



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, January 18, 2022 - 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

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=aWZpTzcwTHIRk9xaTlMwVjNWRWFUQT09>

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 September 21, 2021.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 5, 2021.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

C-1 Review and discussion of the Accessory Dwelling Units as Affordable Housing Options in Los Angeles County Report, prepared by Inclusive Action for the City. Link to report: https://www.morrobayca.gov/DocumentCenter/View/16280/01-18-22-C-1-ADU_LA-County_presentation

Staff Recommendation: This item has no staff report. Review ADU report, hear presentation and discuss.

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

D. UNFINISHED BUSINESS

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

Staff Recommendation: Review and Adopt Resolution 01-22

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 February 1, 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 January 18, 2022

#	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	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 12/8/21, project deemed complete and scheduled for 10 day public notice starting on or about January 4, 2021. Followed by administrative decision and if approve, permit issuance on January 18, 2022.				nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
3	Novell & Johnston	273 Main St	1/9/22	MUP22-01/PKG22-02	Addition of 73 sf to the front of existing SFR to provide interior staircase access to the second floor and parking exception.	Under review				cj
4	Daniel	964 Las Tunas	1/6/22	CUP22-01/ PKG22-01	Remodel of existing SFR					
5	Phelps	490 Piney	12/23/21	MIN21-016 (to CUP20-10)	Project is a modification of previously approved project - eliminating the second floor addition to the original proposed project.	Planning comments sent 1/10/22, requires written response.				nh
6	Flood	176 Sicily	12/21/21	CDP21-051	Admin CDP for addition to single family home and major remodel	Comment letter from planning sent on January 6, 2022. Requires response and resubmittal.				nh
7	Meisterlin	315 Morro Bay Blvd (previously submitted as 842 Main)	12/16/21	CDP21-050	Admin CDP to convert/remodel existing office & storage space into 2 studio apts.	Planning comments sent on January 6, 2022. Requires a resubmittal with single set of plans that include both residential units.				nh
8	Baker	1288 Berwick Drive	12/16/21	CUP21-19	Two small additions to an existing non-conforming home. The one-time addition had previously been used, requiring a CUP.	Planning review completed, need other department comments.				nh

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9	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. Incomplete letter sent 1-5-22.				gc
10	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. Incomplete letter sent 12/22/2021.				gc
11	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.	Incomplete letter sent 12-16-21. Requires resubmittal				cj
12	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
13	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
14	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
15	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
16	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. Project resubmittal received January 4, 2022, under review.				nh
17	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
18	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 12/8/21, planning approved, building disapproved. Applicant is working with building to resolve issues.				nh
19	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
20	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

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21	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
22	Thai Bounty	560 Embarcadero	9/22/21	MIN21-010	Minor mod to UP0-200/UP0-244 for music.	Under review.				sg
23	McDowell	650 Sequoia Ct	9/15/21	MUP21-04	Minor Use Permit for new SFR (outside the coastal zone). 3 bedrm 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
24	Dorfman	570 Olive	7/28//21	CDP21-031	Admin CDP for 1150sf new detached ADU	Project deemed incomplete and letter sent 8/27/21. Resubmittal received 1-4-22 and under review.				cj
25	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
26	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
27	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
28	Perry	3230 Beachcomber	6/24/21	CDP21-024/ CUP/ 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. Resubmittal received 12/20/21, under review. Planning comment letter sent 1/6/22, requires resubmittal.				nh
29	Perry	3202 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 12/20/21, disapproved, requires resubmittal.				nh
30	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
31	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

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32	Perry	3202 Beachcomber	4/14/21	CDP21-014/ CUP/ 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. Resubmittal received 12/20/21, under review. Planning comments sent 1/11/22, requires resubmittal.				nh
33	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
34	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
35	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
36	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:										
37	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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38	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.				
39	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:										
40	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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41	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
42	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 2022 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
43	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:											
44	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
45	Escape Hospitality LLC	295	Atascadero Rd.	1/5/2022	B22-0001	New indoor pool.		Bldg. - Disapproved 12/15/21			cj
46	Escape Hospitality LLC	295	Atascadero Rd.	1/10/2022	B22-0005	ADDENDUM #3 - Deferred submittal of Roof Trusses. Note: This number will not be used, only entered for tracking purposes (no fees required).		Bldg. - Approved 1/11/22			co
47	Eisemann	535-A	Atascadero Rd.	11/22/2021	B21-0209	New construction of an attached ADU	Planning disapproved with comments on 11/24/21	Bldg. - Plancheck			nh
48	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.		Bldg. - Approved 11/23/21			sg
49	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. - Approved 1/5/22			sg
50	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
51	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
52	LaPlante	3093	Beachcomber	4/29/17	B-31487	New SFR: 3,495 sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Permit extended to 9-22-22	Ready to issue	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	cj

