



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, October 5, 2021 - 6:00 P.M.
Held Via Teleconference**

Chairperson – Susan Stewart
Vice-Chairperson William Roschen
Commissioner: Vacant
Commissioner Joseph Ingraffia
Commissioner Mike Rodriguez

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

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-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 July 20, 2021.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 **Case No.:** MAJ20-004 (Concept/Precise) - *Continued from the 9/21/2021 meeting*
Site Location: 715 Embarcadero, Morro Bay, CA
Proposal: Conditional Use Permit Amendment (Major Modification) for 715 Embarcadero Rd to allow for conversion of a commercial fishing wharf to Harborwalk coastal public access, conversion of existing interior fish processing area to new 470sf retail space, 461sf of street-facing outdoor dining, and commercial façade improvements. The lease site (#80/81 and 80W/81W) is an existing single story building with street facing visitor-serving retail and a bay-facing 1,025sf commercial fish processing wharf and 580sf outdoor covered patio area and windscreen. Specifically, the project proposes removal of the commercial fish processing wharf area, removal of the outdoor covered patio and installation of new 10 foot wide bayside lateral access and new 10' wide fiberglass deck to provide coastal public access where none currently exists by providing a gap connection to the lease sites to the north and south, as well as remove 5 existing wood piles and repair of 3 pilings to remain for support of the Harborwalk. Project also proposes interior building renovations of interior retail space; and related commercial façade improvements. No expansion of the existing building square footage is proposed, nor is any height increase proposed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15301
Staff Recommendation: Forward favorable recommendation to City Council for approval.
Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on October 19, 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 October 5, 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	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 continued from 9-21-21 hearing to 10-5-21.				cj
2	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. Scheduled for conceptual review at Planning Commission on October 19, 2021.				nh
3	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 submitted plans for Coisters Design Committee review on September 14, 2021. Expect to schedule for City Council hearing in late October or early November.				nh
4	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. Resubmittal received and deemed complete September 16, 2021. Public notice in process with administrative decision on October 5, 2021				nh
5	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. Project deemed complete on September 28, 2021, preparing for public notice with an administrative decision on or about October 22, 2021				nh
6	Hurless	2290 Greenwood Ave	5/7/20	CDP20-007	Admin CDP to 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. PW information received and project deemed complete September 23, 2021. Preparing for public notice with an administrative decision on October 18, 2021.				nh

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7	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. Tentatively scheduled for Planning commission Hearing on October 19, 2021.				nh
8	Franklin	2680 Main Street	7/14/21	SGN21-06	Sign Permit to increase height of Taco Temple monument sign to 14 feet	Correction letter sent 8/11/21 to request clarification on scope of sign permit request. Advised Applicant sign permit cannot be approved as monument signs by code are only allowed up to 8 feet in height. Pole signs are not supported. Applicant responded 9/7 requesting that sign application be denied in order to appeal Director decision. Denial letter issued.				cj
9	Stanford	121 Easter	9/2/21	CDP21-037	Admin CDP for conversion of existing space for JADU and building renovations.	Project deemed complete, ready for noticing. Notice started 9/27/21.				am
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
10	Nagy	646 Sequoia Ct	9/27/21	MUP21-03	Minor Use Permit for development of new SFR in area outside the coastal zone.					
11	Phillips	454 Tulare	9/27/21	CDP21-040	Admin CDP for ADU and remodel of existing garage					
12	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.					
13	Siegel	545 Shasta Ave	9/16/21	CDP21-039 & CUP21-13	CDP/CUP Major Modification for T-Mobile wireless facility					sa
14	McDowell	650 Sequoia Ct	9/15/21	CDP21-038	Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage	Under review.				sa
15	Smith/ De Barros	451 Luzon St	8/31/21	MUP21-02/ PKG21-08	MUP/Pkg Exception for 21 sf addition to an existing 770sf home w/ 220sf single car garage	Incomplete letter sent 9/16/21.				sa
16	Bourchard	556 Blanca	7/29/21	CDP21-033	Admin CDP for new 1,890sf SFR with 692sf ADU	Resubmitted 9/16/21 and Under Review. Comment letter sent 8/23/21				am

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17	Bourchard	548 Blanca	7/29/21	CDP21-032	Admin CDP for new 1,744sf SFR with 692sf ADU	Resubmitted 9/16/21 and Under Review. Comment letter sent 8/23/22				am
18	Dorfman	570 Olive	7/28//21	CDP21-031	Admin CDP for 1150sf new detached ADU	Under review. Project deemed incomplete and letter sent 8/27/21				sa
19	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 and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021.				nh
20	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
21	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
22	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
23	Perry	3202 & 3230 Beachcomber	4/1/21	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
24	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
25	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
26	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
27	Douleddee	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
28	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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29	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. Resubmittal received September 20, 2021, but is incomplete and did not include parking exception.				nh
30	Visra	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
31	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
32	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. Resubmittal received September 14, 2021, under review.				nh
Projects Appealed to Planning Commission or PC Continued projects										
Projects Appealed or Forwarded to City Council										
33	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. Conditionally approved by PC on 9/7/21. Appealed 9/17/21. On Council agenda for appeal decision for 11/9/2021.				cj
Environmental Review:										
34	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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35	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 certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress - to be completed approximately winter 2021.				
36	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:										
37	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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38	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
39	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. Notice of Funding Availability for 20222 Program Year released 9/27/21. Needs Workshops to be held virtually on 10/5/21 from 6-7pm. Application funding deadline is 11/1/2021.	No review performed.	N/R		cj
40	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:											
41	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
42	HASLO	405	Atascadero	12/22/20	B20-0215	35 unit affordable apartments	Planning approved 1/10/21.	Ready to issue			nh
43	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. - Disapproved 9/20/21			sg
44	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
45	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. Disapproved 9/21/21			cj
46	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
47	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
48	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. Received resubmittal with executed deed restriction per MBMC 17.48.325.A	Ready to issue			am

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49	Lindquist	2924	Birch Ave.	7/6/21	B21-0114	Covert existing front covered porch into living space, approximately 56 sq. ft.		Ready to issue			sg
50	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
51	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.		Ready to issue			cj
52	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
53	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
54	Fowler	1215	Embarcadero	9/21/21	B21-0169	Commercial T.I. to Unit C of newly constructed two story building - Minor electrical, duplex outlets, lighting, smoke & carbon monoxide alarm, and interior exit route signage. Tenant: Camp One LLC		Bldg. - Approved 9/23/21			icj
55	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.		Ready to issue			sg
56	Ferguson	355	Fresno Ave.	9/7/21	B21-0158	Interior bathroom remodel for wheelchair accessibility creating master bath and walk in closet, also adding guest bath and laundry closet from existing square footage.		Bldg. - Disapproved 9/10/21			sg
57	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
58	Wilkie	476-A	Hill St.	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
59	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
60	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

#	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
61	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.		Bldg. - Approved 9/28/21			am
62	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.	Under review. PW disapproved 9/15/21, Planning OK, pending fire comments 9/27/21	Bldg. - Plancheck			sa
63	Novell	273	Main St.	9/20/21	B21-0170	Kitchen remodel (expanding) & relocating laundry room to exist bathroom location, & moving bath to laundry room.		Bldg. - Approved 9/23/21			sa
64	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
65	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
66	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. Disapproved covered structure added to original permit.	Bldg. Disapprove 8/12/21			nh
67	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. Condition was met, planning approval on September 27, 2021.	Bldg. - Disapproved 9/21/21			nh
68	Brum	535	Mimosa St.	9/13/21	B21-0164	Backyard single level deck build	Planning Approved 9/16/21	Bldg. - Approved 9/16/21			am
69	LifePoint Church	615	Monterey Ave.	1/6/20	B19-0279	Remodel/upgrade current building	Planning disapproved 1/27/20. Awaiting resubmittal.	Bldg - Diapproved 1/30/20			nh
70	Markarian	750	Monterey Ave.	9/3/21	B21-0157	Interior/exterior remodel of an existing 1337 sf SFR, new electrical plumbing and mechanical, enlarge existing bathroom, convert existing laundry room to new mud room & 2nd bathroom, replace windows & doors, new comp shingle roof, new decking & stairs at entry. Cellar & barn/garage not in scope of work.		Bldg. - Approved 9/10/21			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
71	MacMillan	330	Morro Bay Blvd.	9/14/21	B21-0161	Tenant improvement for Monarch Moon Spa. Non structural walls to create 2 rooms within existing tenant space & associated electrical & plumbing. No additional building area or occupancy change.		Bldg. - Disapproved 9/16/21			am
72	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
73	HS, Nutmeg, LLC	2681 & 2681-A	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
74	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.	Resubmitted 9/27/21, under review. Planning Disapproved 8/6/21	Bldg. Approved 8/18/21			am
75	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. - Disapproved 9/22/21			am
76	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
77	SAAP Trust, Peter Behman, Trustee	965	Pelican Pl.	9/13/21	B21-0162	Addendum to B21-0041 - Additional foundation and framing required.		Ready to issue			sg
78	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. Disapproved 9/10/21			am
79	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
80	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
81	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
82	Wener	687	Sequoia Ct.	8/23/21	B21-0152	Demo & replace existing deck. No increase or change to size of original except where code requires.	Planning Approved 9/1/21	Bldg. - Approved 9/10/21			am
83	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
84	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
85	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:											
86	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 approval September 8, 2021, permit issued.				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: OCTOBER 5, 2021

ACTION: DRAFT

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

PRESENT:	Susan Stewart Bill Roschen Jennifer Ford Joe Ingraffia Mike Rodriguez	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/OzbwK4PJNJ8?t=57>

Commissioner Ford shared a couple of announcements.

- Morro Bay Beautiful and the City of Morro Bay will be celebrating the City of Morro Bay's 150th Founding Birthday on September 11th, at the Morro Bay Community Center, 2 p.m. – 4 p.m., \$1 Admission.
- The Morro Bay Maritime Museum will show a viewing of their movie "Once the Abalone Capital of the World", at the Bay Theater, Sunday, August 27th, 7 p.m. Tickets available at the Maritime Museum Monday - Thursday, 10 a.m. to 2 p.m.

PUBLIC COMMENT PERIOD

<https://youtu.be/OzbwK4PJNJ8?t=170>

Sean Green, Morro Bay, made a comment of his appreciation for the posting of the public correspondence before the meeting.

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-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=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/OzbwK4PJNJ8?t=241>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

MOTION: Commissioner Ingraffia moved to approve the Consent Calendar. Vice-Chairperson Roschen seconded, and the motion passes 5-0, with Rodriguez, Ford, Ingraffia, Roschen and Stewart voting yes.

B. PUBLIC HEARING

<https://youtu.be/OzbwK4PJNJ8?t=298>

B-1 **Case No.:** MAJ20-004 (Concept/Precise)

Site Location: 715 Embarcadero, Morro Bay, CA

Proposal: Conditional Use Permit Amendment (Major Modification) for 715 Embarcadero Rd to allow for conversion of a commercial fishing wharf to Harborwalk coastal public access, addition of a new 448sf retail space, 461sf of street-facing outdoor dining, and commercial façade improvements. The lease site (#80/81 and 80W/81W) is an existing single story building with street facing visitor-serving retail and a bay-facing 1,025sf commercial fish processing wharf and 580sf outdoor covered patio area and windscreen. Specifically, the project proposes removal of the commercial fish processing wharf area, removal of the outdoor covered patio and installation of new 10 foot wide bayside lateral access and new 10' wide fiberglass deck to provide coastal public access where none

currently exists by providing a gap connection to the lease sites to the north and south, as well as remove 5 existing wood piles and repair of 3 pilings to remain for support of the Harborwalk. Project also proposes interior building renovations with a new approx. 448sf retail space; and related commercial façade improvements. No expansion of the existing building square footage is proposed, nor is any height increase proposed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301

Staff Recommendation: Forward favorable recommendation to City Council for approval.

