



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, December 21, 2021 - 6:00 P.M.
Held Via Teleconference**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen
Commissioner – Asia King

Commissioner Joseph Ingraffia
Commissioner Mike Rodriguez

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

PRESENTATIONS - Pre-Approved Accessory Dwelling Unit (ADU) Plans Presentation by
Ryan Brockett Architect and WorkBench

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 Planning Commission at planningcommission@morrobayca.gov prior to the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcuTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

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

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS – NONE

C. NEW BUSINESS

D. UNFINISHED BUSINESS

- D-1 Review and consideration of a policy memo to establish design guidelines for public amenities along the waterfront.

Staff Recommendation: Review and provide direction

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

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting on January 4, 2022 at 6:00 p.m. via teleconference.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: www.morrobayca.gov/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.

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

APPEALS

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

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

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



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

Agenda No: A-1

Meeting Date December 21, 2021

#	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	McGonagill/Mathias	690 Oliver Street	10/14/21	LLA21-001	Move lot line between two parcels	Planning review complete 11/2/21, need PW comments. Project deemed complete, LLA certificated provided to applicant for signature on November 6, 2021. Requires city signature, then applicant recording.				nh
2	Horstman	427 Oahu St	9/28/21	CDP21-041	Admin CDP for new SFR and attached ADU. 1096sf and 2nd floor 1335sf	Planning comment letter send 10/26/21. Resubmittal received November 10, 2021, requires minor changes. Resubmittal received and deemed complete. Public notice period from 12/9/21 to 12/20/21 with administrative decision on 12/21/21.				nh
3	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 9/29/21. Project resubmitted - but did not provide a planning plan set. Emailed applicant November 23, 2021 and requested submittal of plans. (building permit plans were submitted instead). Resubmittal received and deemed complete. Public notice from 12/9/21 to 12/20/21 with administrative decision on 12/21/21				nh
4	Fischer / Vachon	3093 Beachcomber	11/22/21	MIN21-14	Minor Mod to CP0-365 approved for new single family residence for primarily exterior architectural changes and reduction to building height, floor plan layout., add 52sf habitable & 102sf non-habitable square footage	Under review. Project deemed incomplete and to be noticed on 12-16-21 for pending action.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
	Gambrill	571 Embarcadero	12/15/21	MIN21-015	Minor Amendment to MAJ21-006 for 2nd floor changes to bathroom, deck access door, changes to windows & door	Under review				cj
5	Kennedy	500 Napa	12/7/21	CDP21-049	Admin CDP for new 588 sf 2nd story 1 bd 1bath ADU w/ 1262sf deck and convert existing 326sf portion of garage to ADU for a total ADU size of 914sf	Under review				
6	Romero	563 Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Under review				
7	Peterson	390 Morro Bay Blvd	11/30/21	MUP21-07/ CDP21-047	Interior remodel of existing Bank of America building for coffee roasting operation, commercial kitchen, bakery, coffee shop, dining, retail	Under review				nh

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8	Reyneveld	1060 Quintana	11/22/21	MUP21-06	Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.	Under review				cj
9	Tabrizi	998 Quintana Road	11/15/21	CDP21-046/ MUP21-05	Change in use for commercial property that did not have any prior permits.	Planning comments provided 12/2/21, requires resubmittal. Fire Dept comments provided 12/8/21				nh
10	Tallman	610 Fresno Street	11/9/21	CDP21-045	Admin CDP for New 960 sf detached ADU	Planning Comments sent 11/30/21, requires resubmittal				am
11	Morro Bay LLC (Keller)	1108 Front Street	11/8/21	MAJ21-007	Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building).				nh
12	Castillo	1055 Allesandro	11/1/21	CUP21-17	CUP to add 2 bedroom & 1 bathroom to existing single family residence.	Planning Comments sent 11/30/21, requires resubmittal				am
13	Candrell	2995 Beachcomber	11/1/21	CDP21-044	New 354 sf addition to existing home, addition of 572 sf attached ADU	Planning comments sent on 11/23/21, requires resubmittal				nh
14	T-Mobile/ Siegel	545 Shasta Ave	10/12/21	CUP21-13/ CDP21-039	T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.	Under review. Project deemed incomplete 11-8-21.				cj
15	2900 Alder LLC/Knanna	2900 Alder Ave	10/7/21	CUP21-14/ CDP21-042	Proposed 4200 sf, 6 unit hotel	Planning comment letter sent 11/6/21. Requires resubmittal. Resubmittal received 11/29/21, under review.				nh
16	Allen Property Group	1260 Main St	10/4/21	MAJ21-006	Land Use & Zoning Map Amendment to change C2 zoning to C1 zoning	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review. Environmental Consultant engaged with notice to proceed 12/1/21.				nh
17	Guesno	220 Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
18	Nagy	646 Sequoia Ct	9/27/21	MUP21-03	Minor Use Permit for development of new upper level 2,328sf, lower level 1,030sf, and garage level 1,220sf SFR on vacant lot in area outside the coastal zone.	Application received, under review. Project incomplete, comments sent on October 18, 2021. Applicant working with Fire Dept and City Engineer on driveway design (slope).				nh
19	Phillips	454 Tulare	9/27/21	CDP21-040	Admin CDP for ADU and remodel of existing garage	Spoke with arch & client 10/22/21 - There may be changes the plans. Waiting for response.				am/cj
20	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.	Under review.				sg

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21	McDowell	650 Sequoia Ct	9/15/21	MUP21-04	Minor Use Permit for new SFR (outside the coastal zone). 3 bedroom 3 bath, 2776sf plus 507sf garage	Incomplete letter sent 10/13/21. Supplemental information provided to applicant related to City Engineer and Fire Department review of driveway design/slope.				nh
22	Dorfman	570 Olive	7/28//21	CDP21-031	Admin CDP for 1150sf new detached ADU	Project deemed incomplete and letter sent 8/27/21				cj
23	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
24	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. PC provided comments about the project. Need formal submittal.				nh
25	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. Discussed project with applicant, expected to have resubmittal ready in November 2021.				nh
26	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. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/10/21.				nh
27	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. Resubmittal received 10/28/21, under review. Project disapproved 11/29/21. Resubmittal received 12/14/21, under review.				nh
28	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. Resubmittal received 11/24/21, under review.				nh
29	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
30	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
31	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. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/14/21, requires resubmittal.				nh

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32	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
33	Vistra	1290 Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress.				cj
34	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
35	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. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal				nh
Projects Appealed to Planning Commission or PC Continued projects - none										
Projects Appealed or Forwarded to City Council - none										
Environmental Review:										
36	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: - none										
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

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37	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.				
38	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:										
39	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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40	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	
41	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. Council public hearing to consider draft funding recommendations to be on 12-14-2021. cj	No review performed.	N/R			cj
42	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:

43	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
44	Eisemann	535-A	Atascadero Ave.	11/22/2021	B21-0209	New construction of an attached ADU	Planning disapproved with comments on 11/24/21	Bldg. - Plancheck				nh
45	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.		Bldg. - Approved 11/23/21				sg
46	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
47	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20				sg
48	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
49	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
50	Auerbauch	3200	Beachcomber Dr.	10/29/21	B21-0195	Remodel existing home and new additon, plus hardscape improvements	Received resubmittal, under review.					nh

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51	Conner	333	Bernardo Ave.	12/3/21	B21-0212	Interior remodel of existing kitchen.		Bldg. - Plancheck			sg
52	Borchard	548	Blanca St.	12/9/21	B21-0217	New SFR - 1774 sf living, 454 sf attached garage and 206 sf 2nd story deck. See permit B21-0218 for attached ADU.		Bldg. - Plancheck			am
53	Borchard	548-A	Blanca St.	12/9/12	B21-0218	ATTACHED ADU - 692 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0217 for new SFR.		Bldg. - Plancheck			am
54	Borchard	556	Blanca St.	12/9/21	B21-0219	New SFR - 1890 sf living, 426 sf attached garage and 159 sf upper level deck. See permit B21-0220 for attached ADU.		Bldg. - Plancheck			am
55	Borchard	556-A	Blanca St.	12/9/21	B21-0220	ATTACHED ADU - 583 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0219 for new SFR.		Bldg. - Plancheck			am
56	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 scheduled for PC hearing 11/16/21. CUP approved, applicant can proceed with building permit.. Permit received 12/8/21,	Bldg. - Approved 12/29/20			nh
57	Stanford	121-A	Easter	9/2/21	B21-0191	Conversion of existing space 336 sf bedroom to JADU and building renovations for kitchen, laundry, and bathroom.	Planning Disapproved - 10/21/21	Bldg. - Disapproved 10/22/21	Public Works disapproved.		am
58	Gambrill	571	Embarcadero	11/30/21	B21-0211	Floating Docks, gangway & Harbor walk addition.		Bldg. - Plancheck			cj
59	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. - Approved 10/19/21			cj
60	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.	Planning approved 7/27/21. sg	Ready to issue	Public works approved.		sg
61	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
62	Duffy	2865	Ironwood Ave.	12/6/21	B21-0215	Demolition of all interior wall and ceiling coverings with Asbestos abatement. Demolition of all plumbing fixtures, appliances, and plumbing and electric lines.		Bldg.- Plancheck			sg
63	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.		Ready to issue			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
64	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
65	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.	Disapproved and Correction Letter sent 10/5/21	Bldg. - Approved 9/28/21			am
66	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 and Building disapproved 9/15/21, Planning and Fire OK. Letter Sent 9/29. Requires Minor Use permit - not yet approved.	Bldg. - Approved 11/17/21			sa
67	Novell	273	Main St.	9/20/21	B21-0170	Kitchen remodel (expanding) & relocating laundry room to exist bathroom location, & moving bath to laundry room.	Deemed incomplete 10/12. Waiting on plans to be resubmitted.	Bldg. - Approved 9/23/21			sa
68	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
69	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
70	Imperial	2426	Main St.	11/8/21	B21-0202	Add a 3/4 bath (40 sf) to an existing first floor living space in a two story condominium, also relocating one sprinkler head. (Morro Mist)		Bldg. - Approved 11/9/21			cj
71	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. Resubmittal received 11/1/21, Planning conditionally approved 11/9/21	Bldg. Disapprove 11/17/21			nh
72	LJC Enterprises LLC., Dom's Cafe	801	Market Ave.	11/8/21	B21-0199	Tenant improvement to existing space to update restrooms to meet accessibility standards which will require modifications to the existing dining & bar spaces.	Planning Approved 11/19/21	Bldg. - Disapproved 11/23/21			am
73	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
74	Valerie	490	Mindoro St.	12/3/21	B21-0213	Existing 912 SF garage to be converted into 369 SF, one car garage and storage. And 543 SF 1st flr. single family residence and new 912 2nd flr addition.	Under review.	Bldg. Plancheck			nh
75	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