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53	Auerbauch	3200	Beachcomber Dr.	10/29/21	B21-0195	Remodel existing home and new addition, plus hardscape improvements	Received resubmittal, under review. Planning approved.	Bldg. - Approved 11/5/21			nh
54	Conner	333	Bernardo Ave.	12/3/21	B21-0212	Interior remodel of existing kitchen.		Bldg. - Approved 12/15/21			sg
55	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.	Disapprove 12/10/21	Bldg. - Plancheck			am
56	Borchard	548-A	Blanca St.	12/9/21	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.	Disapprove 12/10/22	Bldg. - Plancheck			am
57	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.	Disapprove 12/10/23	Bldg. - Plancheck			am
58	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.	Disapprove 12/10/24	Bldg. - Plancheck			am
59	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, Planning approved.	Bldg. - Approved 12/29/20			nh
60	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
61	Gambrill	571	Embarcadero	11/30/21	B21-0211	Floating Docks, gangway & Harbor walk addition.		Bldg. - Approved 12/15/21			cj
62	Cox	555	Esteros	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
63	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.	Approved 12/15/21			nh
64	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.-			sg
65	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
66	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
67	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
68	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
69	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
70	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
71	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
72	LJC Enterprises LLC., Dorn'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	Ready to issue			am
73	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.	Planning conditionally approved - required addition of plan sheet with MIN conditions of approval.	Bldg. Disapproved 12/23/21			nh
74	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
75	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
76	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
77	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.		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
78	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
79	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
80	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
81	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
82	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
83	Barakatt	315	Piney Ln.	12/22/21	B21-0224	Remodel 3718 sf SFR and solarium. Interior remodel of kitchen, living room, bathroom and solarium (1461 sf) Proposed replacement of existing solarium roof (465 sf). Removal of 279 sf carport. Proposed addition of 279 sf carport. Proposed addition of 279 sf deck. Proposed expansion of existing deck (133 sf).		Bldg. -Plancheck			sg
84	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
85	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
86	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
87	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.	Planning approved	Bldg. - Disapproved 12/7/21			nh
88	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.	Planning approved	Bldg. - Disapproved 12/7/21			nh
89	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.	Planning approved	Bldg. - Disapproved 12/7/21			nh
90	Chaney	508	Shasta Ave	12/21/21	B21-0223	Demolish an existing 163 sf failing deck & rebuild with a 213 sf deck. All exterior & located at the front of the residence.		Bldg. - Approved 12/21/21			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
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
93	Davis	459	Trinidad St.	1/6/22	B22-0002	Repair fire damaged portion of field framed roof and ceiling. Replace damaged interior gypsum board walls and ceiling as required.		Bldg. - Plancheck			sg

Planning Projects & Permits with Final Action:

94	Phillips	454 Tulare		9/27/21	CDP21-040	Admin CDP for 380sf ADU and 220sf roof deck as second floor to existing 440sf attached garage and remodel of existing 220sf carport.	Spoke with arch & client 10/22/21 - There may be changes the plans. Waiting for response. Resubmittal received 12-7-21. Deemed complete. Noticing to start 12/23/2021. Permit issued 1-5-22.	Approved 1/9/22			am/cj
95	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. Permit issued 12-29-21.				cj
96	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. Project noticed 12-23-21 for admin approval. Permit issued 1-6-22.				cj
97	Peterson	390 Morro Bay Blvd		11/30/21	MUP21-07/ CDP21-047	Interior remodel of existing Bank of America building for coffee roasting operation, commerical kitchen, bakery, coffee shop, dining, retail	Project deemed complete. Public notice period from December 23 to Jan 6, 2022. Administrative decision on January 7, 2022. Project approved and permit issued on January 7, 2022.				nh

Staff Directory:
 Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Alison MacCarley - am

AGENDA ITEM: A-2

DATE: JANUARY 18, 2022

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 21, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart Bill Roschen Joe Ingraffia Mike Rodriguez Vacant	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/mM1AIQhz3Og?t=56>

Chairperson Stewart read Commissioner Jennifer Ford's email regarding her acceptance as the new City Council member.

PUBLIC COMMENT PERIOD - NONE

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-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=aWZpTzcwTHlRTk9xaTlmWVNW/RWFUQT09>

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/mM1AIQhz3Og?t=254>

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of May 18, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of June 1, 2021.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from the Planning Commission meeting of July 6, 2021.
Staff Recommendation: Approve minutes as submitted.

Chairperson Stewart clarified the comments she made regarding applying for the Planning Commission was for the public and not for the Planning Commissioners.

Commissioner Rodriguez asked if the goals and objective/public benefit committees were noted in the minutes somewhere.

Graham responded and will forward a copy of the minutes to the Commissioner’s.

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

<https://youtu.be/mM1AIQhz3Og?t=399>

B. PUBLIC HEARING

<https://youtu.be/mM1AIQhz3Og?t=439>

- 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, conversion of existing 470sf interior fish

processing area to new 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 4 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

Jacinth presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart and Commissioner's Ingraffia and Roschen communicated with the applicant and Cathy Novak.

The Commissioner's presented their questions to staff.

Jacinth responded to the Commissioner's questions.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=2948>

Cathy Novak, agent for the applicant, provided an overview of the project.

Sean Green, Morro Bay, stated his concerns about the project.

Mark Travis, owner of Dolphin Company T-Shirt, presented his concerns with the outdoor dining in the pedestrian area in front of the business.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=3868>

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/mM1AIQhz3Og?t=4065>

Commissioner Rodriguez presented his questions Mark Travis.

