



CITY OF MORRO BAY CITY COUNCIL AGENDA

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

Regular Meeting Tuesday, January 24, 2023 – 5:30 P.M. Veterans Memorial Hall 209 Surf St., Morro Bay, CA

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:

Public participation is allowed in the following ways:

- Community members may attend the meeting in person at the Morro Bay Veterans Hall.
- 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.

Please click the link below to join the webinar:

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

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

- 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 City Council at council@morrobayca.gov prior to the meeting. Agenda Correspondence received at council@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
PLEDGE OF ALLEGIANCE
RECOGNITION
CLOSED SESSION REPORT
MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS
CITY MANAGER REPORTS, ANNOUNCEMENTS AND PRESENTATIONS

PRESENTATIONS

- Fourth of July Fireworks Show Concept Presentation by Cherise Hansson

PUBLIC COMMENT

Members of the audience wishing to address the Council 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 Council at this time.

Public comment is an opportunity for members of the public to provide input to the governing body. To increase the effectiveness of the Public Comment Period, the City respectfully requests the following guidelines and expectations be followed:

- Those desiring to speak are asked to complete a speaker slip, which are located at the entrance, and submit it to the City Clerk. However, speaker slips are not required to provide public comment.
- When recognized by the Mayor, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Mayor, comments are to be limited to three minutes.
- All remarks should be addressed to Council, as a whole, and not to any individual member thereof.
- The Council respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in City Council meetings is welcome and your courtesy will be appreciated.
- The Council in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

A. CONSENT AGENDA

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 ADOPT RESOLUTION NO. 06-23 AUTHORIZING THE MORRO BAY FIRE DEPARTMENT TO SUBMIT AN APPLICATION FOR FEDERAL EMERGENCY MANAGEMENT AGENCY ASSISTANCE TO FIREFIGHTERS GRANT AND TO ACCEPT THE GRANT IF AWARDED; (FIRE DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 06-23 Authorizing the Morro Bay Fire Department (MBFD) to submit an application to the Federal Emergency Management Agency (FEMA) for an Assistance to Firefighter Grant for mobile radios and accept grant if awarded.

- A-2 AUTHORIZATION FOR ATTENDANCE AT THE C-MANC ANNUAL WASHINGTON, D.C., "WASHINGTON WEEK" MEETINGS; (CITY MANAGER)

RECOMMENDATION: Staff recommends the City Council authorize up to a three-person delegation consisting of the Mayor, Harbor staff member and either the City Manager or Public Works Director to attend the California Marine Affairs and Navigation Conference (C-MANC) 2023 "Washington Week" meetings in Washington, D.C. slated for February 28 – March 1, 2023 and to represent the City's interests in the nation's capital.

B. PUBLIC HEARING ITEMS

- B-1 APPEAL OF PLANNING COMMISSION APPROVAL ON NOVEMBER 15, 2022 OF COASTAL DEVELOPMENT PERMIT #CDP21-035 AND CONDITIONAL USE PERMIT #CUP21-12 AND VARIANCE #VAR21-003 FOR REMOVAL OF EXISTING DWELLING UNIT AT 101 FIG ST. AND CONSTRUCTION OF A NEW 1,676SF SINGLE FAMILY HOME WITH 400SF GARAGE. THE PROPERTY IS IN THE R-2/PD ZONING DISTRICT AND IS LOCATED IN THE COASTAL APPEALS JURISDICTION. (APPELLANT: MR. TERRY SIMONS); (COMMUNITY DEVELOPMENT DEPARTMENT)

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 07-23, making the necessary findings to deny the appeal and uphold the Planning Commission (PC) approval of Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for the site at 101 Fig Street to allow removal of an existing dwelling unit commonly known as the "Little Red House" and new construction of a 1,676sf single family home with 400sf garage on a 3600sf lot.

C. BUSINESS ITEMS

- C-1 JANUARY 9, 2023 WINTER STORM SURGE UPDATE; (CITY MANAGER)

RECOMMENDATION: Staff recommends the City Council receive an update from staff on the aftermath of the January 9, 2023 winter storm surge and resulting catastrophic flooding event.

- C-2 ADVISORY BOARD INTERVIEWS AND APPOINTMENTS; (CITY CLERK)

RECOMMENDATION: Staff recommends the Council conduct interviews to fill current and upcoming vacancies on the Planning Commission, Citizens Oversight/Finance Advisory Committee, Harbor Advisory Board, Public Works Advisory Board, Recreation & Parks Commission, and City's representative on the Visit SLO County Board of Directors.

D. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

The next Regular Meeting will be held on **Tuesday, February 14, 2023 at 5:30 p.m.**

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 CITY HALL, 595 HARBOR ST, MORRO BAY, CA 93442 FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 805-772-6205 FOR FURTHER INFORMATION.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST BY CALLING THE CITY CLERK'S OFFICE AT 805-772-6205.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.

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AGENDA NO: A-1

MEETING DATE: January 24, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: January 18, 2023

FROM: Daniel McCrain, Fire Chief

SUBJECT: Adopt Resolution No. 06-23 Authorizing the Morro Bay Fire Department to submit an application for Federal Emergency Management Agency Assistance to Firefighters Grant and to Accept the Grant if Awarded

RECOMMENDATION

Staff recommends the City Council adopt Resolution No. 06-23 Authorizing the Morro Bay Fire Department (MBFD) to submit an application to the Federal Emergency Management Agency (FEMA) for an Assistance to Firefighter Grant for mobile radios and accept grant if awarded.

ALTERNATIVES

Council may choose to:

1. Direct staff to request funding of these items through the traditional budget request process. (General fund, measure Q&E funds, etc.),
2. Provide alternate direction, or
3. Take no action

FISCAL IMPACT

The FEMA Assistance to Firefighter Grant (AFG) program has a cost share based on the population served. The cost share for a population less than 20,000 residents is listed as "not less than 5% of the grant awarded". The grant request is for an estimated amount of \$117,125.92 for radios and radio installation. The City's cost share would equal approximately no more than \$6,164.52 for a total amount of funding available to City (including up to \$117,125.92 in grant funding) of \$123,290.44. This amount may be amended by FEMA for a partial award.

The estimated cost share for MBFD would be approximately \$6,164.52 that would have to be paid by Department funds, and currently there is sufficient budget remaining in the Fiscal Year (FY) 2023-24 Department Budget to cover this expense.

BACKGROUND

FEMA has allocated \$324 million for Assistance to Firefighter grants for Federal FY 2022 and is projecting 2,000 awards. FEMA will begin allocating grant awards on or near May 1st, 2023, for this

Prepared By: DM Dept Review: _____
City Manager Review: SC City Attorney Review: CFN

grant cycle. The grant application period opens Monday January 9th, 2023, and closes Friday February 10th, 2023.

DISCUSSION

Mobile radios are equipment permanently mounted in the response vehicles. These vehicle radios have larger antennas and are more powerful than the handheld radios used by personnel during incidents. These radios are necessary for safe communications while operating the fire apparatus, and to allow for better communication on scene in areas with limited radio repeater access. The Council approved the use of American Rescue Plan funds to purchase new handheld radios for FY 2021-22 and those radios have been purchased and are in service for daily use. Of the mobile radios currently installed in the MBFD vehicles, three apparatus have radios that are discontinued and do not meet the current specifications required for interoperability. Two apparatus have newer model radios but are still outdated. Most current MBFD radios were discontinued by the manufacturer in 2019. MBFD have experienced multiple failures of the mobile radio on Engine 5391 and one of the radios is being sent back to the manufacturer for a fourth time for repairs. The age and capabilities of the current radios is a limiting factor for interoperability on mutual aid assignments due to limited channel capacity and features. The National Institute of Occupational Safety and Health NIOSH has identified the top 5 common factors causing firefighter fatalities, inadequate communications are one of those top 5 factors. Upgrading the mobile radios will allow for improved communications and allow the department to comply with all current industry standards and best practices. The cost to purchase all the mobile radios is estimated at \$85,082.22 plus an additional \$27,000 for the installation of the equipment.

CONCLUSION

The cost of replacing capital equipment such as mobile radios can easily exceed the available funds in a departmental operating budget. Grant funding is a mechanism that many fire departments utilize to purchase much needed equipment that would be unobtainable without outside assistance due to limited agency finances. The cost share required by FEMA is based on population of the community served, and the City of Morro Bay falls in the 5% cost share range. This would allow the fire department to obtain equipment to enhance the safety of our responders and the community with a very small financial impact to city funds. The grant process includes a review of the application by a computerized system to evaluate the merit of the application. If the application passes this evaluation, then it is reviewed by a panel of fire service personnel that will review the project goals and financial need. After a final technical review, grants will be awarded in order of need. The staff effort required to write the grant is offset by the potential benefits of the program.

Staff are applying for up to \$117,125.92 in grant funding (total program cost of \$123,290.44 , including the City's 5% contribution). If awarded, the City would need to contribute \$6,164.52 for the procurement of this equipment. Since the City's contribution would have needed to be spent on equipment regardless of grant opportunities, this grant would have a positive fiscal impact to the city. The cost share of \$5,604.11 would need to be included in the Budget for FY 2023-24.

Staff recommends the City Council adopt Resolution No. 06-23 authorizing the Morro Bay Fire Department (MBFD) to submit an application to the Federal Emergency Management Agency (FEMA) for an Assistance to Firefighter Grant for mobile radios and accept grant if awarded.

ATTACHMENT

1. Resolution No. 06-23

RESOLUTION 06-23

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA,
AUTHORIZING THE FIRE CHIEF TO APPLY FOR, AND ACCEPT IF
AWARDED, A FEMA ASSISTANCE TO FIREFIGHTER GRANT FOR
COMMUNICATIONS EQUIPMENT**

**The City Council
City of Morro Bay, California**

WHEREAS, in its mission to protect the health and welfare of its community, the City of Morro Bay has provided all-hazard emergency response services through qualified personnel of the Morro Bay Fire Department; and

WHEREAS, the purpose of the Assistance to Firefighters Grant (AFG) Program is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards by providing direct financial assistance to eligible fire departments for critically-needed resources to equip and train emergency personnel, enhance operational efficiencies, foster interoperability, and support community resilience; and

WHEREAS, communications equipment have an estimated lifespan of 8-14 years and should be replaced during this timeframe to ensure compatibility and reliability of the equipment; and

WHEREAS, the Morro Bay Fire Department is seeking assistance to purchase new communication equipment, including mobile radios and installation of communication equipment to improve the safety Morro Bay Firefighters and the citizens they serve through enhanced, reliable communications; and

WHEREAS, the Morro Bay Fire Department is eligible and desires to apply for \$117,125.92 in AFG Grant funds for this purpose; and

WHEREAS, the Morro Bay Fire Department (MBFD) is prepared to provide a \$6,164.52 cash match should the application be successful.

NOW, THEREFORE, BE IT RESOLVED, by the City Council, City of Morro Bay, California, that the conditions set forth in this resolution, as follows, take effect upon adoption by the City of Morro Bay.

1. Authorizes the Fire Chief or his designee to execute and submit an application to the FEMA Assistance to Firefighter Grant program on behalf of the City of Morro Bay and the MBFD to purchase communications equipment for an estimated value of \$117,125.92.

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2. Supports a 5% cash match using city funds for an estimated amount of \$6,164.52.

Authorizes the Fire Chief or his designee to accept the Assistance to Firefighter Grant if awarded by FEMA and to execute on behalf of the City of Morro Bay and the MBFD all necessary documents reasonably necessary to accept the grant.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 24th day of January 2023 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Carla Wixom, Mayor

ATTEST:

Dana Swanson, City Clerk



AGENDA NO: A-2

MEETING DATE: January 24, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: January 19, 2023

FROM: Scott Collins, City Manager

SUBJECT: Authorization for Attendance at the C-MANC Annual Washington, D.C., “Washington Week” Meetings

RECOMMENDATION

Staff recommends the City Council authorize up to a three-person delegation consisting of the Mayor, Harbor staff member and either the City Manager or Public Works Director to attend the California Marine Affairs and Navigation Conference (C-MANC) 2023 “Washington Week” meetings in Washington, D.C. slated for February 28 – March 1, 2023 and to represent the City’s interests in the nation’s capital.

ALTERNATIVES

Do not approve authorization for the “Washington Week” C-MANC delegation.

FISCAL IMPACT

The total hard costs for airfare, hotel, and monetary contribution to the Golden State Reception for the “Washington Week” meetings are estimated at \$12,000-\$15,000 for three persons, not including approximately \$2,000 in staff time in preparatory meeting attendance, grant preparation, and travel/meeting logistics. Expenses for the Mayor and Harbor staff member will be assumed by the Harbor Fund. If the City Manager or Public Works Director attend the DC trip, their travel and accommodation costs will be absorbed into the FY 2022-23 Public Works Budget.

The Harbor Department will be applying for a grant for up to \$8,000 from the Central Coast Joint Cable Fisheries Liaison Committee which, if granted, will be used for reimbursement of actual travel, attendance and associated costs of attendance for the two-person C-MANC delegation. The City has been successful in obtaining the Cable Committee Grants for many years. If we are not successful in obtaining the grant; however, staff will come back to Council for a budget adjustment, as those funds are not currently budgeted in the Harbor Department.

BACKGROUND/DISCUSSION

C-MANC annually hosts Washington Week meetings, where representatives of California Ports and Harbors have the opportunity to remind Congress and various other agencies of the importance of dredging projects, commercial fishing, ocean and coastal management and other coastal-related issues in California. The City of Morro Bay is a long-standing member of C-MANC, and for over 25 years has sent representatives to the “Washington Week” meetings.

From an Army Corps of Engineers (Corps) priority standpoint, Morro Bay is considered a small or “subsistence” harbor. In terms of commerce, although we do generate approximately \$8 Million in ex-vessel value out of approximately 3.5 million pounds in commercial fishing landings per year, we

Prepared By: DS

Dept Review: _____

City Manager Review: SC

City Attorney Review: _____

are quite low on the totem pole compared to powerhouses like Los Angeles/Long Beach and Oakland. Because of our relative isolation, however, “harbor of safe refuge” status, United States Coast Guard presence and periodically dangerous harbor entrance, Morro Bay’s rank in priority for funding is elevated above a “subsistence” harbor, and we have been successful in having our dredging needs met.

The City could not afford to dredge our harbor without the Corps, as annually the Corps spends \$2.5-\$3 Million to dredge our entrance, and \$7-\$8 Million every 6-8 years to dredge the remainder of our inner channels. Continued dredging of ours and others’ Federally-authorized harbor entrance and channels remains a top priority of C-MANC, and our work with the Corps and our Washington D.C. visits remain a vital component to secure the necessary funding that will ensure our harbor remains not only safe for passage, but fully navigable from a commerce and operational standpoint.

In addition to the dredging funding, advocacy for our commercial fishing industry and its many facets remain a very high priority during Washington Week, and in recent years visits with the Bureau of Ocean Energy Management (BOEM) regarding the proposed offshore wind energy power generation projects on the Central Coast have been on the agenda. In previous years, the City team also met with the U.S. Environmental Protection Agency (EPA) and other agencies to discuss the Water Reclamation Facility, offshore wind, and public infrastructure funding. City staff recommends sending the City Manager or Public Works Director, depending on their availability, to discuss funding opportunities for the Water Reclamation Facility (WRF) and other capital project needs with relevant agencies and our congressional delegation.

CONCLUSION

It is critically important for the California C-MANC delegation to maintain its many relationships in Washington and a seat at the D.C. table, in addition to bringing a unified voice to D.C. of the importance of all of California’s ports and harbors, large and small, to the national economy and security. Additionally, the meetings were held virtually in 2021 and 2022, so this is the first opportunity to attend and hold in-person meetings since March 2020, just prior to the COVID-19 pandemic.

Staff is therefore recommending approval of City Council authorization to send a delegation of up to three-persons to C-MANC’s “Washington Week” proceedings. Staff will be applying for Cable Committee grant funding in to cover the trip’s costs for two-persons, and is supplying “in-kind” City staff time as its share; therefore, no direct fiscal impact to the Harbor Fund are anticipated, provided the grant is approved.

Finally, staff will bring an informational item to Council, likely to the February 14th meeting, discussing the D.C. agenda, final cost estimates and status of the Cable grant and draft letters to our Congressional representatives, the US Army Corps of Engineers and others and to seek Council input, if any, on the trip.

ATTACHMENT

None



AGENDA NO: B-1

MEETING DATE: January 24, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: January 6, 2023

FROM: Cindy Jacinth, Senior Planner

SUBJECT: Appeal of Planning Commission Approval on November 15, 2022 of Coastal Development Permit #CDP21-035 and Conditional Use Permit #CUP21-12 and Variance #VAR21-003 for removal of existing dwelling unit at 101 Fig St. and construction of a new 1,676sf single family home with 400sf garage. The property is in the R-2/PD zoning district and is located in the coastal appeals jurisdiction. (Appellant: Mr. Terry Simons)

RECOMMENDATION

Staff recommends the City Council adopt Resolution No. 07-23, making the necessary findings to deny the appeal and uphold the Planning Commission (PC) approval of Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for the site at 101 Fig Street to allow removal of an existing dwelling unit commonly known as the "Little Red House" and new construction of a 1,676sf single family home with 400sf garage on a 3600sf lot.

ALTERNATIVE

The City Council could move to uphold the appeal and remand the project back to the Planning Commission for review of a revised project as directed by Council.

FISCAL IMPACT

The project is in the Coastal Appeals Jurisdiction and there is no fee required to file an appeal. Cost for staff time necessary to evaluate the appeal, coordinate with the Appellant, prepare the staff report, conduct noticing, and attend Council hearing are paid by the City's General Fund. Those unreimbursed costs create a negligible fiscal impact to the overall City budget.

BACKGROUND

On November 15, 2022, the PC held a duly noticed public hearing to consider Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for the proposed project. The PC's review and deliberation considered the proposed project, its setting on residentially zoned property abutting the Tidelands Park parking lot, along with policies regarding coastal bluff standards and associated development constraints due to the size and topography of the property. The PC also discussed the proposed application request to save the Little Red House in lieu of demolition with the goal to donate the structure to the Historic Society of Morro Bay (HSMB) for their future use.

Zoning Code section 17.60.060 states the required findings that must be met to approve a variance. Variances can be granted when all of the following circumstances are found to apply:

- A. Not a Special Privilege. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special

Prepared By: CJ

Dept Review: SG

City Manager Review: SC

City Attorney Review: LNL

privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated. **Reduction of front setback from 20 feet to 10 feet does not constitute a special privilege because the property is required to comply with all development standards including parking requirements for two covered and enclosed spaces. The setback reduction provides for slope stability of the bluff by minimizing alteration of natural landforms and preserving the character of the bluff line.**

- B. Special Circumstances with Property. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. **Reduction of front setback from 20 feet to 10 feet is warranted in that special property circumstances include the site constraints related to the overall slope and topography of the lot and the small size of the lot which would otherwise require additional excavation into the historic bluff face to provide an adequate building footprint for the development and the project has been designed to minimize alteration of natural landforms. The new retaining wall for the home is proposed in the same approximate location as the existing 4' retaining wall.**
- C. Consistent with General Plan and LCP. That the Variance is found consistent with the intent of the general plan and land use plan of the local coastal program. **Reduction of front setback from 20 feet to 10 feet is consistent in that it accommodates development of the lot with a single family home which exists there now and meets parking requirement of two covered and enclosed spaces.**

At the end of the public hearing, the PC found the project to be consistent with the City's General Plan/LCP, found the project to meet the required findings for approval of a Variance, and approved the project 4-1 with conditions. (Attachment 4).