#	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
76	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.	Planning approved 9/9/21	Bldg. - Approved 9/10/21			nh
77	Kolb	685	Morro Ave.	10/4/21	B21-0180	Installation of 6' x 8' single sided, non-illuminated, monument sign with one 5' deep concrete footing (center of sign). Sign installed on parcel 066-301-058 (at corner).		Bldg - Approved 10/13/21			mm
78	Shaban	2621	Nutmeg Ave	11/10/21	B21-0205	Two 18' x 12' decks - one coming off the upper story and one coming off of bottom story. Bottom deck will have stairs going to backyard.		Bldg. - Approved 11/19/21			sg
79	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
80	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
81	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
82	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
83	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
84	Gillett	320	Piney Way	11/22/21	B21-0208	Proposed interior addition to (2) existing bathrooms. Remodel (E) Bath's & adding (1) skylight		Ready to issue			sg
85	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
86	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
87	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
88	Battaglia & Winfield	1280	Scott St.	11/9/21	B21-0171	Addition and remodel - 179 sf 2nd level addition to an existing SFR creating a 809 sf primary dwelling with an existing 380 sf deck.		Bldg. - Disapproved 12/7/21			nh
89	Battaglia & Winfield	1280-A	Scott St.	11/9/21	B21-0172	Detached ADU - 2nd story, 780 sf ADU with front and rear decks totaling 240 sf, over a new 780 sf storage area.		Bldg. - Disapproved 12/7/21			nh
90	Battaglia & Winfield	1280-B	Scott St.	11/9/21	B21-0173	Attached JADU - Create 404 sf JADU from existing lower level of SFR. Also new 128 sf storage area.		Bldg. - Disapproved 12/7/21			nh
91	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
92	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
Planning Projects & Permits with Final Action:											
93	Keith	500 Atascadero		10/18/21	MIN21-013	Request for 5 year renewal/ extension of Interim Use Permit for Silver City at 500 Atascadero	Under review. Project noticed for 5 year extension on 11-22-21 pursuant to Interim Use overlay zone				am
94											
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Alison MacCarley - am											


PRESENTATION
MEETING DATE: December 21, 2021

Presentation Memorandum

TO: Planning Commissioners **DATE: December 21, 2021**

FROM: Nancy Hubbard, Contract Planner

PRESENTATION: Pre-Approved Accessory Dwelling Unit Plans

ADU Presentation:

The Regional Early Action Planning (REAP) program will fund this initiative awarded to the Central Coast region by the Department of Housing and Community Development in December 2020. The REAP program allows councils of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. In conjunction with the San Luis Obispo Council of Governments (SLOCOG), participating cities asked to use a portion of the REAP funds to help develop the stock ADU plans that can be shared amongst several jurisdictions with the goal of expediting the permit process and thereby meeting housing goals.

This joint effort for Regional Pre-Approved Accessory Dwelling Unit stock plans responds to local conditions and design themes and will be available for use by the cities of Arroyo Grande, Grover Beach, Morro Bay, and Atascadero. The benefits of pre-approved ADU plans include:

- Saving applicant time and money by providing a selection of pre-approved stock plans that can be constructed on various development sites
- Streamlining the City construction plan check review process (plans will be pre-reviewed by third party plan check consultant)
- Providing objectivity in the design of accessory units
- Boosting production and development of accessory units that can help each City maintain housing stock that is affordable by design

Design Work Summary:

This Conceptual Design Presentation represents the culmination of months of collaboration and design work between the project design team and the cities of Arroyo Grande, Atascadero, Grover Beach, and Morro Bay.

To kick-off the design process, a survey was created to capture goals, input and direction from each jurisdiction. The survey covered a range of fundamental questions from ideal unit sizes, styles, dimensions, jurisdictional concerns, and contextual precedents.

Working closely with representatives from each jurisdiction, the design team has designed six ADU floor plans of different sizes as outlined in the project brief. Revisions were made through the process based on feedback from each city representative, gathered via meetings and surveys.

The ADU unit sizes within the program are:

- Efficiency Studio (220-300 GSF)
- Studio (450 GSF)
- One Bedroom (600 GSF)
- One Bedroom Plus (749 GSF)
- Two Bedroom (800-900 GSF)
- Two Bedroom Plus (1,000 GSF)

The design team performed exterior design and massing studies in tandem with developing each floor plan. With input from each city representative and consideration for the prevailing architectural styles of each Central Coast city, four exterior architectural styles were selected to be developed for each of the six ADU floor plans.

The four architectural styles developed are:

- Coastal Ranch
- Backyard Craftsman
- California Modern
- Beach Bungalow

Next steps for the process will be to react to jurisdictional comments on this Concept Design Package and incorporate feedback as the project moves forward into Schematic Design.

The team will also begin to develop the informational materials to help homeowners through the process of selecting designing, permitting and building an ADU on their property.

The Consultant Team working on the pre-approved ADU plans includes:

Ryan Brockett Architect, Templeton, CA
Workbench, Santa Cruz, CA
Metta Urban Design, Santa Cruz, CA

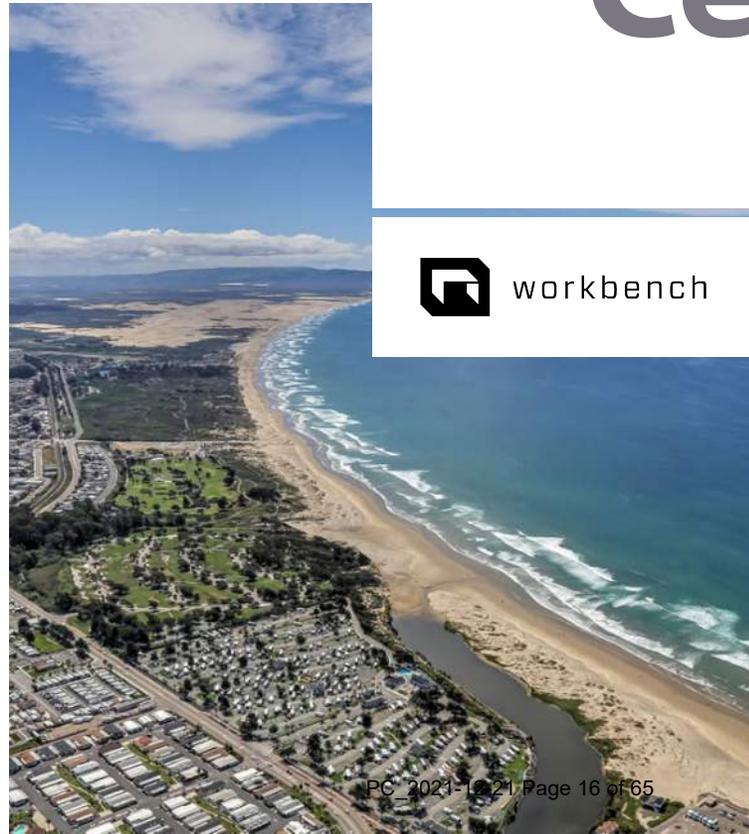
Thank you to the City of Atascadero for managing the REAP grant and for coordinating the project timeline, budget and results.

Attached: PPT presentation



Central Coast

Regional ADU PROGRAM



workbench

METTAURBANDESIGN



CONCEPT DESIGN PACKAGE
DECEMBER, 2021



OVERVIEW

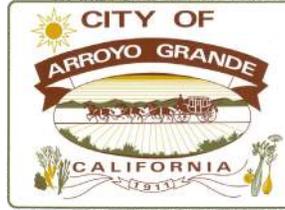
- 1 BACKGROUND INFORMATION
- 2 UNIT FLOOR PLANS
- 3 ARCHITECTURAL STYLES & EXTERIOR DESIGN
- 4 NEXT STEPS

1: BACKGROUND INFORMATION

Project Process and Goals

BACKGROUND INFORMATION

About this Program



- **Regional Early Action Planning (REAP)**

Allows councils of governments and other regional entities to collaborate on projects with broader regional impact on housing.

San Luis Obispo Council of Governments (SLOCOG) participating cities asked to use a portion of REAP funds to help develop stock ADU plans.

Goal is to expedite permit process and help meet housing goals.

- **Regional Pre-Approved Accessory Dwelling Unit Stock Plan**

Save applicants time and money by providing a selection of pre-approved stock plans that can be constructed on various development sites.

Streamlines City construction plan check review process (pre-reviewed by third party plan check consultant).

Provides objectivity in the design of accessory units.

Boosting production and development of accessory units that can help each City maintain housing stock that is affordable by design.

