



# 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, July 19, 2022  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson – Susan Stewart

Vice-Chairperson William Roschen  
Commissioner – Asia King

Commissioner Joseph Ingraffia  
Commissioner Mike Rodriguez

*Pursuant to Assembly Bill 361 (2021-22) and Government Code section 54953 this Meeting will be conducted in a hybrid format with both in-person and virtual public participation. Ways to watch this meeting and submit public comment are provided below.*

### **Public Participation:**

*Remote public participation is allowed in the following ways:*

- *Members of the public may watch the meeting and speak during the 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.*

*Please click the link below to join the webinar:*

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>

*Password: 135692*

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to "Raise Hand" for Public Comment*
- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) by 10 a.m. on the meeting day will be posted on the City website.*

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

### **PUBLIC COMMENT**

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

A. CONSENT CALENDAR

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

**A-2** Approval of minutes from the Planning Commission meeting of April 19, 2022.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

**B-1** **Case No:** CUP21-014/CDP21-042 (Continuance from June 21, 2022 hearing)  
**Site Location:** 2900 Alder Ave, Morro Bay, CA  
**Proposal:** Request for Planning Commission approval of a new 6-room self-service hotel totaling 4117 square feet of interior building space, 6 parking spaces, two motorcycle spaces and a bike rack. One parking space is on the west side of the covered parking area, which required a parking exception submittal. All parking is on the south side of the property with access via a one-way driveway between Alder Ave. and Birch Ave. The project will be 2 stories, 22 feet to the highest roof line and will include an ADA hotel room on each floor. The project zoning is R-4/SP and is not located within the coastal appeals jurisdiction.  
**CEQA:** Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.  
**Staff Recommendation:** Recommend Planning Commission conditionally approve the requested Conditional Use Permit / Coastal Development Permit to allow this project on the subject site.  
**Staff Contact:** Nancy Hubbard, Contract Planner, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 2, 2022 at 6:00 p.m.

**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](http://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](http://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 July 19, 2022

#	Applicant/ Property Owner			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
<b>Hearing or Action Ready Projects:</b>											
1	2900 Alder LLC/Knanna	2900	Alder Ave	10/7/21	CUP21-14/ CDP21-042	CDP/CUP request for 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. Project resolved building issues and will resubmit with revisions for review. Resubmittal received March 17, 2022, required corrections and resubmittal. Resubmittal received 4/7/22. Minor changes required, comment letter sent 4/12/22. Project Deemed complete 5/10/22, schedule for PC hearing June 21, 2022. Hearing continued to July 19, 2022				nh
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
2	Becher	2230	Greenwood Ave.	7/5/22	CDP22-022	Converting existing space in a 1,485sf single family home into an 458sf ADU.	Under Review				gc
3	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access improvements including extension of Harborwalk	Under review.				cj
4	Sotelo	2990	Ironwood Ave	6/28/22	CDP22-021	New construction of 3 story 2,749sf single family home on a vacant lot.	Under Review				gc
5	Gene	240	Bali St.	6/2/22	CDP22-020	CDP for an attached ADU and roof deck	Under Review, incomplete letter sent on 6/23				gc
6	McDonald	471	Panay	6/1/2022	CDP22-019	CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14				gc
7	Struckman	3081	Sandalwood Ave	5/4/2022	CDP22-017	Admin CDP for construction of a 643sf ADU	Incomplete letter sent 5/17/2022, Resubmittal on 6/13, Under Review, requested minor correction on 6/27 - pending				gc
8	Birchell	2030	Main	5/4/2022	MIN22-005	Minor Mod to Convert existing 1478sf of 2nd story area from office space to living area.	Incomplete letter send 5/17/2022				gc
9	Kimoto	560	Olive St	4/27/22	CUP22-08/ PKG 22-03	Conditional Use Permit and Parking Exception Request for addition of greater than 25% to nonconforming single story home with no garage and new guest house. Parking Exception request is provide for parking in driveway.	Correction Letter sent 5/12/22				am
10	Tarcon	350	Sicily St	5/4/22	CDP22-016	240 sf addition to existing home. Conversion of first floor to ADU.	Correction Letter sent 5/19/22				am
11	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Shed Conversion into 468 sf ADU	Correction Letter send 5/12/22				am
12	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22.				nh
13	Maritime Museum	1210	Embarcadero	3/7/22	MIN22-002	Amendment of previous Minor Use Permit approval for expansion of Maritime Museum including new outdoor displays.	Under Review. Correction letter sent 4/6/22.				cj

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14	Luhr	1195	Monterey	4/19/2022	CDP22-013	Admin CDP for the new construction of a two story 670sf ADU	Incomplete letter sent 5/10/22, Resubmittal recieved 7/7/22 (Currently Under Review )				gc
15	Jasso	2515	Greenwood	2/22/22	CDP22-006	Admin CDP for new SFR with 2 car garage and detached ADU	Comment Letter Sent 3/17/22				nh
16	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal.				nh
17	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City reviewing environmental study proposals in response to RFP.				nh
18	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. Correction letter sent 2/4/22.				cj
19	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	Incomplete letter sent 12/22/2021.				gc
20	Morro Bay LLC (Keller)	1108	Front Steet	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
21	T-Mobile/ Siegel	545	Shasta	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. No recent activity.				cj
22	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
23	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	New construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property subject to bluff development standards. New home will also require a variance for bluff face development per LCP.	Under review and incomplete letter sent 9/7/21. Resubmittal received 1/19/22. Spoke with agent 2/18/22. Requested revised geological report and plans to delineate bluff face prior to hearing. Revised plans emailed with updated geological information. Under review. Consulting with Coastal Commission staff regarding bluff development policies.				cj
24	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. January 2022 - project is for sale.				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. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22.				nh
26	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. Resubmittal received Feb 1, 2022 - project deemed complete 2/16/22, but cannot be presented to PC until LTM21-01 has been approved (lot line adjustment and lot merger).				nh
27	SR Development	545	Atascadero	Intial 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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28	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001 and LTM21-01	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. Project requires lot line adjustment and lot merger to create 2 parcels from the three underlying parcels.	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for LTM on 4/30/21 and 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. Resubmittal received on March 10, 2022 - did not include resubmittal of LTM21-01 required to determine completeness. Comment letter sent 4/8/22, requires minor changes. Project not complete until resubmittal and approval of LTM. Partial submittal received June 7, 2022, is on hold until complete submittal documents and related submittal fees are received. Resubmittal July 11, 2022.				nh
29	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
30	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. NOP released and two scoping meetings held on 6/21/22 and 6/29/22.				cj
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council - none</b>											
31	Bean	197	Main Street (formerly known as 199 Sandpiper)	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. Project deemed complete and scheduled for planning commission on May 17, 2022. Planning Commission denied the project, and the owner has appealed. Scheduled for City Council, August 23, 2022 at the request of the applicant.				nh
32	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-4 designation / low density to high density	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process. MND document complete and routed to State Clearinghouse - public comment period closes May 4th. PC reviewed on June 7th, and voted to not forward a favorable recommendation to Council but instead that land use change request should be associated with a project. Applicant is determining next steps.				cj
<b>Environmental Review:</b>											
33	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
<b>Final Map Under Review Projects: - none</b>											
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>											
34	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. Consultant provided review documents for GP/CLUP amendment. Final review draft of LUP amendment documents received 3/2/22 -under review. Project deemed complete and scheduled for PC hearing on April 19, 2022. Project received positive recommendation to City Council. Scheduled for City Council May 24, 2022. This project was continued to City Council on June 14, 2022. LUP amendment approved by CC. Forwarding to CCC for review and certification.				nh

