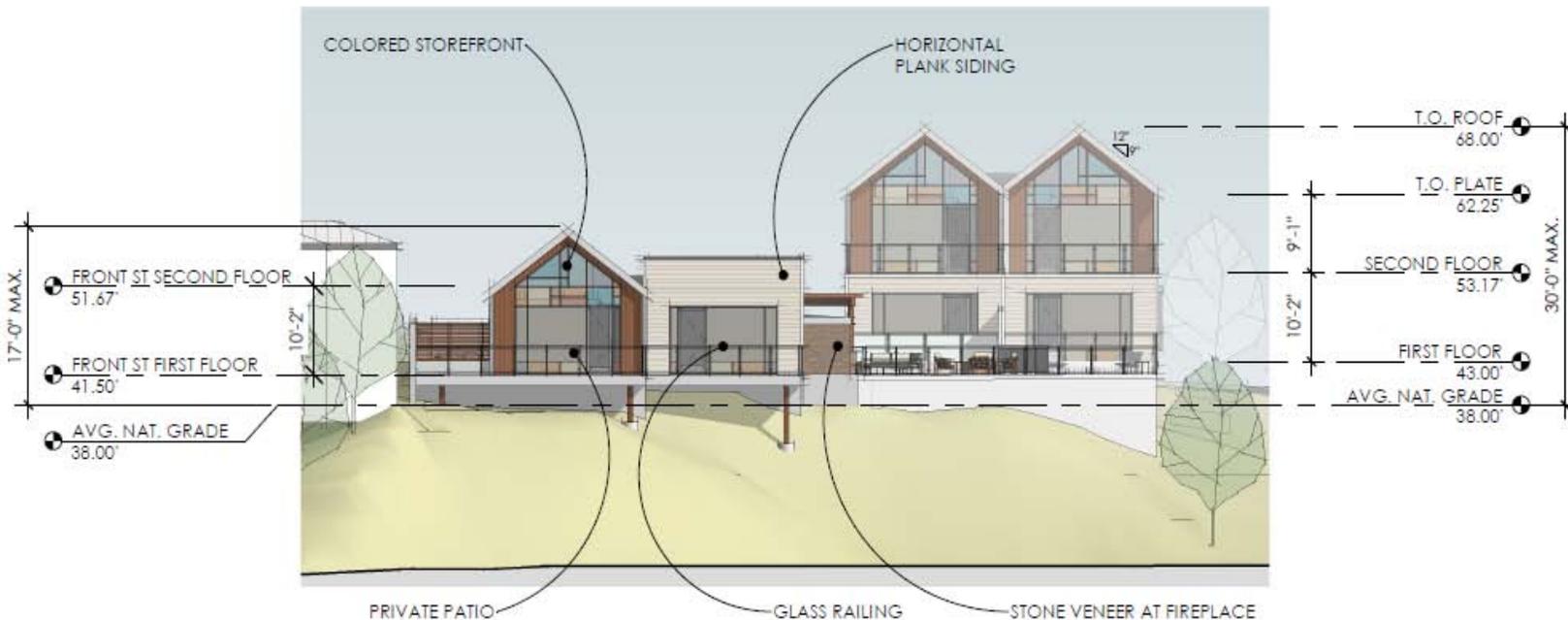


ORRO BAY
PUT LIFE ON COAST

Building Elevations



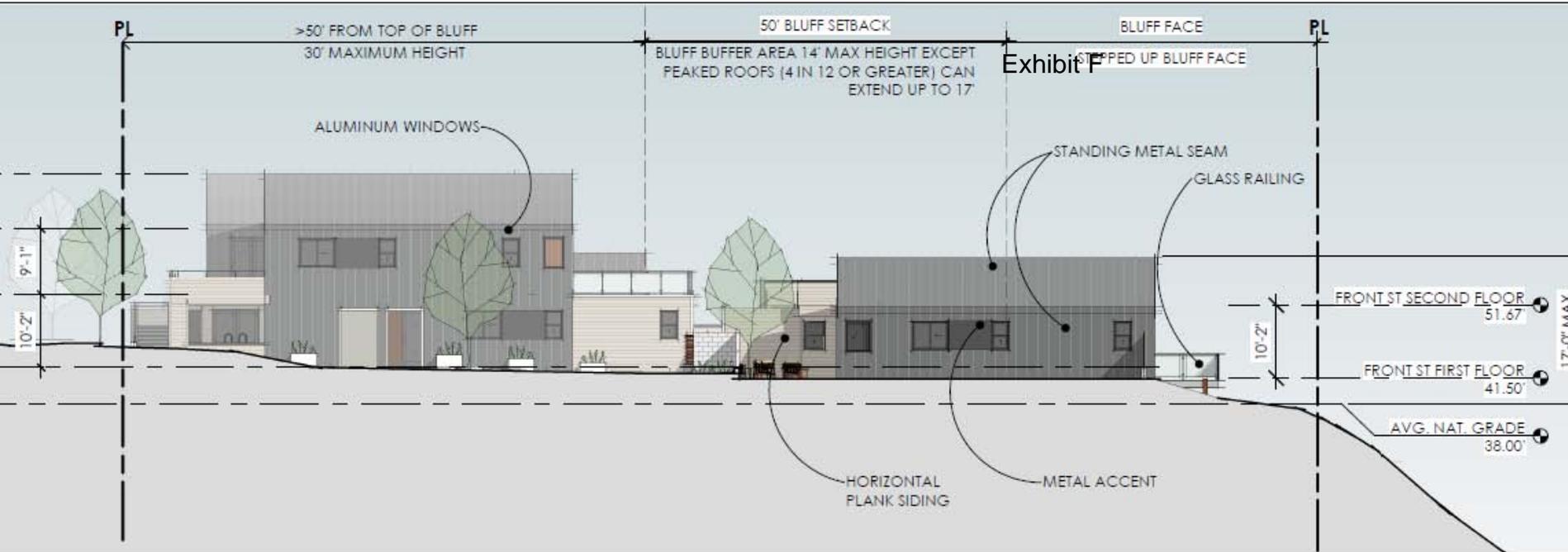