Staff Contact: Cindy Jacinth, Senior Planner, cjacinth@morrobayca.gov, (805) 772-6577

Jacinth announced the applicant requested a continuance to a date uncertain in order to make further changes of the project.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/OzbowK4PJNJ8?t=393>

Sean Green, Morro Bay, stated he wasn't aware the item was pulled for continuance, but wished the applicant the best with their review.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/OzbowK4PJNJ8?t=438>

MOTION: Vice- Chairperson Roschen moved to continue. Commissioner Rodriguez seconded, and the motion passes 5-0, with Roschen, Rodriguez, Ingraffia, Ford and Stewart voting yes.

C. NEW BUSINESS

<https://youtu.be/OzbowK4PJNJ8?t=487>

C-1 City Council Goals and Objectives Update and receipt of Planning Commission input for the upcoming 2021/2022 goals and Objectives setting process.

Scott Collins, City Manager, gave an overview of the City's goals and processes.

Graham presented a general overview of the City Council's goals and objectives.

Questions and comments from the Commissioners.

D. UNFINISHED BUSINESS

<https://youtu.be/OzbowK4PJNJ8?t=4583>

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

Graham gave the Commissioners an update on the development review subcommittee.

- 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

Graham gave the Commissioners an update on the Public Benefit subcommittee update.

- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/OzbwK4PJNJ8?t=4940>

Chairperson Stewart requested if staff could forward a copy of the Draft Historic Preservation Ordinance to the Commissioners.

Commissioner Rodriguez asked staff if the Commissioners would have the opportunity to take a tour of the site for the Vistra battery project.

Graham responded to the Commissioners questions.

- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

- G. ADJOURNMENT

The meeting adjourned at 7:25 p.m. to the next scheduled Planning Commission meeting via teleconference, on August 3, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: October 5, 2021

Staff Report

TO: Planning Commissioners

DATE: September 29, 2021

FROM: Cindy Jacinth, Senior Planner

SUBJECT: 715 Embarcadero: A continued public hearing for Conditional Use Permit Major Modification (#MAJ20-004) for conversion of existing commercial fishing wharf to new Harborwalk coastal public access improvements, new 448sf retail space within existing commercial building, new 461sf public outdoor dining, and related building façade improvements.

RECOMMENDATION:

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

Adopt Planning Commission Resolution 18-21 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated September 29, 2021 (Exhibit E).

APPLICANT/AGENT: Van Buerden, Applicant / Cathy Novak Consulting, Agent

LEGAL DESCRIPTION/APN: City lease sites 80-81 and 80W-81W / 066-322-006

PROJECT SUMMARY:

On September 21, 2021, the Planning Commission moved to continue this item to a date certain to the October 5, 2021 meeting. During the PC review at the 9/21/2021 meeting, the Planning Commission discussed the street-facing public seating, the building façade articulation and window placement along the east elevation, and the ADA accessibility and grade difference between the lease site and the neighboring lease site to the north (725



Prepared By: CJ

Department Review: SG

Embarcadero, Rose's Landing). The direction of the Planning Commission was to request revised plans and further detail to address these three areas (Exhibit B- City Continuance Letter to applicant). Since the 9/21/2021 meeting, the Applicant has submitted revised plans (Exhibit E) which make changes in the 3 following areas:

1. Public seating: Table seating plan is now shown on plan sheet A1.3. The site plan page depicts 4 tables on the south and 2 tables to the north. The Applicant is proposing the seating for public use only with signs posting "public seating, no purchase necessary". The proposed signage is consistent with other approved public outdoor dining along the Embarcadero. The tables are proposed to use umbrellas for public sun shading. The revised plans do not show the public tables as permanent or affixed to the ground for which some Commissioners had indicated a preference. Planning condition #15 has been added to Resolution 18-21 (Exhibit A) which would require that the public seating tables be affixed to the ground. The Planning Commission also had some discussion on possibly requiring a "public color" for umbrellas, but no specific direction was provided by the PC at the previous meeting. Based on discussions related to this issue staff anticipates bringing a separate standalone item for PC consideration that addresses public furniture design, placement and location including umbrellas.
2. Building elevations: Revised elevations are shown on plan sheet A2.1. This includes addition of two adjacent windows along the west elevation. At the northwest corner of the building, the plans now show a revised entry door with window panels on either side to increase the prominence and visibility of the new retail use.. Actual window size and location may adjust slightly once a tenant is identified and based on interior space configuration needs. PC discussed the importance of the Harborwalk and ensuring continuity of the space that is inviting and draws pedestrians out to the Harborwalk. In order to address PC comments regarding building facade and creating a public face to this area, the Applicant has informed staff that in addition to the plan changes made, they would accept a project condition to increase the amount of glass (door or window) along the west elevation and northwest building corner entry to 15% of the wall surface for the retail unit (Planning condition 16).
3. Lease site connection/accessibility. The Applicant's Architect, Chris Parker, has provided a letter (Exhibit D) describing the coordination efforts on lease site connectivity between the Dutchman site and the Rose's Landing lease site to the north. This was also a condition when the CUP for Rose's Landing was approved by PC in 2018. The letter by Chris Parker confirms that the site would meet accessibility requirements with a maximum 2% cross slope and also allowing the proper transitions between lease sites.

Preservation of the Wharf

Preservation of the entirety of the wharf structure, including hoist was discussed by the PC at the last PC meeting, but no consensus was reached. Concern was centered on the historic nature of the wharf and the desire to preserve a piece of Morro Bay history. The applicant was not interested in preserving the last 20 feet of the wharf due to cost of the repair and the fact that they would no longer be using it to land fish.

An option for PC consideration might be to preserve the hoist and decking from the portion of the wharf that will be demolished. The decking could possibly be used in the area of the wharf that is to remain for repair purposes. The size of the hoist is such that it could not be relocated without impacting the width of the Harborwalk. The hoist could possibly be donated to the Maritime Museum or simply preserved for some future use.

PROJECT DESCRIPTION:

Since the September 21, 2021 PC meeting, the Applicant has made no substantive project description changes, but rather responded to the direction by the PC to make plan revisions in order to address concerns noted by the PC. The project description is for a Conditional Use Permit Amendment (Major Modification) at 715 Embarcadero Rd to demolish 445 sf of the existing 1,025sf commercial fish processing wharf including removal of 5 existing wood pilings, installation of a new 10' wide Harborwalk coastal public access and additional 10 foot wide fiberglass deck, removal of a 580sf outdoor covered patio and conversion of the area to new Harborwalk, and repair of 3 existing pilings to remain for support of the new Harborwalk. The project also proposes conversion of 470sf of existing interior fish processing area to new retail space, new 461sf of street-facing public outdoor dining, and related commercial façade improvements. No expansion of the existing building square footage is proposed, nor is any height increase proposed. The project is located in the WF/PD/S4 zoning district and is within the Coastal Commission Original Jurisdiction.

DISCUSSION:

As discussed in the staff report for the September 21, 2021 meeting, the proposed project would provide an important gap connection to the City's Harborwalk system of bayside lateral access. The addition of the Harborwalk, public outdoor dining, new retail space and façade improvements will provide a significant improvement to the lease site in a manner envisioned by the Downtown Waterfront Strategic plan. The proposed improvements are primarily public access and cumulatively contribute to a desired increase in coastal access consistent with City LCP policies and Chapter 3 of the Coastal Act. Providing lateral access at double the 10-foot minimum width, the project provides a unique and desirable enhancement to coastal public access which meets City goals in the Waterfront Master Plan and adds to the ambiance of the waterfront area.

CONCLUSION:

The project is consistent with the City's 2021 General Plan / LCP. With the incorporation of recommended conditions, staff recommends that Planning Commission forward a favorable recommendation of this CUP Major Modification to City Council for approval as a combined Concept/Precise Plan.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 18-21
- Exhibit B – City Continuance Letter dated September 22, 2021
- Exhibit C – Applicant's Project Description, September 2021
- Exhibit D – Architect's Accessibility Letter dated September 27, 2021
- Exhibit E – Updated Plans/ Reductions dated September 29, 2021
- Exhibit F – Powerpoint presentation

EXHIBIT A

RESOLUTION NO. PC 18-21

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT / PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT MAJOR MODIFICATION (MAJ20-004) FOR CONVERSION OF EXISTING COMMERCIAL FISHING WHARF, INSTALLATION OF NEW HARBORWALK COASTAL PUBLIC ACCESS IMPROVEMENTS, REMOVAL AND REPAIR OF PILINGS TO SUPPORT THE NEW HARBORWALK, CONVERSION OF 470SF OF EXISTING INTERIOR FISH PROCESSING AREA TO NEW RETAIL SPACE FROM WITHIN EXISTING SINGLE-STORY COMMERCIAL BUILDING, NEW 461SF OF PUBLIC OUTDOOR DINING, AND RELATED BUILDING FAÇADE IMPROVEMENTS
AT 715 EMBARCADERO

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on September 21, 2021 for the purpose of considering approval of Conditional Use Permit Major Modification #MAJ20-004 (“Project”); and

WHEREAS, the Planning Commission continued the hearing to a date certain of October 5, 2021 for the purpose of requesting additional project plan details for the Conditional Use Permit Major Modification #MAJ20-004 (“Project”); and

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing via video conference on October 5, 2021 for the purpose of considering approval of Conditional Use Permit Major Modification #MAJ20-004 (“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, notices of said public hearing were made at the time and in the manner required by law; and

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

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

EXHIBIT A

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. MAJ20-004 is exempt under Section 15301 and 15303, Class 1e and 1g for minor alterations to existing structures; and Class 3c for conversion of commercial structures from one use to another where the commercial remodel of this project converting the fish processing wharf and removal to allow for installation of new Harborwalk coastal public access where none currently exists, interior building changes to convert 470sf of existing interior fish processing area to new retail area from within the existing building footprint, removal of pilings and repair of existing pilings to support the new Harborwalk would qualify for an exemption with implementation of best management practices as evaluated in the February 1, 2019 eelgrass report prepared by Tenera Environmental and conditioned by Planning conditions 7-9. To ensure there are no future impacts to eelgrass, a condition of approval has been added to require an updated eelgrass survey prior to construction of the dock and gangway replacement per the California Eelgrass Mitigation Policy (CEMP) (Planning condition 10). Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of commercial fish processing wharf to Harborwalk coastal public access improvements where none currently exists, removal of pilings and repair of existing pilings to support the new Harborwalk, conversion of 470sf of interior fishing processing area to new retail area within existing single-story commercial visitor-serving building, new 461sf of public dining area to be located street-facing, and building façade improvements at 715 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed new 10 foot wide and additional 10 foot wide public bayside deck public access improvements, new 470sf retail area, new 461sf public outdoor dining and updated public coastal access signage, will provide public coastal access and new amenities to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

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- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that new Harborwalk bayside lateral access is created where none currently exists providing a significant improvement by connecting the neighboring lease site to allow for easier pedestrian access, enjoyment, and better bay views.
- b. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide new lateral public access to the water while assisting in the Harborwalk plan to continue public access along the waterfront via bayside lateral access. In addition the project recognizes the pedestrian orientation by providing a gap connection linking the lease sites to the north and south. The project is consistent with the character of the existing development.
- c. The project gives its occupants and the public some variety in materials and/or application in that the proposed color and materials are consistent with the character of the building and coastal access signage will be updated to be consistent with other Embarcadero projects in order to have consistent public access signage in order to promote public awareness of coastal bayside access.
- d. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
- e. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbors to the north and south.