Image on left with existing "Little Red House" building (101 Fig St) and Applicant's visual simulation of proposed project shown on right.

APPEAL:

On November 25, 2022, the City received an appeal (Attachment 2) of the PC approval filed by Mr. Terry Simons, which requests that the project be returned to the PC to be reheard. The appeal

claims and requested relief are paraphrased below with corresponding staff response. The full text of each of the Appellant's appeal claims is in Attachment 2. Both the appeal and requested relief cover five main categories, which include alleged incorrect statements in the PC staff report, alleged incorrect actions by staff during the PC hearing, lack of special circumstances required for a variance, claim of ability for garage to meet required setback, and lack of street frontage access in the form of a "plan line". The Appellant's main request is that the project be re-designed to comply with ordinance requirements and concern regarding compatibility of additional residential development along the frontage lots on the Embarcadero.

Appeal filed by Terry Simons (Appellant):

Appellant Claim #1: The Appellant claims the November 8, 2022 staff report contains misleading or incorrect information in support of the Variance finding that there is no grant of special privilege or that the project will not set a precedent.

Staff response: The project as approved by PC included a variance to reduce the required front yard setback from 20 feet to 10 feet. A geologic report was prepared by GeoSolutions dated July 2022 for the property and identifies the toe of bluff, bluff face, and top of bluff locations on the property. The report describes the site conditions noting that the bluff line runs through the middle of the lot sloping upward to the east. The report evaluated pertinent geotechnical studies for the subject area, soils evaluation, seismicity hazards, reviewed landslide potential, liquefaction hazards, stability of the coastal bluff, and hazards. The report concluded that as there is no direct tidal erosion at the base of the slope (property), a setback addressing a bluff retreat rate from ocean erosion would not apply.

Communication between City staff and Coastal Commission staff determined that upon review of the proposed plans and the GeoSolutions report, the intent of the bluff policies would not apply because it is not subject to marine erosion. Coastal staff's review determined that although this is a coastal bluff property, the intent of the bluff policies which requires development to be setback from the top of bluff would not apply and that Land Use Plan (LUP) Public Safety (PS) Policy PS-2.13 would apply which requires additional standards for geologic and seismic hazards to require incorporation of "...*siting and design techniques to mitigate any such geologic hazards and shall not create a hazard or diminish the stability of the area.*"

The request for a variance to reduce the front setback was found consistent with Chapter 17.45 (Bluff Development Standards) of the Zoning Code which requires projects to minimize alteration of the bluff and natural landform. There is no grant of special privilege with this project because based on the property's bluff features, compliance with the bluff standards would require the home to either be setback 20 feet from the top of bluff for which the east property line is less than 20 feet from top of bluff and therefore renders development impossible, or to be further excavated into the slope. This would be inconsistent with bluff policies (MBMC 17.45.010.D) which require property "*to maintain the unique geographic features of the bluffs and ensure development is subordinate to the character and form of the coastal bluff areas.*" In addition, new development is subject to MBMC section 17.48.190 regarding protection of visual resources and compatible design which states that new development may be permitted only if the siting and design meet standards of "...*natural landform protection: alterations to natural landforms are minimized.*" The project was also found consistent with LUP Public Safety Policy PS-2.2 regarding new development in high-risk areas which states that development ensure stability and not contribute significantly to erosion nor substantially alter landforms.

The property has an existing single family home that predates City incorporation. The proposed home is designed to avoid further excavation into the slope and is situated similarly to the existing home. Approving a variance for a reduced front setback is not a grant of special privilege because it allows the owner development privileges afforded to other residentially zoned parcels in this R-2 zone district. The property is required to comply with all development standards including parking requirements for two covered and enclosed spaces. The setback reduction avoids further excavation into the bluff and provides for slope stability of the bluff by minimizing alteration of natural landforms and preserving the character of the bluff line. In addition, the project is consistent with Policy PS-2.13 in that it has been sited to mitigate hazards and does not diminish the stability of the area.

The project does not set a precedent in that in order to approve a variance, PC is required to make findings that are unique to the project circumstances of each request, so by definition a variance does not set a precedent for future variances.

Appellant Claim #2: Appellant states the Community Development Director made statements and attempts to affect the approval of the project beyond the scope of discretion and inconsistent with the Municipal Code and Local Coastal Plan.

Staff response: Staff prepared a staff report evaluating the project against the criteria of the Municipal Code and General Plan/Local Coastal Plan. It is within the scope of the Director's duties to answer questions at PC meetings and communicate project details to assist the PC in their deliberations. PC questions included interest in the historic resources report discussed in the staff report and history described by the Applicant's Agent during the public comment period.

Appellant Claim #3: The Appellant states no special circumstances exist because staff recommended a variance for reduced 20 foot front setback (including reduction of garage setback) due to site topography and bluff policies despite Coastal staff comments stating bluff standards do not apply since it is not subject to erosion.

Staff response: Staff consulted with Coastal Commission staff on this project upon application because it was initially expected that since the majority of the property is located within the bluff face, that an LCP variance per the Land Use Plan (LUP) takings policy (C-1.8)¹ would be required in order to allow bluff face development. Coastal Commission staff comments in July 2022 determined that upon review of the plans and geological report, they do not view this property as a coastal bluff but rather a sloped area; and that it is a bluff in name only due to its location. However, this does not preclude bluff policies associated with standards such as minimizing alteration of natural landforms, ensure development is subordinate to the character and form of the bluff area, as well as LUP Policy PS-2.13 which states in part that projects "...shall incorporate siting and design techniques to mitigate geologic hazards and not create a hazard or diminish the stability of the area". The GeoSolutions report evaluated the property and includes recommendations for site preparation which was reviewed by the City Engineer for concurrence. The PC found that special

¹ Coastal Land Use Plan (LUP) Policy C-1.8 addresses development in ESHA or ESHA buffers: "*If development in ESHA and/or required ESHA buffers must be allowed to avoid an unconstitutional taking of private property without just compensation, the amount and type of development allowed shall be the least necessary to avoid a taking and shall be as consistent with LCP policies as possible...*"

circumstances do exist due to the unusual site constraints and sloped topography which they found warranted approved of a reduced front setback from 20 feet to 10 feet. In addition, the location of the property itself is unlike the adjacent properties that abut the Tidelands Parking Lot in that it has no street or frontage access from Main St. as illustrated in the image on the next page.

Appellant Claim #4: Appellant states there is a reasonable ability for the garage to be setback 20 feet from the property line to facilitate two off street parking spaces. Appellant also states an existing Settlement Agreement from 1984 between the City and properties in this area allows vehicular and pedestrian access but precludes property owner use of portion of the Embarcadero south of the existing chain link fence that runs the length of the Tidelands parking lot. Appellant states that a shorter driveway would breach the Settlement Agreement by vehicles extending in the Public Right of Way; no provision for guest parking was included, and by approving the project it created an amendment of the Settlement Agreement thereby setting a precedent for development of adjacent properties.



Assessor's Parcel Map image with 101 Fig property shaded in red. Small parcel to the east blocks access to Main St.

Staff Response: The reduced front setback from 20 feet to 10 feet which included a reduced garage setback (11.5 feet) was based on variance findings related to unusual site constraints and sloped topography that would otherwise require greater excavation into the slope. A lesser setback is allowed in other residential areas of town and where there is a significant change in topography between the right-of-way and the lot. The reduced front setback was approved with a variance based on the findings made by Planning Commission. The project does not require guest parking, and encroachments in the public right of way such as vehicles are handled by Code Enforcement staff similar to other neighborhoods in town. No permits are required to park in the Tidelands Parking Lot except for boat parking stalls. Furthermore, the Settlement Agreement is not relevant to the PC action of approving a CDP/CUP/VAR as the document outlines access rights for several properties abutting Embarcadero Road in the project area. The sections of the Agreement relating to right of access and allowed fencing specify that property owners would be required to comply with applicable governmental requirements concerning the opening of curbs for vehicular driveways, which this project includes and the design of which was reviewed by the Public Works Department.

Appellant Claim #5: Appellant states the project has been in process since 2017 and issues of future street frontage for this project and other properties subject to the Settlement Agreement should have been analyzed by the Planning and Public Works Departments to avoid unnecessary

conflicts in the form of an Embarcadero Plan Line.

Staff response: The Applicant applied for this permit on August 9, 2021. In 2017, an earlier version of the project was presented as a conceptual review for discussion with the Planning Commission. That 2017 project did not proceed due to a misunderstanding related to the eastern property boundary. For the 2021 project application, the Public Works Department reviewed the project and determined that no frontage improvements (“plan line”) are required for this project.

PUBLIC NOTICE

Notice of a public hearing of this item was published in the San Luis Obispo Tribune newspaper on January 13, 2023, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening’s item and invited to comment.

CONCLUSION

The PC review, deliberation, and resulting conditional approval of the Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for 101 Fig Street reflected a careful and deliberative analysis of the proposed project’s unusual site constraints, sloped topography and need to reduce excavation into the hillside thereby minimizing alteration to the natural landform. The PC considered the circumstances related to the Variance request and its consistency with the City’s General Plan/Coastal Land Use Plan and Zoning Code. The project was found consistent with the intent of the General Plan/Land Use Plan in that it accommodates development of the lot while also preserving the character of the bluff line.

The PC made adequate findings for approval of the coastal development permit, conditional use permit, and Variance via PC Resolution No. 09-22 as conditioned (Attachment 4) and staff supports this conditional approval. Staff therefore recommends the City Council deny the appeal and uphold the PC decision through adoption of Resolution No. 07-23.

ATTACHMENTS

1. Council Resolution No. 07-23
2. Appeal filed by Mr. Terry Simons on November 25, 2022
3. Response Letter dated January 9, 2023 by Applicant’s Agent Mr. Chuck Stevenson
4. PC Approved Permit, Resolution 09-22, and Project Plans dated October 25, 2022
5. PowerPoint Presentation

Online documents:

- [11-15-22 Planning Commission staff report, and attachments, Agenda item B-1](#)
- [1984 Settlement Agreement](#)

RESOLUTION NO. 07-23

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA,
TO DENY THE APPEAL OF THE PLANNING COMMISSION APPROVAL OF
COASTAL DEVELOPMENT PERMIT #CDP21-035, CONDITIONAL USE PERMIT
#CUP21-12, AND VARIANCE #VAR21-003 FOR REMOVAL OF THE EXISTING
DWELLING UNIT KNOWN AS THE LITTLE RED HOUSE, AND NEW
CONSTRUCTION OF A PROPOSED 1,676SF HOME WITH 465SF GARAGE, 70SF
SECOND FLOOR BALCONY, 233SF REAR PAVER PATIO AREA, AND 420 SF
ROOF DECK LOCATED IN THE R-2 ZONING DISTRICT, PLANNED DEVELOPMENT
OVERLAY, AND WITHIN THE COASTAL COMMISSION APPEALS JURISDICTION
LOCATED AT 101 FIG STREET**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on November 15, 2022 in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building at 209 Surf Street, Morro Bay, CA as well as through virtual public participation provided telephonically through Zoom, and approved a Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12 and Variance #21-003 request for removal of the existing dwelling unit known locally as the Little Red House and new construction of a single-family home on a R-2 zoned property located in a Planned Development overlay (“Project”) ; and

WHEREAS, Mr. Terry Simons filed an appeal of the Planning Commission November 15, 2022 approval on November 25, 2022 pursuant to Morro Bay Municipal Code section 17.58.070; and

WHEREAS, the City Council of the City conducted a public hearing in a hybrid format both in person and via video conference on January 24, 2023, for the purpose of considering an appeal filed on November 25, 2022 of the Planning Commission approval of Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003; and

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

WHEREAS, the City Council 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 City Council of the City of Morro Bay as follows:

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

California Environmental Quality Act (CEQA)

For purposes of the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3a, for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Permit Findings

1. The City Council finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for a new single-family home and removal of the existing residential dwelling unit.
2. The City Council finds that the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the project design has been sited to not impact neighboring coastal access and public parking in the Tideland Park and parking lot.
3. The City Council finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. The project is surrounded by compatible uses of moderate density residential development; and is of a design, mass and scale suitable for the location.
4. The City Council finds the project has been designed consistent with provisions of the Coastal Land Use Plan Policies PS2.13 and PS2.2 in that the project provides for slope stability of the bluff by minimizing alteration of natural landforms. It is designed in its site layout to minimize alteration of natural landforms and through the design mitigates geologic hazards, does not contribute significantly to erosion nor substantially alter landforms, does not diminish the stability of the area and preserves the character of the bluff. The 101 Fig St project otherwise complies with the development standards of the zone as further described in the staff report presented to both the Planning Commission at its November 15, 2022 meeting and the City Council meeting on January 24, 2023.
5. The project is consistent with bluff policies (MBMC 17.45.010.D) which require property to maintain the unique geographic features of the bluffs and ensure development is subordinate to the character and form of the coastal bluff areas. In addition, the project is consistent MBMC 17.48.190 regarding protection of visual resources and compatible design in that it has been sited and designed to meet standards to protect natural landform by minimizing alteration.
6. In addition, pursuant to MBMC section 17.45.060, the project geologic reports prepared by GeoSolutions and discussed in the November 15, 2022 Planning Commission staff report have been reviewed by the City Engineer for technical accuracy and soundness of conclusions drawn.

Conditional Use Permit Findings

1. The project will not be detrimental to the health safety or general welfare of persons residing or working in the neighborhood in that the proposed single-family residence is a permitted use in the zoning district and provides for the required parking.
2. The project will not be injurious or detrimental to property in the neighborhood or the general welfare of the city because the home has been sited to mitigate

hazards, does not diminish the stability of the area, nor substantially alter landforms. The project has also been conditioned to incorporate the recommendations in the Geosolutions July 2022 report.

3. The project is in conformance with the general plan and certified local coastal program in that with the variance approval to reduce front setback from 20 feet to 10 feet, the project complies with all other development standards.

Variance Findings:

1. Variance granted is subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district. The Variance request to reduce the front setback from 20 feet to 10 feet does not constitute a special privilege because the property is required to comply with all development standards including parking requirements for two covered and enclosed spaces. The setback reduction provides for slope stability of the bluff by minimizing alteration of natural landforms and preserving the character of the bluff line.
2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of the Zoning Code title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identify zone classifications. Reduction of front setback from 20 feet to 10 feet is warranted in that special property circumstances include the site constraints related to the overall slope and topography of the lot and the small size of the lot which would otherwise require additional excavation into the historic bluff face to provide an adequate building footprint for the development and the project has been designed to minimize alteration of natural landforms. The new retaining wall for the home is proposed in the same approximate location as the existing 4' retaining wall.
3. The project is consistent with the General Plan and Land Use Plan of the Local Coastal Program. Reduction of front setback from 20 feet to 10 feet is consistent in that it accommodates development of the lot with a single family home which exists there now and meets parking requirement of two covered and enclosed spaces.

Planned Development Overlay Finding

- A. The City Council finds the project as conditioned is consistent with the Planned Development (PD) Overlay and project plans complies with the PD standards for residential development as specified in MBMC section 17.40.030. The project is consistent with the City's adopted residential design guidelines in that the design of the home includes barn red board and batt siding with standing seam metal roofing, white and teal window and door trim and dark brown timber and plank siding to resemble the design of the existing Little Red House.

Section 2: Action. The City Council does hereby deny the appeal and approve Coastal Development Permit (CDP21-035), Conditional Use Permit (CDP21-12), and Variance (VAR21-003) with the following conditions of approval supported by the above findings.

STANDARD CONDITIONS

1. This permit is granted for the land described in the Council staff report dated January 6, 2023 and Planning Commission staff report dated November 8, 2022, for the project at 101 Fig Street depicted on plans dated October 25, 2022, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed herein shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Restriction on development along the blufftop: No development shall be allowed within the bluff buffer setback area.
8. Reduced setbacks. A variance request for a reduction in front setback from 20 feet to 10 feet has been approved.
9. Addressing: Application for building permit approval shall include a request to the City for re-addressing the property from 101 Fig St. where there is no vehicle

access to addressing that meets City requirements for property access from Embarcadero Road.

10. Applicant shall complete and submit an application for voluntary lot merger prior to issuance of a building permit pursuant to MBMC 16.32.040.
11. The recommendations by GeoSolutions in the Engineering Geology Investigation reports dated July 27, 2022 shall be incorporated into the building plans submitted for approval.

Planning condition #12 added by Planning Commission at 11-15-2022 meeting.

12. Applicant shall prepare and submit a relocation plan for review that provides for relocation of the Little Red House prior to issuance of a building permit.

BUILDING DIVISION CONDITIONS

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

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
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, tract, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

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

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

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

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

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

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morrobay.ca.us/EZmanual (MBMC 14.48.140) The submitted Performance Requirement Determination Form identifies this project as exempt.

2. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030).
3. 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).
4. 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.
5. Water Meter: Indicate and label new water meter on plans and include size of meter.
6. 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.
7. 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.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.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.
 - Any temporarily blocked off parking space(s) or street requires an

encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. (CRC R315.2)

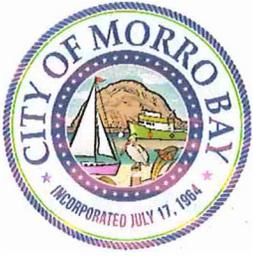
PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 24th day of January 2023 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

CARLA WIXOM, Mayor

ATTEST

DANA SWANSON, City Clerk



CITY OF MORRO BAY

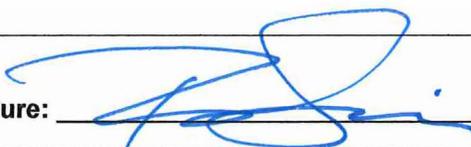
Community Development Department
Planning Division

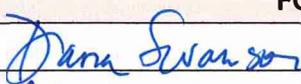
955 Shasta Avenue
Morro Bay, CA 93442
(805) 772-6261

APPEAL FORM

In CCC Appeals Jurisdiction?

- YES – No Fee
 NO – Fee Paid: Yes No

Project Address being appealed: <u>101 Fig Street (project is located on the Embarcadero at Tidelands)</u>	
Appeal from the decision or action of (governing body or City officer): <input type="checkbox"/> Administrative Decision <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: Appeal of the project approval with conditions, variances and statement(s) regarding project status as to "No special grant of privilege"; "No precedents set by this action";	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision):	
Date decision or action rendered: <u>November 15, 2022</u>	
Grounds for the appeal (attach additional sheets as necessary): Please see asstched	
Requested relief or action: 1) That the project be returned to the Planning Commission to be reheard with an appropriate staff report and public information provided. 2) That the City Manager be directed to place a letter in the employment file of the Community Development Director identifying appropriate disciplinary action(s) to be taken to preclude future actions of this nature.	
Appellant (please print): <u>Terry Simons</u>	Phone: <u>805-440-1219</u>
Address:	
Appellant Signature: <u></u>	Date: <u>11/25/22</u>

FOR OFFICE USE ONLY	
Accepted by: <u></u>	Date appeal filed: <u>11/25/22</u>
Appeal body: <u>City Council</u>	Date of appeal hearing:

Notice of appeal-Supplemental information: Grounds for Appeal

AT ISSUE:

1-The staff report as prepared under the direction of the Community Development Director contains specific statement(s) that are either incorrect or misleading:

- (a) "No grant of special privilege";
- (b) "Project will not set precedent.