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35	City of Morro Bay		Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	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. <b>Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress, reviewed by PC in 12/2021 and currently being reviewed by Coastal staff prior to next PC agenda date</b>				
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive - None</b>											
<b>Grants</b>											
36	California Coastal Commission, California Ocean Protection Council		City-wide	4/6/16		<b>\$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.</b>	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
37	City of Morro Bay		City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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. Application funding deadline is 11/1/2021. Council public hearing to consider final funding recommendations to be on 3-8-2022. cj	No review performed.	N/R		cj
38	City of Morro Bay		City-wide			<b>Climate Action Plan - Implementation</b>	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
<b>Projects in Building Plan Check:</b>											
39	Mellon	455	Acacia St.	1/19/2022	B22-0010	Demo existing interior wall for interior remodel. Demo existing windows and exterior doors for new. Demo South wall for new roof extension. Demo existing 190sf balcony for new 355sf balcony (+165sf new) Construct a new 340sf deck off master bedroom. 33 ft new retaining wall over 30" high. New electrical and plumbing.	planning disapproved 2/3/22	Bldg. - Disapproved 3/15/22			sg
40	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
41	Escape Hospitality LLC	295	Atascadero Rd.	7/7/2022	B22-0145	Addendum #7 to B20-0208 - A 2.00: Drop off area changed, updated ADA access. C 5.00 and C 6.00: updated grading and drainage for change to ADA access. Also changed plumbing at permeable paver section.		Bldg. - Plancheck			cj
42	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
43	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.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
44	Francis	2970	Beachcomber Dr.	5/5/22	B22-0096	Interior remodel and a 190 sf addition to the living area and a 20 sf addition to the garage. Remove existing trussed roof and construct a vaulted roof with clearstory windows throughout the living space.		Bldg.- Approved 7/1/22			sg

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45	Crandell	2995-A	Beachcomber Dr.	6/2/22	B22-0118	Scope of work includes a new 1 bedroom/1bath, attached accessory dwelling unit 568sf in size. Additional improvements include low outdoor decking 96st in size, including new concrete flatwork pathway to ADU entry.	Approved June 9, 2022	Bldg. - Plancheck			nh
46	Crandell	2995	Beachcomber Dr.	6/2/22	B22-0117	Remodel/Addition of an existing 2,237 sf single family, 1-story residence w/attached 2-car garage. Scope of work includes 260sf of residential addition of existing residence, including new low outdoor decking and concrete flatwork improvements. The project will also include a new covered breezeway entry. No major grading proposed for this project.	Approved June 9, 2022	Bldg. - Plancheck			nh
47	Vachon	3093	Beachcomber	4/11/22	B22-0075	New SFR; Construction of a new 3 bedroom plus flex room, 3 bath single family residence with an attached 2 car garage.	Disapproved 4/20/22. cj	Bldg. - Approved 6/30/22			cj
48	Baker	1288	Berwick Dr.	5/12/22	B22-0101	147 sf dining room addition and 147 sf walk-in closet addition.	Planning disapproved 5-13-22.	Bldg. - Disapproved 7/5/22			nh
49	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am
50	Casagrande	528	Blanca St.	3/23/22	B22-0066	1839 sf two-story SFR with attached 484 sf two car garage, and 147 sf deck.	Disapproved 4/11/22	Bldg. - Approved 6/30/22			gc
51	Casagrande	536	Blanca St.	3/23/22	B22-0067	1840 sf two-story SFR with attached 484 sf garage and 148 second story deck.	Disapproved 4/11/22	Bldg. - Approved 6/30/22			gc
52	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22/	Bldg. - Approved 6/14/22			am
53	Fabulus	2900	Cedar	3/7/22	B22-0047	220 sf First Floor Addition creating primary bedroom and laundry room and 220 sf roof deck above new addition and 41 sf covered porch	Disapproved 5/19/22	Bldg. - Approved 3/29/22			am
54	Humphrey	2228	Coral	12/1/21	B22-0024	Expand a portion of the first floor and remove 2nd floor pantry and 1/2 bathroom to create a new bathroom on the 2n floor	Planning Disapprove 03/03/2022,needs to apply for a Minor Use Permit, Approved on 6/28	Bldg. - Approved 2/28/22			gc
55	Bastoh	561	Embarcadero	3/17/22	B22-0051	Phase 2 New 8' sidewalk, New ADA entrance, repave & restripe parking. Disapproved 4-7-21.	Disapproved 4-7-21. Disapproved resubmittal 7-8-22.	Bldg. Approved 3/22/22			cj
56	Gambrill	571	Embarcadero	2/22/22	B22-0035	Convert office space to commercial vacation rental.	Disapproved 3-8-21. Disapproved resubmittal 6-2-22.	Bldg. - Approved 6/14/22			cj

#	Applicant/ Property Owner			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
57	Redican	725	Embarcadero	3/14/22	B22-0049	The project consists of a 608 SF interior remodel of the existing arcade retail space into an extension of the commercial kitchen prep area. All work is exclusive to the interior of the lower level with no impacts to the site, exterior elevation or occupant circulation of the existing building.	Disapproved 3-17-22. Resubmittal received 6-23-22 and under review	Bldg. - Conditionally Approved 3/29/22			ci
58	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Disapproved 4/18/22			ci
59	Tallman	610	Fresno Ave.	7/7/22	B22-0143	Addition of a 901.6 sf accessory dwelling unit on a lot with an existing 1,572 sf 2-story, SFR.		Bldg. - Plancheck			nh
60	McLain	2678-A	Greenwood Ave.	6/27/22	B22-0134	n interior remodel of an existing 480 sf detached garage into a detached ADU with a kitchen, laundry, & bathroom renovation.	Planning Disapproved 6/1/22	Bldg. - Disapproved 6/30/22			gc
61	Hsiao	205	Harbor St.	4/20/22	B22-0084	Demolition of three existing structures and their accessory structures. Construct new 6-room, 5042 sf hotel with 7 onsite parking spaces on a .40 acre lot, the hotel is designed as two story on the east elevation and steps down the bluff with single story on the west elevation.	Planning disapproved 4-28-22	Bldg. - Disapproved 6/28/22			ci
62	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 4/8/22			nh
64	MacDonald	341	Jamaica	7/5/22	B22-0137	269 sf addition to existing 686 sf lower floor. Demo existing garage, construct new 239 sf garage.	Under Review	Bldg. - Plancheck			gc
65	Garcia	341-A	Jamaica St.	7/6/22	B22-0138	Convert 179 sf existing second floor into ADU, 289 sf addition to upper floor for a total of 468 sf ADU, 72 sf of deck.		Bldg. - Plancheck			sg
66	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.	Planning approved 7-20-21.	Ready to issue			sg
67	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved 6/28	Bldg. - Approved 6/30/22			gc
68	Smith	2580	Koa Ave.	7/7/22	B22-0144	Replacing rotted deck beam. South side, front upper deck. New post at corner (SE) of deck. Will be outside of 5' setback.		Bldg. - Plancheck			sg
69	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	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
70	Mertens	1185	Las Tunas St.	6/16/22	B22-0127	Repairing existing deck on home. No structural or footprint changes.		Bldg. - Approved 6/20/22			sg
71	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
72	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22. Resubmittal disapproved 6/25/22.	Bldg. - Approved 6/30/22			nh
73	Meisterlin	840	Main St.	4/14/22	B22-0080	Convert an existing 284 sf commercial storage/office structure to a 284 sf long-term residential dwelling unit which will be secondary to existing commercial uses on the site.	Planning approved 4-16-22	Bldg. - Approved 4/25/22			nh