Travis responded to Commissioner Rodriguez questions.

Chairperson Stewart closed the Public Comment period
<https://youtu.be/mM1AIQhz3Og?t=4309>

Discussion and comments between the Commissioner's, staff, and Novak.

MOTION: Vice-Chairperson Roschen moved to continue to the October 5th Planning Commission meeting with the flexibility for Novak to move the date if needed. Commissioner Rodriguez seconded, and the motion passes 3-1, with Roschen, Rodriguez, Ingraffia voting yes and Stewart voting no.
<https://youtu.be/mM1AIQhz3Og?t=7646>

C. NEW BUSINESS

<https://youtu.be/mM1AIQhz3Og?t=7969>

C-1 Review of Public Parking Management Study by Walker Consultants.
Staff recommendation: Receive the staff report and presentation on the Walker parking study, provide comment and recommend next steps, if any.
Staff Contact: Scot Graham, Community Development Director, sgraham@morrobayca.gov, (805) 772-6291

City Manager Scott Collins provided an overview of the public parking management study by Walker Consultants.

Steffen Turoff, consultant, presented the report for the public parking management study.

The Commissioners presented their questions to the consultant.

Turoff responded to the Commissioner's questions.

Discussion between the Commissioners, staff, and consultant.

Chairperson Stewart opened the Public Comment period, and seeing none, closed the Public Comment period.
<https://youtu.be/mM1AIQhz3Og?t=11456>

D. UNFINISHED BUSINESS

<https://youtu.be/mM1AIQhz3Og?t=11677>

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 provided an update to the Commissioners.

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 provided an update regarding the presentation in October.

Chairperson Stewart stated she communicated with a resident who was interested in public benefits. Stewart encouraged her to forward them to the Community Director.

Commissioner Rodriguez stated the Council liaison was supportive of the subcommittee groups.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
<https://youtu.be/mM1AIQhz3Og?t=11956>

Chairperson Stewart stated she was in on an email between Vice-Chairperson Roschen and Council liaison Jeff Heller regarding putting together a subcommittee for trees with the possibility of working with Public Works. Heller believed the Planning Commission could make a motion to pass the subcommittee.

Commissioner Rodriguez commented regarding tree and public benefits

Graham reminded the Planning Commissioners this was an item they've already forwarded to the City Council for consideration of goals, so the subcommittee might be premature at this point.

Comments from Commissioner Rodriguez regarding trees and the public benefits addressing trees.

MOTION: Vice-Chairperson Roschen requested the ability to form a joint ad hoc group including the PWAB (Public Works Advisory Board) from Council. Chairperson Stewart seconded, and the motion passes.
<https://youtu.be/mM1AIQhz3Og?t=12059>

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Graham notified the Commissioners the Senate Bill 9 was signed by the Governor on November 16th. Graham explained it would do away with single family zoning. Graham will provide a copy to the Commissioners.

Graham addressed the question regarding the subcommittee discussion Commissioner Rodriguez thought was not included in the Planning Commission minutes.

G. ADJOURNMENT

The meeting adjourned at 9:24 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 5, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: JANUARY 18, 2022

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 5, 2021
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Bill Roschen	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Vacant	Commissioner

STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD - NONE

Public Participation:

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desire to provide public comment. Each speaker will be allowed three minutes to provide input.

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>

Password: 135692

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

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/6rqrcveu11I?t=128>

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.

MOTION: Vice-Chairperson Roschen moved to approve the Consent Calendar. Commissioner Rodriguez seconded, and the motion passes 3-0, with Roschen, Rodriguez, and Stewart voting yes.

<https://youtu.be/6rqrcveu11I?t=154>

B. PUBLIC HEARING

<https://youtu.be/6rqrcveu11I?t=172>

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

Jacinth presented the staff report.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/6rqrcveu11I?t=898>

Cathy Novak, agent for applicant, addressed the comments received. And provided an update for the project.

Martie Travis, Dolphin Shirt Company, provided concerns she had regarding the project and for the safety of the public.

Chairperson Stewart closed the Public Comment period.

<https://youtu.be/6rqrcveu11I?t=1438>

Discussion and comments from the Commissioners and staff.

MOTION: Vice-Chairperson Roschen moved to continue to approve major modification permit MAJ20-004 for 715 Embarcadero, with revisions to conditions number fifteen (15) and sixteen (16) and added conditions number seventeen (17) through twenty-three (23). Commissioner Rodriguez seconded. Discussion between the Commissioners regarding the motion.

MOTION: The motion passes 4-0, with Roschen, Rodriguez, Ingraffia, and Stewart voting yes.

Planning Commission revised conditions 15-16 and added conditions 17-23.

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 and shall be limited to no more than 4 tables total as shown in the alternate table layout option on project plan sheet A1.3.
16. Final building elevations submitted for building permit approval shall include added glazing in the form of window/door area that equals a minimum of 20% 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.
17. Umbrellas for public outdoor street-facing tables shall be consistent with future City policy guidelines for Embarcadero street furniture design. Umbrellas shall be replaced at the time of building permit issuance to the satisfaction of the Community Development Director.