Architectural Consideration

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

EXHIBIT A

Precise Plan Finding

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

Downtown Waterfront Specific Plan (DWSP) Finding

- A. The project is consistent with the Waterfront Design Guidelines for the DWSP in that the proposed project includes outdoor dining, exterior lighting, and coastal access signage oriented toward pedestrians which is encouraged. The project also includes project exterior light consistent with the architectural style of the building as well as public street-facing outdoor dining and a new proposed 10 foot wide Harborwalk bayside lateral access with an additional 10 foot width of public bayside decking.

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #MAJ20-004 as a combined Concept/Precise Plan approval subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 14, 2021 and September 29, 2021, for the project at 715 Embarcadero depicted on plans dated September 29, 2021, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for MAJ20-004, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor

EXHIBIT A

shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

Building Conditions:

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

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.
2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible

EXHIBIT A

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.
8. The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

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9. 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:

10. **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.
11. **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.
12. **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.

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

14. **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

15. 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.

16. 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.

17. 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.

18. 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.

19. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.

20. Final T-24 energy reports (Certificates of Installation)

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Fire Conditions:

1. 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 for Wharves, docks, marinas, boat moorings. Firefighting appliances and equipment shall be provided and maintained in an operable manner for all commercially operated marinas and dock facilities, as specified by ordinances of the city, and all installations shall be subject to the approval of the fire marshal of the Fire Department.

Public Works Conditions:

1. Construction laydown: Show construction laydown, all staging areas, point of haul-in/out and all construction corridors to and from the construction site.
2. Pedestrian Access: Show limits of construction fencing and how pedestrian access will be accommodated/re-routed throughout the project duration.
3. Erosion Control: Show location of silt screens and/or straw waddle needed to prevent demolition debris and sediments.
4. Add the following Notes to the Plans:

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

No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.

Planning Conditions:

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

EXHIBIT A

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

3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.
6. The Harborwalk railing shall be a cable railing design to match with the lease site to the north and consistent with the design guidelines of the Downtown Waterfront Strategic Plan subject to the satisfaction of the Community Development Director.
7. Non-conforming signs, including window signs as discussed in the September 14, 2021 staff report shall be removed or otherwise conform to the Sign Ordinance (MBMC 17.68).
8. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
 - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
 - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving / removal operations where applicable)
 - c. Barrel Absorbent Pads
 - d. Container Absorbent Granules

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- e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
 - f. The work area shall be contained within a boom to prevent debris from falling into the water.
 - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
 - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
 - i. No equipment shall be permitted to enter the water with any petroleum products.
 - j. All equipment used during pile removal and repair operations shall be in good condition without fuel or oil leakage.
 - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
 - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
9. Netting or fencing around and underneath the project site shall be installed as applicable to catch and remove debris released during and after construction.
10. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
11. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit unless otherwise waived under the Army Corps permitting requirements or deemed not required by the Army Corps. A Post-construction survey, if required by the CEMP, shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014.
12. Harborwalk Bayside Lateral Public Accessway. The bayside lateral access, also known as the Harborwalk, shall maintain a 10-foot-wide coastal access with open unobstructed access at all times with no tables or dining encroachments in order to maximize public access. Any uses that obstruct the lateral access such as private uses or barriers including furniture, planters, ropes, or seating not

EXHIBIT A

otherwise approved within the 10-foot bayside lateral access shall be prohibited.

13. No restaurant condiments or table setups shall be allowed at the outdoor public dining area.
14. View Corridor. The required view corridor between the buildings at 701 and 715 Embarcadero shall be maintained with no furniture item or table umbrellas to exceed 30 inches in height per the Waterfront Master Plan. No podium, hostess stand or station shall be allowed within the view corridor and public dining area.
15. Public outdoor street-facing dining tables shall be affixed to the ground to avoid movement outside of the approved seating area as shown on project plans dated September 29, 2021.
16. Final building elevations submitted for building permit approval shall include added window/door area that equals a minimum of 15% of the square footage of the west facing retail unit's wall area including the new retail unit's door and glass panel at northwest corner of the building.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5th day of October, 2021 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Susan Stewart, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 5th day of October 2021.



Exhibit B

CITY OF MORRO BAY

COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

September 22, 2021

Cathy Novak
Cathy Novak Consulting
PO Box 296 / novakconsulting@charter.net
Morro Bay CA 93443

Van Beurden Investments
1330 Van Beurden Drive #101
leon@bayososbrokers.com
Los Osos, CA 93402

RE: 715 Embarcadero: Major Modification (#MAJ20-004) for conversion of existing commercial fishing wharf to new Harborwalk coastal public access improvements, new retail space within existing building, new public outdoor dining, and related building façade improvements

Dear Ms. Novak:

On September 21, 2021, the Planning Commission continued the above referenced public hearing to a date certain of October 5, 2021. The direction of the Planning Commission was to submit revised plans for review which include additional detail on the following items:

1. For the proposed public seating adjacent to Embarcadero, provide a dimensioned table plan which clearly identifies the proposed seating, quantity of tables and umbrellas, and whether the tables will be affixed to the ground.
2. For the proposed building façade improvements along the new Harborwalk, provide revised plans which show a greater amount of glass both at the door location on the north side of the building and along the west elevation. Planning Commission discussed the importance of the new Harborwalk area and noted that it's important to maintain continuity of the space and maintain a public face to this area. This can be done through development of focal points. The proposed building has a large blank wall along the west elevation It should have glass or some sort of animation that shows this is a place that is inviting to the public and draws people onto the Harborwalk. An alternative to showing additional windows along the west building elevation would be to indicate on the plans that 15% of the wall will include glass in the form of windows or doors. The Commission also suggested use of a mural in this area, so if desired that could also be added as a note on the plans.
3. Revise building plans to show the grade difference between the 715 Embarcadero lease and the Rose's Landing lease site to the north that demonstrates compliance with ADA requirements. An alternative to this would be to have the architect draft a description of the improvements that will take place in the area, making clear that the proposed design will accommodate the proposed door location and ADA access into the building and onto the harborwalk. The letter should be stamped.

In order to meet the staff report deadlines for the October 5, 2021 meeting, please submit revised plans and materials on or before end of day Wednesday, September 29, 2021. Please let me know if you have any questions.

Sincerely,

Cindy Jacinth
Senior Planner

Project Description for 715 Embarcadero Road
September 2021

Setting & Project Description

The project site is located at 715 Embarcadero Road, lease sites #80-81 & 80W-81W, Morro Bay. The property is located on the western side of Embarcadero Road and adjacent to Rose's Landing on the north and the Dutchman Seafood House and City street end (corner of Pacific and Embarcadero). It is zoned WF/H (PD/S.4). The site currently has a one story building and no bayside lateral access. The lease sites are Land = Approx. 5,670 sq. ft.; Water = Approx. 3,150 sq. ft.

The project area encompasses a single story building that has a retail shop (Embarcadero side), fish processing (west side) and an approximate 580 sq. ft. covered, wood decked, outdoor patio area with a windscreen and 2' wide "catwalk" on the south western side. The mid-section of the project area is approximately 3' by 20' wide with access for employee only. On the western side of the lease, there is an existing approximately 1,025 sq. ft. wood wharf that has been utilized for commercial fish unloading operation.

The proposed project includes the removal of the patio covering, "catwalk", and windscreen and will transform this area to the Harborwalk while retaining the existing wood deck. The mid-section area will be modified with a new 10' wide composite or wood deck and a 10' wide fiberglass deck which will provide a new Harborwalk area approximately 20' by 20'.

The existing wharf pilings, support beams and bracing are in need of repair. The proposed project would remove the western 445 sq. ft. of wharf (approximately 1/2), 5 piles, sleeve or epoxy jacket 3 existing piles and repair any sections of the remaining wood wharf deck. The repaired 445 sq. ft. wharf would then become a part of a new Harborwalk.

In addition, there is a small section of wharf that extends beyond the lease line to the north and that section will be removed so it will be within the lease site boundaries. At the wharfs end, there is a concrete ADA path leading to the Rose's lease site and Harborwalk. This proposed project will complete a critical Harborwalk connection from the north and continuing through to the south.

The interior of the existing fish market space will be configured with a new retail space approximately 470 sq. ft. (northwestern side). The old roll up door will be converted to a 36" door for access to the new retail space. The remaining space, currently retail, on the south and eastern sides will remain as is.

Last, sections of the building siding are also need of repair and or replacement, the areas that need replacement will be replaced with cement board siding with vertical Board and Batten and the upper front section of the building at 701 Embarcadero will include shingles up to the front Gable.

In addition, change the roofing to a galvanized metal roofing, and make the metal soffit stay corrugated metal, and now in a royal blue with a light gray vertical siding and white windows. In addition, the metal awnings on the south side and over the t-shirt door and north entry of the Dutchman will be replaced with either metal (in-kind) or canvas awnings. This part of the project is considered repair and maintenance however a color board has been provided to show the new color scheme.

Project Phasing:

The applicant would like to reserve the ability to phase the construction of the project if necessary. Specifically the removal of the portion of the wharf, pile and associated repair work. It may become beneficial to do this portion of the work first and at an earlier timeframe than the balance of the project due to construction start and end times to avoid significant disruption of the Harborwalk and other construction activities during the prime visitor serving season. The applicant is requesting that the City allow for this portion of the project to move forward with the issuance of a separate building permit and final occupancy prior to the commencement of the remainder of the project.

Eelgrass:

As indicated in the Eelgrass Survey report by Tenera report, February 1, 2019, for the new pile work done May 2019, the eelgrass patches found at the site are described as follows: The closest eelgrass to the north (upcoast) from where the new pile needs to be installed was a small patch (1/4 square meter, 0.25 m²); it was approximately 3 meters to the north. Another small patch (1/16 square meter, 0.0625 m²) was present 4 meters to the west (offshore). Two meters to the south (downcoast) was a 3 square meter patch (3 m²)... The sand flat immediately offshore of the revetment was populated with other widely scattered patches of eelgrass ranging from 1/16 square meter (0.0625 m²) to approximately 4 square meters (4 m²) in cover; the eelgrass was not a solid continuous bed of eelgrass immediately offshore of the revetment and restaurant.

In conclusion it is proposed that the project include the following to address the eelgrass:

1. A pre-construction survey will be performed prior to construction in accordance with the CEMP, if necessary and required by ACOE.
2. The findings will further determine the nature of eelgrass in the project area and whether eelgrass could be affected by the new decking, demolition of the existing wharf area and pile sleeving.
3. If the eelgrass is present, measures such as deployment of the buoys, if feasible, prior to construction to delineate the eelgrass patches may be proposed to avoid the patches.
4. If the eelgrass is present in the area where the work is proposed, at least one post-construction survey will be done if required by Army Corps of Engineers permit.

Project construction work and timing:

The project will require the temporary closure of the Harborwalk area during certain construction times. An unobtrusive fence or equivalent measure will delineate the construction areas. Since there is no alternative route for the public pedestrian access along the water side during construction, the public will only be allowed to walk up to the construction fence and then will need to exit via the same path they walked in. Appropriate signage informing the public that the access way is temporary closed for construction will be placed at the northern, southern and eastern entry points.

Project construction method: The project as proposed will utilize a spud barge or mobile barge as the platform for the wharf demolition and pile sleeving work. A vibratory hammer will be used for the pile installation to minimize underwater noise impacts to the greatest extent feasible.

Project construction documents and coordinator: A copy of the construction documents will be maintained in a conspicuous place on the job site at all times and available for public review on request.