- **Consultant Team**

Ryan Brockett Architect, *Templeton, CA*

Workbench, *Santa Cruz, CA*

Metta Urban Design, *Santa Cruz, CA*

Reference projects:

City of Seaside, CA: ADU Program

City of Capitola, CA: ADU Program

City of Milpitas, CA: ADU Informational Materials

BACKGROUND INFORMATION

Understanding Context & Lot Sizes

- Collection of Data**

Collected project priorities and goals for each city.

- Buildable Lot Sizes**

Compiled lot sizes based on zoning code.

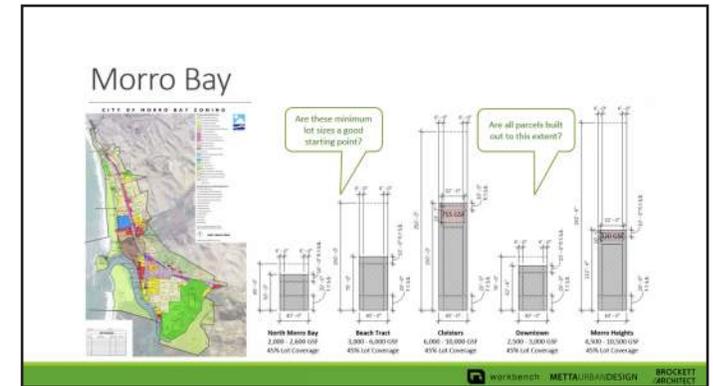
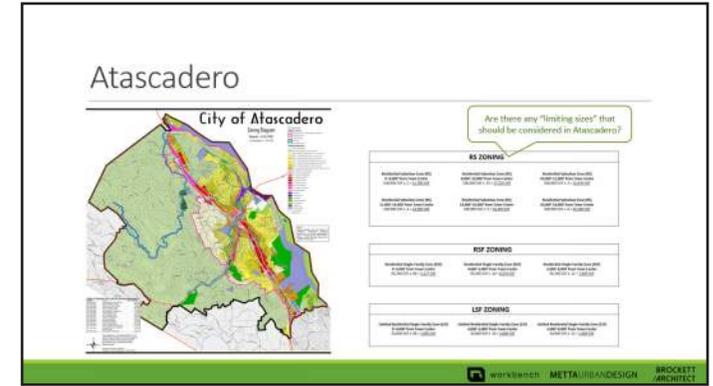
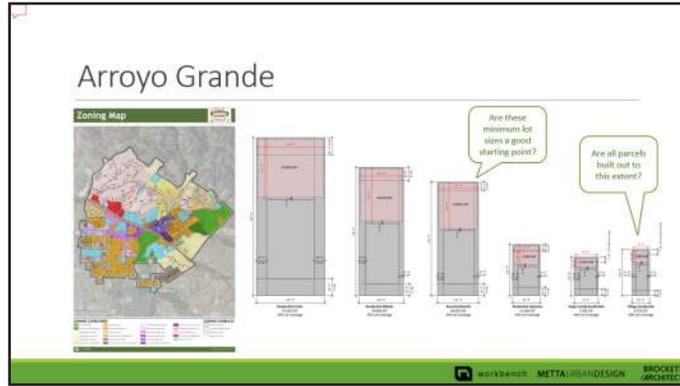
Smallest unit to be 12' to 15' wide.

Larger Units to be sized based on efficient but livable design.

- Additional Items**

Unit design should take allowable openings based on distance from lot-lines into consideration.

Building facade undulation to allow for windows/openings as needed.



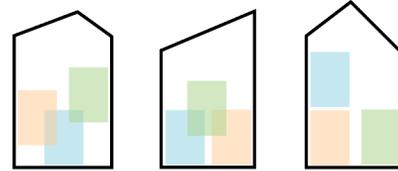
DESIGN DRIVERS

Establishing Project Priorities



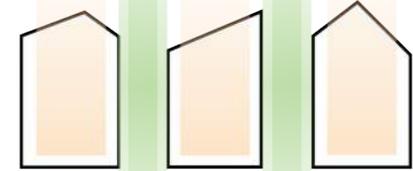
Efficiency

- **Minimal Circulation Space**
Optimal Space Planning
- **“Wet Wall Cores”**
- **Efficient Structure**
- **Materials Optimization**



Flexibility

- **Interior Adaptability**
Flex Space
- **Site Adaptability**
Optimized Size for “Buildable Lots”
Mirror Plan
Rotate Plan
- **Strategic Windows & Openings**
Flexibility for ADU Setbacks



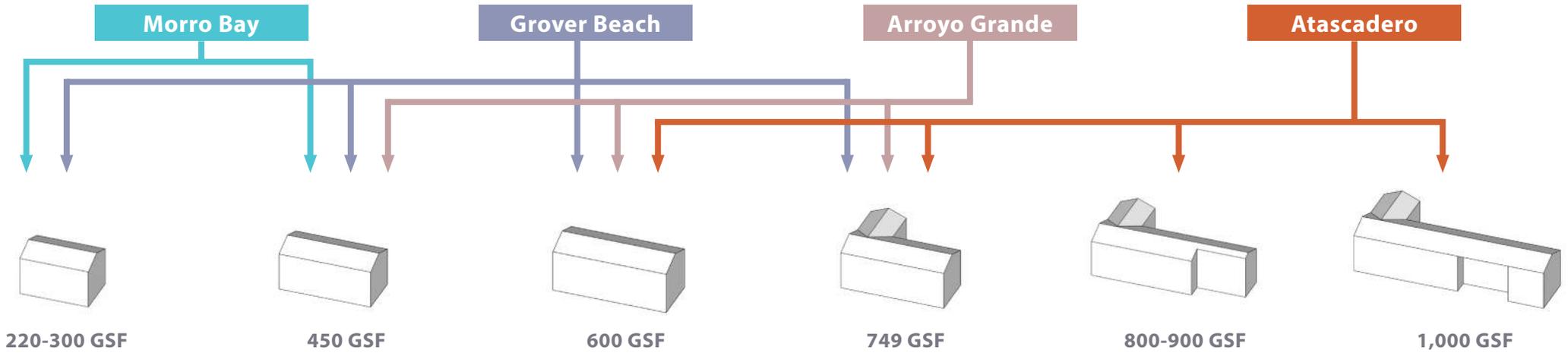
Privacy & Outdoor Space

- **Building Entries**
Sense of Arrival
- **Porches and Overhangs**
- **Private Yards**
Building Massing that supports the creation of outdoor room

BACKGROUND INFORMATION

Most Useful Units per City

- Which of the unit types will be most useful for which city?



Source: Design Priorities Survey results from each jurisdiction

DESIGN CHARRETTE

Exploring Ideas and Opportunities

- **Precedent Research**

Ryan Brockett Architect Recent ADUs

Workbench Recent ADUs

Other pre-approved ADU programs around California

- **Internal Team Design Charrette**

Unit Size

Unit Layout

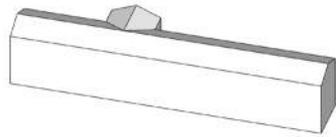
Entry and Sequence

Outdoor Space

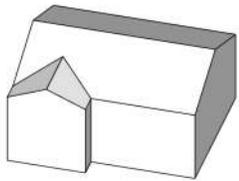


DESIGN PARTI'S

Studying Options and Opportunities

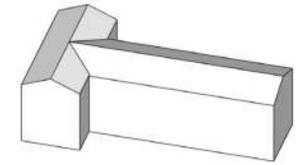


BAR PLAN

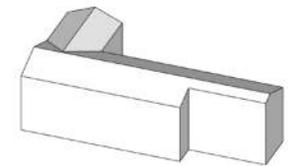


BLOCK PLAN

UNIT SIZE	BAR PLAN	T - PLAN	L - PLAN	BLOCK PLAN
EFFICIENCY 220-300 GSF	 300 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 300 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 -325 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY
STUDIO 450 GSF	 416 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 450 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 464 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 405 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY
ONE BEDROOM 600 GSF	 520 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 606 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 560 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 485 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY
TWO BEDROOM 749 GSF	 748 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 742 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 705 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 670 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY
THREE BEDROOM 800-900 GSF	 1,025 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 935 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 910 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 815 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY
THREE OR FOUR BEDROOM 1,000 GSF	 1,231 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY	 1,145 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 1,055 GSF ✓ FLEXIBILITY ✓ PRIVACY + OUTDOORS ✓ EFFICIENCY	 1,055 GSF ✗ FLEXIBILITY ✗ PRIVACY + OUTDOORS ✗ EFFICIENCY