18. Prior to building permit issuance, Applicant shall submit a landscaping plan for the street-facing plaza that includes all planter areas, including movable pots and planters with objective of being as clutter free as possible.
19. Street-facing tables shall include no-smoking signs such as a circular graphic that illustrates smoking not allowed.
20. Plans submitted for building permit approval shall include a final plan for the Harborwalk that includes slope profiles including in the areas where the harborwalk connects with adjacent lease sites. Plan shall be reviewed and approved by the Community Development Director prior to building permit issuance. Plan shall also be reviewed by Planning Commissioner Roschen.
21. Project plans shall be revised to preserve existing wharf planking and edge curbs for the portion of the wharf that is to remain. Relocate edge curbs to the new footprint on the inside of guardrail.
22. Lighting shall be revised to a warm kelvin color consistent with future City policy guidelines for public area design on the Embarcadero.
23. Existing hoist on the commercial fishing wharf shall be preserved to the greatest extent feasible. Applicant shall work with Staff to identify options for preservation and possible storage.

C. NEW BUSINESS -NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/6rqrcveu11I?t=5090>

Vice-Chairperson Roschen requested the Planning Commission form a subcommittee for the Vistra Master Plan and Battery Energy Storage System Project. Chairperson Stewart and Vice-Chairperson Roschen volunteered to be on the committee. The Planning Commissioner concurred.

Vice-Chairperson Roschen requested to have a discussion regarding the Vistra smokestacks agendized for the next meeting. The Planning Commission concurred.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/6rqrcveu11I?t=6038>

Graham gave an update on the draft zoning code.

G. ADJOURNMENT

The meeting adjourned at 7:42 p.m. to the next scheduled Planning Commission meeting via teleconference, on October 19, 2021, at 6:00 p.m.

Susan Stewart, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: D-1

MEETING DATE: January 18, 2022

Staff Report

TO: Planning Commissioners **DATE:** January 13, 2022

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

SUBJECT: Review and adoption of a Policy Memo to establish design guidelines for public amenities along the waterfront

RECOMMENDATION:

Review the staff report and supporting materials for adoption of policy memo related to public amenity design along the waterfront.

PROJECT SUMMARY:

At both the December 21, 2021 and October 19, 2021 meetings, Planning Commission reviewed and discussed design guidelines for public amenities along the waterfront. The staff report included two key objectives along with implementing concepts for a variety of amenities including the below.

The attached policy memo (Exhibit B) addresses design and policy items that establish guidelines for waterfront public improvements/amenities. The Planning Commission provided feedback and direction to staff at both the December 21, 2021, and October 19, 2021 meetings on desired design elements. Upon adoption, the policy memo will provide direction for future development along the waterfront/Embarcadero area.

The memo includes an attachment with examples of design elements that are found along the waterfront and fit into the categories below.

- Tables/chairs
- Benches
- Umbrellas
- Decking
- Railings
- Planters
- Decorative features, anchors, viewing scopes, propellers
- Interpretive exhibits
- Lighting

Prepared By: __CJ__

Department Review: __SG__

- Trash receptacles

The PC should review the memo and attachment and provide feedback on the example design elements noted in the attachment. The attachment should be treated as a menu of items for consideration in the final memo. If there are examples of design elements that are not included in the memo attachment that the PC would like to see included, please bring those forward to staff.

CONCLUSION:

The Waterfront Public Amenities Design Guidelines Policy Memo is attached and encompasses the overall objectives of first, identification of policies and practices to avoid privatization of public space and secondly, to promote a continuous and cohesive experience for the Harbor Walk. Staff recommends adoption of Resolution 01-22.

EXHIBITS:

Exhibit A – PC Resolution 01-22

Exhibit B – Waterfront Public Amenities Design Guidelines Policy Memo

EXHIBIT A

RESOLUTION NO. PC 01-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ESTABLISHING A POLICY MEMO FOR PUBLIC AMENITY DESIGN INTERPRETATION FOR COMMERCIAL DEVELOPMENT ALONG THE WATERFRONT

WHEREAS, the Planning Commission is authorized, by the Morro Bay City Zoning Ordinance, section 17.48.020, to make interpretations of the Zoning Ordinance; and

WHEREAS, the Planning Commission of the City of Morro Bay reviewed and considered a policy memo to establish design guidelines for public amenities along the waterfront at their regularly scheduled meetings of October 19, 2021, December 21, 2021 and January 18, 2022; and

WHEREAS, the Planning Commission acknowledged a desire to establish a policy memo that includes two key objectives which are identification of policies and practices to avoid privatization of public space and to promote a continuous and cohesive experience for the Harborwalk; and

WHEREAS, the City has multiple adopted documents that discuss public access policy and design guidelines for development along the waterfront, including the 2021 General Plan/Coastal Land Use Plan; the 2018 Downtown Waterfront Strategic Plan; and the 1996 Waterfront Master Plan; and

WHEREAS, the relevant goals and policies in the three aforementioned documents include General Plan/LCP Goal LU-7 and Goal LU-8 and Policy LLU-8.15 and Policy LU-7.1 which states,

GOAL LU-4: Coastal-dependent uses are prioritized within appropriate locations in the coastal zone.