#	Applicant/ Property Owner			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
74	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
75	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. No recent activity	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	ci
76	Twins Bay Inc.	2460	Main St.	5/4/22	B22-0097	Addendum #2 to B20-0114 - Relocate walkway between sidewalk and bldg. Move backflow preventer 40' south along building face, add 4' long 4" high parallel curb ramp at north corner of bldg. Add concrete pedestrian crossing to main DW, increase area of asphalt replacement at north end of gutter to improve drainage, increase area of asphalt replacement along frontage so sawcut is not in bike lane.	Planning approved	Ready to issue			nh
77	Central Coast Renewables	3250	Main St.	5/27/22	B22-0108	Commercial T.I. to existing office/retail building into new general office. Portion of existing non-permitted 1050 sf building (880 sf permitted) removed, for project totaling 994 sf (114 sf added). New accessible parking space, with a portion of space within existing ROW on Panay St., existing non-conforming spaces to remain.		Bldg. - Plancheck			sg
78	Rose	929	Mesa St.	1/25/22	B22-0016	ADU - 508 sf 2 story ADU addition and 42.5 sf bathroom remodel in existing garage.	Planning - Approved	Bldg. - Approved 6/14/22			gc
79	Allen	310	Morro Bay Blvd.	2/23/22	B22-0040	Adaptive reuse design and development of an existing bank bldg structure for conversion into two-suite office complex. Proposed scope of work does not include an increase in the bldg footprint. Proposed exterior improvements include the removal of the car port awning and barrier removal for site accessibility requirements.		Bldg. - Disapproved 5/9/22			sg
80	Meisterlin	315	Morro Bay Blvd.	4/14/22	B22-0081	Install new ADA restroom in existing commercial unit, install exterior service door to separate the retail from storage/office space and add new window to the storage/office space	Planning approved 4/16/22	Bldg. - Approved 4/25/22			nh
81	Peterson	390	Morro Bay Blvd.	2/2/22	B22-0022	ADDENDUM TO B21-0151 - Adding to scope of work - Demo existing exterior mansard roof, exterior drive thru structure (including structural columns) and demo of interior concrete.		Ready to issue			sg
82	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Disapproved 5/17/22			am
83	Fletcher	435	Napa Ave.	3/21/22	B22-0055	Install 7x14 ft above round modular swim spa. Concrete slab for spa & access. Electrical for spa.	Planning Disapproved 4/11	Bldg. - Disapproved 4/11/22			gc
84	Kennedy	500-A	Napa Ave.	3/23/22	B22-0065	Convert a 576 sf 2-car garage to a 2-story 914 sf ADU. 326 sf garage converted to a bedroom w/bathroom & a 588 sf 2nd floor bedroom, bathroom & kitchen/living area added. A 126 sf 2nd floor deck is also proposed.	Approved	Bldg. - Approved 5/16/22			gc
85	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.	Disapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu
86	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087	New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Planning disapproved 5-12-22	Bldg. - Disapproved 6/16/22			nh

#	Applicant/ Property Owner			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
87	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22	Bldg. - Plancheck			nh
88	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Disapproved 4/4/22			gc
89	Sepulveda	340	Olive St.	6/23/22	B22-0132	Adding stair way access to side yard.		Bldg. - Approved 6/30/22			sg
90	Dorfman	570	Olive St.	6/8/22	B22-0122	Construction of new detached ADU.	Under review	Bldg. - Disapproved 7/1/22			cg
91	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Disapproved 4/4/22			sg
92	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
93	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
94	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			cg
95	Crumpler	3013	Sandalwood Ave	6/22/22	B22-0131	288 sf single story residential bathroom addition.	Dissaproved 7/6	Bldg. - Plancheck			gc
96	Eisemann	599	San Jacinto Street	1/20/22	B22-0014	Demolish of an existing 522 sf one story single family home. Building a new 1498 sf primary residence with 522sf garage and covered 125sf porche.	Approved 5/10/22	Bldg. - Approved 5/11/22			gc
97	Nagy	646	Sequoia Ct.	4/20/22	B22-0085	New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed lanscape plan. Planning approved July 5, 2022.	Bldg. - Approved 7/6/22			nh
98	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
99	Morro Rock LLC	311	Tahiti St.	6/14/22	B22-0125	Convert existing detached 638 sf garage into 638 sf ADU. Add 30 sf covered porch.	Disapproved on 6/22	Bldg. - Disapproved 7/6/22			gc
100	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 applciation expired	Bldg. - Approved 3/27/19			wu

#	Applicant/ Property Owner			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
101	Regan	429	Tulare Ave.	5/27/22	B22-0106	531 sf second floor addition that includes a study and bathroom, stairwell and a 200 sf second story deck.	Planning Approved 6/27	Bldg. - Disapproved 7/14/22			gc
102	Phillips	454	Tulare Ave.	5/23/22	B22-0110	Demo of an existing 440 sf garage carport & breezeway; construction all new 440 sf garage & new 52 asf breezeway.	Dispproved 6/7/22.	Bldg. - Disapproved 6/30/22			sg
103	Phillips	454-A	Tulare Ave.	5/23/22	B22-0111	New 380 sf ADU with a 220 sf roof deck at the 2nd floor.		Bldg. - Disapproved 6/30/22			sg
104	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Disapproved	Bldg. - Approved 4/25/22			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
1	Frojae	429	Bernardo	4/20/22	CDP22-014	<b>Admin CDP for a new single story 688sf ADU.</b>	Project recieved on 4/20/22 , response/incomplete letter sent on 5/3/22, resubmittal on 5/24/22, Completness letter sent 6/1/22, noticing on 6/4/22, CDP permit sent on 6/5 and active on 6/20.				gc
2	Reyneveld	1060	Quintana	11/22/21	MUP21-06	<b>Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.</b>	Incomplete letter sent 12-16-21. Resubmittal under review. Correction letter sent 5-5-22. Project noticed and permit issued 6/28/22.				cj
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: <u>    A-2    </u>
DATE: <u>    JULY 19, 2022    </u>
ACTION: <u>    DRAFT    </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 19, 2022  
HELD VIA TELECONFERENCE – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

PRESENT:	Susan Stewart Bill Roschen Joe Ingraffia Mike Rodriguez Asia King	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Nancy Hubbard	Community Development Director Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/J1jpz2l9P0s?t=112>

Chairperson Stewart announced a meeting for the 3300 Panorama Drive project will be held tomorrow at Del Mar from 6 p.m. to 7 p.m. Information for the meeting is posted on the city's website.

Commissioner Rodriguez thanked Graham for forwarding the current Planning Commissioner handbook to him. Rodriguez noted how helpful the handbook was when he started as a Planning Commissioner.

PUBLIC COMMENT PERIOD – NONE

**Public Participation:**

*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](mailto: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=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>

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

### A. CONSENT CALENDAR

<https://youtu.be/J1j pz2I9P0s?t=234>

Commissioner King noted an edit should be made to the February 1, 2022 Planning Commission minutes as she did not have ex parte communication as noted.

#### A-1 Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

#### A-2 Approval of minutes from the Planning Commission meeting of February 1, 2022.

**Staff Recommendation:** Approve minutes as submitted.

#### A-3 Approval of minutes from the Planning Commission meeting of February 15, 2022.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Rodriguez moved to approve with edits to the February 1, 2022 Planning Commission minutes. Commissioner Ingraffia seconded, and the motion passes 5-0, with Ingraffia, King, Roschen, Rodriguez, and Stewart voting yes.