2-During the Planning Commission Hearing, the Community Development Director made statements and attempted to direct the Planning Commission to take action(s) effecting the approval of the project and that project's ability to obtain a Building Permit that were beyond the scope and discretion of the Community Development Director and the Planning Commission and not consistent with the City of Morro Bay Municipal Code and the Local Coastal Plan, specifically:

- (a) The focus of deliberation by the Planning Commission was misdirected to issues regarding "historic" elements of the existing structure on the site, the "little red house";
- (b) The Community Development Director attempted, via inclusion of approval conditions, to require participation of the applicant with the local Historical Society as a condition required prior to issuance of a building permit for the project;
- (c) Morro Bay does not have an Historic Building Ordinance, however, the Community Development Director claimed at the meeting to have a Draft Ordinance "on his desk" should the Commission request him to bring it forward;
- (d) The actions of the Community Development Director could easily be viewed as self-serving in an attempt to promote a personal agenda regarding historic buildings;
- (e) Due to the diversion of Commission consideration to the "little house issue", significant issues of building design, neighborhood compatibility, visual impacts and potential conflicts with the Tidelands Park operations were not adequately addressed by the Staff Report nor the Commission.

3-That the Community Development Director recommended a variance to City development standards: required 20ft front setback at Garage to 12ft because of the "special circumstances" as to the site topography and the need of the project to comply with City Bluff standards in spite of the fact that the Staff Report represented that the Coastal Commission Staff had given approval to staff to not apply the Bluff standards to this project because the site is not subject to erosion due to tidal action as the property is sufficiently protected by the Tidelands Park parking lot.

4-There is a reasonable ability for that portion of the project (Garage) to be set back so that there is a minimum of 20 feet from Southerly (Embarcadero) property line to facilitate two off street parking spaces within the property boundaries:

- (a) The existing Settlement Agreement (as recorded County of SLO Vol 2621 Page 776) between the City and the property owners along this portion of the Embarcadero allow vehicular and pedestrian access but precludes any use by the property owners of portions of the Embarcadero south of the existing fence line;
- (b) The Existing Fence was constructed per the Settlement Agreement to establish the southerly property line of numerous properties along the Embarcadero near Tidelands Park;
- (c) The Community Development Director acknowledged knowledge and possession of the Settlement Agreement but declined to include it or the relevance of this document in the Staff Report;
- (d) The design as presented and approved by the Planning Commission contains a Driveway accessing the Garage that if used for parking a standard vehicle will create a situation where the Settlement Agreement will be breached by vehicles extending into the Public Right of Way;
- (e) There is no provision for Guest Parking in the Project and the adjacent Tidelands Parking lot has parking restrictions requiring permits to park yet no constructive notice to the property owner was provided in the proposed conditions of approval;
- (f) It could be argued that the City, in agreeing to the setback variance, created and approved an amendment to the Settlement Agreement;
- (g) This would set precedent of use for other parties currently bound to the Settlement Agreement to request development of their access to the Embarcadero in a similar fashion.

5- This project has been in process with the Community Development Department since 2017. It is reasonable to assume that the issues of the future street frontage access of this project and other properties subject to the Settlement Agreement could have and should have been analyzed by the Planning Department and Public Works to develop a future Plan Line for the eventual development of the North Side of the Embarcadero such that issues of public necessity, reasonable access, fire protection facilities, appropriate frontage improvements be developed to facilitate review of projects in this area. Lacking an Embarcadero Plan Line, it is unreasonable to approve projects in this area. With a Plan Line, such projects may be developed in a rational and consistent way so that unnecessary conflicts do not develop due to haphazard approvals and construction along this important public right-of-way. This is the essence of “community planning”, and clearly not done or directed to be done by the Community Development Director.

Summary:

As the appellant, I reviewed the materials presented to the Planning Commission before the meeting and personally attended the meeting. I spoke for my allocated 3 minutes and was only able to briefly enter into the record my concerns. I am not fundamentally opposed to the project's premise: development of a standalone single family residence on a lot fronting on the Embarcadero. With minimal work, I believe that the project can be designed to comply with the appropriate ordinance considerations. My fundamental concern is the future compatibility of additional residential development along the frontage lots on the Embarcadero. It is my feeling that development expanding on the precedent set by this project will significantly change the visual character and operational nature of the Tidelands Park public facilities. The inevitable conflicts that were the epitasis for the Ogle v. City of Morro Bay that resulted in the Settlement will be realized. This is an issue of Community Planning and in my opinion has not been given sufficient consideration and should be reheard by the Commission with complete and appropriate information as to the potential for development along the Embarcadero.

Thank you for your consideration of my concerns,

Terry Simons
805-440-1219



Attachment 3

Date: January 9, 2023

To: Carla Wixom, Mayor, City of Morro Bay

Cc: Members of the City Council

Subject: Applicant's response to appeal of Planning Commission approval for a new single-family home (Morgan, CDP21-035/ CUP21-12/VAR21-003)

Dear Mayor Wixom and City Council members,

The Morgan family respectfully requests the City Council deny the appeal made by Terry Simon (Appellant) and uphold the Planning Commission's approval based on the following:

1. The Planning Commission correctly adhered to both State statute and Local Zoning Ordinance standards in their review and approval of the requested Variance. Because of the site's unique features, it presents a classic textbook example of when approval of a Variance is appropriate.

Approval of the Variance was not a granting of special privilege for several reasons and, required findings were made in support of the Commission's decision in accordance with California Government Code Section 65906, and the City of Morro Bay's Zoning Ordinance Section 17.60.060.

2. Site constraints justifying the Variance include its small size (60' x 60'), it's location being the only parcel of its kind along the Embarcadero, a steep slope bisects the middle of the parcel, slope stability concerns if further cut into the slope were to occur, and a constrained building envelope at the lower front area of the parcel.

Because of these conditions, strict application of the front yard setback of 20 feet would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Therefore, a reduced front yard setback of ten feet was justified.

3. Approval of the Variance would not constitute a grant of special privilege nor would it establish a precedent for future decisions. This is because there is no other parcel in the area with similar site constraints that this parcel has (See Figure A below). The site's unique features prevent building with the standard 20-foot front yard setback

4. The Little Red House was built by and resided in by Nadine Richards who was a well-known resident and important contributor to the Morro Bay art community in its early days. As a part of the project's CEQA review, the building was determined to have local historic importance. Naturally, this important aspect of the project caused the Planning Commission to spend a good amount of time discussing intentions for relocating and preserving the building.

As a result, the Commission directed the Morgan's and the Morro Bay Historical Society to come up with a plan to relocate the building. A draft Memorandum of Understanding between the Morgan's and the MBHS is currently in preparation and will be submitted to Planning Staff when finalized.

The Morgan family is supportive of the MBHS plan for use of the building and are prepared to donate it to them free of charge and provide sufficient time to raise funds to move and set up the building on a site to be determined.

Attachment 3

5. The design of the proposed residence reflects the character of the Little Red House in terms of exterior appearance, and it meets or exceeds the Residential Design Standards. This was explained by Staff and by the applicant's representative during the public hearing. Each component of the design was shown how it complied with the Residential Guidelines. In their report to the Commission, Staff determined that the home's design met the Design Guidelines, General Plan and Zoning Ordinance. Based on the complete description of the building design, the Commission supported the design and found it consistent with the General Plan.

6. Because of a recent interpretation by Coastal Staff of Coastal Bluff policies for this site and others along the Embarcadero, the Community Development Director needed to explain that while the bluff was not subject to Coastal Bluff standards, protection of the bluff remained important in terms of slope stability, safety and visual quality so that further excavation into the slope beyond what was proposed was not recommended.

7. Slope stability for the proposed additional two feet of cut is within limits of acceptability as explained in the geotechnical report prepared by GeoSolutions. However, further cutting into the slope is not recommended from a soil stability and safety perspective.

The Appellant's suggestion there is a "reasonable ability" and "with minimal work" to cut an additional 10 feet into the slope is unrealistic and unacceptable. Further cutting into the slope to increase the setback would present substantial slope stability risk and necessitate a minimum 16-foot tall retaining wall or multiple retaining walls further up the slope.

8. Parking is not an issue as alleged. Two off-street parking spaces are provided in the garage which fully satisfies the zoning ordinance requirement. On-site guest parking spaces are not required for a single-family home. Parking a car in the driveway is not intended by the owners because by operation of current law, a traffic citation could be issued if a portion extends into the street creating a safety concern. This applies city-wide currently. Parking along public streets in Morro Bay is permitted unless noticed otherwise.

Lastly, the appellant indicates his fundamental concern is the future compatibility of additional residential development along the frontage lots on Embarcadero Street. To be clear, approval of the Variance for the proposed Morgan residence will have no precedent effect on future development decisions because any future Variance request must be litigated on a case by case basis. In addition, all future development must be found in compliance with the General Plan, LCP and applicable Zoning Ordinances.

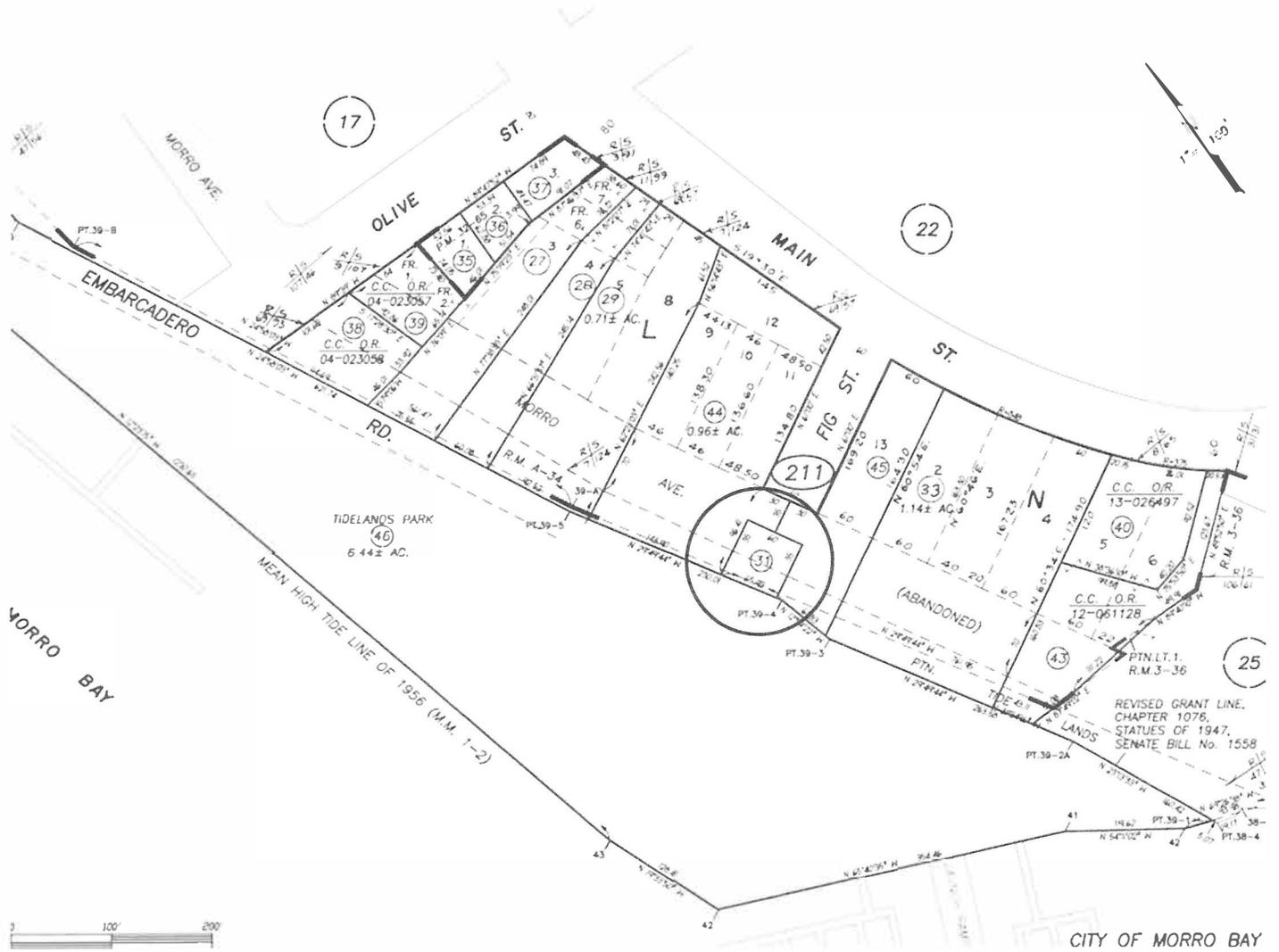
Sincerely,



Chuck Stevenson, AICP

Agent for the Morgan Family

Figure A - Assessor's Parcel Map





CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

November 16, 2022

Steve Morgan
5375 Preserve Dr
Greenwood, CO 80121

sent via email to: stevenjmorgan98@gmail.com
and chsdesign1@yahoo.com

SUBJECT: Case No.: CDP21-035/CUP21-12/VAR21-003 SITE: 101 Fig Street, APN #066-211-031

Dear Mr. Morgan,

At its regular meeting on November 15, 2022, the City of Morro Bay Planning Commission conditionally approved your request for Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for removal of existing dwelling unit and construction of a new 1,676sf single family house with 465 sf garage, 70sf balcony deck, 465sf roof top deck, 233sf rear paver patio on a 3621sf lot with variance request approved to reduce 20 foot front setback to 10 feet. Existing Little Red House dwelling structure to be removed off-site and repurposed for future use by the Historical Society of Morro Bay. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. *Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.*

The approved Planning Commission Resolution 09-22 is attached and hereby incorporated as part of your Planning Permit # CDP21-035/CUP21-12/VAR21-003. After deliberation, the PC added condition # 12 to the project which states that Applicant shall prepare and submit a relocation plan for review that provides for relocation of the Little Red House prior to issuance of a building permit.

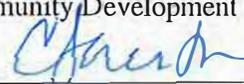
Also find enclosed the Notice of Exemption (NOE) for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerks' office located in the County Government Building in San Luis Obispo. The filing fee is \$50.00 and the County requires the original Notice of Exemption and at least one copy. Section 15062 (d) of the California Environmental Quality Act (CEQA) provides:

"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

If you have any questions, please let me know at 805-772-6577.

Sincerely,

Scot Graham
Community Development Director

By: 
Cindy Jacinth, Senior Planner

e-copy: Chuck Stevenson



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

**COASTAL DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
VARIANCE**

CASE NO: #CDP21-035/CUP21-12/VAR21-003

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 101 Fig St

APPLICANT: Steve Morgan

APN/LEGAL: APN #066-211-031

DATE APPROVED: November 15, 2022 APPROVED BY: Planning Commission(Resolution 09-22)

CEQA DETERMINATION: Categorically Exempt, Section 15303, Class 3a for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

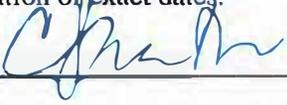
DESCRIPTION OF APPROVAL: Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for removal of existing dwelling unit and construction of a new 1,676sf single family house with 465 sf garage, 70sf balcony deck, 465sf roof top deck, 233sf rear paver patio on a 3621sf lot with variance request approved to reduce 20 foot front setback to 10 feet. Existing Little Red House dwelling structure to be removed off-site and repurposed for future use by the Historical Society of Morro Bay. The property is located in the R-2/PD zoning district and is located in the Coastal appeals jurisdiction

THIS APPROVAL IS BASED UPON THE ATTACHED FINDINGS AND IS VALID ONLY IF CONDITIONS (ATTACHED) ARE MET AND ONLY AFTER THE APPLICABLE APPEAL PERIOD. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION. THERE IS AN APPEAL PERIOD OF TEN (10) CALENDAR DAYS, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL. THIS PROPERTY IS LOCATED WITHIN THE ORIGINAL JURISDICTION OF THE CALIFORNIA COASTAL COMMISSION, WHICH RETAINS AUTHORITY FOR ISSUANCE OF COASTAL DEVELOPMENT PERMITS AND RELATED COMPLIANCE REVIEW.

YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste.300, Santa Cruz, CA 95060, 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Dept, 805-772-6261.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Subject to appeals period above. Contact City for determination of exact dates.

ATTEST:  **DATE:** 11-16-2022

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

 Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: New Single-Family home with reduced front setback

Project Location - Specific: 101 Fig St., Morro Bay, CA 93442 (#066-211-031)

Project Location - City: MORRO BAY **County:** SAN LUIS OBISPO

Description of Project: CDP/CUP/VAR approval for removal of existing dwelling unit and construction of a new 1,676sf single family house with 465 sf garage, 70sf balcony deck, 465sf roof top deck, 233sf rear paver patio on a 3621sf lot with variance request approved to reduce 20 foot front setback to 10 feet. Existing Little Red House dwelling structure to be removed off-site and repurposed for future use by the Historical Society of Morro Bay. The property is located in the R-2/PD zoning district and is located in the Coastal appeals jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442, CONTACT: cjacinth@morrobayca.gov, CINDY JACINTH, SENIOR PLANNER

Name of Person or Agency Carrying Out Project: Steve Morgan, 5375 Preserve Dr, Greenwood, CO 80121, stevenimorgan98@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: New Construction of single family home on a residentially zoned parcel.

- Ministerial (Sec. 21080(b)(1); 15268);
- Categorical Exemption: Type and Section Number: 15303 Class 3(a)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Statuary Exemption Code No. _____

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Cindy Jacinth, Senior Planner Phone: 805-772-6577 cjacinth@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification: I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: Title: Senior Planner Date: 11/16/2022

Attachment 4

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. # CDP21-035/CUP21-12/VAR21-003

SITE LOCATION: 101 FIG STREET, APN #066-211-031

APPLICANT NAME: Steve Morgan

APPROVAL BODY: Public Services Director
 Zoning Administrator
 Planning Commission
 City Council

DATE OF ACTION: 11-15-22

I, _____ the undersigned, have read and
(APPLICANT'S NAME - PLEASE PRINT)

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: # CDP21-035/CUP21-12/VAR21-003

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

APPLICANT'S SIGNATURE DATE: _____



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: 11/29/2022

NOTICE SENT TO (VIA CERTIFIED MAIL): CALIFORNIA COASTAL COMMISSION, CENTRAL COAST DISTRICT OFFICE

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP21-035/ CUP21-12/VAR21-003

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL DEVELOPMENT PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Steve Morgan

Address: 5375 Preserve Ave, Greenwood, CO 80121

Project Description: Coastal Development Permit #CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003 for removal of existing dwelling unit and construction of a new 1,676sf single family house with 465 sf garage, 70sf balcony deck, 465sf roof top deck, 233sf rear paver patio on a 3621sf lot with variance request approved to reduce 20 foot front setback to 10 feet. Existing Little Red House dwelling structure to be removed off-site and repurposed for future use by the Historical Society of Morro Bay. The property is located in the R-2/PD zoning district and is located in the Coastal appeals jurisdiction.