Exhibit C

Should any questions arise during construction, an address and phone number (available 24 hours a day) will be posted at the job site so that the contact information is readily visible from a public area. The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

Project construction BMP's: The project as proposed includes the following safeguards, mitigation measures, actions, and procedures for the protection of the marine environment:

1. **Material Containment:** Particular care shall be exercised to prevent foreign materials (e.g. construction scraps, wood preservatives, other chemicals, etc.) from entering harbor or other state waters. Where additional wood preservatives must be applied to cut-wood surfaces, the materials, whenever feasible, shall be treated at an onshore location to preclude the possibility of spills into harbor or other state waters. A containment boom shall be placed around all active portions of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other materials could fall into the water. The containment boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

2. **Construction Plan:** All erosion control/water quality best management practices to be implemented during construction and their location shall be noted on the plan. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into the Pacific Ocean to the maximum extent feasible. The Construction Plan shall, at a minimum, include the following required criteria specified via written notes on the Plan:

a. All work shall take place during daylight hours. Lighting of the beach and water area is prohibited.

b. All construction materials and equipment placed on the land during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the piles) as necessary to contain runoff and/or sediments at the construction site, where such controls are placed as close to work area as possible, and minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult.

c. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

d. Equipment washing, refueling, and/or servicing shall not take place on the beach or pier.

e. All materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.

f. Equipment washing, refueling, and/or servicing shall not take place over the water.

g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash

Exhibit C

receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

h. The Coastal Commission's Central Coast District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

3. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

4. All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Coastal Commission Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal development permit or waiver is necessary.

Project pile driving and wildlife: The project pile driving activities shall be monitored by a qualified monitor that has sufficient experience and qualifications of the U.S. Fish and Wildlife Service and National Marine Fisheries Service to ensure that impacts to marine mammals are avoided. The approved biological monitor shall be present onsite during piling sleeving construction (activity that requires monitoring with the exception of the epoxy jacket system), will keep a constant watch, and shall have the authority to stop the piling construction if any individuals of southern sea otter are seen within 100 feet of the project area and considered distressed.

September 28, 2021

**City of Morro Bay
Community Development Dept.
955 Shasta Avenue
Morro Bay, CA 93442**

Attn: Scot Graham

RE: 715 Embarcadero - Proposed Harborwalk Modifications

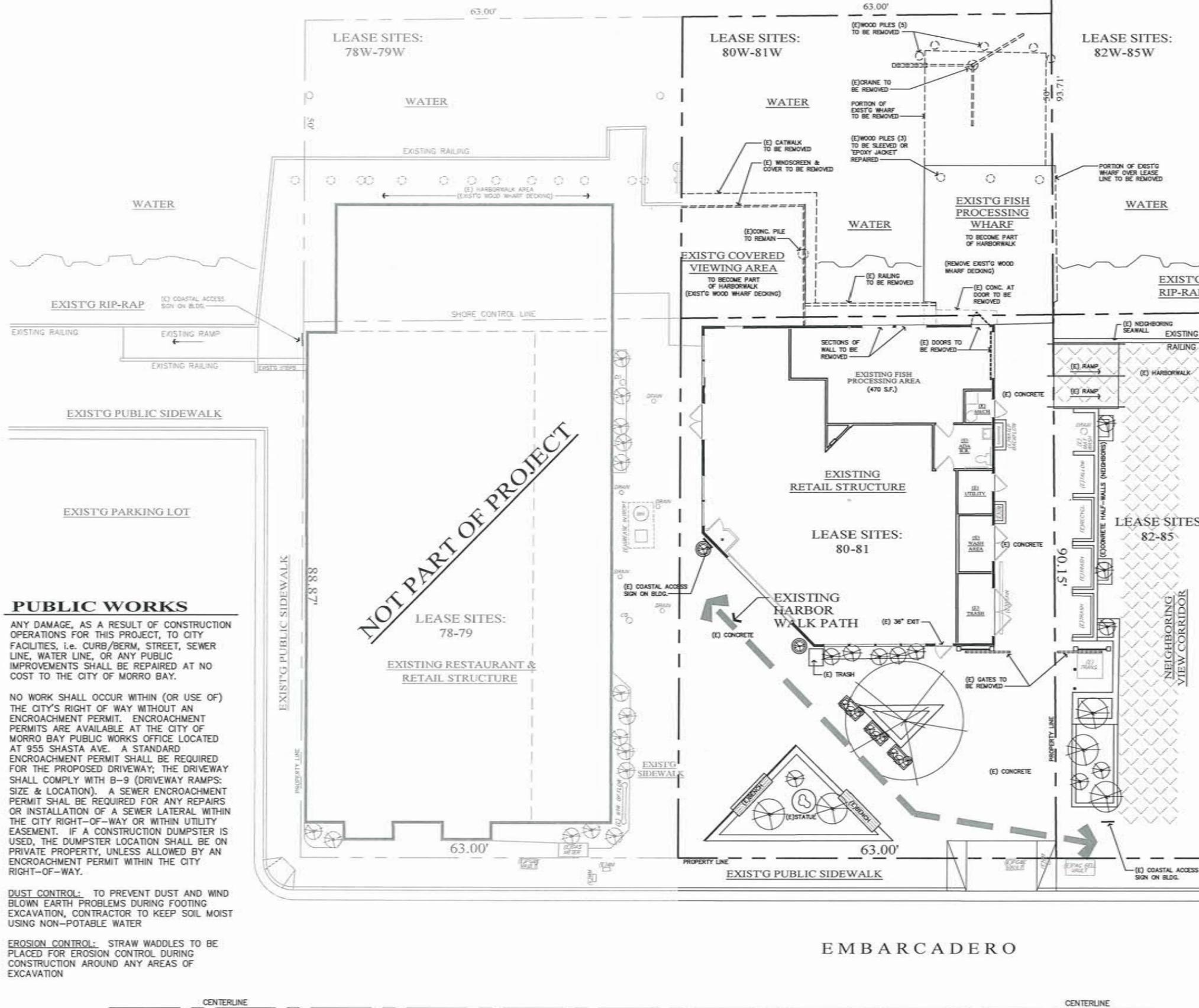
Dear Mr. Graham,

In representing my clients, the lease holders of 715 Embarcadero, I was involved in conversations among the Architect and Contractor performing site modifications at the adjacent Lease Site to the North. At that time heights were determined for the top edge of their Harborwalk Ramp to allow for the door my clients are proposing near the Northwest corner of their structure to function properly with a maximum 2% cross slope. The concrete and wharf in the Northwest corner of my client's Lease Site will be modified to create the proper transition to the neighboring ramp and create the necessary landings for both the proposed door and the ramp areas.

**Best Regards,
Chris Parker
C.P. Parker, Architect**



09/28/21



NOT PART OF PROJECT

PUBLIC WORKS

ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.

NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMP: 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 UTILITY EASEMENT. IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY AN ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.

DUST CONTROL: TO PREVENT DUST AND WIND BLOWN EARTH PROBLEMS DURING FOOTING EXCAVATION, CONTRACTOR TO KEEP SOIL MOIST USING NON-POTABLE WATER

EROSION CONTROL: STRAW WADDLES TO BE PLACED FOR EROSION CONTROL DURING CONSTRUCTION AROUND ANY AREAS OF EXCAVATION

PROJECT DESC.

THIS PERMIT WOULD ALLOW FOR MODIFICATIONS TO THE EXISTING WHARF AREA BY REMOVING THE EXISTING COVERED WINDSCREEN AREA, REMOVING A PORTION OF THE EXISTING FISH PROCESSING WHARF THAT IS IN NEED OF REPAIR, CONVERSION OF THE INTERIOR FISH PROCESSING AREA INTO RETAIL SPACE, AND ADDING A NEW PORTION OF WHARF TO CREATE A CONTINUOUS ACCESSIBLE SECTION OF THE MORRO BAY HARBORWALK. THE NEW SECTION OF HARBORWALK WOULD CONNECT WITH EXISTING PORTIONS TO THE NORTH AND SOUTH. THE PERMIT WILL ALSO ALLOW AN UPDATE TO THE EXISTING FACADE WITH NEW VERTICAL BOARD AND BATTEN SIDING WITH SHINGLE AND CORRUGATED METAL ACCENTS.

PROJECT AREAS

EXIST'G COVERED WINDSCREEN AREA: (WINDSCREEN TO BE REMOVED)	580 SF
EXIST'G FISH PROCESSING WHARF:	1,025 SF
TOTAL:	1,605 SF

PORTION OF FISH PROCESSING WHARF TO REMOVE:	-445 SF
NEW WHARF AREA TO BE INSTALLED: (BETWEEN PATIO & WHARF, AND ANGLE AT HARBORWALK)	+395 SF
FIN. COMBINED WHARF/PATIO AREA:	1,555 SF
NEW OUTDOOR DINING (PUBLIC): (ADJACENT TO EMBARCADERO)	+461 SF
EXISTING RETAIL STRUCTURE:	2,422 SF
AREA TO BE CONVERTED FROM FISH PROCESSING TO ADDITIONAL RETAIL:	470 SF

BLDG. CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA ENERGY CODE
- CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- CALIFORNIA REFERENCE STANDARDS CODE

CONST. 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 PUBLIC SERVICES DEPT., 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.



SHEET INDEX

- A1.1 EXIST'G SITE PLAN / PROJ. INFO.
- A1.2 LAND SURVEY
- A1.3 PROPOSED SITE PLAN
- A1.4 EXTERIOR LIGHTING
- A2.1 ELEVATIONS
- ~~F1.1 FUTURE ALT. DEMO. SITE PLAN~~
- ~~F1.2 FUTURE ALT. SITE PLAN~~

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C. P. PARKER ARCHITECT

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(805) 772-9700

STAMPS



PROJECT

VAN BEURDEN HARBORWALK MODIFICATION & FACADE UPDATE

715 EMBARCADERO
MORRO BAY, CALIF. 93442

DRAWING PHASE
COASTAL DEVELOPMENT PERMIT

Project No.	19-109
Drawn By	CPP
Dwg. Date	09/29/21
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.

A1.1

EXISTING OVERALL SITE PLAN

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C. P. PARKER
 ARCHITECT

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 93442-1862
 (805) 772-8700

STAMPS



PROJECT

**VAN BEURDEN
 HARBORWALK
 MODIFICATION
 & FACADE UPDATE**

715 EMBARCADERO
 MORRO BAY, CALIF.
 93442

DRAWING PHASE

**COASTAL
 DEVELOPMENT
 PERMIT**

Project No.	19-109
Drawn By	CPP
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Updated	-
Scale	1/8" = 1'-0"

REVISIONS

SHEET TITLE

LAND SURVEY

SHEET NO.

TOPOGRAPHIC SURVEY

PORTION of APN 066-322-006

Parcel 18 of Parcel Map MB 68-30 as shown on map recorded in Parcel Map Book 3, at Page 10 in the Office of the County Recorder City of Morro Bay, County of San Luis Obispo, State of California.