T - PLAN



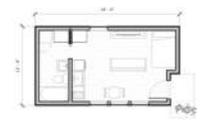
L - PLAN

2: UNIT FLOOR PLANS

Designing for Flexibility, Affordability and Adaptability

UNIT MATRIX

Summary of Unit Types & Sizes



Efficiency
315 GSF

Target: 220-350 GSF

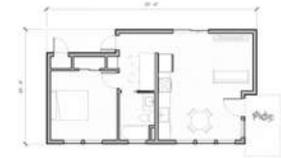
Bedrooms : 0
Bathrooms : 1



Studio
445 GSF

Target: 450 GSF

Bedrooms : 0
Bathrooms : 1



One Bedroom
625 GSF

Target: 600 GSF

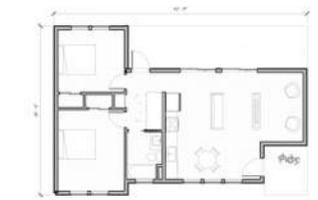
Bedrooms : 1
Bathrooms : 1



One Bedroom Plus
735 GSF

Target: 749 GSF

Bedrooms : 1 +
Bathrooms : 1



Two Bedroom
895 GSF

Target: 800-900 GSF

Bedrooms : 2
Bathrooms : 1



Two Bedroom Plus
1,055 GSF

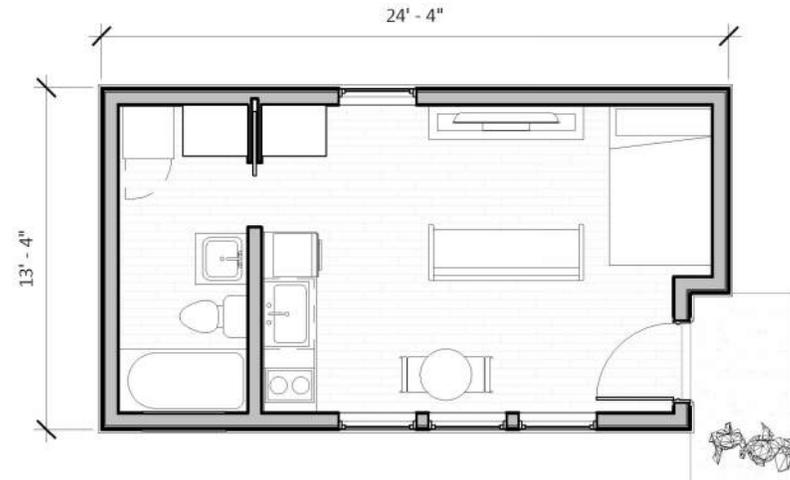
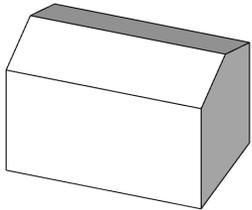
Target: 1,000 GSF

Bedrooms : 2 or 3
Bathrooms : 1 or 2

EFFICIENCY UNIT

315 GSF

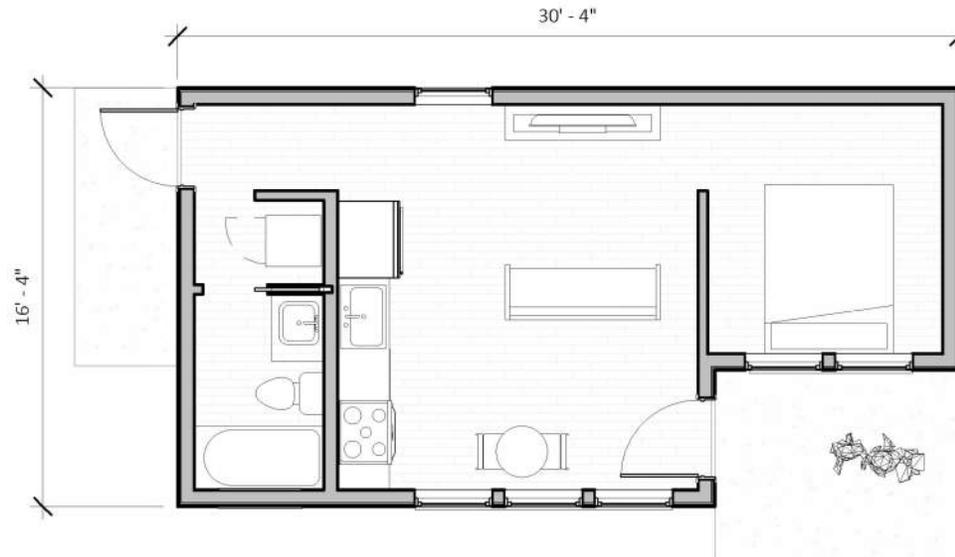
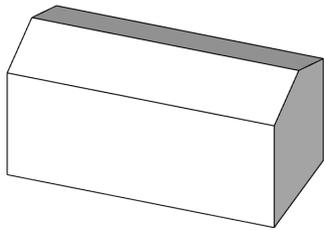
- Recessed Entry
- Kitchenette
- Optional Washer/Dryer
- Full Bathroom
- Flexible Living/Sleeping Space



STUDIO UNIT

445 GSF

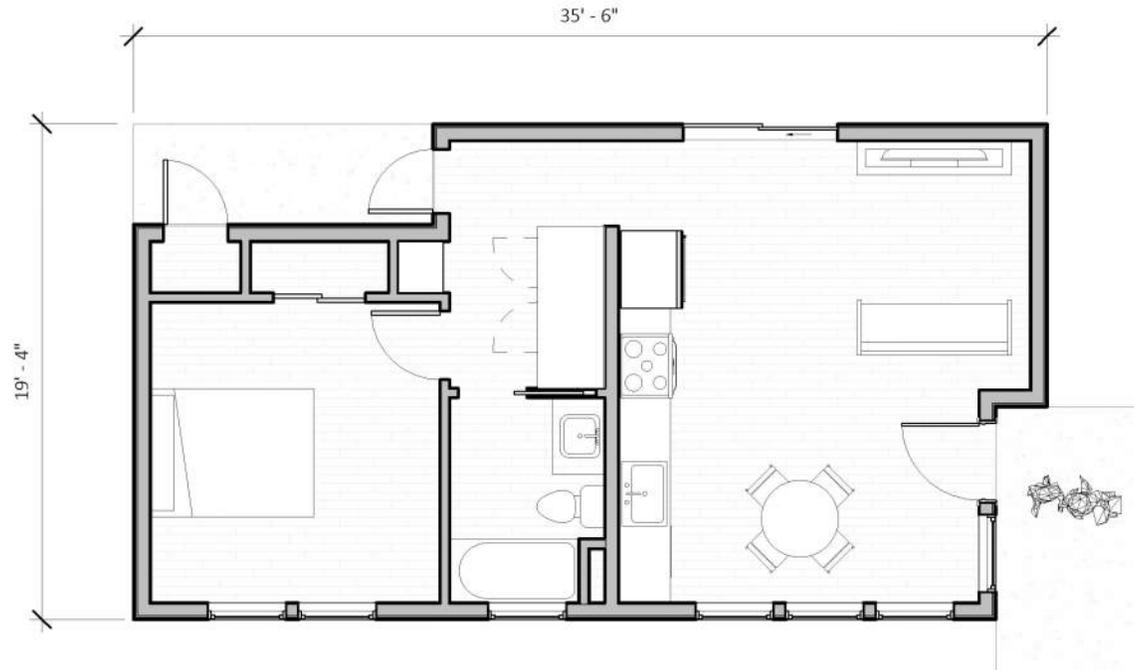
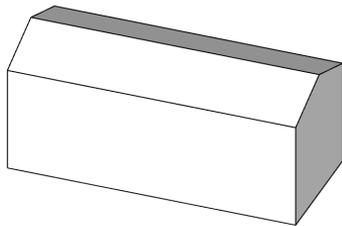
- Recessed Entry with Porch
- Kitchen w/ Full-size Appliances
- Stacked Washer/Dryer
- Full Bathroom
- Flexible Living / Dining Space
- Sleeping Alcove / Den
- Optional Back Door



ONE BEDROOM UNIT

625 GSF

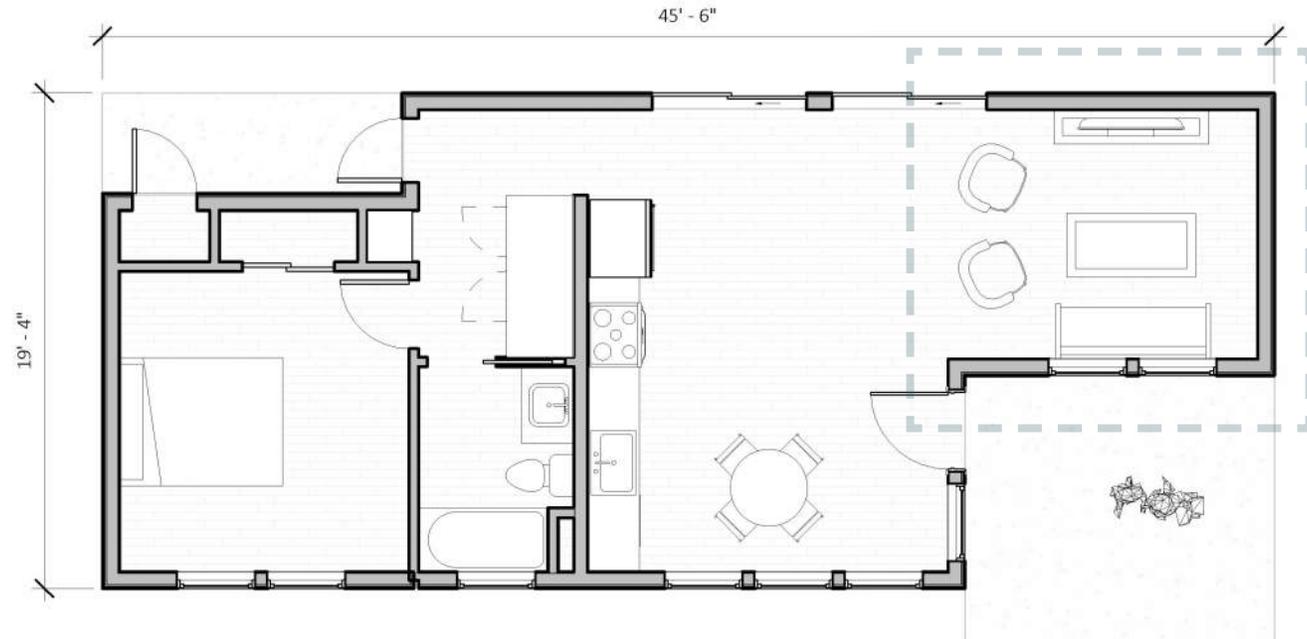
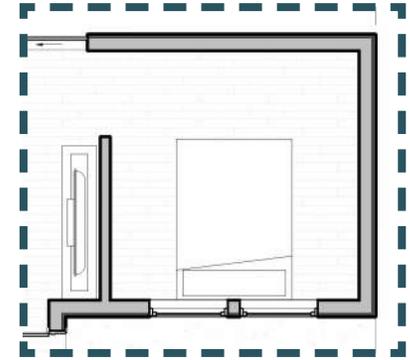
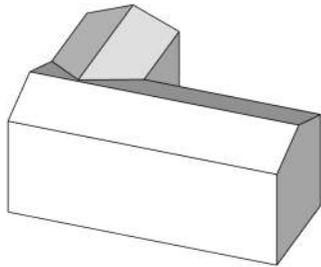
- Recessed Entry
- Front Door / Back Door
- Full Kitchen
- Washer/Dryer with Counter/Storage
- Built-In Storage
- Larger Bathroom
- Flexible Living / Dining Space
- Bedroom with Closet
- Exterior Storage / Mechanical