Project Location: 101 Fig Street, Morro Bay, CA 93442

APN: (#066-211-031)

Zoning: R-2 / PD (Planned Development overlay)

Land Use Plan/General Plan: Medium Density Residential

Lot Area: 3621sf (0.08 acre)

Filing Date: 10/25/2022

Approval Body: Planning Commission

Action Taken: Approve with conditions

Action Date: 11/15/2022

This Site Is Outside of The Coastal Commission Appeal Jurisdiction

This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 831-427-4863.

*Copies of this notice have also been sent via first-class mail to:
Applicant and Interested parties who arranged for mailing of notice*

RESOLUTION NO. PC 09-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CDP21-035), CONDITIONAL USE PERMIT (CUP21-12) AND VARIANCE REQUEST (VAR21-003) FOR REMOVAL OF THE EXISTING DWELLING UNIT KNOWN AS THE LITTLE RED HOUSE, AND NEW CONSTRUCTION OF A PROPOSED 1,676SF HOME WITH 465SF GARAGE, 70SF SECOND FLOOR BALCONY, 233SF REAR PAVER PATIO AREA, AND 420 SF ROOF DECK TO BE LOCATED AT 101 FIG STREET LOCATED IN THE R-2 ZONING DISTRICT, PLANNED DEVELOPMENT OVERLAY, AND WITHIN THE COASTAL COMMISSION APPEALS JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing on November 15, 2022 in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building at 209 Surf Street, Morro Bay, CA as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering approval of a Coastal Development Permit, Conditional Use Permit and Variance request for removal of the existing dwelling unit known locally as the Little Red House and allow new construction of a single-family home on a R-2 zoned property located in a Planned Development overlay ("Project"); 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) Findings:

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3a, for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Permit Findings:

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for a new single-family home and removal of the existing residential dwelling unit.
2. The Planning Commission finds that the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act

because the project design has been sited to not impact neighboring coastal access and public parking in the Tideland Park and parking lot.

3. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. The project is surrounded by compatible uses of moderate density residential development; and is of a design, mass and scale suitable for the location.

Conditional Use Findings:

1. The project will not be detrimental to the health safety or general welfare of persons residing or working in the neighborhood.
2. The project will not be injurious or detrimental to property in the neighborhood or the general welfare of the city.
3. The project is in conformance with the general plan and certified local coastal program.

Variance Findings:

1. Variances granted are subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district.
2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identify zone classifications.
3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit (CDP21-035), Conditional Use Permit (CUP21-12) and Variance request (VAR21-003) for property located at 101 Fig Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff reports dated November 8, 2022 for the project at 101 Fig Street depicted on plans dated October 25, 2022 as part of Coastal Development Permit CDP21-035, Conditional Use Permit #CUP21-12, and Variance #VAR21-003, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: due to unusual site constraints and sloped topography, this permit grants a variance for the front yard setback from 20 feet to 10 feet for the home and 11.5 feet for the garage setback. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to

the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Manager"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make

Attachment 4

recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.1, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Restriction on development along the blufftop: No development shall be allowed within the bluff buffer setback area.
8. Reduced setbacks. A variance request for a reduction in front setback from 20 feet to 10 feet has been approved.
9. Addressing: Application for building permit approval shall include a request to the City for re-addressing the property from 101 Fig St. where there is no vehicle access to addressing that meets City requirements for property access from Embarcadero Road.
10. Applicant shall complete and submit an application for voluntary lot merger prior to issuance of a building permit pursuant to MBMC 16.32.040.
11. The recommendations by GeoSolutions in the Engineering Geology Investigation reports dated July 27, 2022 shall be incorporated into the building plans submitted for approval.

Planning condition #12 added by Planning Commission at 11-15-2022 meeting.

12. Applicant shall prepare and submit a relocation plan for review that provides for relocation of the Little Red House prior to issuance of a building permit.

BUILDING DIVISION CONDITIONS

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

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 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, tract, and Assessor Parcel Number
- Occupancy Classification(s)
- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

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

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the

request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the 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).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morrobay.ca.us/EZmanual (MBMC 14.48.140) The submitted Performance Requirement Determination Form identifies this project as exempt
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a driveway approach (per City standard detail B-6 or B-7), and a street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the

Attachment 4

front edge of the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

3. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030).
4. 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).
5. 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.
6. Water Meter: Indicate and label new water meter on plans and include size of meter.
7. 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.
8. 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.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway;

Attachment 4

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.
- Any temporarily blocked off parking space(s) or street requires an encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on the 15th of November 2022 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Stewart

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 15th day of November 2022

Morgan Residence

101 Fig Street, Morro Bay, CA 93442

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GANNAGE
DESIGN
P.O. Box 14502, San Luis Obispo, CA 93406
PH: (805) 756-3459
www.gannagedesign.com



DRAWN BY:
Aaron Gannage

DATE	△

PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

DATE:
10/25/2022

SHEET:
A-1

General Notes

- All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the Contractor chooses to do so, he shall be proceeding at his own risk.
- Omissions from the drawings and specification or the mis-description of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or mis-described details of the work as if fully and completely set forth and described in the drawings and specifications.
- Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawing shall take precedence over smaller scale drawings.
- The Contractor shall coordinate with the Owner for the selection of all plumbing fixtures including toilets, tub/shower, lavatories, sinks and all appropriate faucets, trim and drains. The Owner shall select all colors, finish and options.
- Approval of plans and specifications does not permit the violation of any section of the building code or other ordinance or law. CBC 105.4

Sheet Index

A-1	Title Sheet, Building Info, & General Notes
A-2	Proposed Site Plan
A-3	Topographic Survey
A-4	Proposed Landscape Plan
A-5	Proposed Floor Plans
A-6	Proposed Building Elevations
A-7	Street View Elevation
A-8	Exterior Rendering
A-9	Street View Rendering
A-10	Street View Rendering
A-11	Proposed Building Sections
A-12	Proposed Building Sections

Special Inspections

REFER TO SHEET S1.1 FOR ALL REQUIRED SPECIAL INSPECTIONS.

Title 24 Compliance

ENERGY COMPLIANCE FORMS CF2R AND CF3R WILL BE BE COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF INSPECTION OF RELATED COMPONENT.

HERS Required Inspection

A HOME ENERGY RATING SYSTEM (HERS) RATER IS REQUIRED TO PERFORM. A HOME ENERGY RATING PRIOR TO CONSTRUCTION COMPLETION.

BMP Statement

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION (CONCRETE WASHOUT, EROSION CONTROL, AREA OF DISTURBANCE, MATERIAL STORAGE, STORM WATER MANAGEMENT). NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL

Consultant Directory

DESIGNER Gannage Design P.O. BOX 14502 San Luis Obispo, CA 93406 Ph: (808) 212-3699 Contact: Aaron Gannage	PLANNING AND DESIGN SERVICES Chuck Stevenson, AICP Ph: (805) 459-9493 chsdesign1@yahoo.com
ENERGY COMPLIANCE Carstairs Energy P.O. Box 4736 San Luis Obispo, CA 93403 Ph. 805-904-9048 Contact: Tim Carstairs	STRUCTURAL ENGINEER

Code Compliance

THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE CITY OF MORRO BAY ADOPTED CODE AND ORDINANCE REQUIREMENTS AND I/WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

This project shall comply with the following model codes:
City of Morro Bay Municipal Code
2019 California Building Code
2019 California Residential Code
2019 California Mechanical Code
2019 California Electrical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code

City of Morro Bay
Planning Commission Approval
Project #(s) **CDP21-035 CUP21-12**
Approved as Submitted **VAR21-003**
Approved with Changes **003**
Approval Date: **11-15-2022**
Planner: **Chaitin**
PC Reso **09-22**



Site Location
VICINITY MAP

Property Owner

James Morgan
Care of: Steve Morgan
5375 Preserve Drive
Greenwood Village, CO 80121

Lot Description

APN:	066-211-031
Address:	101 Fig Street
Zoning:	R-2/PD
Lot Number:	31
Legal:	A portion of fig street & Morro Street of the cerrito addition of the town of morro bay
Lot Area:	3,600 S.F.

Occupancy & Construction Type

Residence:	R-3	Fire Sprinklers: YES
Garage:	U	Fire Sprinklers: YES
Construction Type:	V-B	
Stories:	2 Story	

Scope of Work

- Relocate the existing "Little Red Cabin" to a site owned by the Morro Bay historical society
- Construct a new 3-bedroom single family dwelling at lower level of site

Building Height

Lowest Point of Natural Grade:	15.50'
Highest Point of Natural Grade:	24.50'
Average Natural Grade:	20.00'
Top of Slab:	16.25'
Maximum Building Height:	43.50'

Maximum Proposed Building Height Above Grade:	23'-6"
Maximum Allowable Building Height Above Grade:	25'-0"

Building Area

Proposed 1st Floor Living Area:	598 SQ. FT.
Proposed 2nd Floor Living Area:	1,078 SQ. FT.
TOTAL PROPOSED LIVING AREA:	1,676 SQ. FT.

Proposed Garage Area:	465 SQ. FT.
Proposed Paver Patio Area:	233 SQ. FT.
Proposed 2nd Floor Roof Deck Area:	70 SQ. FT.
Proposed 3rd Floor Roof Deck Area:	420 SQ. FT.

Lot Coverage

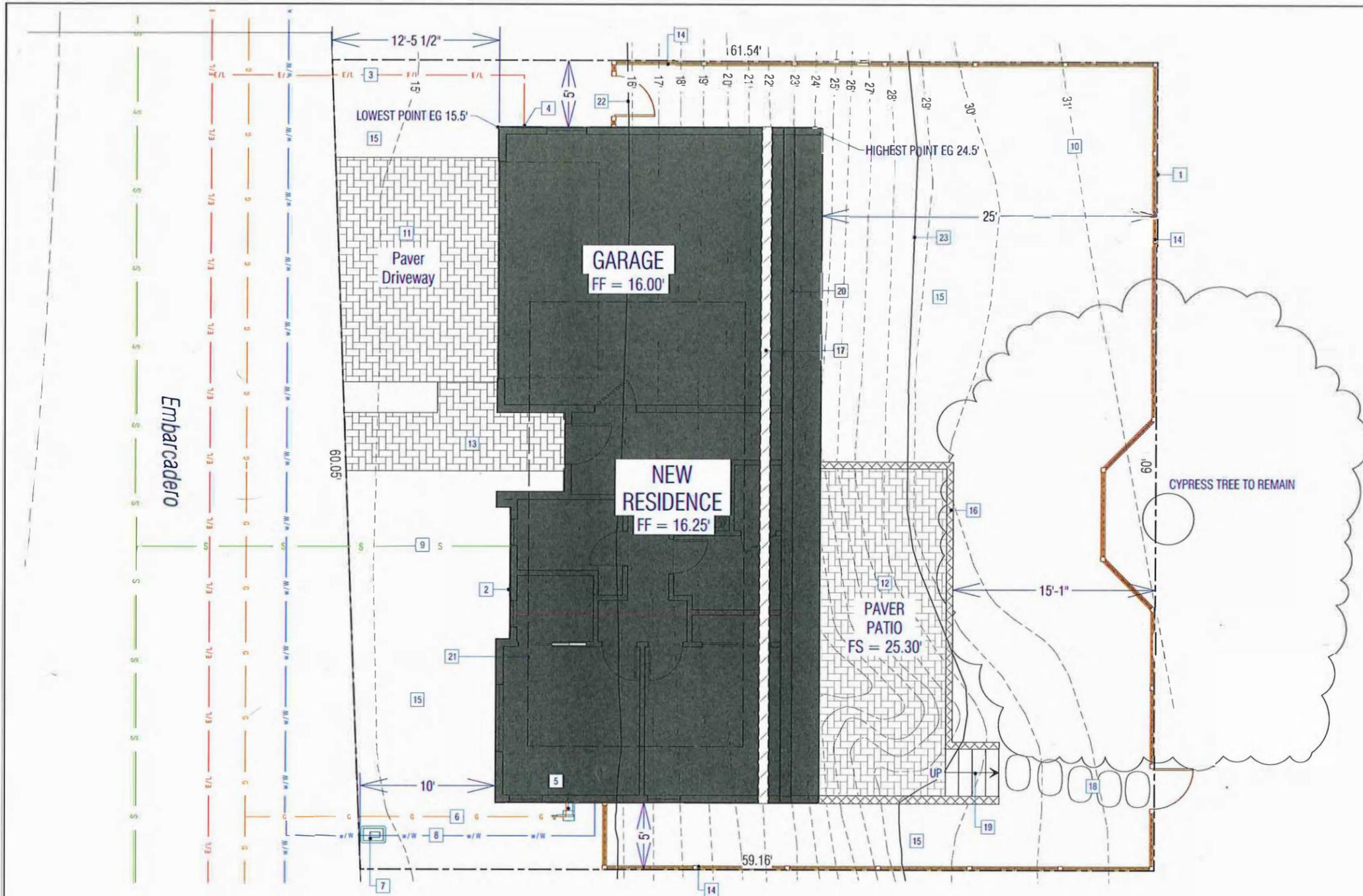
Total Proposed Building Coverage:	1,168 SQ. FT.
Proposed Lot Coverage Percentage:	32%
Allowable Lot Coverage Percentage:	50%

Impervious Area

Proposed Impervious Area:	1,168 SQ. FT. (32%)
---------------------------	---------------------

Cut & Fill

Total Cut:	35 SQ. YD.
Total Fill:	10 SQ. YD.



SITE PLAN KEY NOTES

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT
- 3 UNDERGROUND ELECTRIC, PHONE, & CABLE LINE
- 4 200amp ELECTRICAL PANEL
- 5 GAS METER
- 6 UNDERGROUND GAS LINE
- 7 1" WATER METER
- 8 1" WATER LINE
- 9 SEWER LINE
- 10 EXISTING CONTOUR LINING
- 11 PERVIOUS PAVER DRIVEWAY
- 12 PERVIOUS PAVER PATIO
- 13 PERVIOUS PAVER WALKWAY
- 14 NEW 5'-0" WOOD FENCE
- 15 LANDSCAPE AREA
- 16 3'-0" HIGH RETAINING WALL
- 17 EXISTING RETAINING WALLS TO BE REMOVED
- 18 PAVER STEPPING STONES
- 19 EXTERIOR CONCRETE STEPS - 7" RISE & 12" RUN
- 20 NEW RETAINING WALL FOR PROPOSED HOUSE TO BE IN THE APPROXIMATE LOCATION OF EXISTING RETAINING WALL
- 21 EXISTING HOUSE WILL BE STORED OFF-SITE AT A LOCATION YET TO BE DETERMINED AND THIS WILL BE ACCOMPLISHED PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR PROPOSED NEW RESIDENCE
- 22 HISTORICAL TOP OF BLUFF - REFER TO ENGINEERING GEOLOGY INVESTIGATION REPORT #SL11502-3
- 23 HISTORICAL TOP OF BLUFF - REFER TO ENGINEERING GEOLOGY INVESTIGATION REPORT #SL11502-3

PROPOSED SITE PLAN

Scale: 1/4" = 1'-0"



City of Morro Bay
 Planning Commission Approval
 Project #(s) _____
 _____ Approved as Submitted
 _____ Approved with Changes
 Approval Date: _____
 Planner: _____

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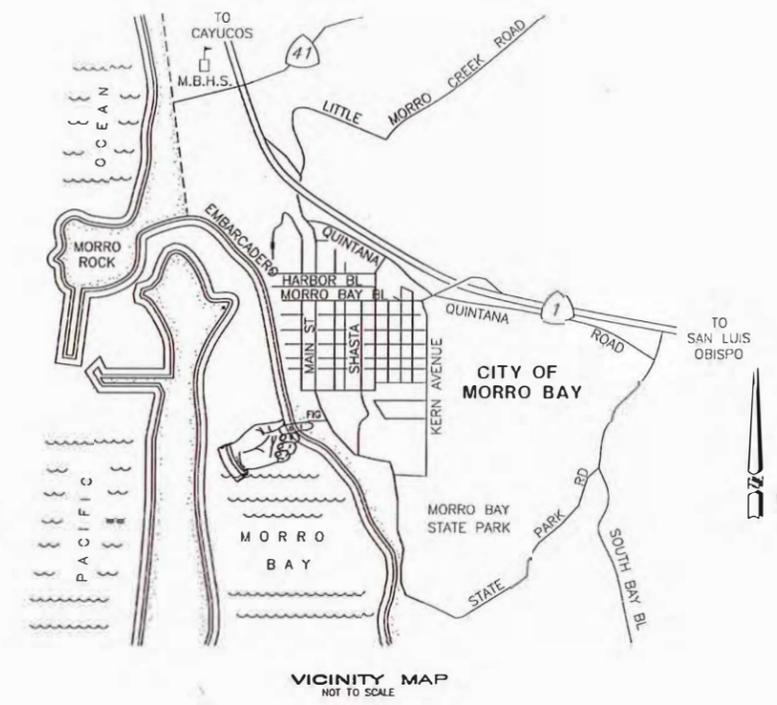
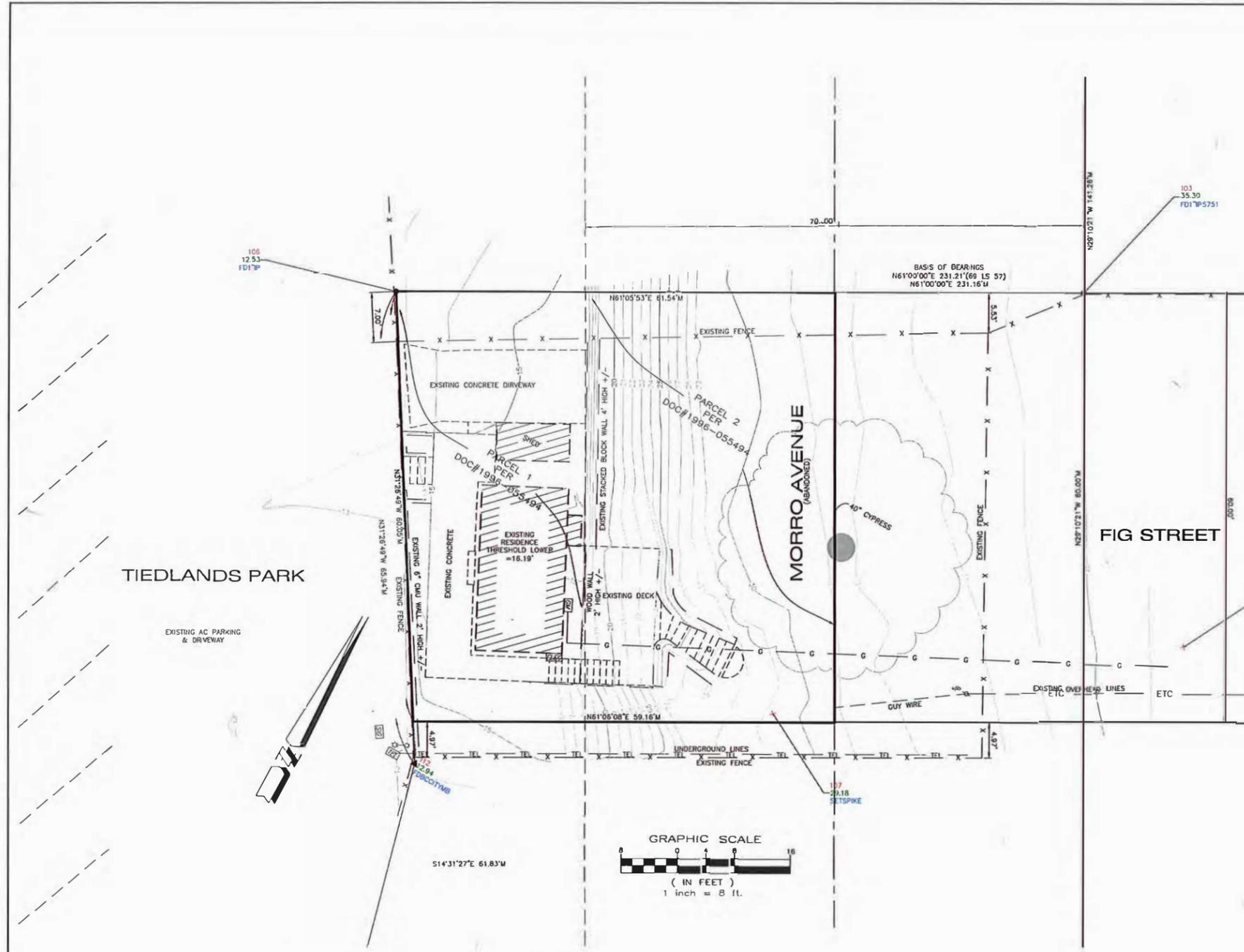
DRAWN BY:
 Aaron Gannage