POLICY LU-4.1: Waterfront Uses. Maintain and encourage the development of visitor serving and coastal-dependent land uses along the waterfront, and give such uses priority over other types of development that are either not dependent on a waterfront location or not related to public use and enjoyment of the coast.

GOAL LU-7: All residents and visitors have unimpeded and convenient public access to and along the coast.

POLICY LU-7.1: Lateral Access. All existing publicly used lateral accessways and areas shall be protected, preserved, and enhanced to the maximum possible extent, and new lateral accessways/areas shall be encouraged and provided, where appropriate. All lateral connections along the coast, with particular emphasis on the Embarcadero, shall be required to be improved and enhanced. All such connections shall be universally accessible. For new development (defined by the Coastal Act) adjacent to the bayfront or ocean, open and unobstructed public

EXHIBIT A

access shall be provided from the nearest public roadway to the shoreline and along the coast as required herein.

b. Lateral Public Access. Open and unobstructed lateral public access along the waterfront revetment (or shoreline, pursuant to subsection (a.) of this section if no revetment exists) shall be provided in all new development or additions on properties adjacent to the bayfront consistent with the provisions herein, and with public safety needs and the need to protect public rights, rights of private property held by leaseholders, and natural resource areas from overuse.

g. Lateral access along the waterfront revetment may be achieved in the following manner:

- i. Walkways. In the form of open or enclosed unobstructed walkways, a minimum of 10 feet wide across the bayward side of the proposed development.
- ii. Decking and/or boardwalks. Open and unobstructed exterior decking and/or boardwalks extending bayward a minimum of 10 feet clear exclusive of railings, signage etc.
- iii. Breezeways and/or walkways. Designated open and unobstructed breezeways and/or walkways within the structure, provided such breezeways are located as close as possible to the bay and designed to provide the most direct, convenient connection between adjacent existing or potential lateral accessways. Exterior access is preferred over interior access.
- iv. Connection to adjacent properties shall be planned for and implemented on a system wide basis at the time of submittal for CDP/CUP approvals.

POLICY LU-7.2: Lateral Access Requirements. Lateral public access along the waterfront revetment shall be provided in all new developments and rehabilitation or addition projects, consistent with public safety needs and the need to protect public rights and natural resource areas from overuse.

GOAL LU-8: Morro Bay's downtown and waterfront areas are active and welcoming locations for shopping, recreation, public access, visitor-serving needs, and coastal services.

POLICY LU-8.15: Design Flexibility. Allow for design flexibility in the downtown and waterfront areas while perpetuating quality development that will complement and enhance the area's eclectic style and small, seaside character. Development along the waterfront shall comply with the Waterfront Master Plan.

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

Section 1. The Waterfront Public Amenities Design Guidelines Policy Memo is intended to implement adopted goals and policies of the General Plan/Local Coastal Plan and will be used to assist with evaluation of project proposals for future development.

Section 2. Based upon the staff report and other evidence and information considered by the Planning Commission regarding this matter, the foregoing interpretation (i) will not negatively impact the public health, safety and general welfare of the waterfront area, adjacent neighborhoods, or the City at large, (ii) will not have any effect upon traffic conditions within the City and (iii) will have a positive effect upon the orderly development of the areas in which the

EXHIBIT A

waterfront/Embarcadero area public amenities are located and the City at large in regard to general planning of the whole community.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 18th day of January, 2022 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan Stewart, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 18th day of January 2022.

EXHIBIT B



AGENDA NO: D-1

MEETING DATE: January 18, 2022

Policy Memo

TO: Planning Commissioners **DATE:** January 13, 2022

FROM: Scot Graham, Community Development Director

SUBJECT: Waterfront Public Amenities Design Guidelines Policy Memo

Intent of Memo

This memorandum is intended to be utilized in review of future development along the waterfront and is meant as a helpful focus and institutionalization of lessons learned and Planning Commission and is intended to bring implementation to future projects.

Harborwalk Overview:

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.

Objectives

The Waterfront Public Amenities Design Guidelines Policy Memo provides direction for future development of improvements along the waterfront/Embarcadero. The intent in the development of this 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 Harborwalk.

The two overall objectives of the Policy Memo are:

Prepared By: CJ

Department Review: SG

EXHIBIT B

*Waterfront Public Amenities
Design Guidelines Policy Memo
January 18, 2022*

1. Identification of policies and practices to avoid privatization of public space.
 - a. Create clear and easily recognizable identity or public spaces.
 - b. Use umbrellas with graphic identity for the Harbor Walk in optional colors.
 - c. Tables and chairs to be standardized and cared for by local businesses. Table and chairs should be located to avoid creep and clutter.
 - d. Avoid clutter such as planters and barricades that crowd public space and diminish the spatial integrity.
 - e. Maintain open view corridors to the bay and Harborwalk with enforcement of dimensional clearance.