<https://youtu.be/J1j pz2I9P0s?t=282>

### B. PUBLIC HEARING

<https://youtu.be/J1j pz2I9P0s?t=324>

#### B-1 Case No.: MAJ21-006

**Site Location:** 1260 Main Street, Morro Bay, CA

**Project Description:** Planning Commission review and recommend to City Council for approval of an amendment to the land use map included in the City of Morro Bay General Plan/Local Coastal. The change in land use designation for this parcel will be from District Commercial to Community Commercial. The proposed land use change to the subject site will be consistent to similarly designated properties along Main Street.

**CEQA Determination:** An amendment to the 2021 General Plan/Local Coastal Land Use Plan Environmental Impact Report has been prepared resulting in a

finding of no significant environmental impact as a result of the proposed GP/LCP land use map amendment request.

**Staff Recommendation: Planning Commission adopt Resolution 04-22** recommending City Council approval of an amendment to the Land Use designation for the subject parcel from District Commercial to Community Commercial.

**Staff Contact:** Nancy Hubbard, Contract Planner, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Stewart opened the Public Comment period.

<https://youtu.be/J1jz2I9P0s?t=996>

Sean Green, Morro Bay resident, agreed on the rezoning of the site.

Steve Allen, owner operator of the Masterpiece Hotel and 1260 Main Street, gave an overview of the project site and what his goals are for the property.

Questions for staff from the Commissioners.

Hubbard answered questions from the Commissioners.

Comments from the Commissioners.

**MOTION:** Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 5-0, with Roschen, Ingraffia, Rodriguez, King, and Stewart voting yes.

<https://youtu.be/J1jz2I9P0s?t=1283>

Anthony from AGP noted there were no raised hands in the que for public comment.

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS

<https://youtu.be/J1jz2I9P0s?t=1342>

**D-1** Review of the Public Benefits Subcommittee Report

**Staff Recommendation:** Review the report, discuss and provide direction to staff on next steps.

**Staff Contact:** Scot Graham, Community Development Director;  
[sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov).

Sean Green provided an overview of what was discussed and the highlights from the meeting.

Commissioner Ingraffia provided comments regarding the discussion from the public benefits subcommittee meeting.

Commissioner Rodriguez provided his comments from the public benefits subcommittee meeting.

Chairperson Stewart opened the Public Comment period.  
<https://youtu.be/J1jgz2I9P0s?t=3870>

Cherise Hansen, Harbor Board Advisory Board member/ Embarcadero lease member, offered suggestions for the subcommittee members.

Chairperson Stewart closed the Public Comment period.  
<https://youtu.be/J1jgz2I9P0s?t=4023>

Discussion between the Commissioners & staff.

**MOTION:** Vice- Chairperson Roschen move to approve the Planning Commission collect comments from other advisory boards and review within thirty (30) days. The Planning Commission will then forward their report to the City Council. Commissioner Ingraffia seconded, and the motion passes 5-0, with King, Rodriguez, Ingraffia, Roschen, and Stewart voting yes.

<https://youtu.be/J1jgz2I9P0s?t=6321>

Commissioner Roschen left the meeting; quorum still established.  
<https://youtu.be/J1jgz2I9P0s?t=6497>

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/J1jgz2I9P0s?t=6504>

Chairperson Stewart asked staff for an update on the way finding signs.

Graham responded.

Commissioner Rodriguez commented on the benefits he received while attending various APA (American Planning Association) meetings over the years.

Commissioner Ingraffia commented he was glad the meetings were in person again.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS  
<https://youtu.be/J1jgz2I9P0s?t=6787>

Graham notified the Commissioners about the Vistra presentation scheduled for the next meeting.

Graham also notified the Commissioners about the meeting for the 3300 Panorama Drive subdivision project, which will be held tomorrow from 6 p.m. – 7 p.m. at Del Mar Elementary School. Graham noted the meeting is being initiated by the applicant and not the City of Morro Bay.

G. ADJOURNMENT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – APRIL 19, 2022

The meeting adjourned at 7:55 p.m. to the next scheduled Planning Commission meeting via teleconference, on May 3, 2022, at 6:00 p.m.

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Susan Stewart, Chairperson

ATTEST:

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Scot Graham, Secretary



**AGENDA NO: B-1**

**MEETING DATE: July 19, 2022**

## Staff Report

**TO:** Planning Commissioners **DATE:** July 19, 2022

**FROM:** Nancy Hubbard, Contract Planner

**SUBJECT:** **New commercial 6-room hotel.** Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. With approval of the parking exception, the project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

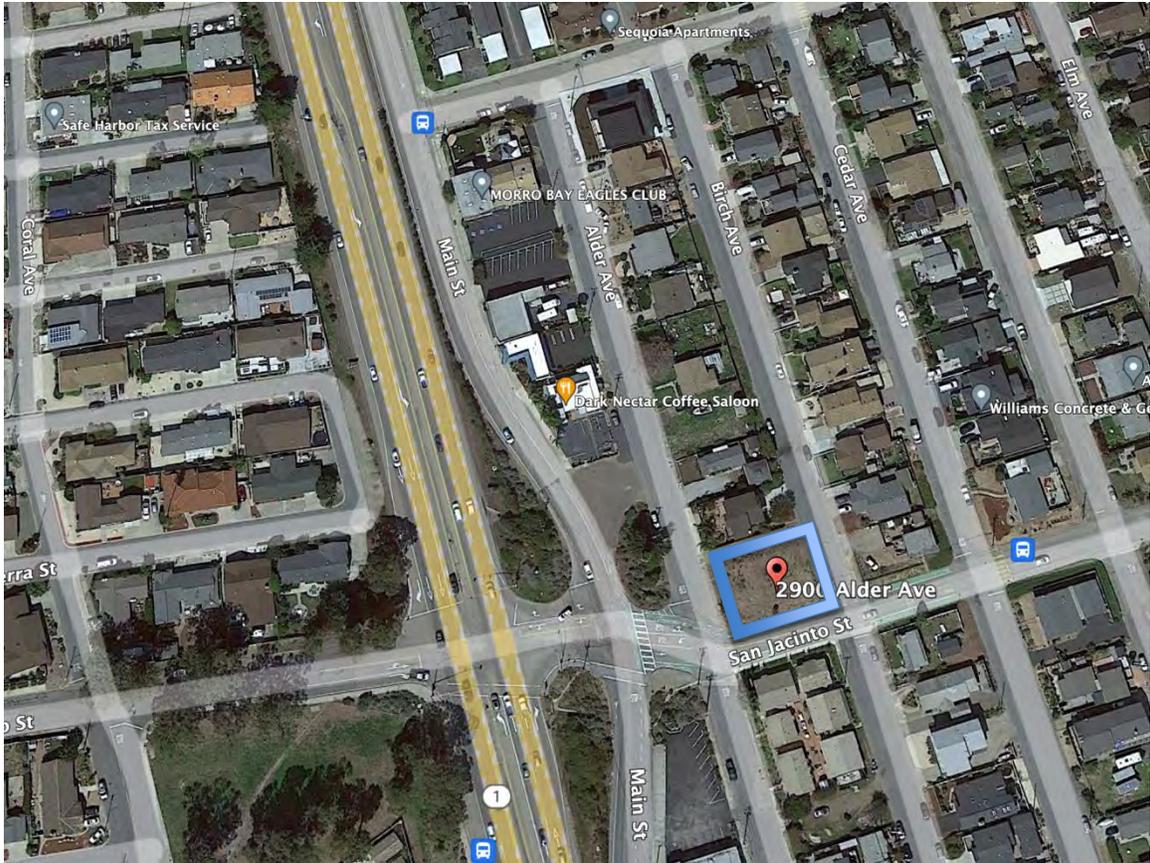
**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution 07-22 making the necessary findings for approval of CDP21-042, CUP21-14 and PKG22-04