HARBOR STREET ELEVATION (SOUTH)



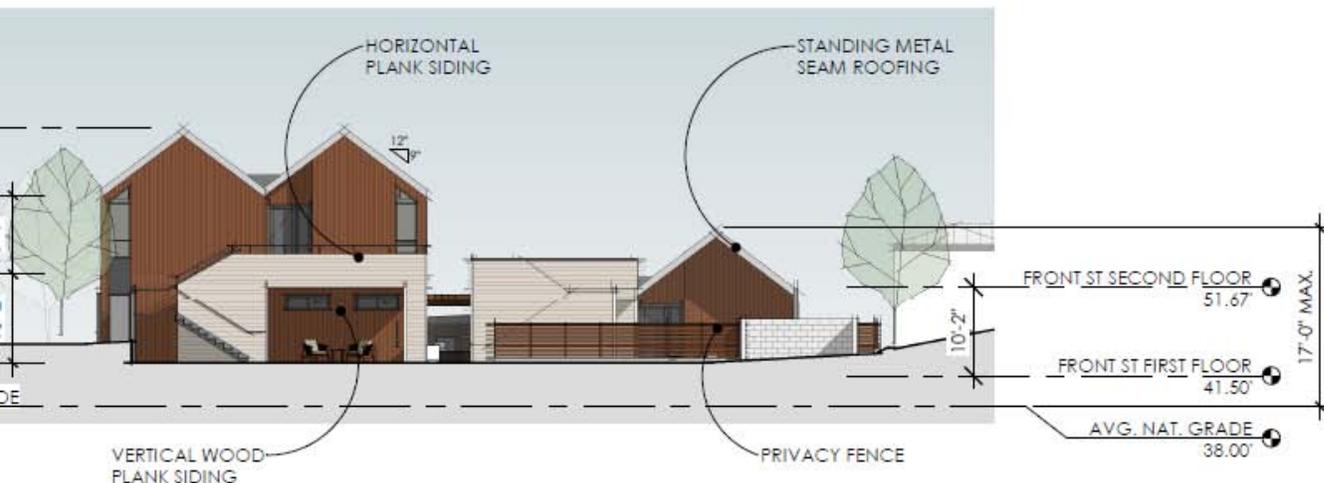
FRONT STREET ELEVATION (WEST)