2. To promote a continuous and cohesive experience for the Harborwalk.
 - a. Use consistent designs for guardrails, decking, same color spectrum lamps, and lighting fixtures.
 - b. Ensure continuity of new decking materials.
 - c. Identity signage.
 - d. Incorporate adjacent events and spaces, artifacts, and narratives where opportunities exist.
 - e. Consciously include Morro Bay's fishing village character

Attached as Exhibit B to this Policy Memo is the Waterfront Design Elements Menu which includes an array of design elements for use in plan/project development along the waterfront. The list of design elements is sorted into ten categories which include:

- Tables/chairs
- Benches
- Umbrellas
- Decking
- Railings
- Planters
- Decorative features, anchors, viewing scopes, propellers
- Interpretive exhibits
- Trash Receptacles
- Lighting

This menu of design elements depicts images of preferred public amenities that achieve the intended objectives. The menu is meant to be used as a guide when considering the design of public amenities/spaces that are proposed in association with new projects along the waterfront and will be used to assist in evaluation, by Staff and the Planning Commission, of project proposals for future development.

EXHIBIT B

*Waterfront Public Amenities
Design Guidelines Policy Memo
January 18, 2022*

Authority:

The Waterfront Public Amenities Design Guidelines Policy Memo is intended to implement the waterfront public access and design guideline policies found in the 2021 General Plan/LCP, 2018 Downtown Waterfront Strategic Plan (DWSP), and 1996 Waterfront Master Plan. The City's LCP includes policies to protect, preserve, and enhance public coastal access. The City provides access to and along the shoreline via lateral access, vertical access, universal access, and the California Coastal Trail.

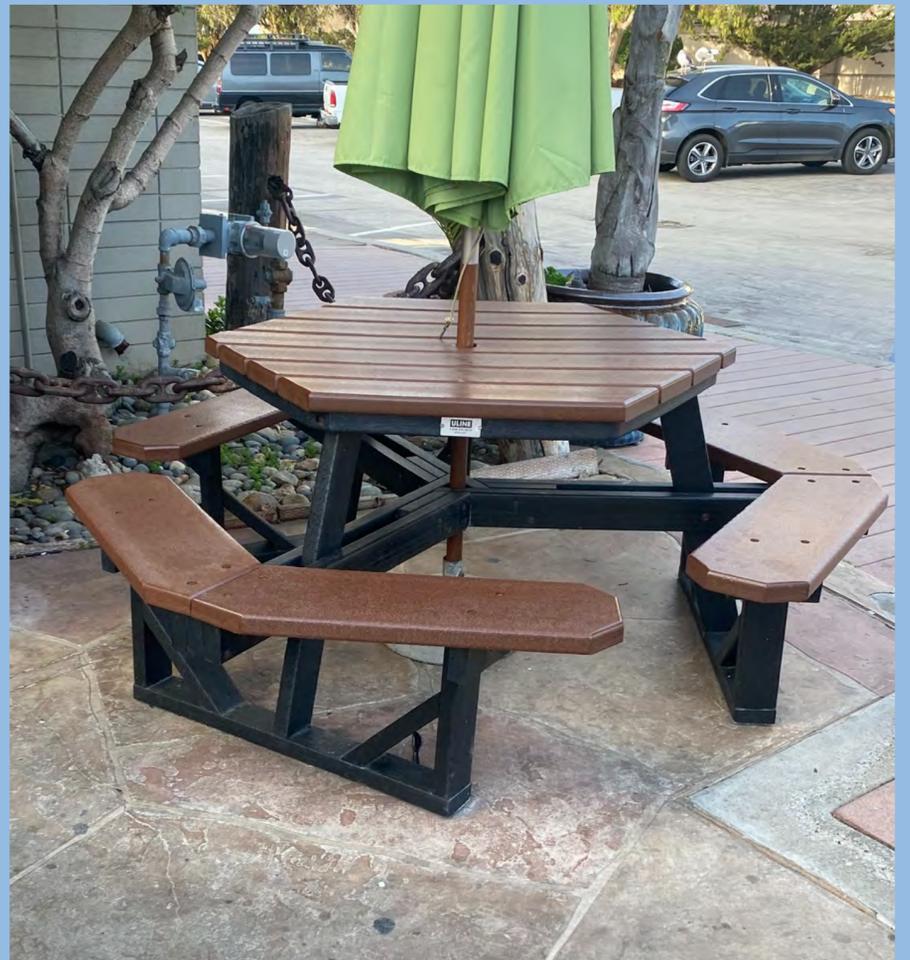
EXHIBITS:

Exhibit A – PC Resolution 01-22

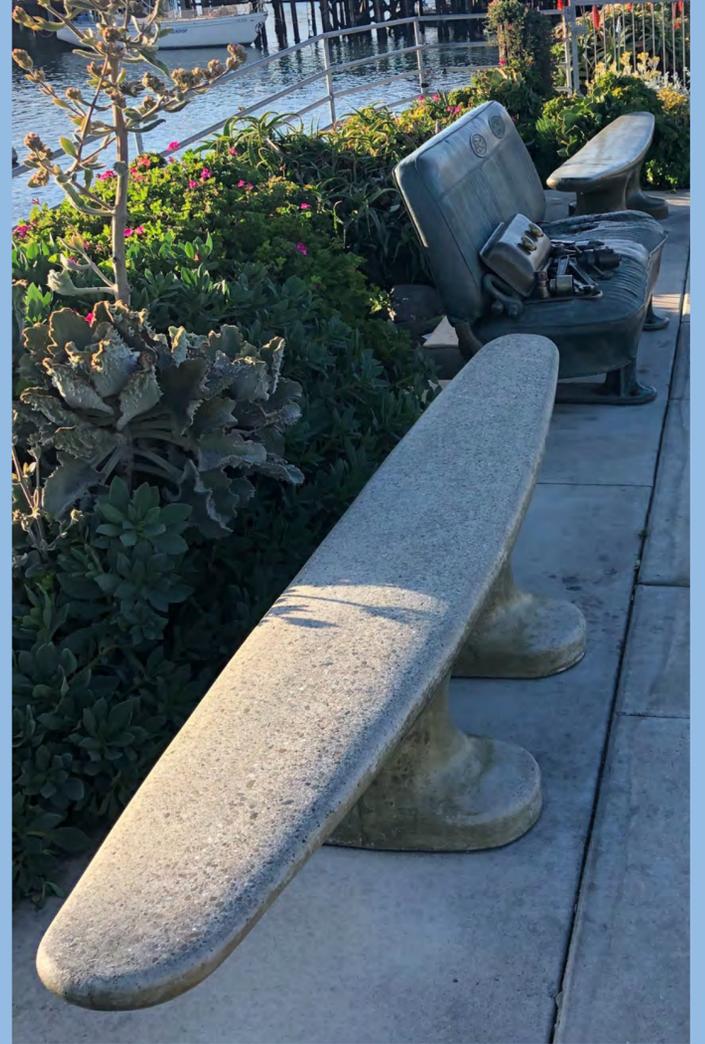
Exhibit B – Waterfront Design Elements Menu