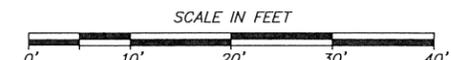
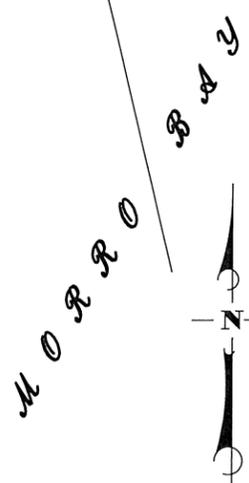
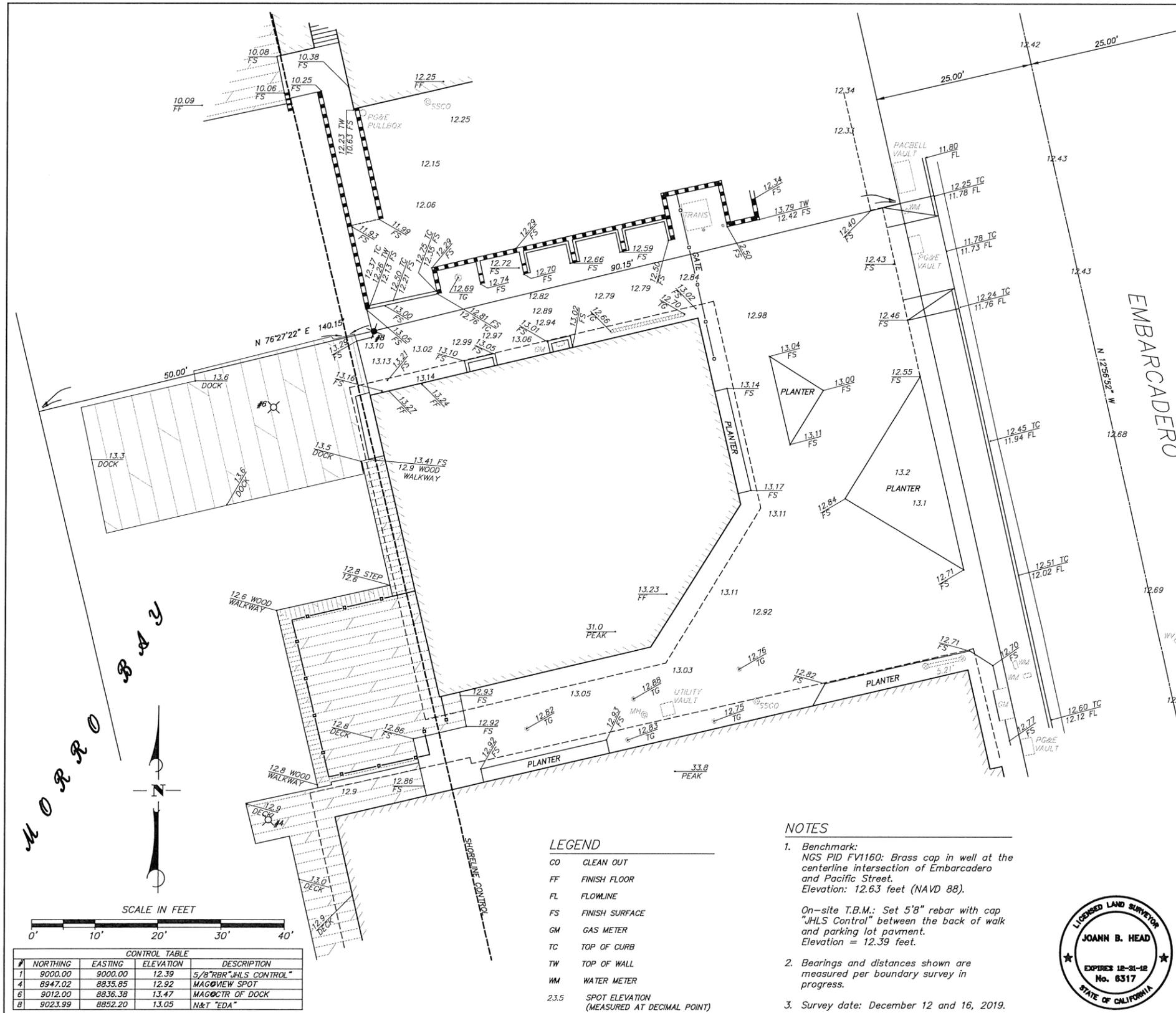
Prepared by:

JoANN HEAD LAND SURVEYING

Post Office Box 887
 Santa Margarita, CA 93453
 (805) 674-1530



December 17, 2019 004-02 tpo.dwg Sheet 1 of 1

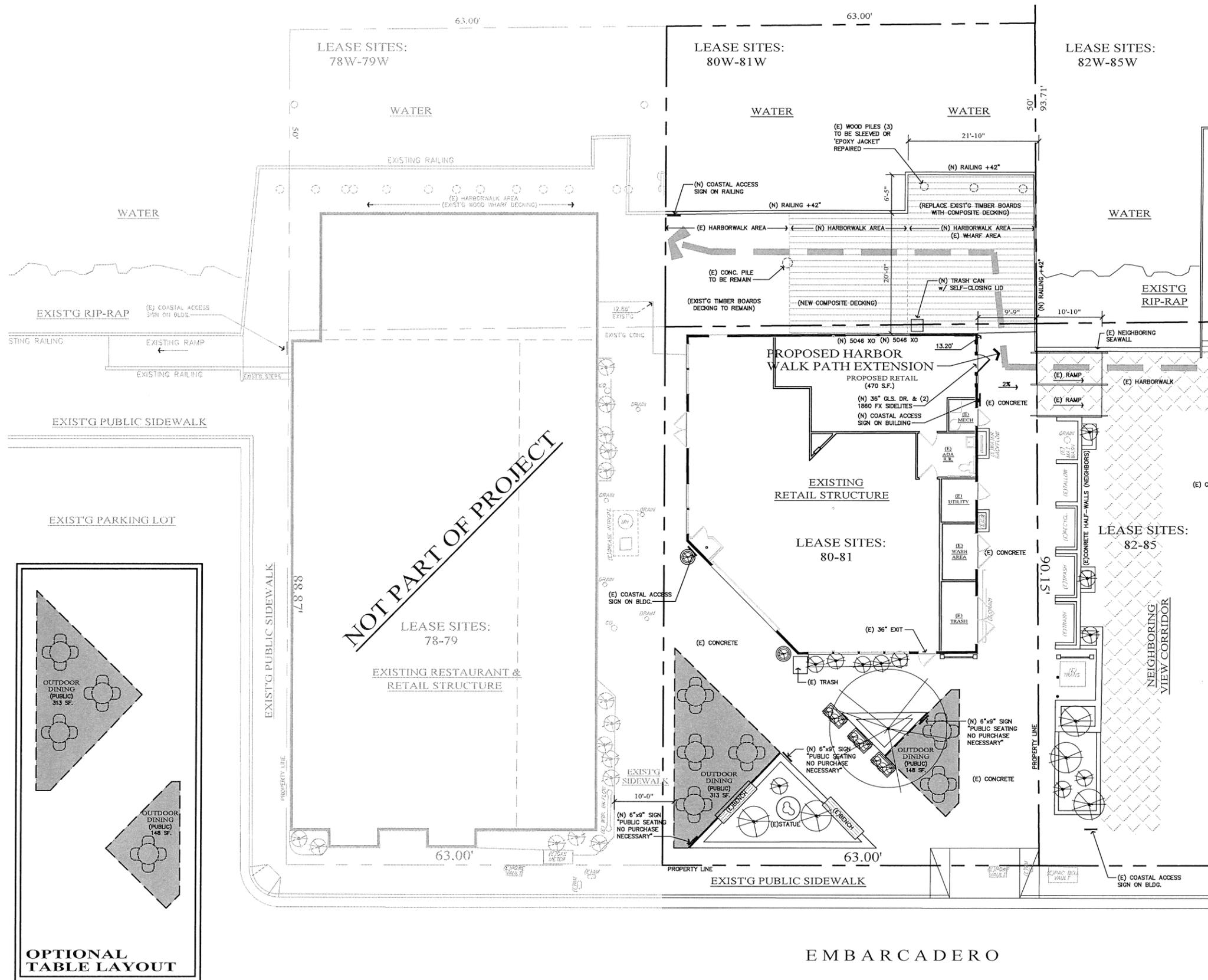


#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	9000.00	9000.00	12.39	5/8" RBR "JHLS CONTROL"
4	8947.02	8835.85	12.92	MAG VIEW SPOT
6	9012.00	8836.38	13.47	MAG CTR OF DOCK
8	9023.99	8852.20	13.05	N&T "EDA"

LEGEND

CO	CLEAN OUT
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GM	GAS METER
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
23.5	SPOT ELEVATION (MEASURED AT DECIMAL POINT)

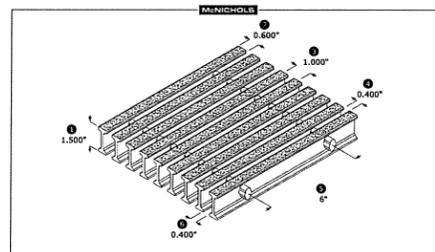
- NOTES**
- Benchmark: NGS PID FV1160: Brass cap in well at the centerline intersection of Embarcadero and Pacific Street. Elevation: 12.63 feet (NAVD 88).
 On-site T.B.M.: Set 5'8" rebar with cap "JHLS Control" between the back of walk and parking lot pavement. Elevation = 12.39 feet.
 - Bearings and distances shown are measured per boundary survey in progress.
 - Survey date: December 12 and 16, 2019.



TRASH CAN w/ LID

**ADDITIONAL GLAZING
NEW RETAIL SPACE**
ADDITIONAL GLAZING TO NEW RETAIL SPACE SHALL TOTAL 15% SURFACE AREA OF THE NEW RETAIL SPACE WESTERLY FACING WALL.
WESTERLY WALL SURFACE AREA: 493 SF
15% OF 493 SF = 73.95 SF

PROPOSED NEW GLAZING:
3'x6" DR. = 12 SF
1660 FX = 9 SF
1660 FX = 9 SF
5046 XO = 22.5 SF
5046 XO = 22.5 SF
TOTAL PROPOSED: 75 SF



McNICHOLS CO.		McNICHOLS' FIBERGLASS GRATING		APPROVAL	DATE
DESIGNED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE
CHECKED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE
DESIGNED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE
CHECKED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE
DESIGNED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE
CHECKED BY	PROJECT NO.	DATE	SCALE	DATE	SCALE

FIBERGLASS GRATING



COASTAL ACCESS SIGNAGE
SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES, MOUNTED FLAT TO HARBORWALK RAILING. WHITE BACKGROUND WITH BLUE LETTERING.