Building Elevations



ELEVATION (NORTH)



ELEVATION (EAST)



	205 Harbor Street MORRO BAY, CA
	BUILDING ELEVATIONS
	DATE: _____ DRAWN BY: _____ CHECKED BY: _____





EXISTING VIEW FROM HARBOR STREET & MARKET AVENUE



PROPOSED VIEW FROM HARBOR STREET & MARKET AVENUE

Exhibit F



EXISTING VIEW FROM MARKET AVENUE



PROPOSED VIEW FROM MARKET AVENUE



EXISTING VIEW FROM HARBOR STREET & FRONT STREET



PROPOSED VIEW FROM HARBOR STREET & FRONT STREET

Proposed Landscape Plan & Colors and Material Board



- KEYNOTE LEGEND**
1. ENHANCED PAVING, COLORED CONCRETE OR MODULAR CONCRETE PAVES
 2. ROOFTOP PATIO WITH ENHANCED PAVING, LOUNGE SEATING AND LANDSCAPE POTS
 3. SEATING AROUND FIREPIT
 4. SEATING AROUND FIREPLACE
 5. CUSTOM COUNTERTOP WITH BBQ GRILL
 6. TABLE SEATING
 7. PRIVATE PATIO
 8. LOBBY ENTRY PATIO WITH LOUNGE SEATING AND LANDSCAPE POTS
 9. SYNTHETIC TURF WITH LAWN GAMES
 10. SEMI-PRIVATE SEATING AREA
 11. BREEDING SOME VEGETATION TO REMAIN, REMOVE INVASIVE SPECIES, PRUNE TO MAINTAIN HEALTHY SHAPE AND TO PRESERVE VIEWS, INFILL WITH NEW PLANTS AS NEEDED
 12. NEW SHORE PLANTING
 13. NEW CORNER ACCENT PLANTING
 14. CITY APPROVED STREET TREE IN TREE WELL (QTY 5)
 15. VERTICAL EVERGREEN SCREENING SHRUBS
 16. LANDSCAPE POTS, TYP.
 17. BODYSWALE PLANTS IN TREATMENT PLANTER
 18. ENCLOSED SPA PATIO WITH SEATING



LEGEND	
	S1 STONE MOUNTAIN LEDGE ELDORADO STONE "YUKON"
	M1 METAL CLADDING SELECT SEAM BATTEN AEP SPAN "TOLD TOWN GRAY"
	W1 WOOD SIDING COLLECTION SHERWIN WILLIAMS 3507 "RIVERWOOD"
	G1 COLORED GLASS
	A1 WINDOWS AND DOORS KAWNEER MEDIUM BRONZE
	F1 FIBER CEMENT PANEL COLLECTION SHERWIN WILLIAMS 7632 "MODERN GRAY"

General Plan / LCP / Zoning Consistency Exhibit F

20

- Project designated as Visitor-Serving Commercial Land Use for which hotel is an allowed use and conditionally permitted in the C-VS zoning district. The Planned Development overlay designation requires permits to be approved by the Planning Commission. No exceptions are requested.
- Project location is a key location in the DWSP that connects the downtown and Embarcadero area. Its blufftop location requires compliance with bluff policies of the GP/LCP. LUP Policy C-9.2 requires that public views be protected and enhanced, and alteration of natural landforms shall be minimized, and the project complies with this.
- The purpose of the bluff development standards is to protect public views and maintain the character of the bluff setting and geographic features and ensure development is subordinate to the character of the bluff. The project complies because it is setback from the bluff appropriately, minimizes alterations to the natural landform by stepping down the bluff, and protects public views through the design of the two separate buildings with open deck to enable views across the site.



MORRO BAY
PUT LIFE ON COAST

- Conditionally approve the project by adopting PC resolution 17-21 which includes the Findings and Conditions of approval for the project as shown on site development plans dated 8-25-2021.