**APPLICANT:** 2900 Alder LLC/Sanjay Khanna

**ADDRESS/APN:** 2900 ALDER STREET/APN 068-192-011

**SUBJECT:** Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a small 6-room hotel project on a 6,000 square foot parcel located on the NE corner of Alder Ave and San Jacinto Street. The project consists of a two-story building with 4,117 square feet of conditioned space and parking for 6 cars, including an ADA van accessible space. The proposed building has a maximum height of 22 feet and will be positioned on the northly portion of the site with vehicular access and parking along San Jacinto Street. The project also includes a bike rack and uncovered parking for 2 motorcycles. The project includes 2 ADA rooms and a service/laundry area for housekeeping/maintenance staff. The project will have a one-way driveway between Alder Ave and Birch Ave. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction



**ZONING:** R-4/SP (Multifamily residential/hotel/professional in a North Main Street Specific Plan area). This zone allows professional offices and hotels/motels where appropriate as well as high density multifamily housing. Hotels/Motel uses require a land area of 750 sf per unit (for this project 6 units X 750sf =4500 sf) and the 6,000-sf parcel would allow up to 8 hotel units.

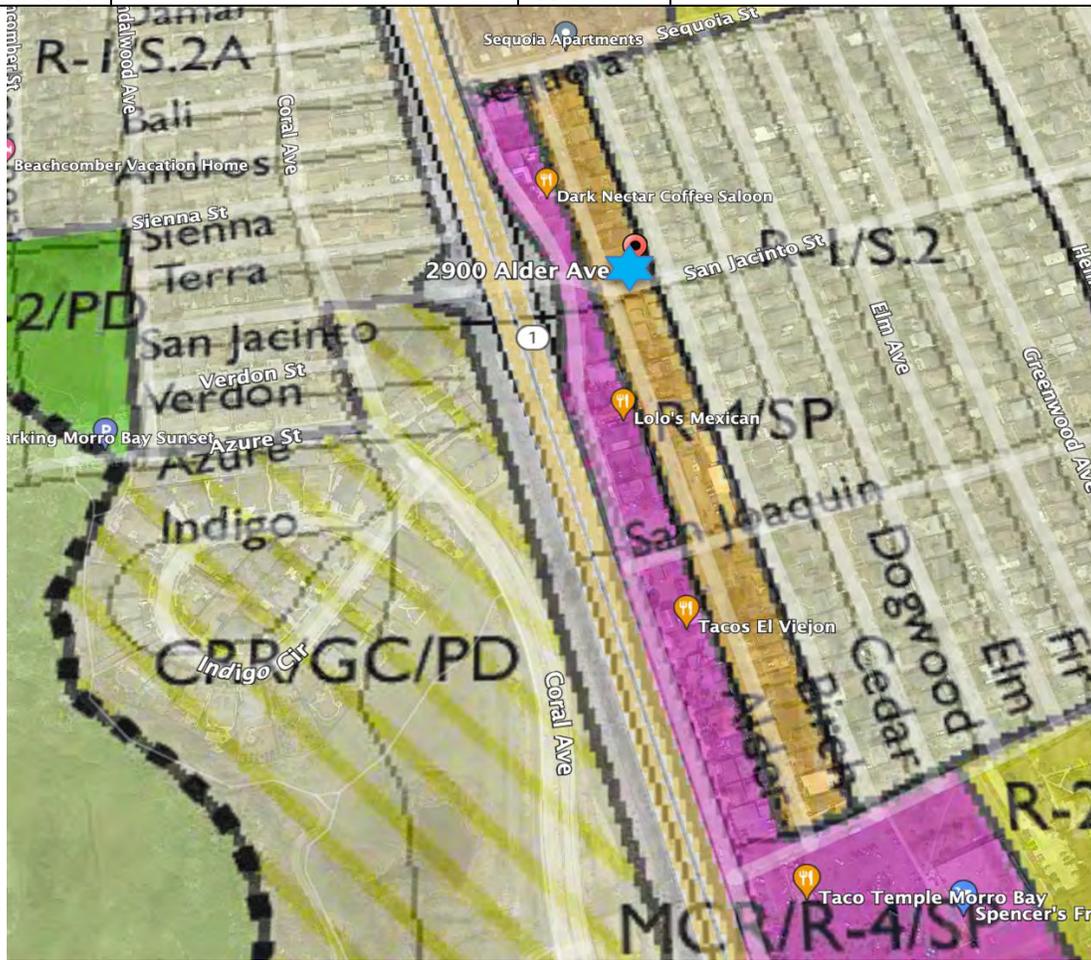
The project is in the North Main Specific Plan (SP) area, which encourages heights of no more than 25 feet (whereas the R-4 zoning district allows heights up to 30 feet) and requires certain public improvements, such as frontage improvements, undergrounding utilities, and street trees (See Public Works Conditions of Approval). The North Main SP area, as defined in the current zoning code, also requires consideration of the effect on the view corridor from the easterly residential neighborhood. Reviewing the view from east to west down San Jacinto Street (see photo below), the view does not appear impacted because of the relative height of the nearby existing homes, the lower elevation of the subject site, the higher elevation of Highway 1 and the trees on the west side of Highway 1. Additionally, the project is setback 25 feet from the public right-of-way along San Jacinto, where 15 feet is required, putting it just about out of view from a few blocks east. Assuming a view perspective from a pedestrian level, there is only a distant view of the ocean looking west along San Jacinto and that will not be impacted by this project. The current Local Coastal Program, Land Use Plan does not identify San Jacinto Street east of Highway 1 as a street providing scenic views. As a

practical matter, San Jacinto does provide views of the ocean as it gains elevation to the east.



View from Dogwood Ave. and San Jacinto St. looking west – Blue line indicates approximate roof height of proposed

Adjacent Zoning			
North	R-4/SP	East	R-1/S.2
South	R-4/SP	West	MCR/R-4/SP



Site Characteristics	
Site Area	6,000 square feet
Existing Use	Vacant
Terrain	Level – slight downhill slope from east to west
Vegetation/Wildlife	Vacant parcel, weeds
Archaeological Resources	N/A
Access	The site borders Alder Ave, Birch Ave and San Jacinto Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	R-4
Zoning Overlay District	None
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	North Morro Bay Specific Plan area
Coastal Zone	Not within the Coastal Commission Appeal Jurisdiction

Current View of Site from the corner of Alder Ave and San Jacinto Street (looking northeast)