ONE BEDROOM PLUS UNIT

735 GSF

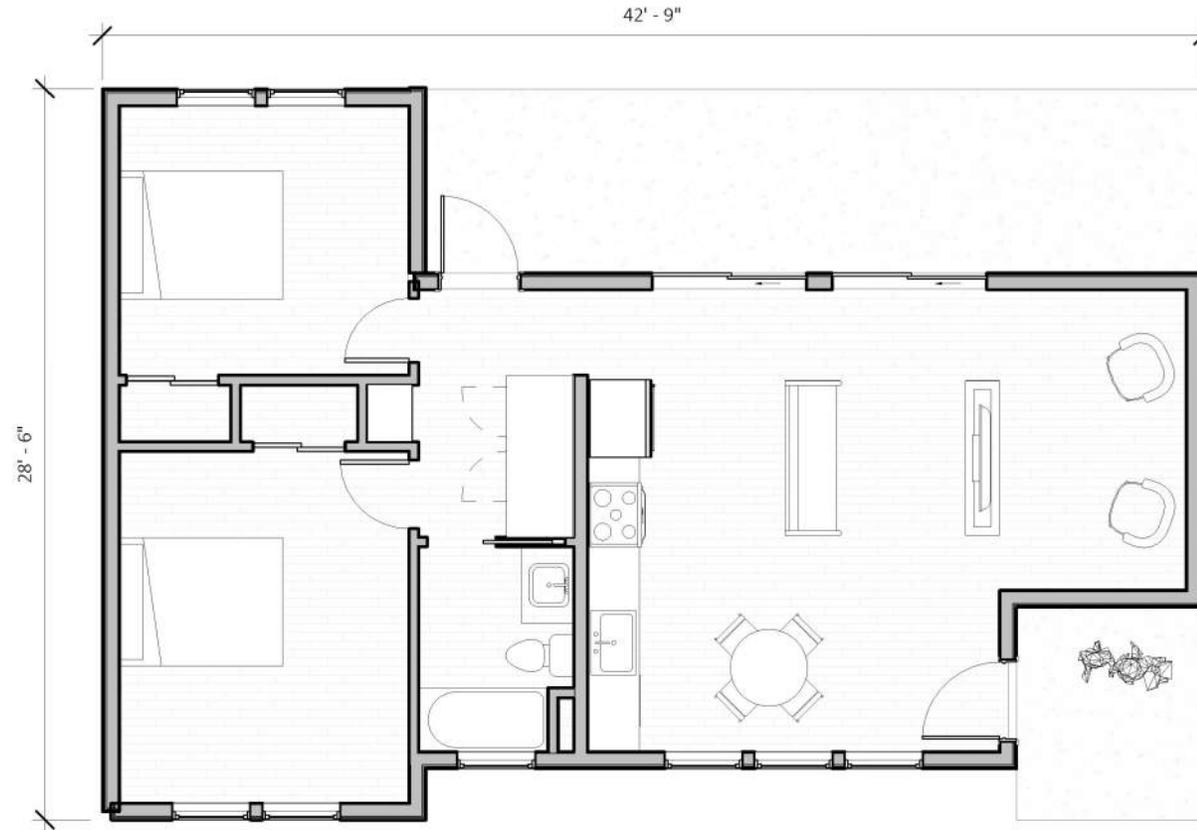
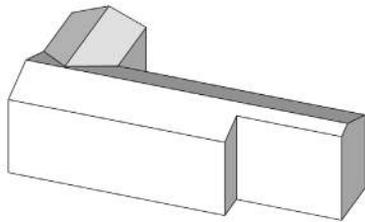
- Recessed Entry w/ Covered Porch
- Front Door / Back Door
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- Full Bathroom
- Central Living / Dining Space
- One Bedroom with Closet
- Additional Flex Space / Den



TWO BEDROOM UNIT

895 GSF

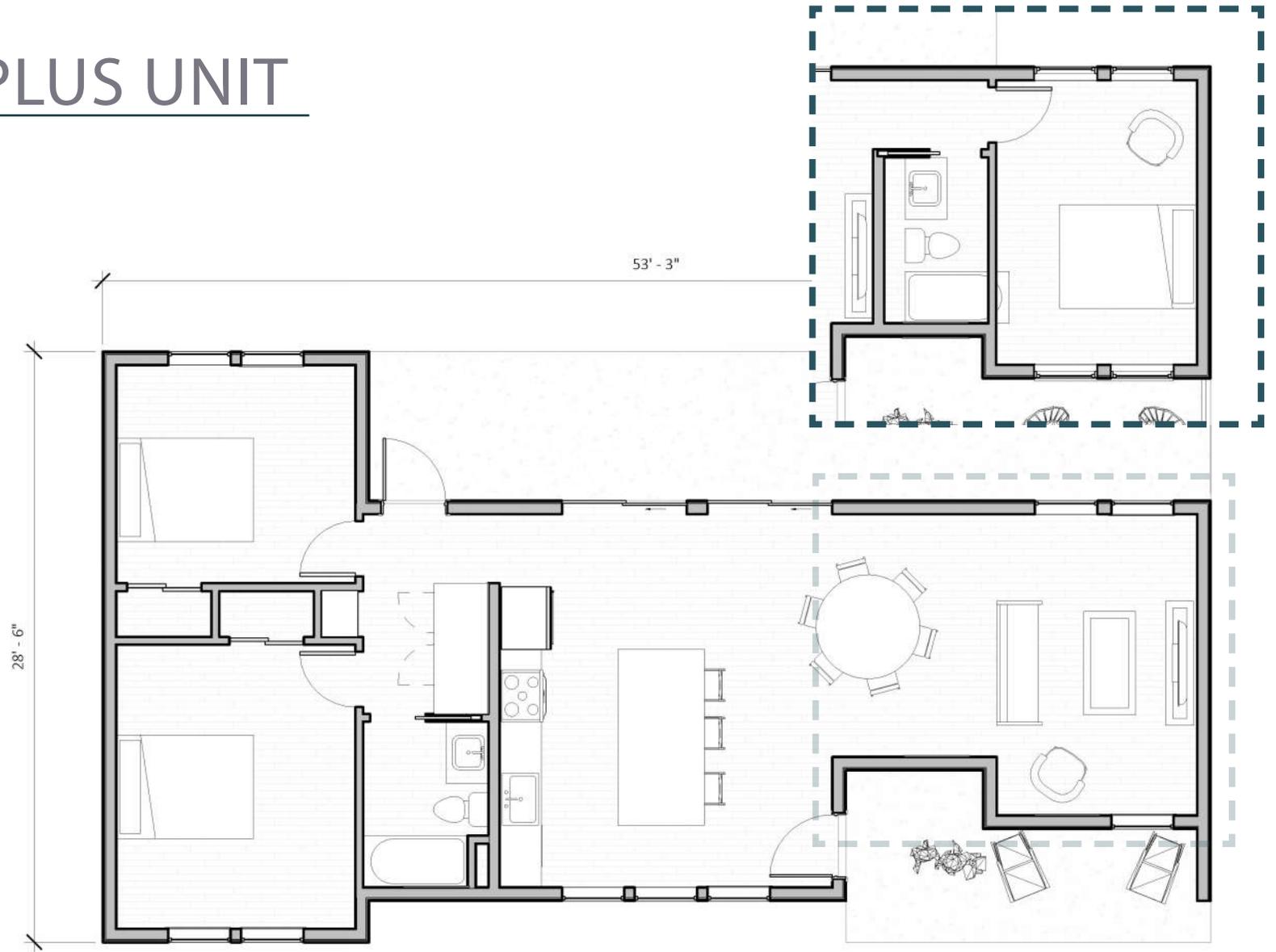
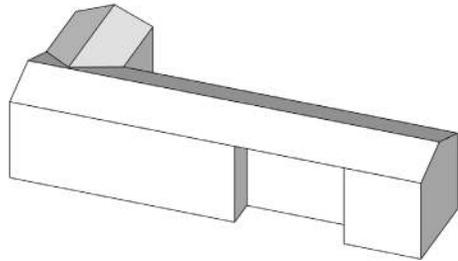
- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space



TWO BEDROOM PLUS UNIT

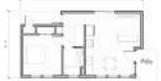
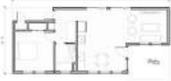
1,055 GSF

- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space
- Optional additional Bedroom & Bathroom



UNIT MATRIX

Summary of Unit Types & Sizes

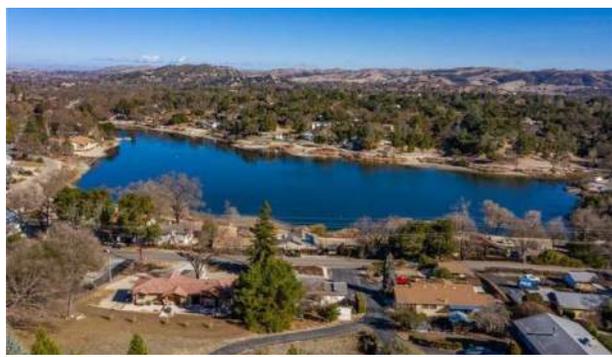
	GSF	Length	Width	Sleeping	Kitchen
	316	24' 4"	13' 4"	Sleeping area within main living space	Efficiency Kitchen
	445	30' 4"	16' 4"	Sleeping alcove; option to add wall for privacy	Shown as Full Size Appliances; Could downsize to provide more counterspace
	622	35' 9"	19' 4"	One bedroom	Full Kitchen
	733	45' 6"	19' 4"	One bedroom plus sleeping alcove; option to add wall for privacy	Full Kitchen
	895	42' 9"	28' 6"	Two bedrooms	Full Kitchen
	1057	53' 3"	28' 6"	Two bedrooms; option to add third bedroom/second bathroom	Full Kitchen

3: ARCHITECTURAL STYLE & EXTERIOR DESIGN

Regional Architectural Style and Design Direction

ARCHITECTURAL STYLE

Central Coast Context



ARCHITECTURAL STYLE

Four Distinct Styles

Coastal Ranch

Defining Characteristics

- Simple forms
- Practical, humble materials
- Protected porches
- Horizontal siding or board & batten
- Painted wood walls
- Gable roofs

What does it look like in the Central Coast?