DATE	REVISION

PROJECT:
 Morgan Residence
 101 Fig Street
 Morro Bay, CA

DATE:
 10/25/2022

SHEET:
A-2

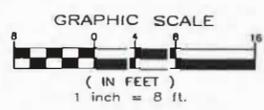


SYMBOL LEGEND:

—+— FENCE LINE	▬▬▬ RETAINING WALL
—SS— SEWER MAIN	□ PG&E BOX
—W— WATER MAIN	□ GAS METER
—G— GAS MAIN	□ TELEPHONE BOX
—E— 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	
○ MONITORING WELL	

ABBREVIATIONS

AC ASPHALT CONCRETE	IP IRON PIPE
AP ANGLE POINT	GB GRADE BREAK
BM BENCH MARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BOW BACK OF WALK	LT LIGHT
CB CATCH BASIN	MH MANHOLE
CF CURB FACE	MP POWER POLE
CO CLEAN OUT	PVC POLYVINYL PIPE
COL COLUMN	RB REBAR
COR CORNER	REC REINFORCED CONCRETE PIPE
CONC CONCRETE	RIO CANOPY RAJUS
CUP CORRUGATED METAL PIPE	SO STORM DRAIN
CMU CONCRETE MASONRY UNITS	SL POINT ON SLOPE
CRH CROWN OF STREET	SS SEWER
DI DROP INLET	STP STEP
EG EXISTING GRADE	STR STAIRS
EP EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FOUND	TOE TOE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FW FACE OF WALL	WL WALL
HSE HOUSE COR	WM WATER METER
GR GRASS	WV WATER VALVE
GM GAS METER	
IP IRON PIPE	



BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FWD401 TIDAL S, BEING A STANDARD BRASS BENCH MARK DISK STAMPED "S 1935" AT THE WEST END OF MORRO BAY BOULEVARD, 17 FEET WEST OF THE WEST EDGE OF MARKET STREET, IN TOP OF 2.5 X 2.1 X 1.1 HIGH CONCRETE BLOCK AND BRASS PLaque.
ELEVATION=36.50' NAVD 88

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG NORTHWESTERLY LINE OF FIG STREET BEARING N 61° 00' 00" E PER (69 LS 57).

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON OCTOBER 31, 2016.

MICHAEL B. STANTON, PLS 5702 DATE _____



- 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 HAS 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 1-800-482-2444 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 PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY AND FOUND MONUMENTS IN THE FIELD. PROPERTY CORNERS WILL BE SET AT ALL PROPERTY CORNERS PER CLIENTS REQUEST.

Project #(s) _____
 — Approved as Submitted
 — Approved with Changes
Approval Date: _____
Planner: _____

SITE DATA:
ADDRESS: FIG STREET, MORRO BAY
ASSESSOR'S PARCEL NO. APN 066-211-031

AMENDED TOPOGRAPHIC MAP
A PORTION OF FIG STREET AND MORRO STREET OF THE CERRITO ADDITION TO THE TOWN OF MORRO BAY AS SHOWN ON MAP FILED IN BOOK "A" AT PAGE 34, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
AT THE REQUEST OF JIM & GAIL MORGAN

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93406
805-594-1960
March 30, 2018 JOB #16-305

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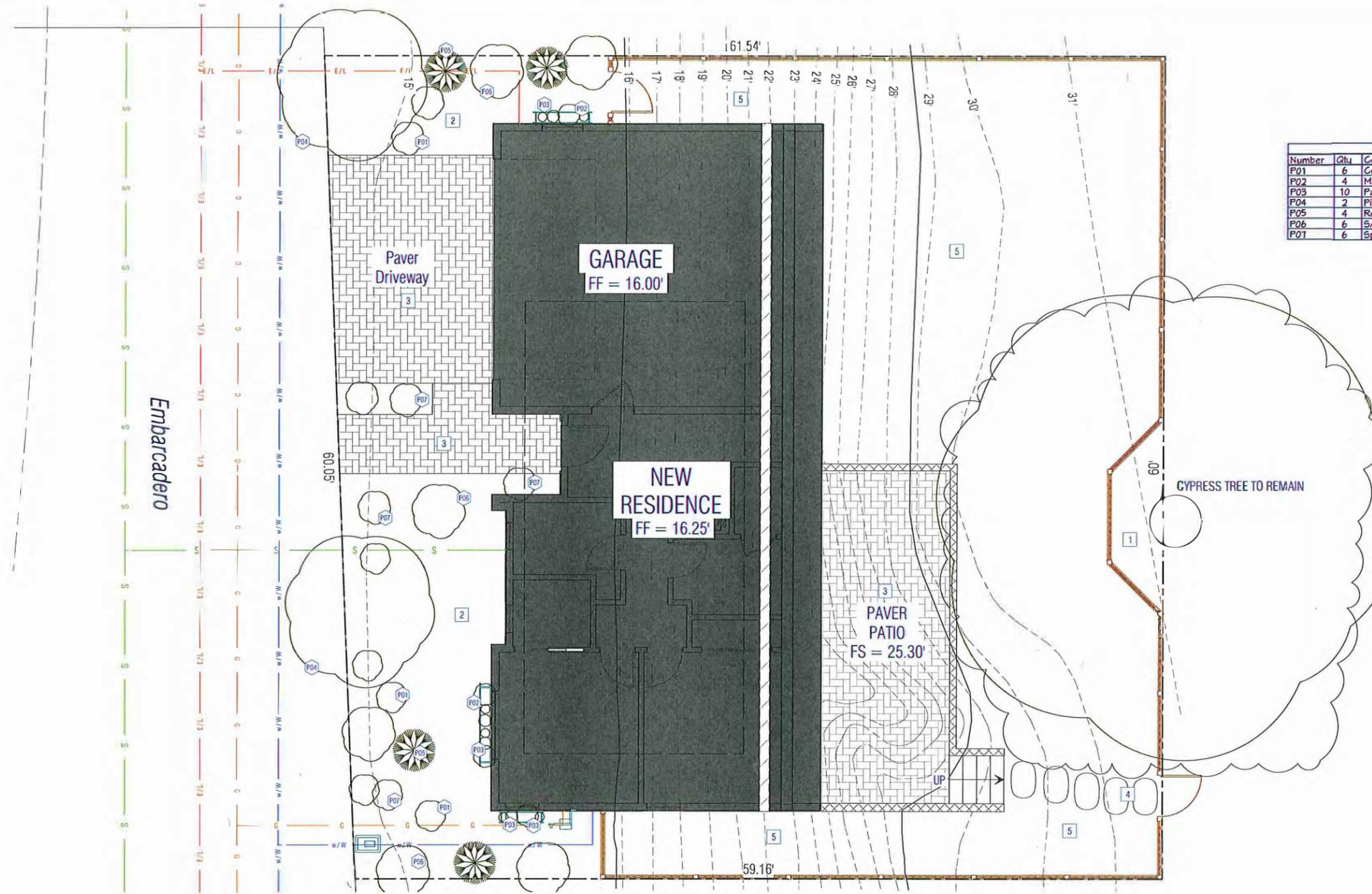
DRAWN BY:
Aaron Gannage

DATE	REVISION

PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

DATE: 10/25/2022

SHEET: A-3



PROPOSED LANDSCAPE PLAN

Scale: 1/4" = 1'-0"



LANDSCAPE PLAN KEY NOTES

- 1 GRAVEL GROUND COVER OVER FILTER FABRIC
- 2 BARK GROUND COVER BETWEEN PLANTS OVER FILTER FABRIC
- 3 PERVIOUS PAVERS
- 4 PAVER STIPPING STONES
- 5 EXISTING NATIVE LANDSCAPE TO REMAIN, ICE PLANT

Plant Schedule			
Number	Qty	Common Names	Scientific Name
P01	6	Century Plant, Agave	Agave americana
P02	4	Marigold	Tagetes
P03	10	Pansy	Viola x wittrockiana
P04	2	Pink Melaleuca	Pink Melaleuca
P05	4	Rocky Mountain Juniper, Skyrocket Juniper	Juniperus scopulorum
P06	6	SAGE BUSH	Eucunmus alatus, Celastrus alatus
P07	6	Spanish Broom	Spartium junceum

Lot Coverage

TOTAL LOT AREA:	3,600 SQ. FT.
Total Proposed Building Coverage Area:	1,168 SQ. FT.
Proposed Lot Coverage Percentage:	32%
Allowable Lot Coverage Percentage:	50%
Existing Native Landscape Area:	1,396 SQ. FT.
New Landscape Area:	492 SQ. FT.
Total Landscape Area:	1,888 SQ. FT.
Percent landscaped area:	52%
Driveway, Walkway & Conc. Walls Area:	544 SQ. FT.
Percent driveway and walkways:	15%

LANDSCAPE AREA BREAKDOWN:

New Landscape Area:	492 SQ. FT.
Planting Area:	200 SQ. FT. (40%)
Gravel Area:	292 SQ. FT. (60%)

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Aaron Gannage

DATE	△

PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

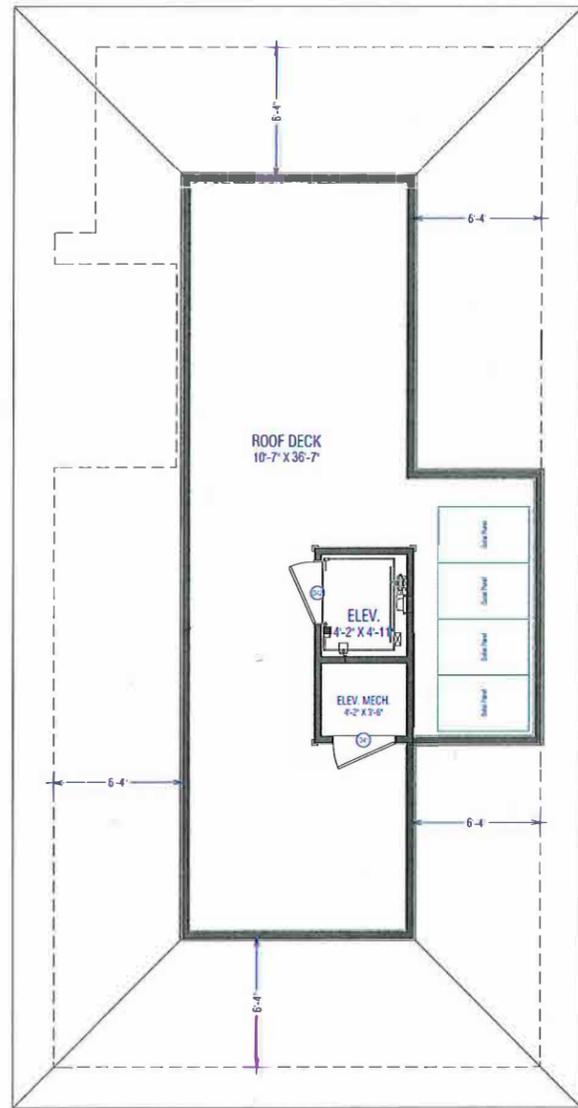
DATE:
10/25/2022

SHEET:

A-4

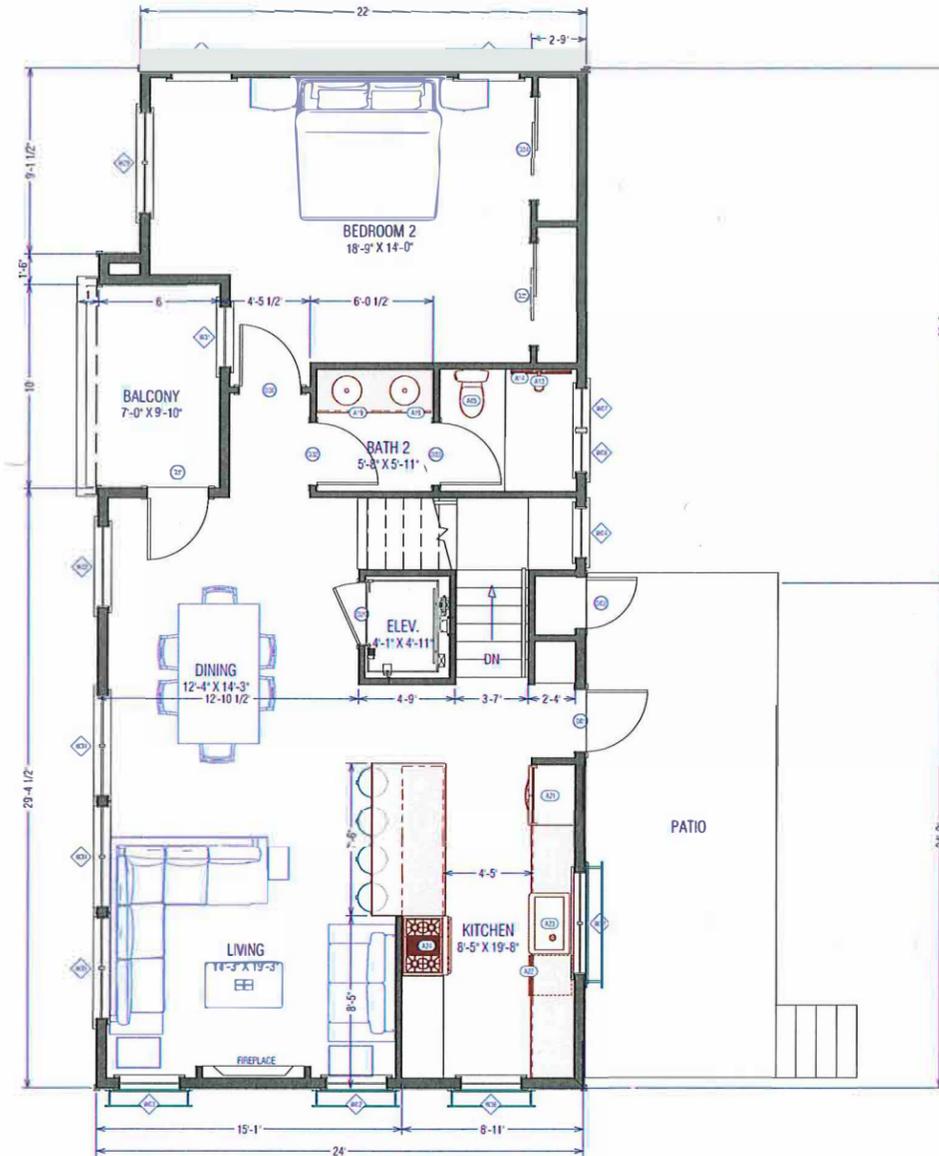
City of Morro Bay
Planning Commission Approval
Project #(s) _____
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___ Approved with Changes
Approval Date: _____
Planner: _____

Attachment 4



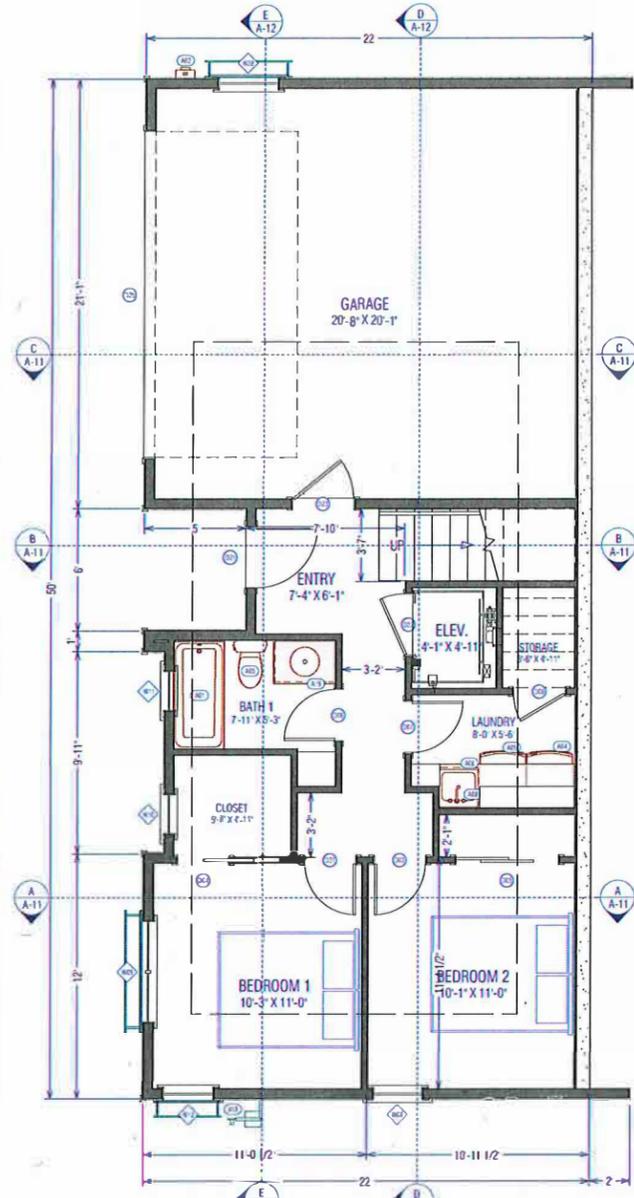
PROPOSED ROOF DECK PLAN

Scale: 1/4" = 1'-0"



PROPOSED 2nd FLOOR PLAN

Scale: 1/4" = 1'-0"



PROPOSED 1st FLOOR PLAN

Scale: 1/4" = 1'-0"