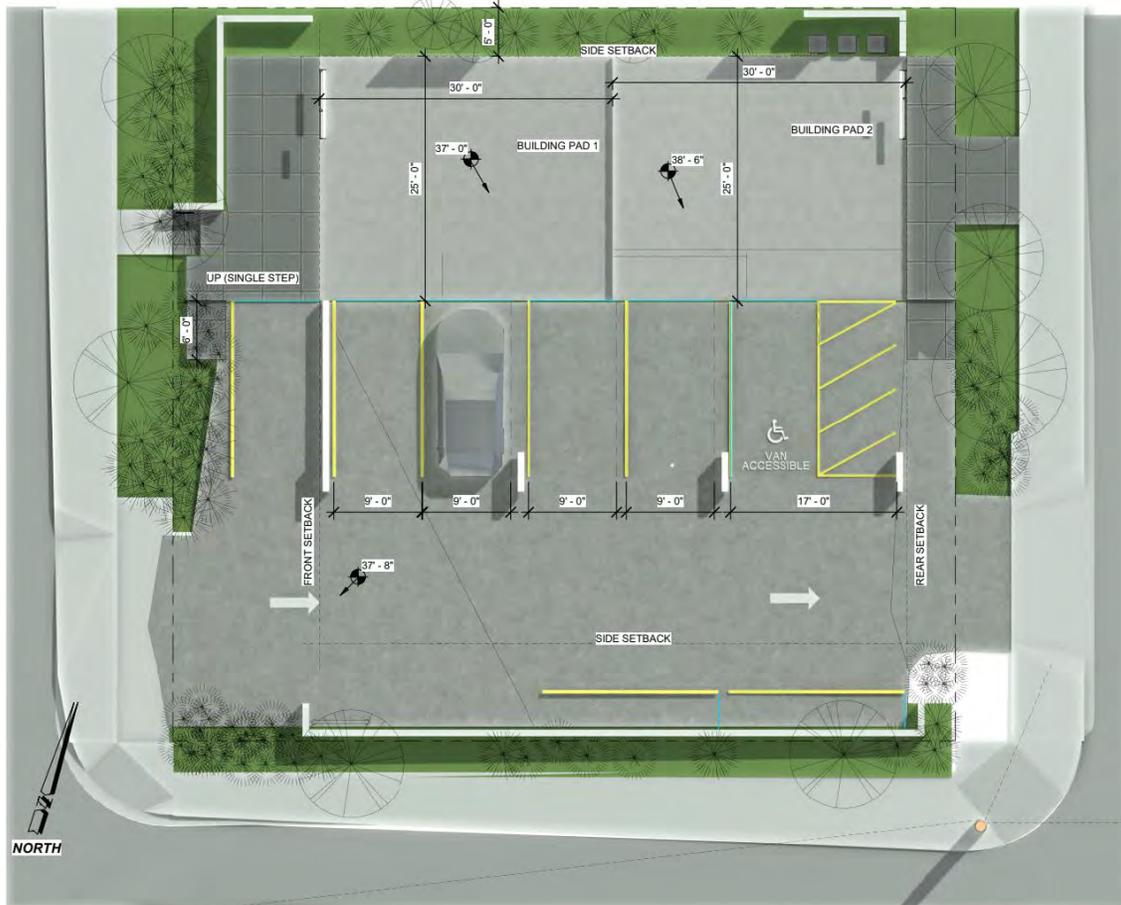


**SITE HISTORY:**

- Vacant Site
- Parcel is approximately 6,000 sf in size
- Technical frontage is on Alder Ave

**PROJECT ANALYSIS:**

The proposed project is a small 2 story hotel with 6 self-serve rooms (i.e., there is no lobby or full-time on-site staffing). The building will have 1,491 square feet on the lower level comprised of 2 hotel rooms, a staff supply/laundry area plus covered parking (under the cantilevered second floor). The second floor, accessible by an interior stairway, is 2,626 square feet with 4 hotel rooms. There is an ADA equipped hotel room on each level, the ground floor room has access via a fully ADA accessible pathway from the street or parking lot. The second level ADA equipped room is accessible from the interior stairway. This project has been reviewed by a Certified Accessibility Specialist and meets the criteria for a range of disabilities, not all of which are motion impairment. Each of the second-floor rooms have an outdoor deck area. The hotel rooms range in size from approximately 384 sf to 562 sf and each has a full bath, sleeping area and closets. Five of the rooms are designed as suites, with the sleeping area in a separate room from the living room area. The proposed project includes approximately 1,500 sf of landscaped area. The project includes 6 parking spaces, including a van accessible space, two outdoor motorcycle spaces and a bike rack. The building design is a contemporary architectural style with a flat roof.



**DEVELOPMENT STANDARDS:**

The project is surrounded by public streets on three sides. Alder Ave is the frontage street (narrowest lot dimension on a public street), Birch Ave is the rear yard area and San Jacinto Street is an exterior side yard for determination of required building setbacks. The adjacent use on the north side (interior side yard setback area) is a 2-story single family home, approximately 5-6 feet from the shared property line. The table below shows the standards for the zoning district and the development standards met by the project.

	<b>R-4/SP Standards</b>	<b>Proposed Project</b>
<b>Front Setback (Alder Ave)</b>	15 feet	15 feet
<b>Exterior side setback (San Jacinto)</b>	20% of lot width/ 15 max/10 minimum	25 feet
<b>Interior side Setback</b>	5 feet	5 feet
<b>Rear Setback (Birch Ave)</b>	5 feet	5 feet
<b>Height (from ANG)</b>	30 Feet (25 recommended in the SP area)	22 feet
<b>Lot Coverage</b>	60%	44%
<b>Parking</b>	6 spaces required	6 vehicle spaces, 2 motorcycle, and bike rack provided



**Public Improvements**

The project will underground utilities on the site and will provide for frontage improvements on all three surrounding streets. The frontage improvements include new sidewalks along Alder Ave, Birch Ave and San Jacinto Street as

necessary to meet the requirements for curb ramps, driveways on Alder and Birch and street trees consistent with Public Works Condition 2 and 3 found in the attached Resolution.

**DENSITY:**

The density for this project is the following: Hotel rooms require 750 sf of land area per room resulting in a site area requirement for this 6-room hotel of 4,500 sf. The site, which is 6,000 sf in size, would meet the criteria for 8 hotel rooms, however, in order to meet the development standards, provide adequate parking and ample landscaped outdoor areas, and keep the height to 2 stories, the proposal is for only 6 rooms.

**PARKING EXCEPTION:**

Parking requirements for Hotel Rooms required one parking space for each room (6 hotel rooms = 6 parking spaces). The original design included 6 standard size covered parking spaces, two between each supporting column for the cantilevered second level. However, to accommodate a covered van accessible ADA space, the parking was reconfigured and can only accommodate 5 covered vehicle spaces (including the ADA space). Through a request for a parking exception, they are requesting a 6<sup>th</sup> vehicle parking space in the setback along the side of the building (Alder Ave side). This 6<sup>th</sup> space matches the setback of the other hardscape improvements providing access to the building and allows a landscaped area between the parking space and the street. The project added 2 motorcycle spaces and a bike rack to provide alternate parking options. There is also approximately 44 feet of public street parking on both Alder and Birch Ave, which would accommodate 4 cars parked on the street. A parking exception can be granted based on the following findings:

- A. The parking exception does not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design will be adequate to accommodate on the site all parking needs generated by this use.

*The extra parking space designed along the side of the garage parking area will function just as well as the other spaces. The location of this parking space is the same as was allowed on another project and will not interfere in the function or the look of the project.*

- B. The exception will not adversely affect the health safety or general welfare of persons working or residing in the vicinity and not traffic safety problems will result from the proposed modification of the parking standards.

*Allowing this additional parking space will allow for more street parking for the neighborhood. The project will have public street parking along Alder Ave and Birch Ave.*

- C. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.

*This is a modest project that meets all the development standards of the zoning district, with approval of this 6<sup>th</sup> parking space. The project and the neighborhood will benefit from more availability of street parking.*



**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**CONCLUSION:**

The project is consistent with development goals and allowed uses included in the Morro Bay Municipal Code and the North Morro Bay Specific Plan Area and is consistent with the policies of General Plan and the Local Coastal Program.

**PUBLIC HEARING NOTICE:**

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on June 10, 2022 (for the previous public hearing on June 21, 2022, that was continued) and was noticed again on July 8, 2022, for the July 19, 2022, hearing. Noticing also included postcards mailed to all property owners and occupants of record within 500 feet of the project site. The project site was also posted with a public notice sign.