- Generous porches for indoor/outdoor connection
- Board & batten and ship lap siding

Backyard Craftsman

Defining Characteristics

- Low-pitched gable roofs
- Overhanging eaves with exposed rafter beams
- Tapered heavy columns
- Double hung windows
- Patterned window panes
- Covered front porch
- Window/Door trim
- Articulated base

What does it look like in the Central Coast?

- Connection to outdoors
- Simplified articulation
- Focus on craftsmanship and detailing
- Emphasis on natural materials
- Warm/earthy wood and stone colors

California Modern

Defining Characteristics

- Clean minimal lines
- Walls of glass and large windows
- Open floor plans
- A-symmetry
- Lack of ornament
- Use of traditional materials in new ways
- Relationship to the outside environment
- Use of sun and shading to enhance human comfort
- Typically low-slope or flat roofs

What does it look like in the Central Coast?

- Mid-Century Modern and Prototype Home influence
- Operable walls (sliding doors) for connection to outdoors
- Clerestory windows

Beach Bungalow

Defining Characteristics

- Modest front porch
- Proportions are balanced (rather than symmetrical)
- Front stoop
- Natural, light colors or pastels
- Horizontal siding

What does it look like in the Central Coast?

- Modest forms and construction
- Vibrant colors or muted pastels
- Large expanses of glass for great beach views
- Wood and metal accents

ARCHITECTURAL STYLE

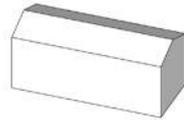
Exterior Design Study Samples



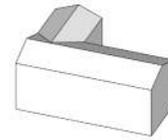
220-300 GSF



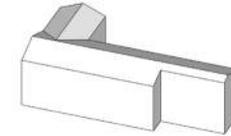
450 GSF



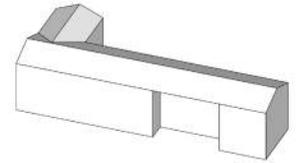
600 GSF



749 GSF



800-900 GSF



1,000 GSF

ARCHITECTURAL STYLE

Coastal Ranch

Studio



Two Bedroom Plus



Special Opportunities:

- Integral front/back porch designed into roof form and massing.
- Iconic low-slung roofs
- Opportunities for wrap-around porches (depending on site conditions)



ARCHITECTURAL STYLE

Backyard Craftsman

Studio



Two Bedroom Plus



Special Opportunities:

- Opportunities for special trim details
- Wide variety of trim styles, siding material combinations, and colors.
- Opportunities for roof eave or rake brackets.



ARCHITECTURAL STYLE

California Modern

Studio



Two Bedroom Plus



Special Opportunities:

- Clean and simple building massing and form.
- Optional porch screen can be customized to reflect distinct manifestations of “modern” architecture (mid-century modern vs contemporary modern)



ARCHITECTURAL STYLE

Beach Bungalow

Studio



Two Bedroom Plus



Special Opportunities:

- Simple and modest building forms.
- Can be customized by selecting different siding colors and orientations.



ARCHITECTURAL STYLE

Style Summary Studio



Coastal Ranch



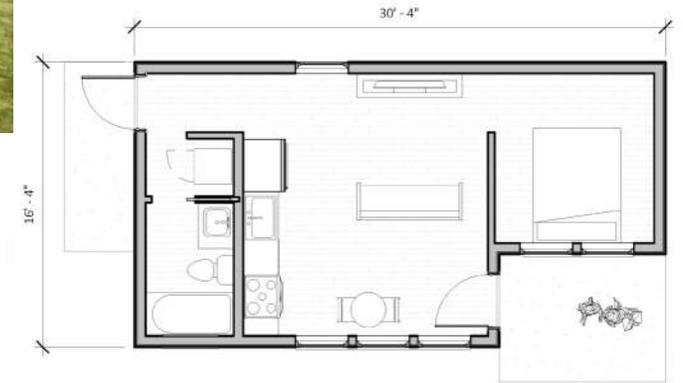
Backyard Craftsman



California Modern



Beach Bungalow



ARCHITECTURAL STYLE

Style Summary Two Bedroom Plus



Coastal Ranch



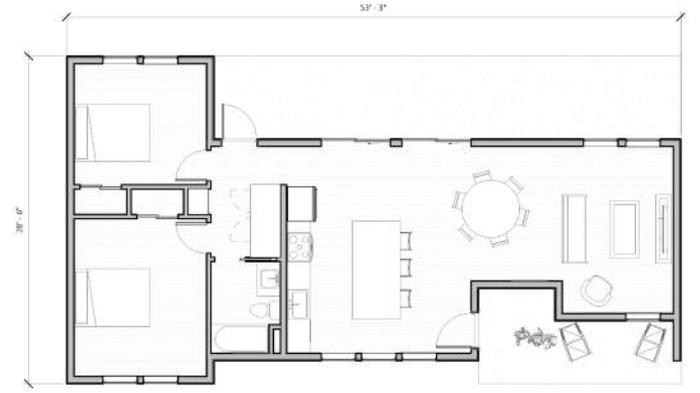
Backyard Craftsman



California Modern

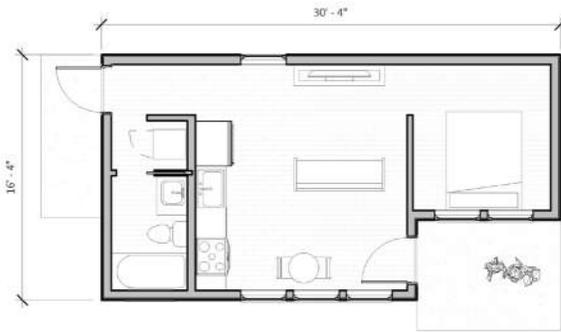


Beach Bungalow



ARCHITECTURAL STYLE

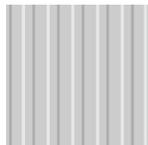
Sample Style Guide



Clean and Contemporary



LIGHT STUCCO SIDING



LIGHT STANDING SEAM METAL ROOF



NATURAL WOOD TRIM



DARK WOOD FLOORING

Classic Bungalow



COLORFUL HORIZONTAL SIDING



DARK STANDING SEAM METAL ROOF



BLACK WINDOW TRIM



TAN COLORED CONCRETE

Natural and Simple



WARM VERTICAL WOOD SIDING



GREY STANDING SEAM METAL ROOF



GRAY WINDOW TRIM



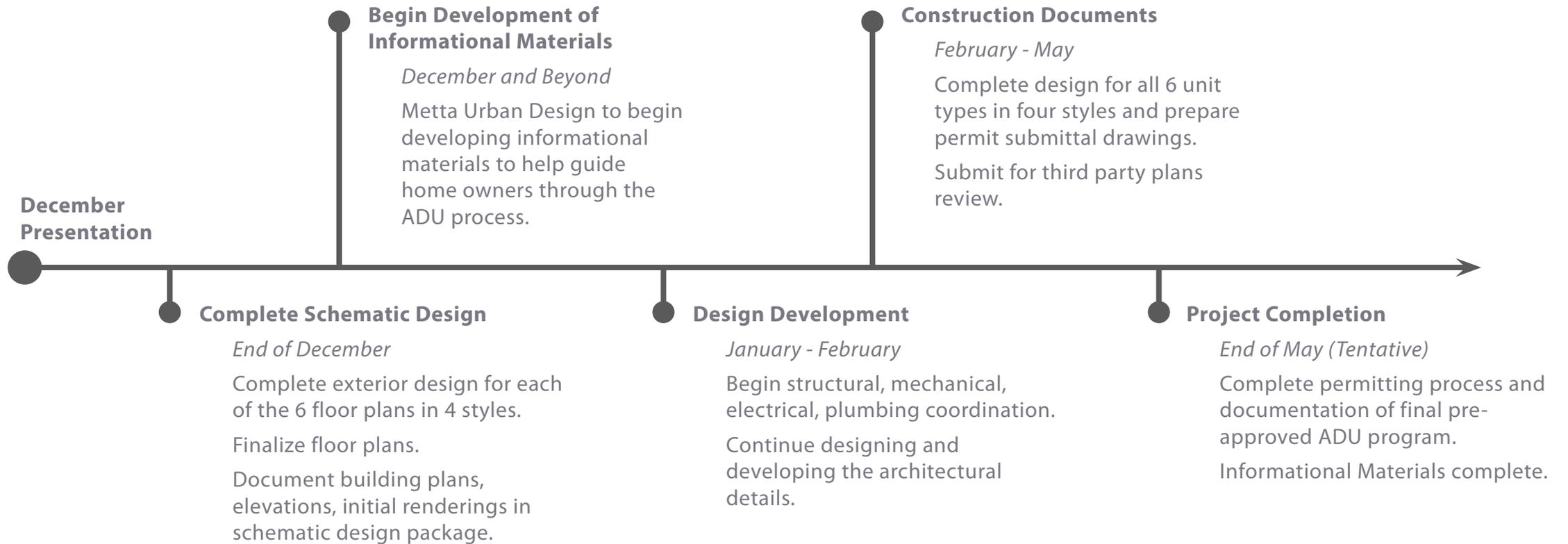
LIGHT WOOD FLOORING

4: NEXT STEPS

Upcoming Milestones & Future Work

NEXT STEPS

Timeline & Major Milestones





Thank You

Central Coast Regional ADU Program



workbench

METTAURBANDESIGN



CONCEPT DESIGN PACKAGE
DECEMBER, 2021





AGENDA NO: D-1

MEETING DATE: December 21, 2021

Staff Report

TO: Planning Commissioners **DATE: December 10, 2021**

FROM: Scot Graham, Community Development Director

SUBJECT: Waterfront Design Guidelines for public amenities along the waterfront.