NUMBER	SIZE	WIDTH	HEIGHT	FIN	DESCRIPTION	THICKNESS	COMMENTS
021	3068 L EX	36"	80"	33 X83	EXT HINGED DOOR E21	1.3/8	
022	3068 R IN	35 15/16"	80"	37 15/16 X82 1/2"	HINGED DOOR P04	1.3/8	
023	3068 L EX	36"	80"	33 X83	EXT HINGED DOOR E21	1.3/8	
024	3068 L IN	35"	80"	33 X82 1/2"	HINGED DOOR P04	1.3/8	
025	16010	192"	84"	194 X81"	CARAGE GARAGE DOOR CHDUS	1.3/4	
026	10263 L IN	120"	80"	122 X81 1/2"	SLIDER DOOR P04	1.3/8	
027	3068 L	36"	80"	74 X82 1/2"	POCKET DOOR P04	1.3/8	
028	3068 L IN	35"	80"	33 X82 1/2"	HINGED DOOR P04	1.3/8	
029	3068 R IN	35 15/16"	80"	37 15/16 X82 1/2"	HINGED DOOR P04	1.3/8	
030	3070 L IN	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
031	3068 R EX	36"	80"	33 X83	EXT HINGED DOOR E21	1.3/4	
032	3070 R IN	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
033	3070 R IN	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
034	3068 L IN	35"	80"	62 X82 1/2"	SLIDER DOOR P04	1.3/8	
035	3068 L IN	35"	80"	62 X82 1/2"	SLIDER DOOR P04	1.3/8	
036	3068 L IN	35"	80"	62 X82 1/2"	SLIDER DOOR P04	1.3/8	
037	3070 R IN	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
038	3070 L IN	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
039	3070 R EX	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/8	
040	3070 R EX	36"	84"	38 X86 1/2"	HINGED DOOR P04	1.3/4	
041	3068 L IN	35 15/16"	80"	37 15/16 X82 1/2"	HINGED DOOR	1.3/8	
042	3068 L IN	35 15/16"	80"	37 15/16 X82 1/2"	HINGED DOOR E01	1.3/8	

NUMBER	SIZE	WIDTH	HEIGHT	FIN	HEADER HEIGHT	DESCRIPTION	EGRESS TEMPERED COMMENTS
W01	15114L	131"	52"	192 X53	84	MULLED UNIT LHL/RHR	
W02	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W03	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W04	4214	50"	16"	51 X17"	88	MULLED UNIT LHL/RHR	
W05	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W06	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W07	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W08	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W09	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W10	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W11	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W12	4044FX	48"	52"	49 X53"	84	FIXED GLASS	
W13	3040SH	36"	48"	37 X49"	84	SINGLE HUNG	
W14	3038CC	60"	12"	61 X43"	84	DOUBLE CASEMENT LHL/RHR	
W15	2616AW	30"	18"	31 X19"	84	SINGLE AWNING	
W16	2616AW	30"	18"	31 X19"	84	SINGLE AWNING	

NUMBER	DESCRIPTION	WIDTH	DEPTH	HEIGHT	COMMENTS
A03	EXISTING GAS FAULT IN ATTIC	20"	54 1/8"	20"	
A05	ELONGATED TOILET	30"	36"	29 7/8"	MINIMUM CLEARANCES 24" FRONT, 30" COMPARTMENT WIDTH, NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL SANITARY INSTITUTE STANDARD A112.19.2. HAS CODE: SECTION 1702.1 (B) & CAL. GFCI CODE 4.1 (1) SEVERITIES PROVIDED
A13	SHOWER VALVE & HEAD	7 15/16"	12 1/2"	36"	SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. SINGLE SHOWER HEAD MINIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM) SHALL BE PROVIDED WITH A SHROUD AND SHROUD SHALL BE FINISHED WITH A SMOOTH FINISH TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN OUTLET. TILE PER GANNAGE DESIGN SHALL BE USED TO CEILING.
A14	CURBLESS SHOWER PAN WITH LINEAR FLOOR DRAIN	36"	2"	1/4"	IF ANY FLOOR DRAIN BY A FINITY DRAIN OR EQUAL FLOOR FRAMING TO BE RECEIVED 3 1/2" MIN. IN THIS AREA TO ALLOW FOR FLOOR FINISH. SEE GANNAGE DESIGN FOR SHOWER AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH FINISH TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN OUTLET. TILE PER GANNAGE DESIGN SHALL BE USED TO CEILING.
A18	GAS METER	24 1/4"	17 1/4"	21 1/2"	
A19	LESSER (POD) IN ABOVE COUNTER	17 1/2"	17 1/2"	6"	
A20	LETTER TUB 2	60"	24"	18 9/16"	
A21	REF 36 FRENCH DOOR BOTTOM MOUNT REFRIGERATOR	35 3/4"	30 1/2"	36"	
A22	PROFESSIONAL DISHWASHER	23 1/2"	24"	34 5/8"	
A23	APPROX FRONT SINK (35 1/2")	35 1/2"	24"	34 5/8"	
A24	DE364C LP - 36" EQUAL FUEL RANGE LP - 4 BURNERS AND 6" BAKED CHARBROILER	35"	30"	36"	

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DRAWN BY:
 Aaron Gannage

DATE

PROJECT:
 Morgan Residence
 101 Fig Street
 Morro Bay, CA

DATE:
 10/25/2022

SHEET:
 A-5



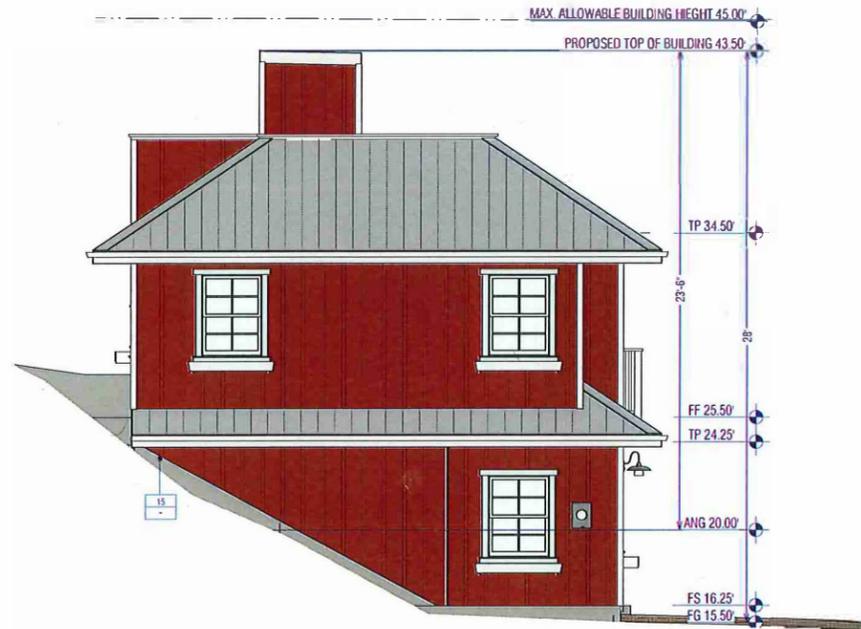
EAST ELEVATION

Scale: 1/4" = 1'-0"



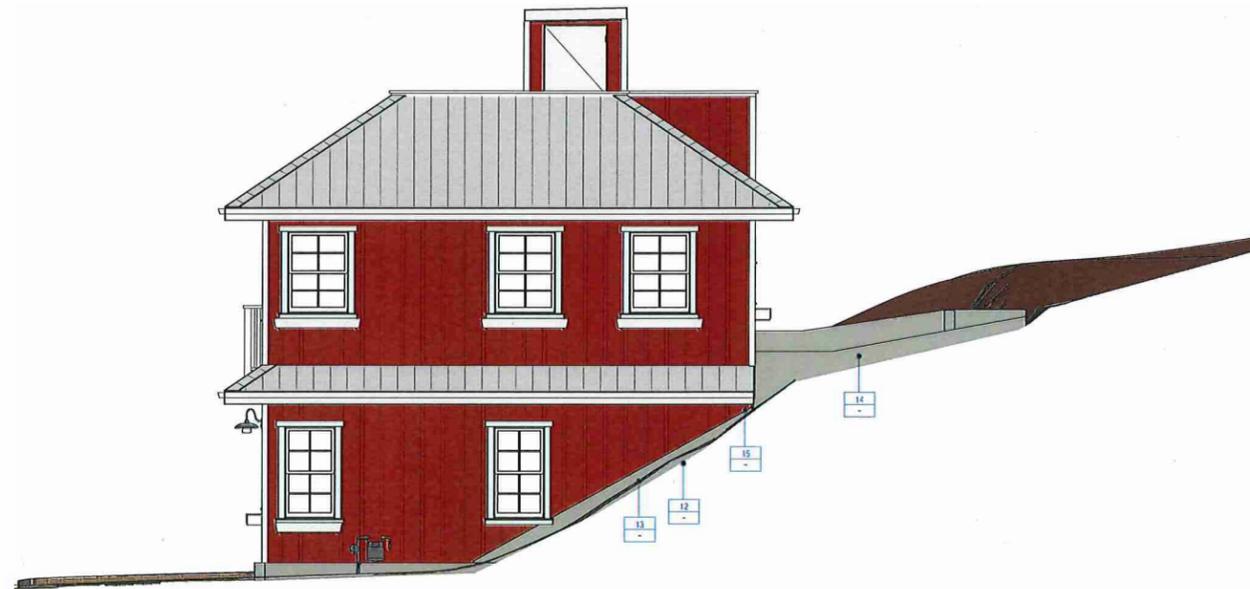
WEST ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"



SOUTH ELEVATION

Scale: 1/4" = 1'-0"



Steel Lighting Co. "Gardena" Outdoor Light



Standing Seam Metal Roofing



"Hardie" Lapped Siding



"Hardie" Board & Batten

ELEVATION MATERIALS

1. "HARDIE" BOARD & BATTEN SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
2. "HARDIE" LAPPED SIDING EXTERIOR FINISH WITH WATERPROOFING MEMBRANE UNDERLAYMENT
3. STANDING SEAM METAL ROOFING OVER 1-LAYER OF 1/2" GYPSUM BOARD
4. VINYL WINDOWS & DOOR
5. 2x8 FASCIA BOARD WITH 4" METAL GUTTERS
6. 2x4 CORNER TRIM
7. 2x4 WINDOW & DOOR TRIM
8. PLANTER BOX
9. LINEAR HORIZONTAL GOOSENECK DOWNGUTS
10. 42" HIGH DECK RAILING
11. WOOD GARAGE DOOR
12. EXISTING NATURAL GRADE
13. FINISH GRADE
14. CONCRETE RETAINING WALL
15. NEW RETAINING WALL AT REAR OF PROPOSED HOUSE TO BE IN THE APPROXIMATE LOCATION OF EXISTING RETAINING WALL

ELEVATION COLORS

- A. Benjamin Moore "SPANISH RED"
- B. Ultra Clad Pooling "Ash Gray"
- C. Benjamin Moore "ICY MOON DROPS"
- D. Benjamin Moore "SNOW WHITE"
- E. Benjamin Moore "BISON BROWN" Wood Stain

City of Morro Bay
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 www.gannagedesign.com

DRAWN BY:
 Aaron Gannage

DATE	BY

PROJECT:
 Morgan Residence
 101 Fig Street
 Morro Bay, CA

DATE:
 10/25/2022

SHEET:

A-6



WEST STREET VIEW ELEVATION

City of Morro Bay
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PROJECT:
Morgan Residence
101 Fig Street
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SHEET TITLE:

DATE	DATE

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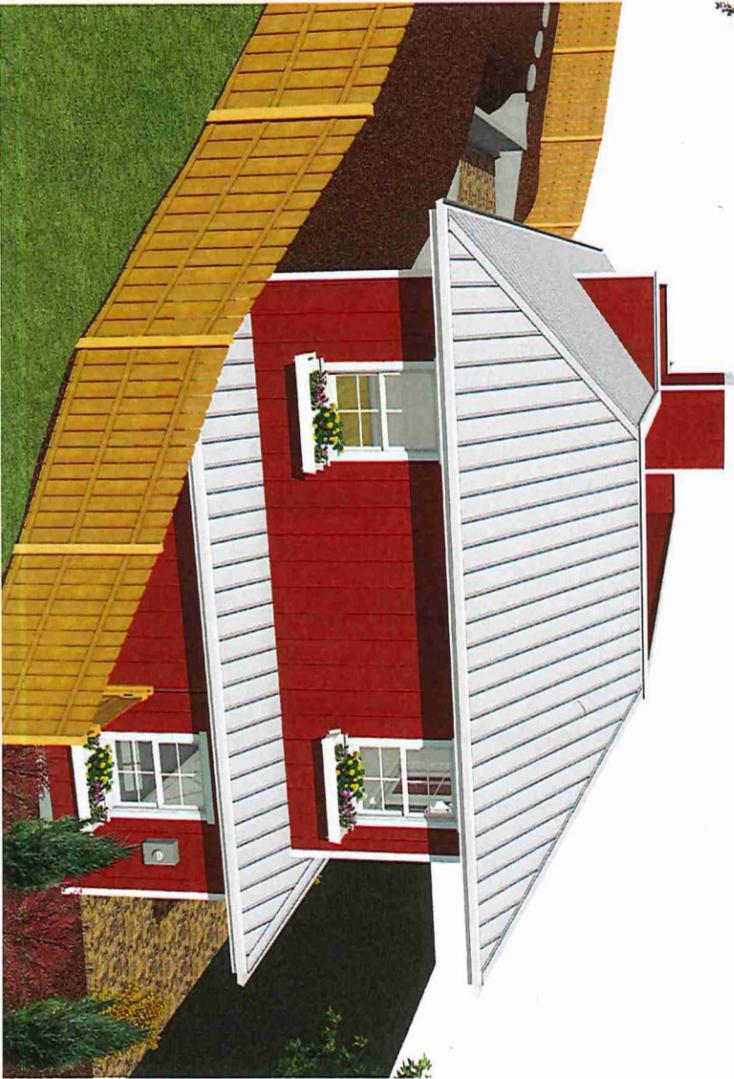
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A-7

DATE: 10/25/2022
SHEET:



Camera 3



Camera 4



Camera 1



Camera 2

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PROJECT:
Morgan Residence
 101 Fig Street
 Morro Bay, CA

SHEET TITLE:

DATE	DATE	DATE	DATE	DATE	DATE

DRAWN BY:
Aaron Gannage
 Aaron Gannage



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DATE: 10/25/2022
 SHEET:



STREET VIEW FROM EMBARCADERO STREET 1

Planning Commission Approval

Project #(s)

- Approved as Submitted
- Approved with Changes

Approval Date: _____
Planner: _____

A-9

PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

SHEET TITLE:

DATE	DATE	DATE	DATE	DATE

DRAWN BY:
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STREET VIEW FROM EMBARCADERO STREET 2

City of Morro Bay
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PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

SHEET TITLE:

DATE	DATE	DATE	DATE	DATE

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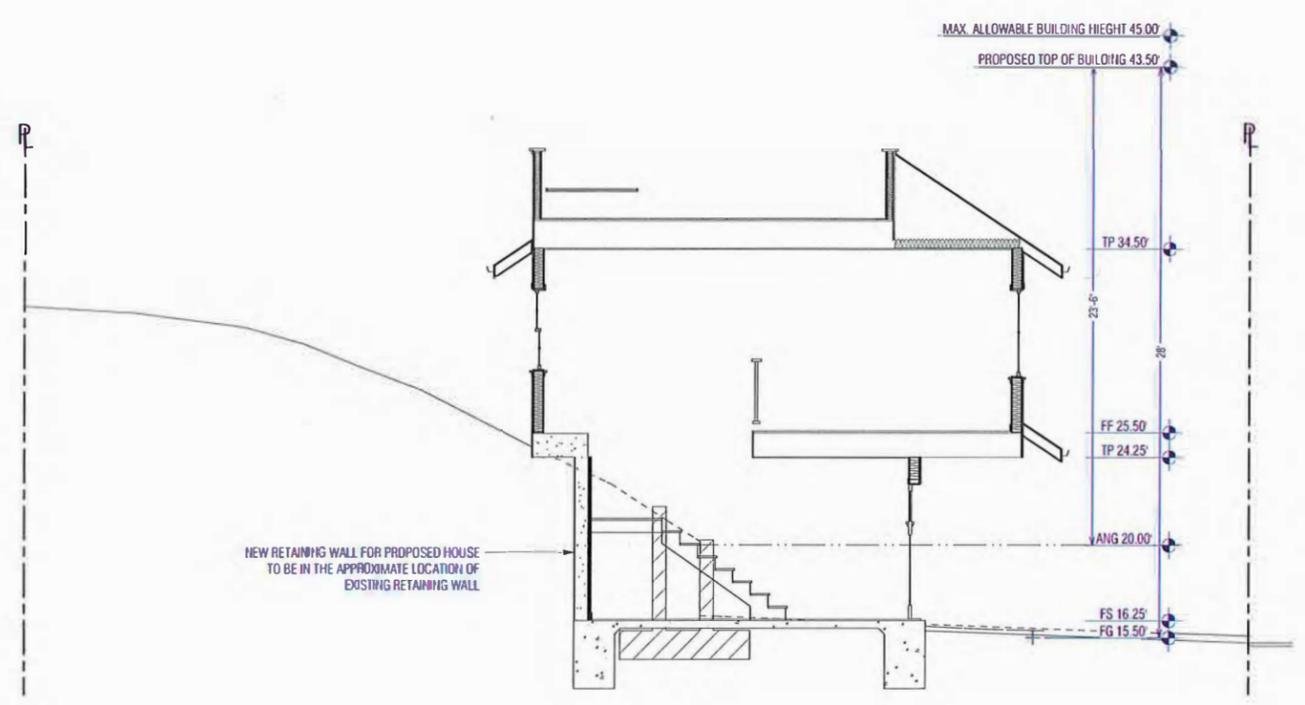