**RECOMMENDATION:**

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 07-22 which includes findings for CDP21-042, CUP21-14 and PKG22-04 to allow the proposed small hotel as reflected on the plans submitted to the City of Morro Bay on June 19, 2022.

**ATTACHMENTS:**

- Exhibit A – Resolution 07-20 – Findings and Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Public comment Q&A

# EXHIBIT A

## RESOLUTION NO. PC 07-22

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT CUP21-14, COASTAL DEVELOPMENT PERMIT CDP21-042 AND PARKING EXCEPTION PKG22-04 FOR A NEW HOTEL PROJECT AT 2900 ALDER AVE

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on July 19, 2022 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CUP21-14, CDP21-042 and PKG 22-04 for a new 6 room hotel project in a new two story building to be located at 2900 Alder Ave; and

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

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

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

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

#### California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 sf in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

#### Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the R-4/SP Zoning designation in providing for a hotel project that is compatible as a buffer between the lower density residential and the mixed use commercial. The project is also consistent with the General Plan and Local Coastal Program (GP/LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding

# EXHIBIT A

neighborhood.

## Parking Exception Findings:

- A. The parking exception does not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design will be adequate to accommodate on the site all parking needs generated by this use.
- B. The exception will not adversely affect the health safety or general welfare of persons working or residing in the vicinity and not traffic safety problems will result from the proposed modification of the parking standards;
- C. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property

**Section 2: Action.** The Planning Commission does hereby approve Conditional Use Permit (CUP21-14), Coastal Development Permit (CDP21-042) and Parking Exception (PKG22-04), subject to the following conditions:

## STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet on the NE corner of Alder Ave and San Jacinto Street. The project is providing 6 parking spaces on the site, including a van accessible space, two motorcycle parking spaces and a bicycle rack. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.
2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and

# EXHIBIT A

employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

## **PLANNING CONDITIONS:**

9. Signage: A signage program is not included in this permit. Signage for the hotel will require a signage permit. On-site directional signage does not require a signage permit from the City of Morro Bay. Any proposed signage shall be submitted to the Community Development Department for review and approval prior to installation.
10. Accessibility: If the laundry/staff storage area becomes available for use by the hotel occupants, access to the area must be modified to be ADA accessible.

## **BUILDING DIVISION CONDITIONS**

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

# EXHIBIT A

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

# EXHIBIT A

- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

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

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

## **B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

1. **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
2. **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
3. **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request

# EXHIBIT A

for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.

4. **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.
5. **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

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

# EXHIBIT A

## **PUBLIC WORKS CONDITIONS:**

1. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the “Performance Requirement Determination Form” to determine if any requirements should be submitted. Submit The requirements can be found in the Stormwater management guidance manual on the City’s website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual) (MBMC 14.48.140)
2. **Frontage Improvements:** The installation of frontage improvements is required. Show the installation of a City standard driveway approach per detail B-6, sidewalk per detail B-5, curb and gutter per detail B-1, curb ramps on San Jacinto corners per Caltrans Detail a88a and street tree (one per every 50’ frontage) along all the street frontages of the proposed project. (MBMC 14.44.020)
3. **North Main Street Specific Plan:** The proposed project is located in Sub-area B of the North Main Street Specific Plan and subject to those conditions in addition to the standard frontage improvements. San Jacinto is classified as a collector street and shall be developed to its full width on the north side along the property per City Standard Detail A-2, except that a 5-foot wide bike lane shall be marked and a “NO PARKING BIKE LANE” (R7-9) shall be installed. Alder Avenue and Birch Avenue are classified as local streets and shall be developed per City Standard Detail A-1.
4. **Sewer Lateral:** Indicate and label new sewer lateral pipe.
5. **Sewer Backwater Valve:** Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
6. **Erosion and Sediment Control Plan:** For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
7. **Water Meter:** Indicate and label water meter on plans and include size of meter(s).

# EXHIBIT A

8. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
9. Water: The City's "OneWater Plan" which is available at the following link: <https://www.morro-bay.ca.us/DocumentCenter/View/12500/OneWater-Plan-Final> identifies a deficiency due to low residual fire hydrant pressures occurring under MDD fire flow conditions that will affect the this future development. To mitigate the deficiency, the OneWater plan requires the installation of a 10" diameter pipeline along San Jacinto between Alder Avenue and Cedar Avenue to create a loop.
10. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
11. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
12. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to major redevelopment projects, shall be undergrounded.
13. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code 8.14.020, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining wall in or extending into the right-of-way will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained and recorded with the County. Requirements for Special Encroachment Permit Agreement requirements can be located on the City's website at the following location: <https://www.morro-bay.ca.us/DocumentCenter/View/15119/Special-encroachment-instructions>

Add the following Notes to the Plans:

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

# EXHIBIT A

2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.ca.us/197/Public-Works>.
  - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
  - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
  - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

## **FIRE DEPARTMENT CONDITIONS:**

1. Demolition Site Plan, General Notes. Provide the following notation: Fire Safety During Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200. Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building Department for review and approval prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.
3. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. (CFC 1001.3 and 1001.4) The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)
5. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29)
6. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon

# EXHIBIT A

which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1).

7. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC 507.5.1)
8. Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall not be less than the minimum specified in Table C102.1. (CFC C102.1)
9. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)
10. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
11. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.
12. Provide location of the sprinkler riser, backflow double check device, fire hydrants and fire protection equipment at site.
13. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

# EXHIBIT A

Planning Commission Resolution 07-22  
CUP21-14/CDP21-042/PKG22-04, 2900 Alder Ave  
Page 11

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of July 2022 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Stewart

ATTEST

\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 19th day of July 2022.