RECOMMENDATION

Review the staff report and supporting materials and provide direction to staff on preparation of a policy memo related to public amenity design along the waterfront.

BACKGROUND

On October 19, 2021, the Planning Commission reviewed options to develop a policy memo related to public amenity design along the waterfront. Link to PC October 19, 2021 Meeting: <http://ca-morrobay2.civicplus.com/ArchiveCenter/ViewFile/Item/5770>. The PC reviewed the various relevant goals and policies of the General Plan / Coastal Land Use Plan, Downtown Waterfront Strategic Plan (DWSP), and the Waterfront Master Plan and provided input to staff.

Comments provided after the October 19, 2021 PC meeting by Commissioners Stewart, Ingraffia and Roschen are provided below:

Commissioner Stewart Comments:

LIGHTING- Agree with general comments, especially consistency with architectural style of building. I could definitely see choosing one spectrum of light for all lights at any given level. That is, you might want the brighter cooler lights at low level for safety on walking paths, but the upper lights could be in the warmer spectrum. I would defer to the experts though!

Unsure what is meant by light fixtures being installed at calf-height under waterfront specific.

PLAZAS AND OUTDOOR SPACES- Again, I agree with all the current standards. #12 was unfinished--(in the CPTED section). We could, I suppose, encourage a standard of paving materials, but I like the eclectic mix as one moves from property to property. I like the idea of greening, and the mix of paving materials mentioned in #8.

PUBLIC STREET FURNISHINGS- In general, I prefer the simple, more natural and comfortable types of furnishings--less concrete, more comfort oriented. In the example of benches given, I prefer the one on the top right had corner--contours to body shape, easy to clean, gives a sense of lightness. Trash cans have the challenge of trying to make them bird proof, but also easily accessible. While I like the look of the metal sided can (and it would match the benches) it may not

offer the same ease of emptying and avian avoidance. I do also like the cans that would allow some artistic embellishment. Would love to have water filling stations! Bike racks should be simple--I prefer

the one brought forward in public comment. Love the metal railings with wood top rail for ease of viewing, and for resting the elbows on. I've looked around at various umbrella-ed areas. Restaurants seem to opt for one color that suits their theme. The public area currently at Dutchmen's has three colors, which is cheerful and inviting. I'd say NOT having a single color for the "public" areas, but having the Morro Bay Harborwalk logo on them--create a consistent message about public access areas. Yes to small scale. No to allowing other graphics EXCEPT for whatever Morro Bay comes up with for the public areas.

PAVING AND DECKING- Harborwalk materials should be appropriate to the needs of eel grass, accessibility (consideration of wheelchair and stroller wheels) cleanliness and ease of maintenance and sustainability. I agree with trying to have a consistency of colors, or a gradation so there aren't abrupt changes.

PLANTING- I don't see any need for plants on the wharves, and I doubt most would thrive in that environment! They would likely end up being ash trays. I do enjoy the creative landscaping around various businesses, and the softening of entryways with potted plants. And of course, pedestrian movement should not be obstructed by planters!

INTERPRETIVE SIGNAGE- Continue as recommended. Our waterfront has become quite the commercial area, but it is also a living, active, outdoor, natural biological and social history "museum". Many restaurants have fabulous old photo displays of Morro Bay and it's fishing and agricultural past, and the outdoor information and hidden history panels help visitors (and locals) have a sense of pride in place--and an educational experience.

Generally, I feel that we are already on track with design guidelines. I trust the process we have gone through in preparing the linked documents, and feel that continuing guidance of staff and commissioners will help keep us on track, avoid too much commercialism or kitschiness, and celebrate our marine and maritime heritage.

Commissioner Ingraffia Comments

My macro view of the design policies for public amenities on the waterfront would be:

- Consistency in the function of details, but not conformity in appearance.
- Emphasize simple and classic, not the intricate and the currently fashionable.
- Maritime artifacts should be sparingly used and authentic, not cliched.
- Strive to make public seating areas/vertical access ways immediately recognizable.
- *Emphasize preservation of prominent historical artifacts*

Specifics recommendations for particular interest:

Tables and benches should be fixed in place to avoid migrating into vertical accessways. They should be comfortable, simple in design, metal for endurance and not massive.

Lights should be in the warm 3000-4000 kelvin range. They should be uniform within a particular site, but only consistent with respect to fixtures in other sites. Light should definitely be kept off poles and best placed at waist height or lower.

Planters should be positioned with sensitivity so as to never suggest a barrier to vertical

access ways or public seating.

Public seating should strive to have access to natural shade and umbrellas in the absence of natural shade.

Umbrellas should be small and fixed into bases. I would permit a subtle Harbor walk identification on umbrellas and have a pallet of several subdued colors from which to choose.

The vertical access ways should have pavements that easily distinguish them from adjacent public seating areas and business frontage, but need not be identical for each vertical access way. The public should easily recognize a clear and distinct path to the harbor.

We should develop a pallet for various, acceptable light fixtures, planters, trash cans, benches, bollards, bike racks, etc.. An applicant could petition for his own choice as well.

I favor "monuments" for self-guided tours. I particularly like them embedded into the often neglected side facades of buildings, inset and nicely framed behind glass, at eye height rather than the more obtrusive self-standing signs.

Bike racks should be functional and simple and not mimic whimsical art installations.

Commissioner Roschen Comments

(a memorandum is intended as a helpful focus and institutionalization of lessons learned and commission emphasis through project review and is intended to bring implementation to future projects)

Harborwalk Overview and future actions:

1. Event Spaces: along the walk are to be encouraged and required; where appropriate an effort to provide spaces of varying capacities and scales.
2. Fishing Village Narrative: emphasis through encouragement and requirements to preserve and repurpose our harbor history artifacts, piers and structures.
3. Custom Graphic Umbrellas for Identity of the Harborwalk: Branding with a combined effort for "passing recognition" and promotion, wayfinding and clear public space definition through vivid graphics in public space.
4. Menu of Furniture and Planters: for selection and inclusion in all Harborwalk adjacent project submittals including a menu of existing furniture and planter choices that are favored.
5. Planting and Furniture Plans: required for all Harborwalk adjacent submittals with an emphasis on zero encroachment into the public way, longevity and maintenance, and protecting optimum views through to the harbor, Harborwalk and commercial establishments and venues.

Commissioners Stewart and Ingraffia largely provided comments on the referenced policies, concepts and design guidelines outlined in the October 19, 2021 PC staff report. The comments provided by Commissioner Roschen are based more on the Policy Objectives noted below in the staff report and are intended to frame the beginning of the policy memo

language and create a solid starting point for PC discussion in framing and language of the memo.

Staff recommends the Planning Commission review the Policy Memo suggestions from Commissioner Roschen and provide specific direction on any desired changes. Staff will then take this input and return at a future meeting with the actual draft Policy Memo.

Points 3, and 4, of Commissioner Roschen's comments require additional input from the Commission and touch on all of the comment areas noted by Commissioners Stewart and Ingraffia.

3. Custom Graphic Umbrellas. The Commission should discuss and indicate whether this is a desired item on the waterfront. Secondly, the PC should determine what this item means; umbrellas with the wording Harborwalk on them, or should we develop a graphic that is representative of the Harborwalk, or should we just simply go with a specific color.

4. Menu of Furniture and Planters. PC should give some consideration to the types of Furniture and Planters that are desired in the public spaces along the Harborwalk. The Design Options section from the October 2021 PC meeting is provided further down in the staff report to assist with this item. Staff requests the PC at a minimum, provide direction on desired materials in the different categories noted below:

1. Benches
2. Trash & Recycling Containers
3. Railings and Bullrail Edges
4. Bicycle Racks
5. Furnishings and Umbrellas
6. Paving & Decking
7. Planting
8. Lighting
9. Interpretive Signage

Staff will take input from the PC on items 3 & 4 above and return at a future meeting with a full draft of the Policy Memo including design option menu that developers will be able to choose from.

Objectives of the Policy Memo

The intent in developing a policy memo is to ensure public spaces along the waterfront remain public in feel and function and that new development serves to promote a continuous and cohesive experience along the Harbor Walk. The policy memo will provide direction for future development of improvements along the waterfront/Embarcadero. The two key objectives are:

1. Identification of policies and practices to avoid privatization of public space

- Create clear and easily recognizable identity for public spaces.
- Example umbrellas with graphic identity for the Harbor Walk in optional colors. Alternative is "public color " f or umbrellas.
- Tables and chairs to be standardized and cared for by local businesses. Alternative to consider fixed tables to avoid creep and clutter.
- Avoid clutter such as planters and barricades that crowd public space and diminish the spatial integrity.
- Maintain open view corridors to the bay and Harbor Walk with enforcement of dimensional clearance.