WATERFRONT DESIGN ELEMENTS MENU

TABLES & CHAIRS



BENCHES



PLANTERS



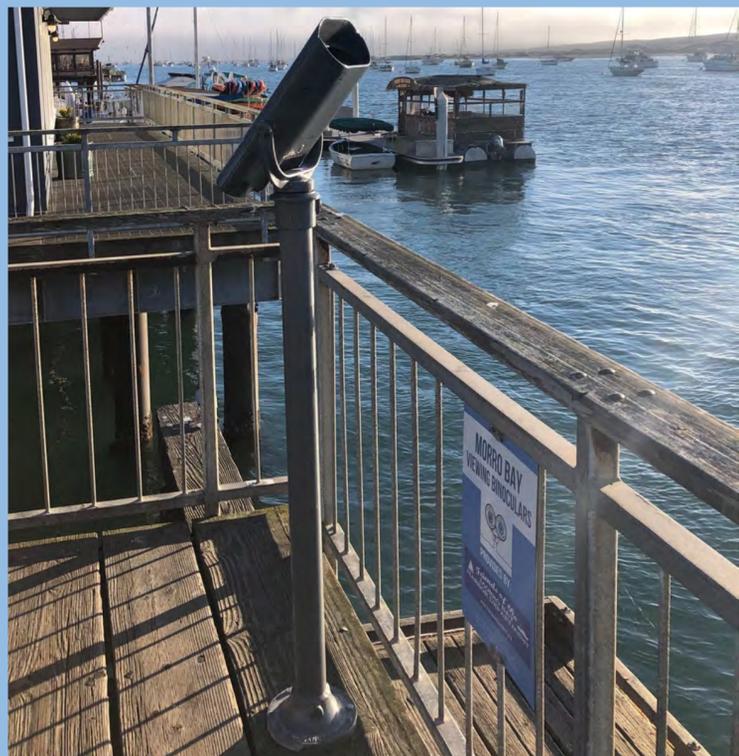
TRASH CANS



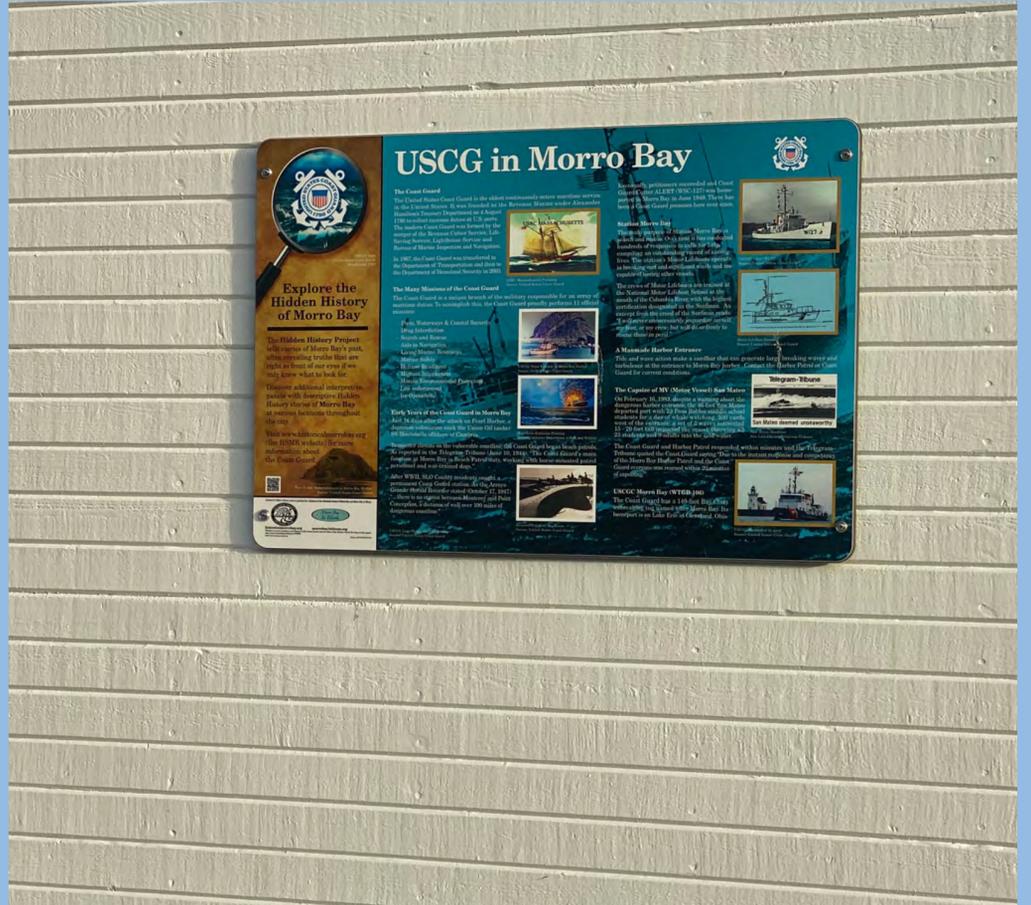
UMBRELLAS



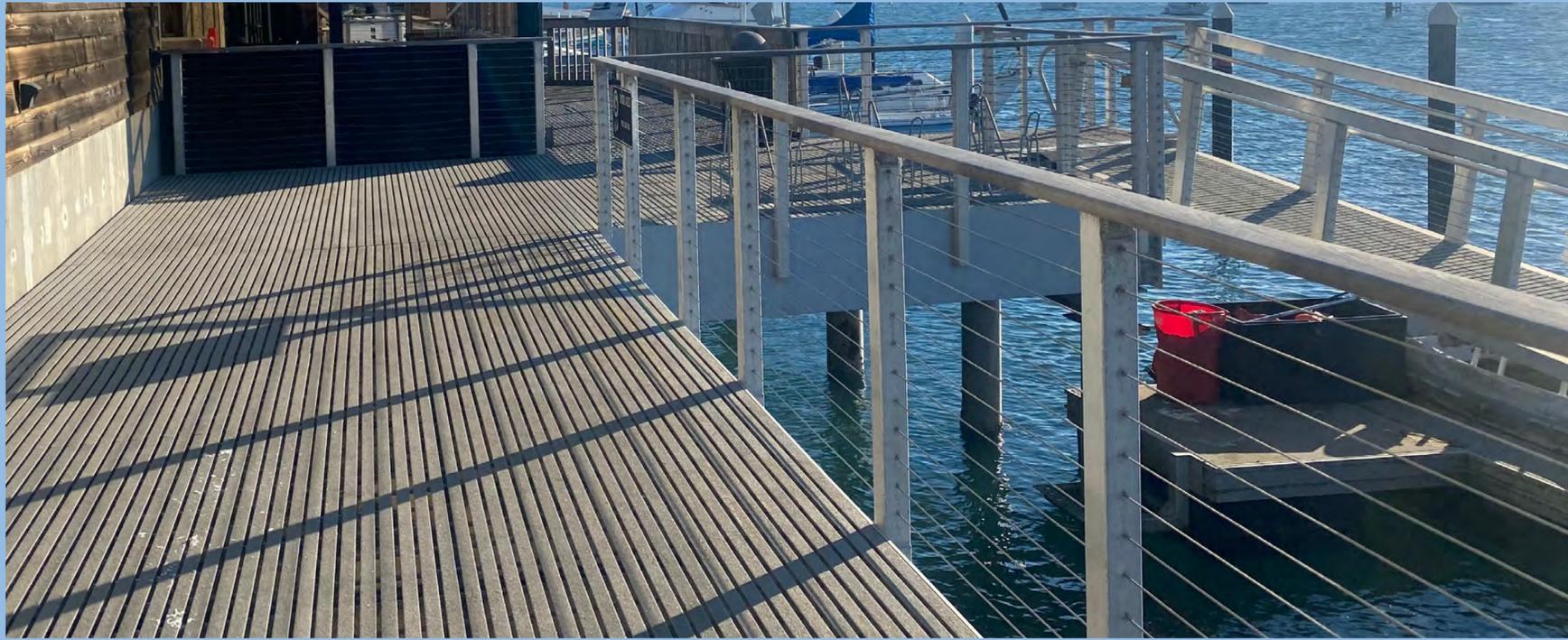
DECORATIVE FEATURES



INTERPRETIVE EXHIBITS



RAILINGS & BIKE RACKS



LIGHTING