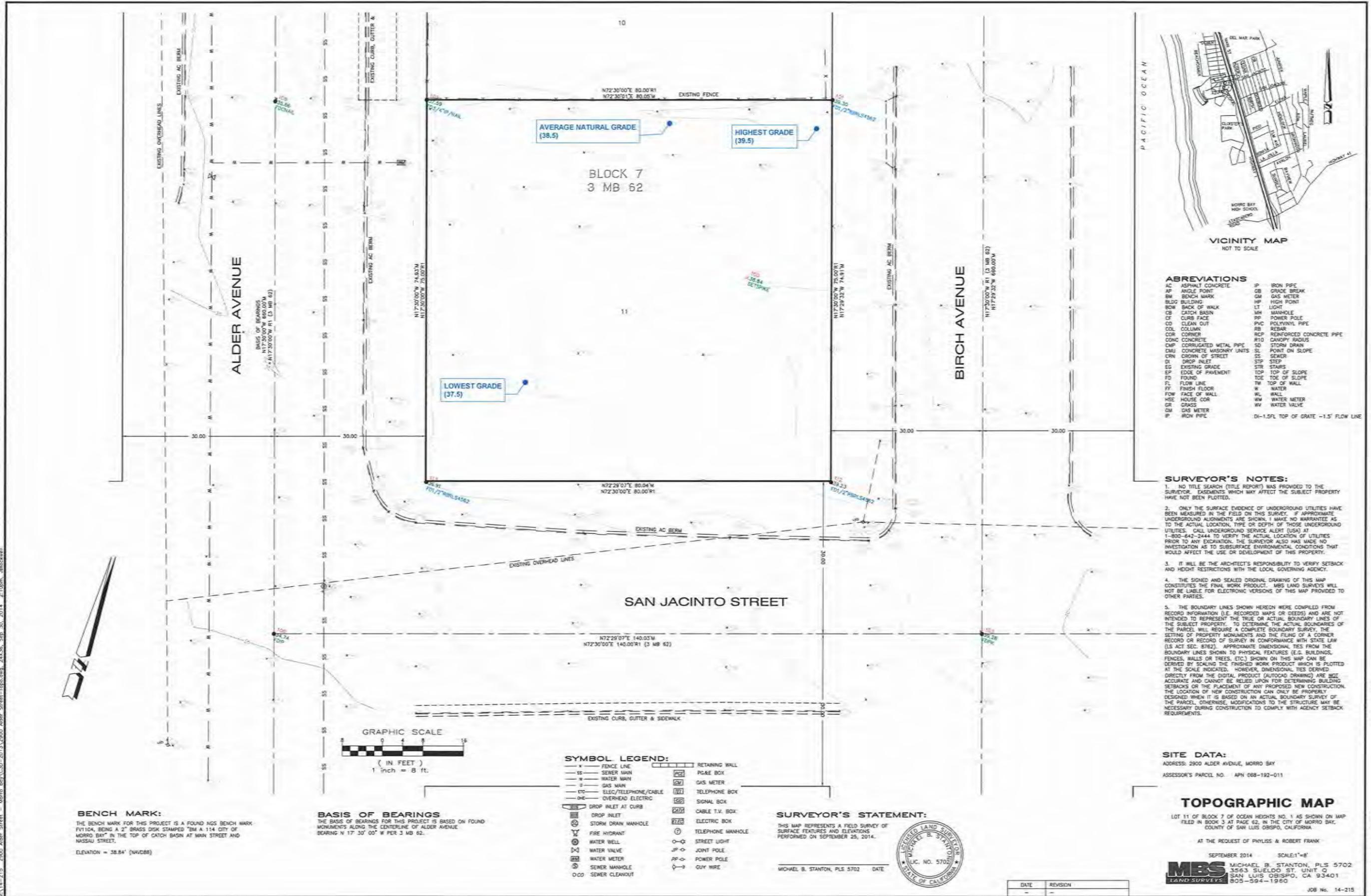












**ABBREVIATIONS**

AC ASPHALT CONCRETE	IP IRON PIPE
AP ANGLE POINT	CB CRACK BREAK
BM BENCH MARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BW BACK OF WALK	LT LIGHT
CB CATCH BASIN	MM MANHOLE
CF CURB FACE	PP POWER POLE
CO CLEAN OUT	PPO POLYETHYLENE PIPE
COL COLUMN	REBAR
COR CORNER	RCP REINFORCED CONCRETE PIPE
CONC CONCRETE	R10 CANOPY RADIUS
CMP CORRUGATED METAL PIPE	SD STORM DRAIN
CMU CONCRETE MASONRY UNITS	SL POINT ON SLOPE
CRN CROWN OF STREET	SS SEWER
DI DROP INLET	STP
EG EXISTING GRADE	STR STAIRS
EP EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FOUND	TSE TIE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FW FACE OF WALL	WM WATER METER
HSE HOUSE COR	WV WATER VALVE
GR GRASS	
GM GAS METER	
IP IRON PIPE	DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

**SURVEYOR'S NOTES:**

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREDY WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DETERMINED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

**SITE DATA:**  
 ADDRESS: 2900 ALDER AVENUE, MORRO BAY  
 ASSESSOR'S PARCEL NO.: APN 068-192-011

**TOPOGRAPHIC MAP**  
 LOT 11 OF BLOCK 7 OF OCEAN HEIGHTS NO. 1 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 62, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA.  
 AT THE REQUEST OF PHYLISS & ROBERT FRANK  
 SEPTEMBER 2014 SCALE: 1"=8'  
 MICHAEL B. STANTON, PLS 5702  
 3563 SUELOO ST. UNIT Q  
 SAN LUIS OBISPO, CA 93401  
 805-594-1990

**SYMBOL LEGEND:**

—x— FENCE LINE	—□— RETAINING WALL
—SS— SEWER MAIN	—□— PG&E BOX
—W— WATER MAIN	—□— GAS METER
—G— GAS MAIN	—□— TELEPHONE BOX
—TC— ELEC./TELEPHONE/CABLE	—□— SIGNAL BOX
—OE— OVERHEAD ELECTRIC	—□— CABLE T.V. BOX
—○— DROP INLET AT CURB	—□— ELECTRIC BOX
—○— DROP INLET	—□— TELEPHONE MANHOLE
—○— STORM DRAIN MANHOLE	—○— STREET LIGHT
—○— FIRE HYDRANT	—○— JOINT POLE
—○— WATER WELL	—○— POWER POLE
—○— WATER VALVE	—○— GUY WIRE
—○— WATER METER	
—○— SEWER MANHOLE	
—○— SEWER CLEANOUT	

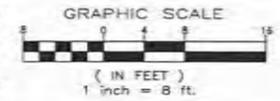
**SURVEYOR'S STATEMENT:**  
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 25, 2014.  
 MICHAEL B. STANTON, PLS 5702 DATE



DATE	REVISION

**BENCH MARK:**  
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV1104, BEING A 2" BRASS DISK STAMPED "BM A 114 CITY OF MORRO BAY" IN THE TOP OF CATCH BASIN AT MAIN STREET AND NISSAU STREET.  
 ELEVATION = 38.84' (NAVD88)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF ALDER AVENUE BEARING N 17° 30' 00" W PER 3 MB 62.



A:\14-215-2009 Alder Street - Morro Bay\3D-2013\5005 Alder Street - Topo.dwg, 2/13/2014 2:10pm, jblackwell







# EXHIBIT C

## **Public Comment for 2900 Alder**

### **(PC hearing June 21, 2022 (continued to date uncertain))**

1. Do you have two ADA parking spaces for the people who'll be using the two ADA units? If not, why not? If they are paying for accessibility, they need to be able to easily access their rooms, on both the first and second floors.

We've worked with the city planning office and a CASP (Certified Accessibility Specialist) to meet all ADA requirements as per code. The plan is compliant with the code and city planning recommendations, there are a range of disabilities and not all of them are motion impairment or require a Van Parking Space. As such we have a range of options for accessibility/impaired guests.

2. Who will be overseeing this "self-service" hotel? Who do the neighbors speak to, if problems develop, like noise, parking, or trash complaints?

Contact information will be readily available for the public, on the internet/google and posted on-site for the public to reach out in case of unusual activity. We will have 24/7 monitoring via high definition surveillance systems for the entire site, and local resources that can be dispatched readily to address loud noises, trash, and nuisance. As well we will have air quality, noise and light sensors throughout the building to monitor for late night noise and other nuisances that may arise so they can be addressed promptly.

3. Are there 6 single rooms with kitchens?

The proposal is for 6 hotel rooms, no kitchens, possibly a coffee maker, mini-refrigerator and microwave.

4. If 6 fully able people rent, there will probably be at least 2 extra cars around. Where will they go?

It is our operational experience that guests will have just one car per room. If guests require extra parking, they will arrange for that separately and it is to their discretion where they park and that they comply with any city regulations regarding street parking or use of public parking lots, etc. The parking on the site will not be used by the staff that will be there daily to turn over rooms, etc., they will use street parking for the short time that they are on the site. The hotel will not have a full-time manager/staff and so all the parking on site is available for the guests.

5. Will there be a 5 foot property line space? What are the structure setbacks from Alder and Birch?

There is a 5 foot setback on the north and along Birch Ave. The setback on Alder is 15 feet and the setback to the building on San Jacinto is 25 feet.

6. What height are the retaining walls?

The retaining walls are 4 feet in height .