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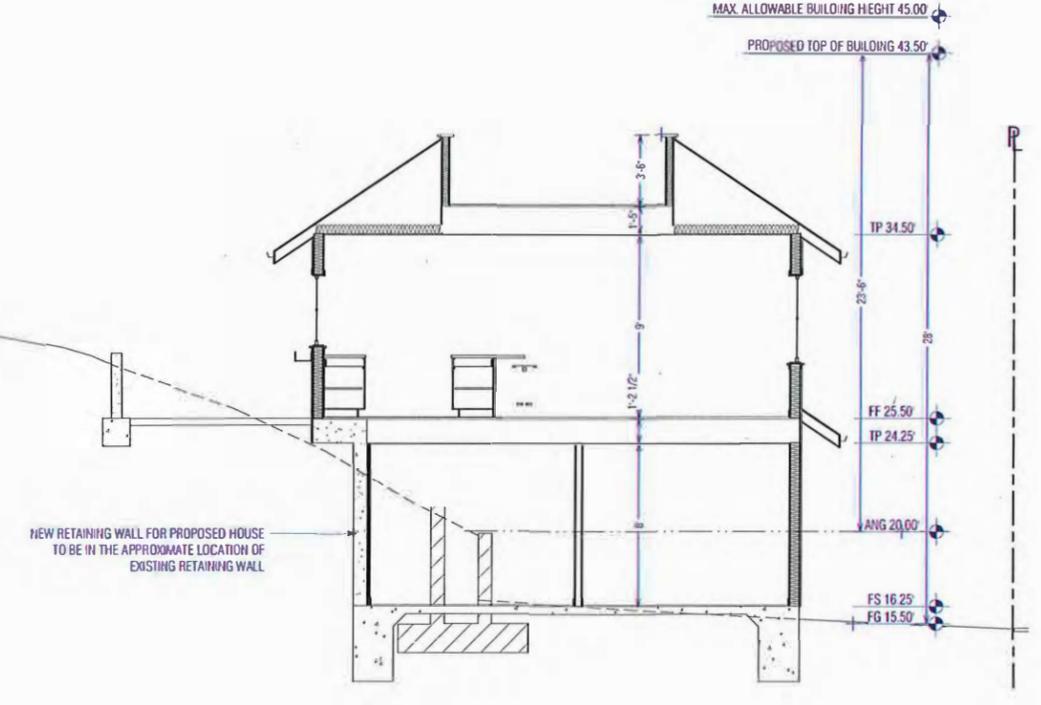
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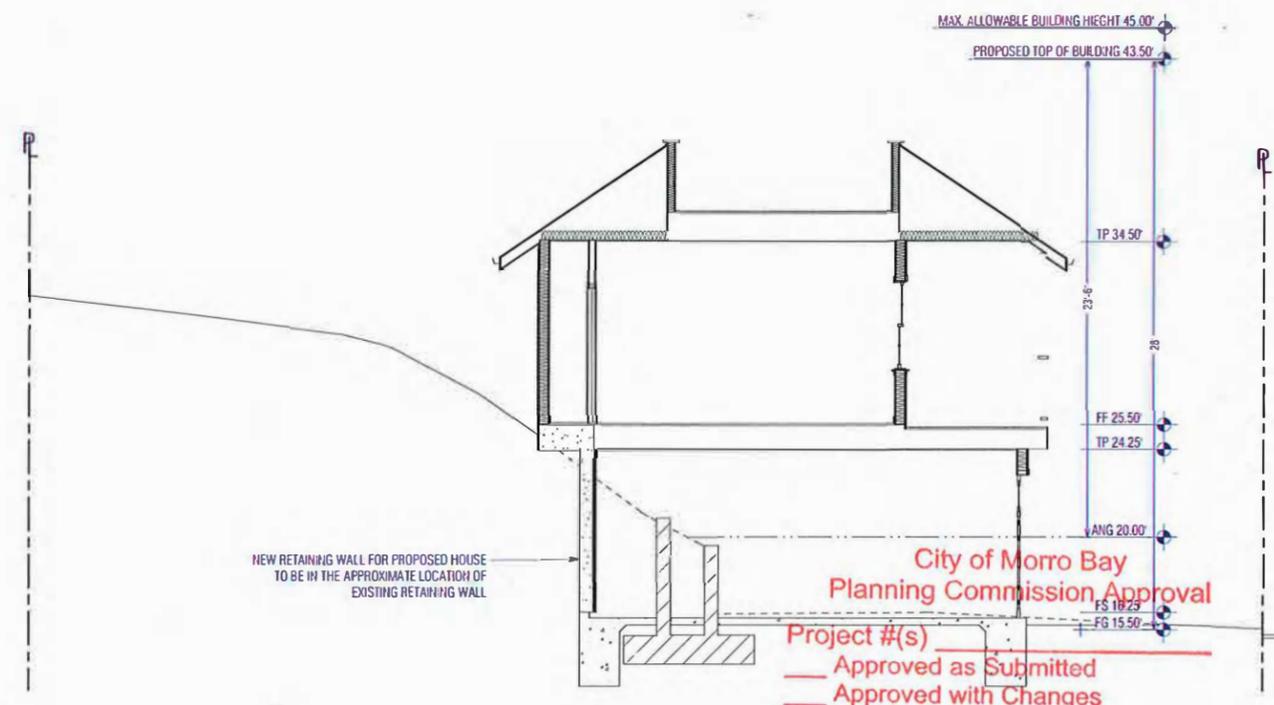
A-10



SECTION B-B
Scale: 1/4" = 1'-0"



SECTION A-A
Scale: 1/4" = 1'-0"



SECTION C-C
Scale: 1/4" = 1'-0"

**City of Morro Bay
Planning Commission Approval**

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 Aaron Gannage

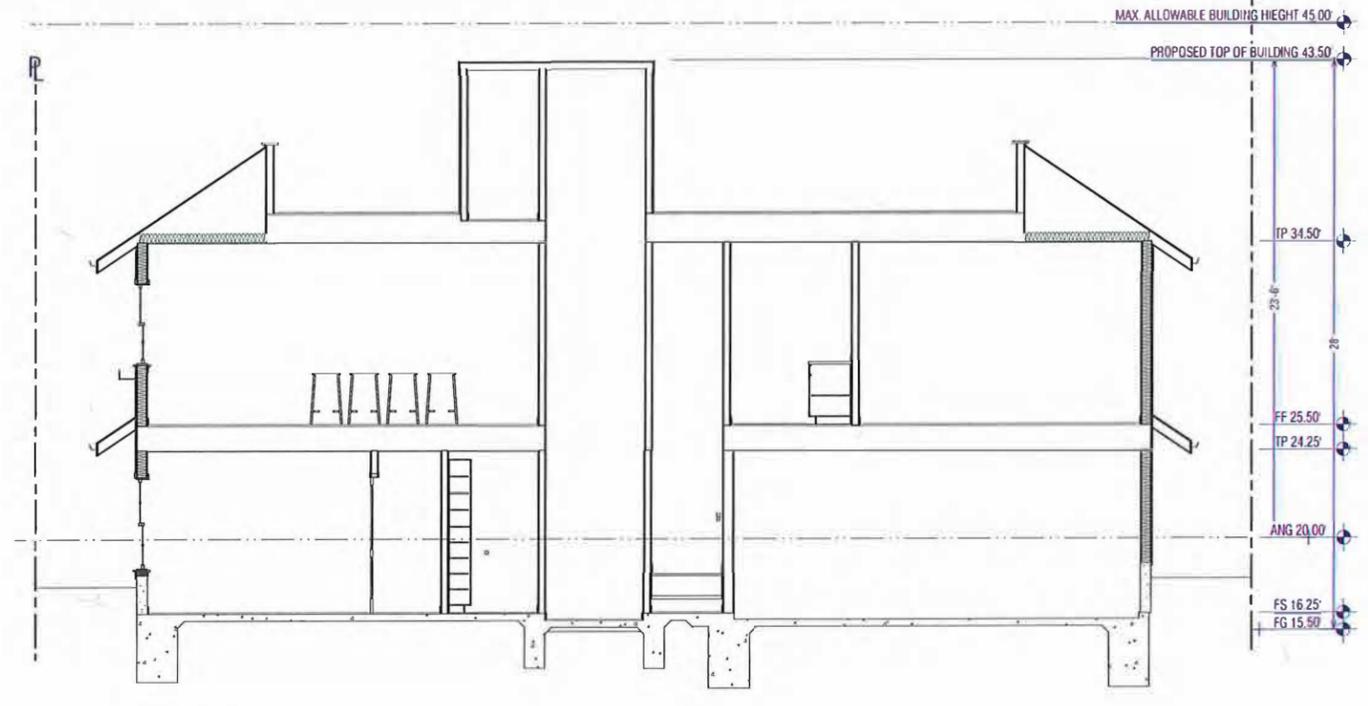
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SHEET TITLE:

PROJECT: **Morgan Residence
101 Fig Street
Morro Bay, CA**

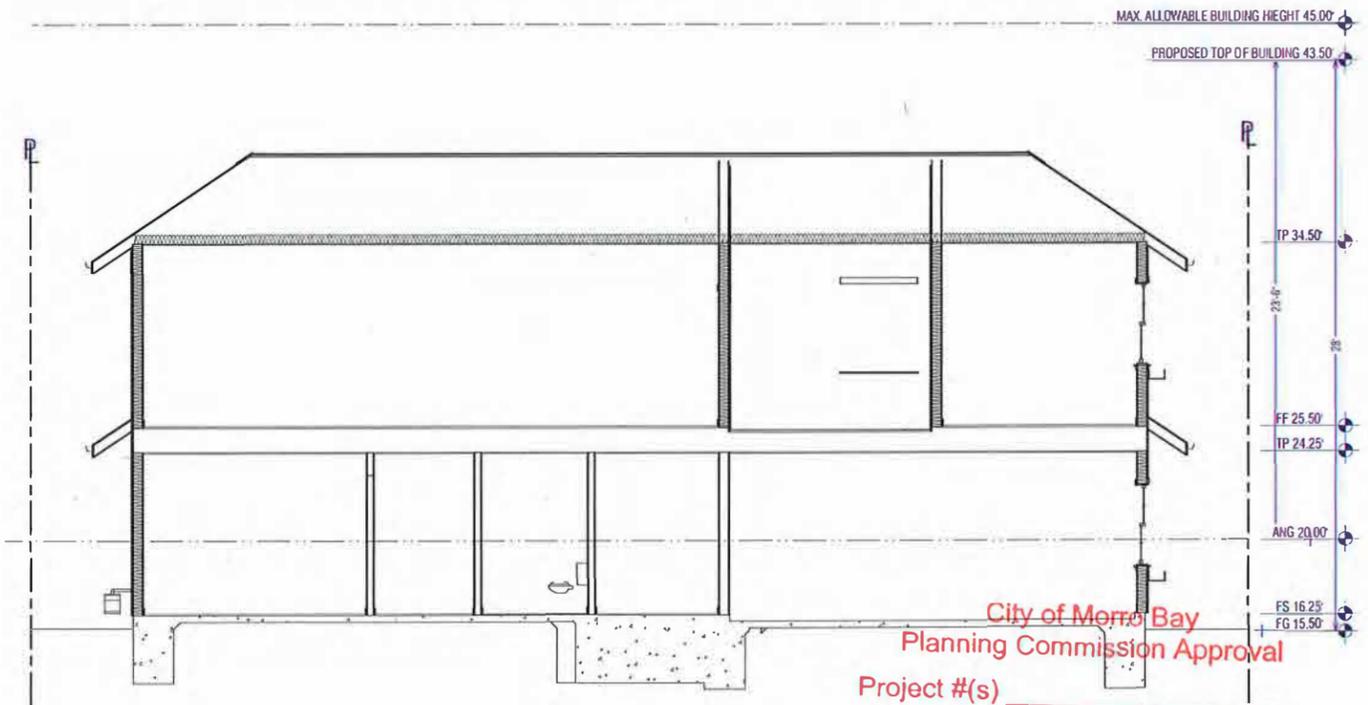
DATE: 10/25/2022

SHEET: **A-11**



SECTION D-D

Scale: 1/4" = 1'-0"



SECTION E-E

Scale: 1/4" = 1'-0"

City of Morro Bay
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DATE	△

PROJECT:
Morgan Residence
101 Fig Street
Morro Bay, CA

DATE:
 10/25/2022

SHEET:
A-12



City of Morro Bay City Council

101 FIG STREET

APPEAL OF PLANNING COMMISSION'S 11-15-2022 APPROVAL OF

COASTAL DEVELOPMENT PERMIT #CDP21-035, CONDITIONAL USE PERMIT #CUP21-12, & VARIANCE #VAR21-003

RELOCATION OF LITTLE RED HOUSE, AND NEW CONSTRUCTION OF 1676 SF SINGLE FAMILY HOME WITH 465SF GARAGE AND REQUEST FOR VARIANCE REDUCTION TO FRONT SETBACK FROM 20 FEET TO 10 FEET

APPELLANT: TERRY SIMONS

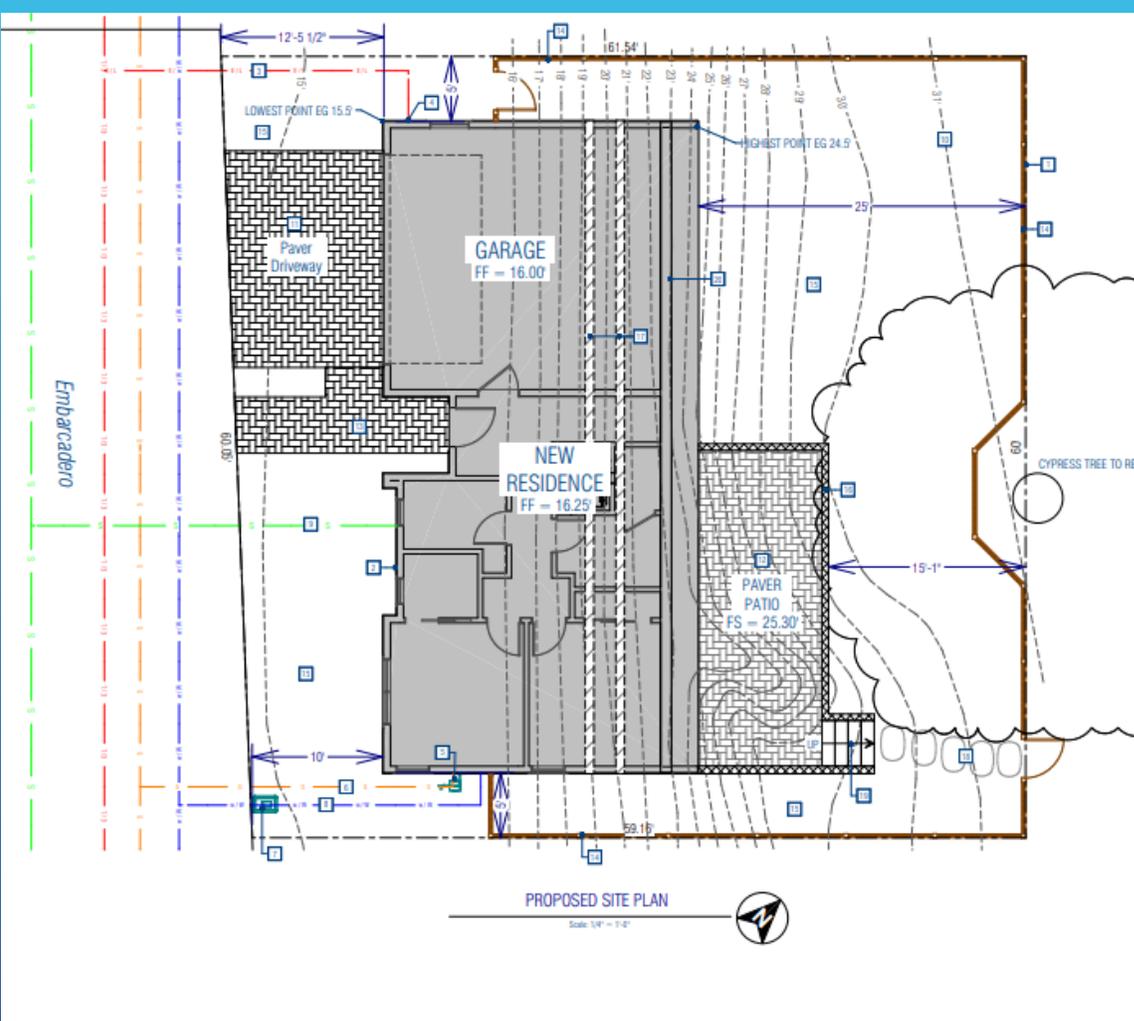
**PROPERTY OWNER: STEVE MORGAN/
MORGAN FAMILY TRUST**

AGENT: CHUCK STEVENSON

JANUARY 24, 2023



MORRO BAY
PUT LIFE ON COAST



Visual Simulation



Site Plan & Visual Simulation



MORRO BAY
PUT LIFE ON COAST

Development Standards

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	20 feet	10 feet -11.5 (see variance discussion)
Side-Yard Setback	5 feet	5 feet
Rear-Yard Setback	5 feet	25 feet
Garage Setback	20 feet	11.5 feet
Lot Coverage	50% allowed	32%
Maximum Height	25 feet	Existing House - unknown Proposed House – 23'6" feet
Parking	2 covered and enclosed spaces	2 covered and enclosed spaces

Variance approved by PC was for front setback reduction (including garage) from 20 feet to 10 feet.

Geologic standards

- Consultation with Coastal Commission staff determined bluff development standards do not apply. Geologic & Seismic Hazards standards would apply for sloped properties.
- GeoSolutions submitted Geologic Report dated July 2022 which evaluated slope stability, geologic and seismic hazards and included historic bluff locations concluding property not subject to coastal erosion based on location east of Tidelands parking lot.



MORRO BAY
PUT LIFE ON COAST

▶ Appeal Claim #1

Appellant claims the PC staff included misleading or incorrect claims that there is no grant of special privilege or the project will not set a precedent.

▶ *Staff Response: Project as approved by PC included a variance to reduce front setback from 20 feet to 10 feet. A geologic report was prepared dated July 2022 which included toe of bluff, bluff face, and top of bluff location on the property. LUP Public Safety (PS) Policy 2.13 requires projects to be designed to mitigate geologic hazards and ensure stability. PS Policy 2.2 states that development ensure stability, not contribute substantially to erosion nor substantially alter landforms.*

▶ *The project is required to comply with all development standards including parking for 2 covered and enclosed spaces. The setback reduction avoids further excavation into the bluff and provides for slope stability of the bluff by minimizing alteration of natural landforms and preserving bluff character which is consistent with MBMC 17.48.190. The project is conditioned to incorporate the recommendations of the GeoSolutions report.*

▶ *No grant of special privilege because the project's small size situated on a bluff face limits the buildable footprint. The proposed home is designed to avoid further excavation into the slope and is situated similar to the existing home's retaining wall.*



MORRO BAY
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▶ Appeal Claim #2

Appellant states the Community Development Director made statements and attempts to affect the approval inconsistent with the Municipal Code and Local Coastal Plan.

▶ *Staff Response: Staff prepared a staff report evaluating the project against the criteria of the Municipal Code and General Plan/Local Coastal Program. It is within the scope of the Director's duties to answer questions at PC meetings and communicate project details to assist the PC in their deliberations.*



MORRO BAY
PUT LIFE ON COAST

▶ Appeal Claim #3

Appellant states no special circumstances exist because staff recommended a variance for a reduced 20-foot front setback (including reduction of garage setback) due to site topography and bluff policies despite Coastal staff comments stating bluff standards do not apply since not subject to erosion.

▶ ***Staff Response: Staff consulted with Coastal Commission staff on this project because it was initially expected that since the majority of the property is located within the bluff face, that an LCP variance may be required in order to avoid a takings. Coastal staff comments were that this would be a bluff in name only due to its location adjacent to Tidelands Parking Lot. However, this does not preclude bluff policies associated with standards that require minimize alteration of natural landforms and to preserve bluff character.***

▶ ***PC reviewed the project and found special circumstances do exist due to the unusual site constraints related to the overall slope and topography of the lot and the small size of the lot which would otherwise require additional excavation into the historic bluff face to provide an adequate building footprint for the development and the project has been designed to minimize alteration of natural landforms. The new retaining wall for the home is proposed in the same approximate location as the existing 4' retaining wall.***



MORRO BAY
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▶ Appeal Claim #4

Appellant states there is a reasonable ability for the garage to be setback 20 feet from the property line to facilitate two off-street parking spaces. Appellant states that an existing Settlement Agreement between the City and property owners in this area allows vehicular and pedestrian access but precludes owner use of the Embarcadero. No provision for guest parking was included, and by approving the project it in effect created an amendment of the Agreement setting a precedent for development.