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93442-1862
(805) 772-5700



VAN BEURDEN HARBORWALK MODIFICATION & FACADE UPDATE

715 EMBARCADERO MORRO BAY, CALIF. 93442

DRAWING PHASE COASTAL DEVELOPMENT PERMIT

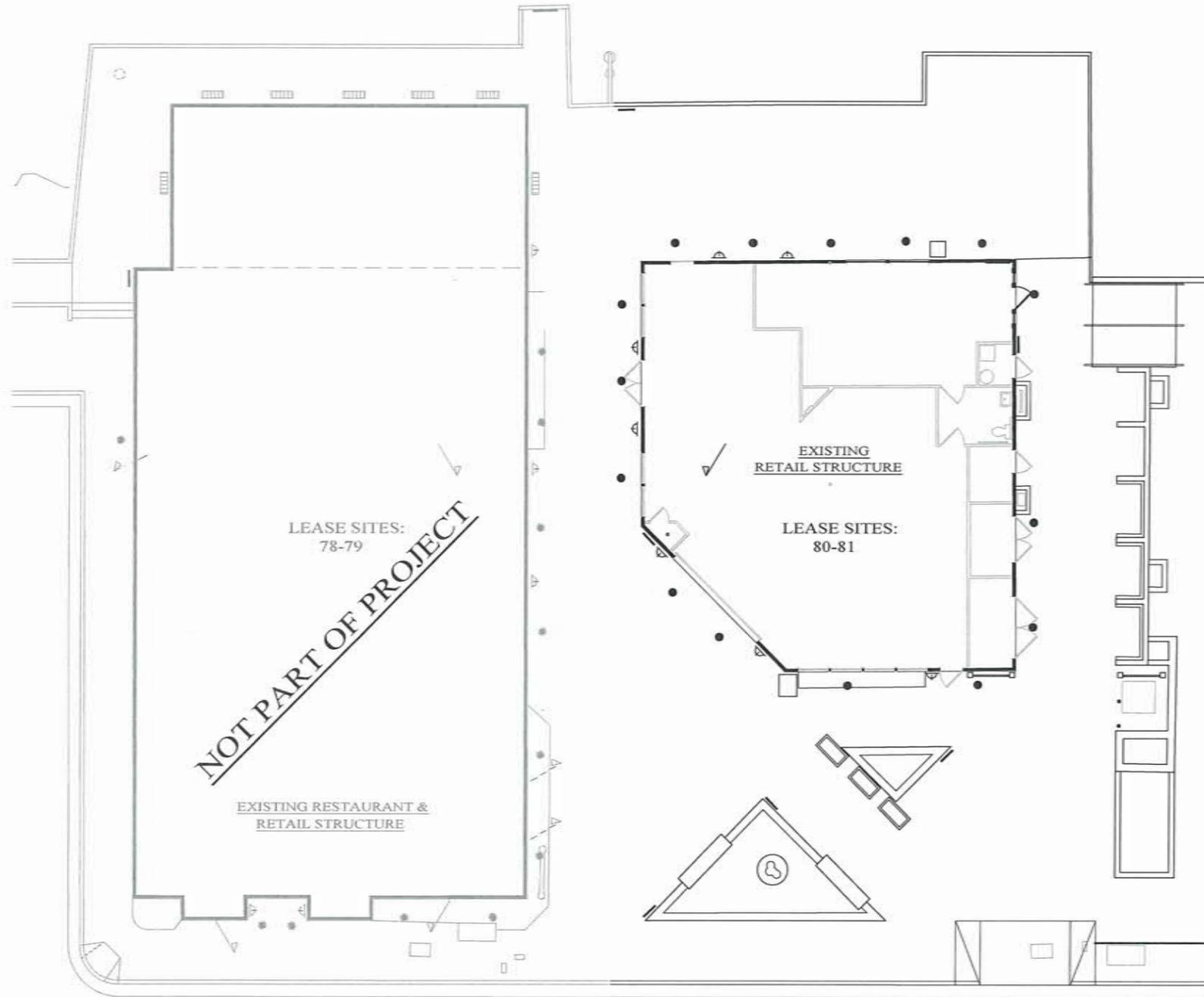
Project No.	19-109
Drawn By	CPP
Dwg. Date	09/29/21
Updated	-
Scale	AS NOTED

SHEET TITLE PROPOSED SITE PLAN

SHEET NO.

A1.3

PROPOSED OVERALL SITE PLAN



EMBARCADERO

EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

LIGHTING LEGEND

- EXISTING RECESSED CAN LIGHTING IN EAVES.
- ▲ WALL MOUNTED SCUNCES TO BE REPLACED WITH SPEC'D SCUNCES BELOW
- ▣ EXISTING LOW PATHWAY WALL MOUNTED LIGHTS AT 20" ABOVE WALKWAY
- ↙ EXISTING SIGN LIGHTING



EXISTING CAN LIGHTING

Westinghouse SPECIFICATION SHEET

Item Number: 6360500
 1 Light LED Wall Fixture Weathered Steel Finish with Clear Prismatic Lens

- Specifications
- Height: 11.61"
 - Width: 10.43"
 - Extends: 11.61"
 - Height from Center of Outlet Box: 5.08"
 - Back Plate: D: 6.18"
 - Hours: 20000
 - Life (years): 18.2
 - Fixture Lumens: 550
 - Light Source Lumens: 640
 - Kelvin: 2700
 - Equivalent Incandescent Wattage: 40W
 - Includes 9 Watt Integrated LED



PROPOSED WALL SCENCE



EXISTING PATH LIGHTING



EXISTING SIGN LIGHTING

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STAMPS



PROJECT

VAN BEURDEN HARBORWALK MODIFICATION & FACADE UPDATE

715 EMBARCADERO MORRO BAY, CALIF. 93442

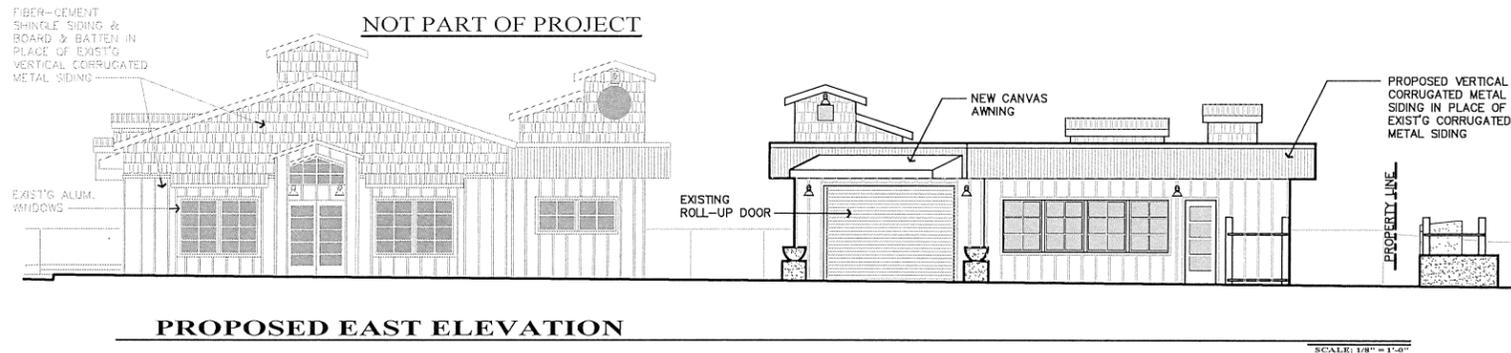
DRAWING PHASE
COASTAL DEVELOPMENT PERMIT

Project No.	19-109
Drawn By	CPP
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REVISIONS

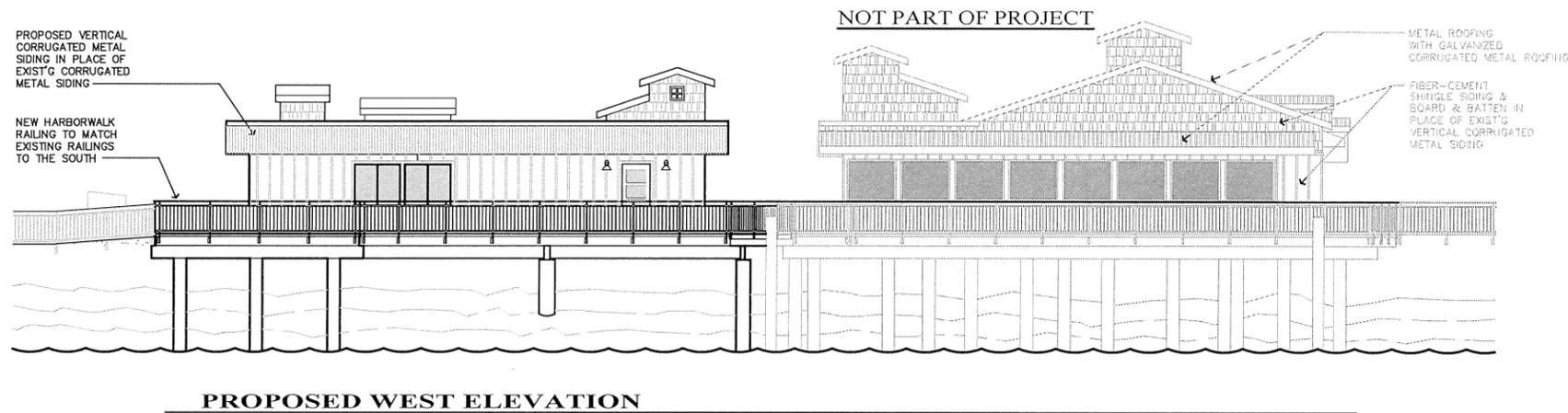
SHEET TITLE
EXTERIOR LIGHTING

SHEET NO.
A1.4



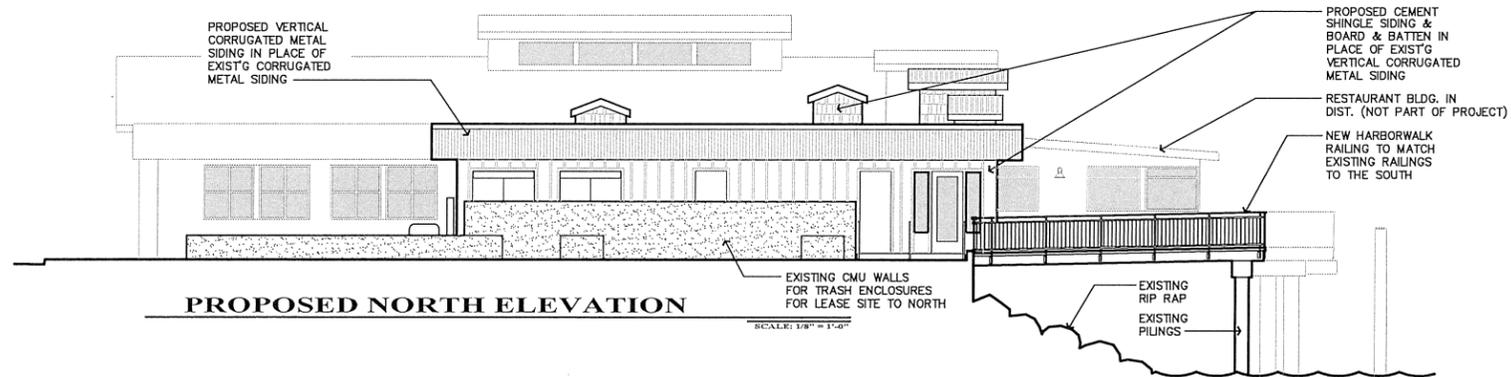
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



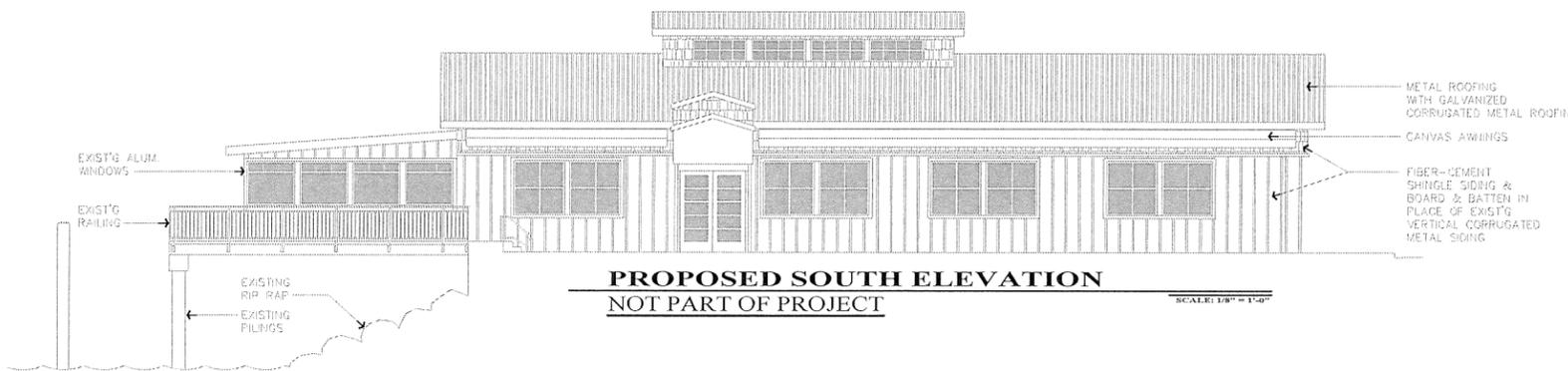
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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(805) 772-5700

STAMPS



OUTSIDE FURNITURE



MARINE GRADE POLYMER TOP TABLE
42" ROUND DINING HEIGHT TABLE W/ HOLE



Table Top	
Item Number	T12KP65
Frame Type	Tubular Aluminum / MGP
Retail Warranty	3 years
Contract Warranty	3 years
Packaged Weight	30 lbs
Carton Cube	4.9 f3
UPS-able	No
Assembly Required	Yes
Pack Count	1

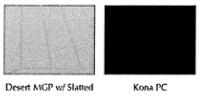


Table Base	
Item Number	2W5KLEG
Frame Type	Not Applicable / None
Retail Warranty	15 years
Contract Warranty	3 years
Overall Height	28.5 in
Packaged Weight	17 lbs
Carton Cube	2.6 f3
UPS-able	Yes
Assembly Required	Yes
Pack Count	1

FOR DECISION: Use by exteriorly used in areas where there is no shade as possible, but please understand the actual color may vary from your monitor. To ensure accuracy, please refer to actual fabric and fabric swatches.

www.TelescopeCasual.com

VAN BEURDEN HARBORWALK MODIFICATION & FACADE UPDATE

715 EMBARCADERO MORRO BAY, CALIF. 93442

DRAWING PHASE
COASTAL DEVELOPMENT PERMIT

Project No.	19-109
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REVISIONS

SHEET TITLE

HARBORWALK ELEVATIONS

SHEET NO.