2. To promote a continuous and cohesive experience for the Harbor Walk

- Potential Standards including: guardrails, same color spectrum lamps and lighting fixtures.
- Continuity of new decking materials.
- Identity signage.
- Incorporate adjacent events and spaces, artifacts and narratives where opportunities exist.
- Consciously include the fishing village narrative.

DESIGN OPTIONS

The design concepts offered below have been reviewed in context with the City's adopted documents including the 2021 General Plan / Coastal Land Use Plan, 2018 Downtown Waterfront Strategic Plan, and 1996 Waterfront Master Plan. The following design elements are provided for PC consideration:

1. Benches
2. Trash & Recycling Containers
3. Railings and Bullrail Edges
4. Bicycle Racks
5. Furnishings and Umbrellas
6. Paving & Decking
7. Planting
8. Lighting
9. Interpretive Signage

1. Benches

Benches let us know we are invited into a public area and provide us with a comfortable resting place. When selecting benches consider the criteria stated below. Benches should also include end and mid-rails at some locations for accessibility. Consider the following criteria for the selection of benches:

1. Simple and minimalist form
2. Timeless design
3. Comfortable
4. Durable and maintainable materials
5. Appropriate scale for the waterfront



2. Trash & Recycling Containers

Trash and recycling containers serve an important function in every open space. Their design should be noticeable without attracting unnecessary attention.

Consider the following criteria for the selection of trash and recycling containers:

- “Background” Character
- Simple or Minimalist Form
- Functional
 - Easy to Service
 - Limit Blowing Debris
 - Not Inviting to Birds
- Durable and maintainable materials
- Appropriate scale for the waterfront

Recycling containers should be provided in some locations to accommodate the level of activity for the space. Recycling containers can be a minor addition to a trash container in low intensity areas or may need to be separate containers for sorting of materials in higher use areas.



3. Railings and Bullrail Edges

Railings and bullrails are both used along edges of pier aprons, wharves and the Harborwalk. Bullrails are often a preferred edge treatment for wharves and piers because of their minimal view blockage, ability to moor boats at them, and maintaining the waterfront character. Railings may be located in public access areas along non-maritime edges, or if determined necessary by the adjacent uses.

Consider the following criteria when selecting or designing railings:

- Top rail should be inviting to lean on;
- Create a rhythm established by a regular spacing of posts;
- Consider including a mid-rail slightly below the handrail for added interest;
- Consider using posts that break the line of the handrail to minimize the appearance of alignment imperfections;
- Maximize transparency;
- Durable and maintainable materials;
- Appropriate scale for the waterfront.

Bullrail edge



Cable Rail



Metal Post/Panel Railing With Wood Top Rail.

Top rail is inviting to lean on, it is not easy to climb, a rhythm is established by the posts and panels, and it appears transparent and durable.

**San Francisco's Pier 7 Railing.**

Top rail is inviting to lean on, it is not easily climbable, a rhythm is established through regularly spaced posts, ornamentation and mid-rail create interest, transparency is high, and the materials are durable and maintainable.



4. Bicycle Racks

Biking is increasingly becoming the number one choice for alternative transportation and it is important to provide secure bicycle parking. By providing bicycle parking, the waterfront will be encouraging a healthy community and environment. Bike parking should also be closer to the entryway than the nearest car parking stall. This makes it more desirable than car parking to encourage cycling. Increasing the visibility of the bike parking space also helps the cyclist easily locate bike parking as they approach the destination. This can be done with signage or by making the rack itself as visible as possible with bright colors.



5. Furnishings and Umbrellas

Furnishings and umbrellas are encouraged to provide comfort for visitors of the waterfront. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and cannot overhang into the public right-of-way.

Seating and table furnishings provide a variety of arrangements using comfortable and durable materials that are accessible to all ages and abilities. Permanent seating should be located at the edge of spaces and along connecting pathways where desired. Locate seating to promote views and lines of sight across spaces. Consideration for movable furniture versus fixed furniture should be considered.

Consider the following criteria for the selection of umbrellas:

- Should umbrellas be small in scale, six feet in diameter, or are larger umbrellas acceptable? Limit umbrellas to nine feet high (9'-0") at the peak.
- Should umbrella stands be cast aluminum, wrought iron, fabricated steel, wood, or similar materials.
- Should insignias, graphics or text be permitted on the umbrella fabric.
- The umbrella fabric must be flame retardant material in an approved color
 - **Option 1:** Umbrellas could contain graphic identity – such as “Harbor Walk” in optional colors
 - **Option 2:** Alternative option is a color palate of acceptable color options (Morro Bay Blue, Maritime Yellow, White, etc.)

The following are examples that could be appropriate along the waterfront.



6. Paving & Decking

Continuing the paving of the heavily used waterfront onto other adjoining open spaces helps inform users that these areas are there for public use and they are invited to be there. Although not mandatory, this paving should always be considered as an option or as the dominant paving material in waterfront open spaces that are contiguous to the walkways. Accent paving of other colors or materials may also be used in combination with the dark concrete where appropriate, or the dark concrete may be selected as the unifying material in larger open spaces.

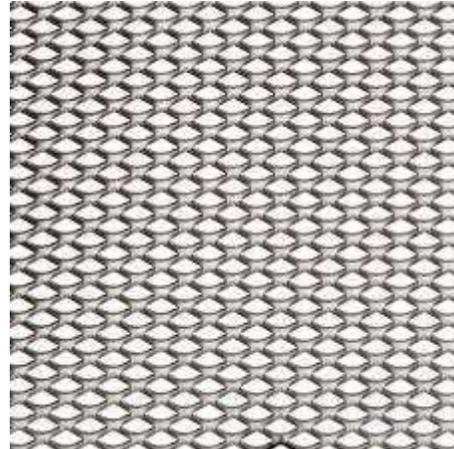
As stated in Policy LU-7.1.i. In the form of open or enclosed unobstructed walkways, a minimum of 10 feet wide across the bayward side of the proposed development. Decking and/or boardwalks must contain an open and unobstructed exterior extending bayward a minimum of 10 feet clear exclusive of railings,



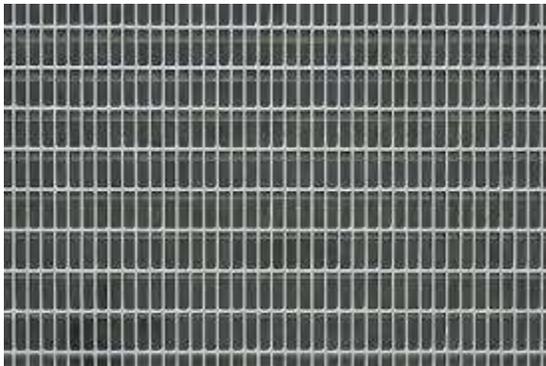
signage etc. Design development on piers to encourage public access and celebrate the uniqueness of being over water, (e.g. openings within waterfront decks, transparent or movable exterior walls, views from the interior of large piers to the edge).

Paving and Decking continued

Fiber Glass Grating and Composite Decking



Metal Grating options



7. Planting

Planting may be used to accent entries, create a more intimate scale, add color or shield the wind or sun. Historically plants were not commonly found on Morro Bay's industrial piers. While proper use of plants may enhance an open space, plantings should be used carefully so as not to detract from historic character or from a pier or waterfront's unique construction of being a structure over the water, rather than on solid land.

Consider the following criteria when including planting on pier or wharf open space areas:

Planting should be minimal on pier aprons, wharves, or near historic structures;

- Planting should be used primarily for up-close accent of entrances, café areas or other similar uses;
- Plants should be placed in pots or planters above the pier deck;
- Planting located along the pier apron should not be obvious from afar;
- Greater amounts of planting may be considered away from pier edges and inland from the seawall; and
- Planting should not obstruct pedestrian movement along pier aprons.
- Plantings should be outside required public access ways

Wood Planters



Metal & Concrete Planters



8. Lighting

True to the concept of a maritime-rich community, the exterior lighting is required to be subtle yet supportive of the waterfront's characteristics. In general, the exterior lighting of the Waterfront is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural character of public space. Consider the following criteria when lighting the waterfront:

- Lighting along the apron adjacent to the waterfront should be attached to the building or be low level lighting directed downward to light the walking surface;
- Lights should be shielded so that distant views of the waterfront, although noticeable, do not compete with City and Bay views;
- Additional lighting for entrances or other uses along pier and Harbor Walk edges should be shielded so as not to create bright spots or detract from the larger City and Bay views;
- Select fixtures and locations for lights that are not attractive as bird perches;
- All light fixtures must be screened
- No exposed light sources are allowed
- Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed
- Lighting should identify a kelvin range in the warm tone (approx. 3000 to 4000 range) with no bright white or blue hues.



9. Interpretive Signage

Working maritime activities and rich history of the waterfront are interesting stories just waiting to be told. Interpretive signage exists along the Embarcadero and throughout Morro Bay. Therefore, new public access areas and sections of the Waterfront should continue to include interpretive signage to enhance the enjoyment of the waterfront. Consider the following criteria when developing content for interpretive programs:

- Include interpretive information in all major open spaces and other areas that have significant cultural, historic or educational interest and where possible
- Coordinate content of interpretive information with that of nearby programs and signage
- Message content should appeal to a broad range of ages, interests, and ability to understand interpretive information

Sign supports should have the following architectural characteristics:

- Simple or Minimalist Form
- Durable and Maintainable Materials