A2.1

RATANA Sun Valley Stacking Arm Chair Aluminum FN23212SJA

Safari Java (SJA)



Dimensions:	
Overall Height:	31.5"
Seat Height:	17.5"
Depth:	23"
Width:	24"
Arm Height:	26"
Weight:	13 LBS

Colors Available:



- Aluminum frame
- Stackable
- Table and chairs with adjustable legs
- Max Weight Load 350 LBS

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1.866.919.1881
sales@ratana.com



City of Morro Bay Planning Commission

CONTINUED PUBLIC HEARING FOR
CONDITIONAL USE PERMIT
MAJOR MODIFICATION
(MAJ20-004)

715 EMBARCADERO RD

CONVERSION OF FISHING WHARF TO NEW HARBORWALK,
PUBLIC ACCESS IMPROVEMENTS,
470SF RETAIL SPACE,
NEW 461SF PUBLIC OUTDOOR DINING,
AND RELATED FAÇADE IMPROVEMENTS

APPLICANT: VAN BUERDEN

AGENT: CATHY NOVAK CONSULTING

OCTOBER 5, 2021



MORRO BAY
PUT LIFE ON COAST

PROPOSED DEVELOPMENT

1. Commercial Fishing Wharf: Demolish 445sf of the existing 1,025sf fish processing wharf including removal of 5 existing wood pilings.
2. Public Access: Install new 10 foot Harborwalk coastal public access and additional 10 foot wide fiberglass deck, removal of a 580sf outdoor covered patio and windscreen, removal of 5 existing wood pilings and repair of 3 existing piling to support the new Harborwalk;
3. Interior Changes: Conversion of 470sf fish processing area to retail space within the existing building;
4. Public Outdoor Dining Area: New 461sf of street-facing public outdoor dining as two separate areas of 313sf and 148sf



MORRO BAY
PUT LIFE ON COAST

Continued Public Hearing from the 9-21-2021 PC Hearing

Planning Commission Direction at the 9-21-21 hearing was to request revised plans and further detail to address:

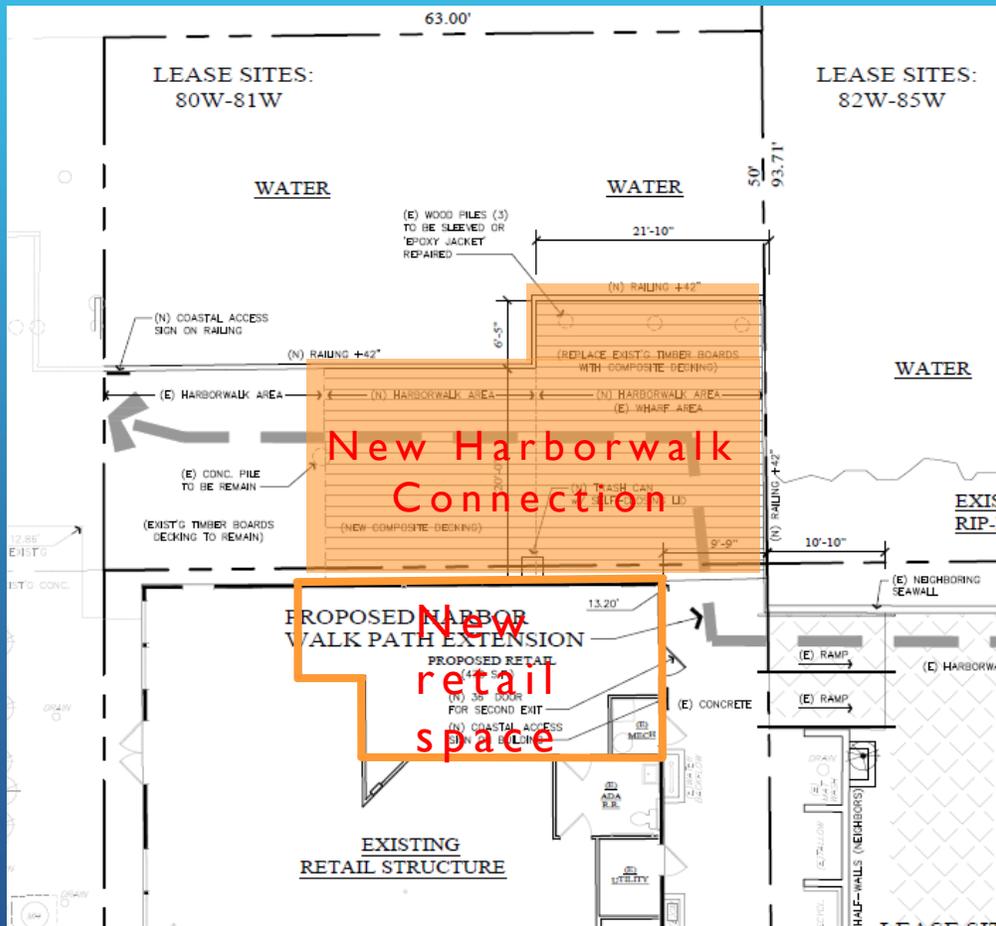
1. Public Seating: Revise plans to include table seating plan. Condition 13 would prohibit table setups. Condition 15 added to require tables to be affixed to ground to minimize table creep. No consensus regarding “public color” for table umbrellas. Separate PC agenda item can be brought forward to address Embarcadero-wide public furniture design.
2. Building Elevations: Revise plans to include additional façade articulation/ windows based on PC discussion on importance of Harborwalk and creating an inviting public space that draws pedestrians to the Harborwalk. Condition 16 added to require a minimum of 15% of sf area of retail unit wall area as glass.
3. Lease site connection/accessibility: Provide clarification on lease site connectivity / grade difference to lease site to the north. Letter submitted by Architect that confirms coordination with Rose’s Landing site and would meet accessibility requirements.



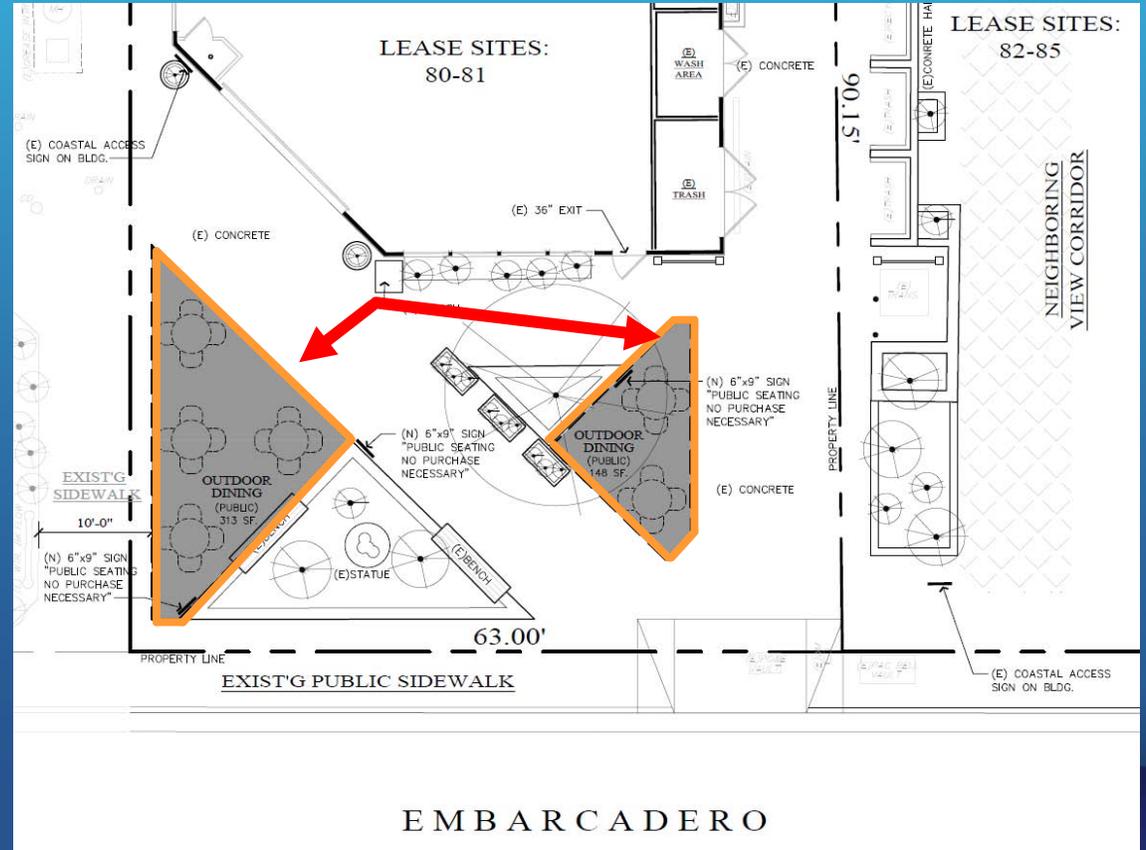
MORRO BAY
PUT LIFE ON COAST

Proposed Site Plan

New public outdoor dining – up to 6 tables



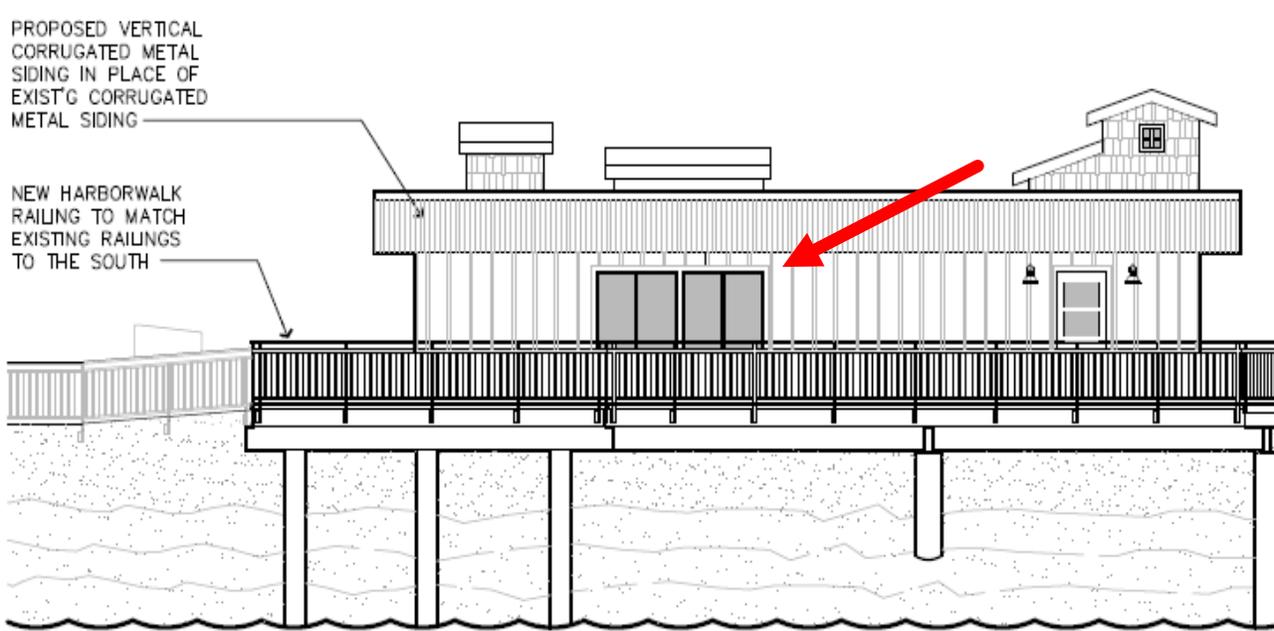
West side (bay) of lease site



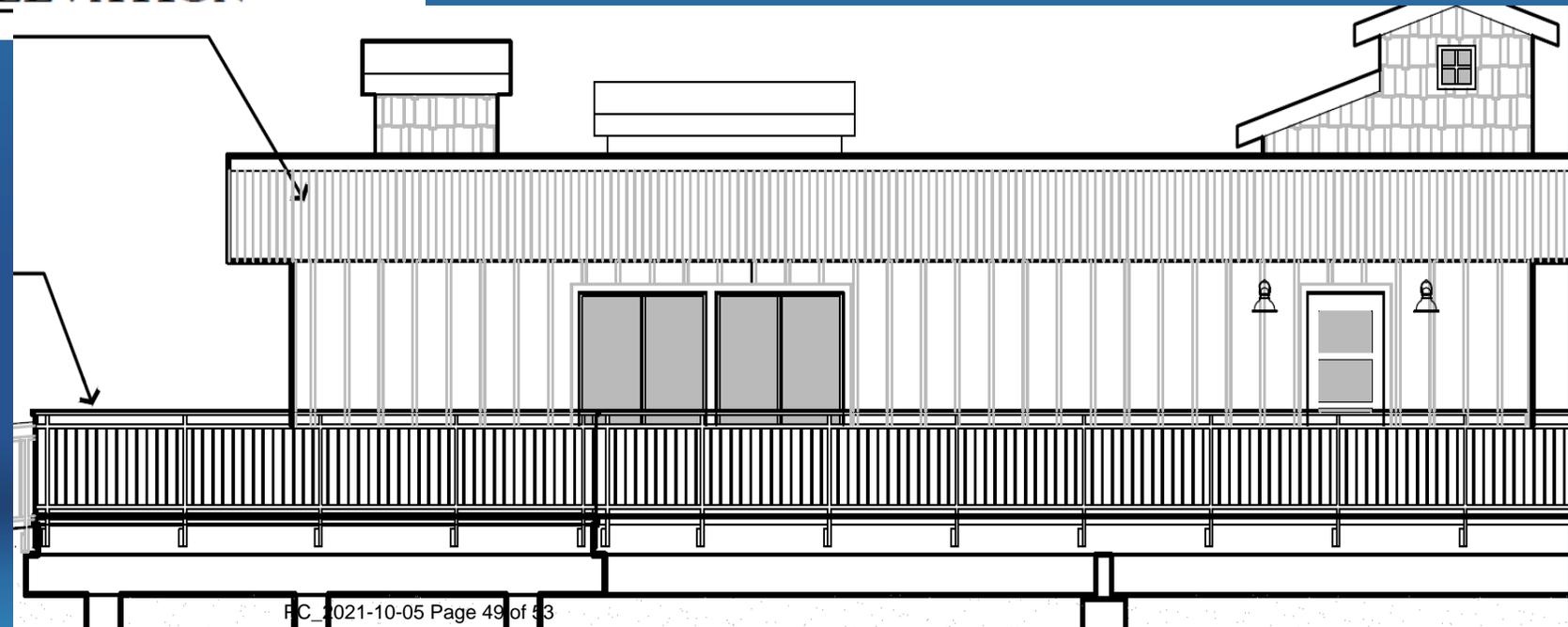
East side (street) of lease site

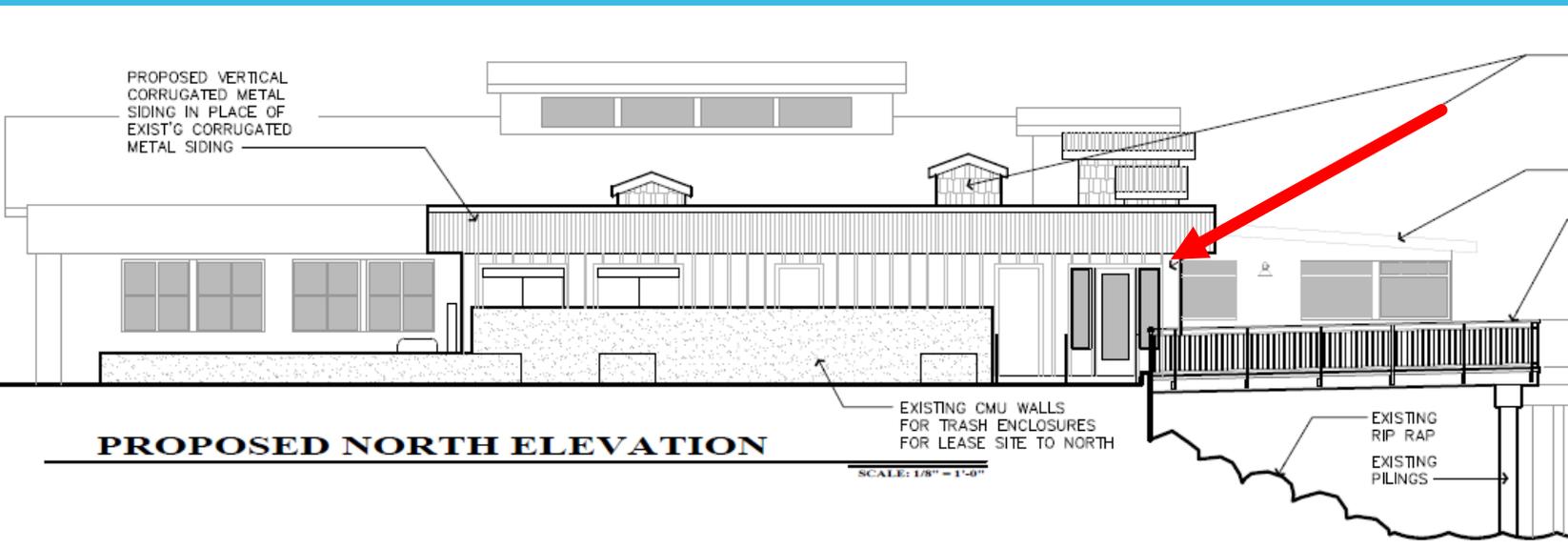


Revised Proposed West Elevations, Change to façade with addition of window

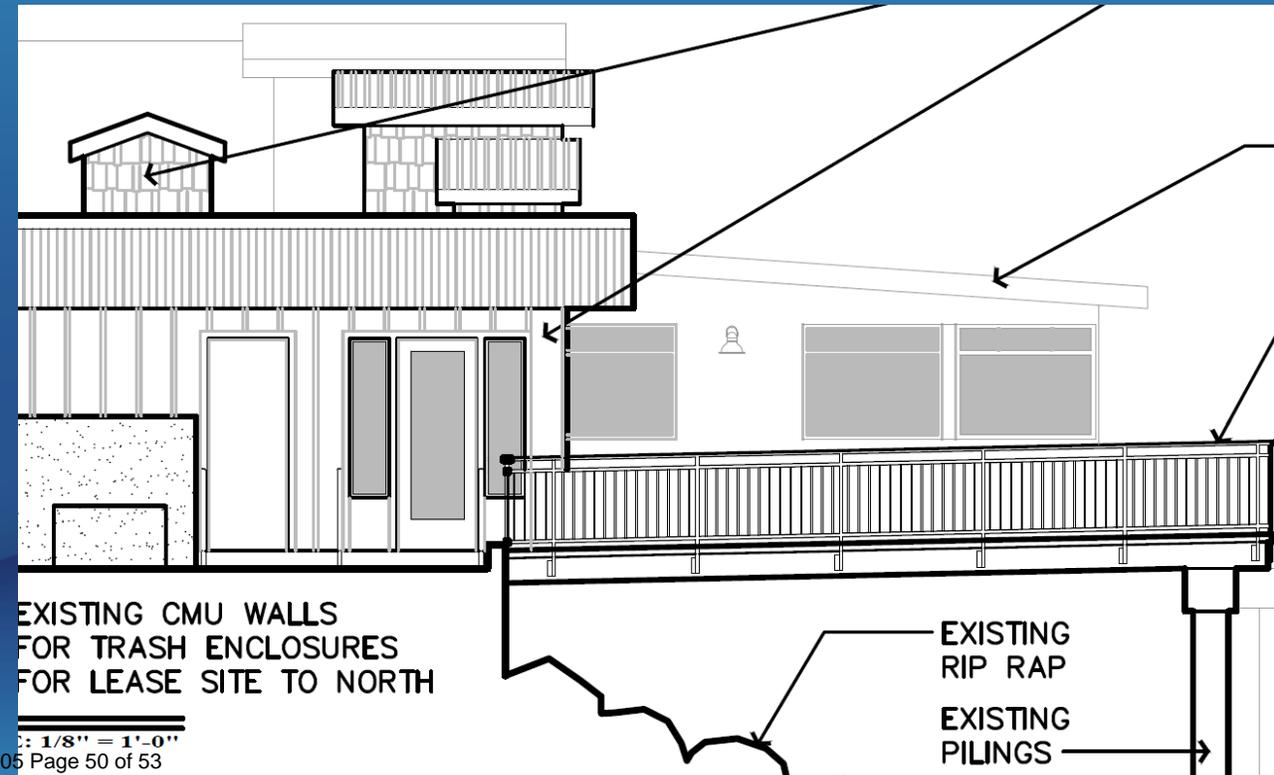


PROPOSED WEST ELEVATION





Revised Proposed North Elevation, Change to door and window/glass



Site pictures



Continued Public Hearing from the 9-21-2021 PC Hearing

Additional PC discussion:

Preservation of the wharf including hoist. No consensus reached by PC at 9/21 meeting. Discussion centered around historic nature and retaining a piece of Morro Bay history relating to commercial fishing.

1. Option for PC consideration to preserve hoist and decking for re-use or repair purposes.
2. Alternate option of donation to Maritime Museum or preserve for future uses to be determined.



MORRO BAY
PUT LIFE ON COAST

Staff Recommendation:

Forward a favorable recommendation to City Council to conditionally approve the project (#MAJ20-004) as a combined Concept/Precise approval by adopting Resolution 18-21 which includes the Finding and Conditions of Approval for the CUP major modification depicted on plans received September 29, 2021.