▶ ***Staff Response: Reduced setback from 20 to 10 feet was based on variance findings related to unusual site constraints and sloped topography that would otherwise require greater excavation into the slope. A lesser setback is allowed in other residential areas where there is a significant slope in topography. The project does not require guest parking, and encroachments into the public right of way are handled by Code Enforcement. Further, the Settlement Agreement is not relevant to the project, because the document outlines property access for properties abutting Embarcadero Rd in the project area. Document sections relating to vehicular and pedestrian access specifying that property owners would be required to comply with governmental requirements for access which this project complies.***



MORRO BAY
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▶ Appeal Claim #5

Appellant states the project has been in process since 2017 and issues of future street frontage and other properties subject to the Settlement Agreement should have been analyzed by Planning and Public Works Departments to avoid unnecessary conflicts in the form of an Embarcadero Plan Line.

▶ ***Staff Response: The Applicant applied for this permit in 2021. In 2017 , an earlier version of the project was presented to PC as a conceptual review only, but that project did not proceed based on a misunderstanding of property boundary lines. The Public Works Department has reviewed the project and determined no frontage improvements or plan line improvements are required.***



MORRO BAY
PUT LIFE ON COAST

▶ Project summary

- ▶ Project designated as Medium –density residential Land Use for which a single family home is a principally permitted use in the R-2 zone and conditionally permitted in the Planned Development overlay. The project meets the parking requirement for a single family home and otherwise complies with all development standards.
- ▶ The PC added a condition to the project to require the Application to submit a relocation plan to provide for removal of the Little Red House. A historic evaluation report found the existing home did not meet criteria for historic significance, but noted it was of local importance.
- ▶ The Applicant requested a Variance to reduce the front setback from 20 to 10 feet in order to minimize alteration of the bluff area and ensure slope stability. The home has been designed to avoid further excavation into the slope. The proposed new home would reconstruct the retaining wall in the approximate same location as the 4 foot existing retaining wall.



MORRO BAY
PUT LIFE ON COAST

▶ Project summary

- ▶ The project is consistent with bluff development policies in Chapter 17.45 of the Zoning Code which require property to maintain the unique geographic features of the bluffs and ensure development is subordinate to the character and form of the bluff area; whereas to otherwise comply with the full 20-foot front setback would require greater excavation into the slope. In addition, the retaining wall for the proposed new home is proposed in the same location as the existing 4' high retaining wall also to minimize alteration of the slope.
- ▶ It is also consistent with LUP Public Safety (PS) policy 2.13, PS 2.2, and MBMC 17.48.190 in that the project provides for slope stability of the bluff by minimizing alteration of natural landforms, conditioned to incorporate recommendations of the geologic report to mitigate geologic hazards, does not contribute significantly to erosion, nor diminish stability of the area and preserves the character of the bluff regarding new development in high-risk area which states that development shall ensure stability and not contribute significantly to erosion nor substantially alter natural landforms.

Staff Recommendation:

- Deny the appeal and uphold the PC approval of the project by adopting Council resolution 07-23 which includes the Findings and Conditions of approval for the project as shown on site development plans dated 10-25-2022.





AGENDA NO: C-1

MEETING DATE: January 24, 2023

Staff Report

TO: Honorable Mayor and City Council **DATE:** January 18, 2023

FROM: Scott Collins, City Manager

SUBJECT: January 9, 2023 Winter Storm Surge Update

RECOMMENDATION

Staff recommends the City Council receive an update from staff on the aftermath of the January 9, 2023 winter storm surge and resulting catastrophic flooding event.

BACKGROUND

On January 4, 2023, Governor Newsom issued a [“Proclamation of a State of Emergency”](#) relating to severe winter storms and a series of atmospheric river systems that struck California, bringing high winds, substantial precipitation, and river, stream, and urban flooding. The Governor’s Proclamation declared that conditions of extreme peril to the safety of persons and property exist due to these storms. These storms have already forced closures and caused damage to highways and roads, as well as caused levee and culvert failures, and mandatory evacuations in severely impacted counties, and such impacts will likely continue to be caused by the ongoing and forecasted storm surge. The storms threatened, and continue to imminently threaten, critical infrastructure including utilities and thoroughfares, movement of resources, runoff in burn scars from recent wildfires potentially causing mud and debris flows, power outages to thousands of households and businesses, river, and urban flooding due to excessive and prolonged rainfall.

The City of Morro Bay has specifically been, and is under continued threat to be, adversely impacted by the above-referenced winter storms in a manner that threatens local infrastructure and public health and safety, and which exceeds the capacity of the City to address with its own personnel, resources, or in a timely manner to protect life and property, particularly if bound by strict compliance with various statutes and regulations.

Commencing on or about 8:00 a.m. on January 9, 2023 conditions of disaster or extreme peril to the safety of persons and property within the City have already included rising water levels throughout the San Luis Obispo Creek system, flooding, major street and highway closures; and damage or threatened damage to City infrastructure presenting imminent peril to the health, safety and welfare of City residents and businesses and to City staff and operations.

After consideration of the facts reasonably available at the time, on January 9, 2023 at approximately 1:30 p.m., the City Manager acting as the Director of Emergency Services proclaimed the existence of a state of local emergency to make additional resources available to address the conditions of disaster or extreme period caused by severe winter storms, rising water levels along Morro Creek and throughout other areas of the city and damage or threatened damage to City infrastructure.

01181.0001/849733.1	
Prepared By: <u> SC </u>	Dept Review: <u> </u>
City Manager Review: <u> </u>	City Attorney Review: <u> CFN </u>

Pursuant to Government Code § 8630 a local emergency throughout the City declared by the Director of Emergency Services shall not remain in effect for a period in excess of seven (7) days unless it has been ratified by the City Council; therefore, the Director of Emergency Services requested the City Council to ratify and affirm the existence of a local emergency throughout the City of Morro Bay.

At the January 10, 2023 Council meeting, City Council adopted Resolution No. 05-23 proclaiming and affirming the existence of a local emergency, and confirming and ratifying proclamation by City's Director of Emergency Services of the existence of a local emergency, in response to January 9, 2023 winter storm surge.

DISCUSSION

City crews and contractors have been working hard since January 10, 2023 to clean up and mitigate the tremendous impact of the storm surge on City property, including major thoroughfares such as Main Street and South Bay Blvd. Staff have also been assessing damage to City infrastructure and property, including the Corp Yard, old wastewater treatment plant, storm drains, roads, harbor structures, vehicles and equipment. In addition, staff have coordinated with SLO County Office of Emergency Services, and our state and federal representatives to get a major disaster declaration for SLO County. President Biden extended that declaration to SLO County on January 17, 2023, which provides the opportunity for the City to be reimbursed by FEMA for some or all of the City infrastructure damaged or destroyed by the winter storm surge event and provides a pathway for Morro Bay residents and businesses that were impacted by the storm surge to receive FEMA funding.

Staff will provide a comprehensive oral update to City Council and the community at the January 24, 2023 Council meeting on the substantial damage to City property and infrastructure as well as the next steps anticipated with regard to the FEMA reimbursement process.

ATTACHMENT

None



AGENDA NO: C-2
MEETING DATE: January 24, 2023

Staff Report

TO: Honorable Mayor & City Council **DATE:** January 3, 2023
FROM: Dana Swanson, City Clerk
SUBJECT: Advisory Board Interviews and Appointments

RECOMMENDATION

Staff recommends the Council conduct interviews to fill current and upcoming vacancies on the Planning Commission, Citizens Oversight/Finance Advisory Committee, Harbor Advisory Board, Public Works Advisory Board, Recreation & Parks Commission, and City’s representative on the Visit SLO County Board of Directors.

ALTERNATIVES

The Council may choose not to fill one or more of the vacancies and direct staff accordingly.

BACKGROUND/DISCUSSION

Annual appointments to the various City Advisory Bodies are made in January of each year. The Advisory Body Handbook, last adopted by City Council in April 2022, outlines the recruitment procedures and membership requirements for all advisory bodies. Additionally, the City Council Policies & Procedures Manual, also updated in April 2022, describes the appointment procedures and process for Advisory Body appointments. Notices that the City was accepting applications were placed on the City website and “e-notification” service, listed in the annual Local Appointments List (Maddy Act Notice) posted in the City Hall and Library kiosks, Estero Bay News, and distributed via City’s Facebook page. Applications were accepted from November 21 – December 30, 2022. Overall, a higher than average number of applications were received; however, in the case of the Citizens Oversight/Finance Advisory Committee, there is an insufficient number of applicants to fill the available positions. Any vacancies that exist at the conclusion of this meeting will be properly noticed and interviews will be held on a date to be determined.

The following individuals submitted applications (Attachment 1) and will be available for interview by the City Council. The Council may make appointments either by motion, second and voice vote or the Council may vote by written ballot with the results announced by Councilmember and her vote read into the record by the City Clerk.

Prepared By: DS Dept Review: _____
City Manager Review: SC City Attorney Review: CFN

Planning Commission

2 vacancies for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027)

1. Jesse Barron
2. Derek Dahlgren
3. Asia King
4. Eric Meyer
5. McKenzie Taffe
6. Toni Woody

Citizens Oversight/Finance Advisory Committee

**Two (2) vacancies for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027)
& one (1) vacancy for the remainder of a term ending Jan. 31, 2026**

1. Jean Johnson
2. Stephen Peck

Continue to recruit for one unfilled vacancy.

Harbor Advisory Board

1 vacancy representing Waterfront Leaseholders for a new 4-year term (Feb. 1, 2023 - Jan. 31, 2027)

1. Cherise Hansson

1 vacancy representing Recreational Boating for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027)

1. Don Holmes
2. Cal Meyers

Continue to recruit for one unfilled vacancy to serve as an Alternate Member to the Morro Bay Commercial Fishermen's Organization for the remainder of a term ending January 31, 2025

Public Works Advisory Board

1 vacancy for a new 4-year term (Feb 1, 2023 - Jan. 31, 2027)

1. Derek Dahlgren
2. Douglas Hill
3. Robert Nava

Recreation & Parks Commission

1 vacancy to fill remainder of a term ending January 31, 2026

1. June Swall

Visit SLO County Board of Directors – Regional Board

1 vacancy commencing June 21, 2023 for a 3 year term ending June 20, 2026

1. Hemant Patel

ATTACHMENTS & REFERENCE DOCUMENTS

1. Applications
2. [Link](#) to current Local Appointment List
3. [Link](#) to Advisory Body Handbook & By-laws
4. [Link](#) to Council Policies & Procedures Manual

PLANNING COMMISSION (PC)

Two (2) vacancies for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027)

Applicants:

- 1. Jesse Barron**
- 2. Derek Dahlgren**
- 3. Asia King**
- 4. Eric Meyer**
- 5. McKenzie Taffe**
- 6. Toni Woody**



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name JESUS BARRON	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code MORRO BAY, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits?

Yes

No

Are you registered to vote in the City of Morro Bay?

Yes

No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

Citizens Oversight and Citizens Finance Advisory Committee*

Harbor Advisory Board

Marine-Oriented Business

Waterfront Leaseholder

Recreational Boating

Member-at-Large

South Bay/Los Osos Representative

Morro Bay Commercial Fisherman's Association (MBCFO)

Alternate Member to MBCFO

Planning Commission*

Public Works Advisory Board*

Recreation & Parks Commission

Visit SLO County (VSLOC) Board of Directors – County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer California Polytechnic State Univ., SLO	Position or Occupation Construction Inspector Manager/ Permit Officer
Employer Address	How Many Years
City, State, Zip Code	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
CSU Bakersfield	Masters of Public Administration, candidate
CSU Bakersfield	Public Admin, BA
Comm College of the Air Force	Construction Technology, AS

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

See attachment

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

3. Why are you interested in serving on this advisory board, commission, or committee?

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.


 (Signature)

19 DEC 2022

 (Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

- 1. Are you currently or have you previously served on a board, commission, committee, or other public body. If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?**

I was previously on the City of Morro Bay Planning Commission from October of 2017 to March of 2021; I resigned to take a job in Santa Barbara, but have since moved back. During my tenure as a Planning Commissioner, part of which was as the Chairman, The Commission was able to complete the bulk of the work towards implementing a new General Plan and Local Coastal Plan (GP/LCP). This was a gargantuan effort with countless hours of work from Staff, Consultants, the Planning Commission, General Plan Advisory Committee and the public.

I also served as an advisor to the Water Reclamation Facility on behalf of the Planning Commission. In addition, I was also able to lend my expertise in an advisory fashion on a number of projects currently under development.

- 2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social or other organization?**

I feel that my technical training and experience in Construction, Plan Review and Engineering lend well to the practical applications found in the Planning process.

- I served in the Planning and Building Department for the County of San Luis Obispo for 7 years from 2014 to 2021, as a **Plans Examiner**.
- I was the **Building Permit Counter Supervisor** for the County of Santa Barbara for approximately one year.
- I was a **Building Inspector** for Kern County from 2004 to 2014
- I was a **Senior Plans Examiner** for Bureau Veritas in Atascadero since March of 2021
- I have recently accepted a position as **Construction Inspector Manager/Permit Officer** for Cal Poly, SLO.

Bureau Veritas (BV) is a third-party Plan Review and Engineering consultant, serving local governments. During my time with BV I provided Plan Review services to most local jurisdictions. This has given me great practical insight into the Planning, Building and Permitting processes pertinent to our community; I would like to use that experience and insight to serve the citizens of the City of Morro Bay.

- 3. Why are you interested in serving on this board, commission, or committee?**

Morro Bay is poised to have some very interesting and important projects coming through or near the City. I would like to be in a position to use my knowledge, skills and abilities to serve the City of Morro Bay and help to provide civic leadership and guide our community through the very important next years. The Energy projects that will be before the City to consider may well have great regional economic impacts for generations. I feel like I will be able to devote the time and effort necessary to make logical recommendations to the City Council, once all of the necessary information is available for consideration.



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Derek E. Dahlgren	Home Phone N/A
Street Address [REDACTED]	Cell Phone ([REDACTED])
Mailing Address (if different than above)	Work Phone N/A
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits?

 Yes No

Are you registered to vote in the City of Morro Bay?

 Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

Citizens Oversight and Citizens Finance Advisory Committee*

Harbor Advisory Board

Marine-Oriented Business

Waterfront Leaseholder

Recreational Boating

Member-at-Large

South Bay/Los Osos Representative

Morro Bay Commercial Fisherman's Association (MBCFO)

Alternate Member to MBCFO

Planning Commission*

Public Works Advisory Board*

Recreation & Parks Commission

Visit SLO County (VSLOC) Board of Directors – County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer Phillips 66	Position or Occupation I&E Supervisor / Capital PM
Employer Address 18781 El Camino Real	How Many Years ~ 23 Years
City, State, Zip Code Atascadero CA, 93422	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Taft College -1981	AA Industrial Education

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

No, I have no public advisory board experience. I do have experience in the large private corporate sector on assigned to advisory teams on developing policies and standards for safety, equipment, operational philosophies and maintenance. Also have been on many assurance audit teams developing reports for safety and reliability systems operated. While on these teams had a significant impact on the safety and over efficacy of operations.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

My previous position, project assignments required permits, plan checks and inspections in various cities and counties throughout California negotiating and problem solve those jurisdictional distinctions for a positive outcome. Familiar with most California building codes as part of the state inspection process for prefabricated factory floor and traditional buildings.

3. Why are you interested in serving on this advisory board, commission, or committee?

Morro Bay will be pivoting to support the potential near term industrial commercial development of various green energy projects. My background in the industrial energy sector should allow me to provide guidance based on previous experiences on the future request for the review, construction of facilities and infrastructure requirements. Also, the short fused has been lit on AB2011 and SB6 and would like to be a part of the affordable housing solution.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote th

[Redacted Signature]

duties.

Dec. 29, 2022

(Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442

DEREK E. DAHLGREN

██████████.
Morro Bay, California 93442

██████████
Email: ██████████

OBJECTIVE

To seek a challenging opportunity with a high-performing cross-functional team with significant responsibility where achievements is based on self-motivation, experience, knowledge, organizational skills, commitment, and aptitude, achieving outstanding quality of all deliverables.

SUMMARY OF QUALIFICATIONS

Experience:

Over 40 years of practical, broad-based experience as a driven technical supervisor with exceptional leadership and project management skills. Ability to effectively plan, executes, coordinate, commission and meet deadlines for multiple projects. Committed to executing first class solutions on time and under budget. Continually demonstrated success streamlining operations and upgrading facilities. Experience in project management, construction oversight, process control, automation incorporation and facility design with computer integration as required to expedite construction and implementation of pump stations, tank gauging, metering and sampling systems, engine controls, truck rack loading and unloading control systems, oil and gas production facilities, water treatment, boilers, steam generation and distribution, power cogeneration facilities, and pipeline facilities. Highly dependable, goal oriented, collaborative, self-motivated, team player able to hit the ground running with focus on safety and customer satisfaction.

Background of experience includes:

Automation, Electrical and Process Control:

- Developed and managed various facility upgrades such as Power Distribution Centers, Adjustable Speed Drives, Motor Control Centers, control and measurement systems, sampling systems, Operator Interface Terminals, SCADA, area classifications and arc flash studies.
- Designed PLC networks for process control systems.
- Specified hardware, software and operating systems for automation projects.
- Integrated pipeline control systems with third party control systems such as Modicon, Honeywell and Foxboro Distributed Control Systems, Fuels Manager tank gauging management systems and Omni Flow computers.
- Developed software strategies, hardware assimilation, measurement resolutions and software integration solutions utilizing various programs such as RSLogix 5000, 5 and 500, RSview32 and Factory Talk Operator Interface Terminals and Omnicom.
- PLC system network and I/O diagrams.

Facility Design:

- Developed and managed in mechanical design and installation of positive displacement and centrifugal pumps, gearboxes, electric and natural gas engine drivers, Automated Custody Transfer units, truck racks, tankage and manifold systems.
- Industrial controls, transmitters, gravimeters and automation equipment.
- Measurement systems, meter proving and FTZ rated sampling systems.
- Piping and Instrumentation Diagrams.
- Plot plans, civil plans, pipe and cable tray supports, and overall equipment layouts.
- Piping isometrics.
- Procurement of various equipment and materials.
- Estimating and scheduling.
- Hazardous area classifications and solutions.
- Conduit and wire schedules.
- Ability to design piping systems for thermal expansion, hydraulic requirements and engineering specifications.

Project Management Skills:

- Front End Loading, procurement specifications, estimating, scheduling, forecasting, execution, commissioning and closeout of capital projects.
- Collaboration with third party contract process control system integrators and engineering service companies.
- Implementation and integration of state-of-the-art control system upgrades and new installations at pump stations, water treatment plants, and oil and gas production facilities throughout California.
- Construction of oil pump stations, tank farms, metering systems, truck loading/unloading facilities, vapor recovery units, dehydration, produced water filtration and softening plants, and steam producing facilities throughout California.

Technical Knowledge:**Hardware:**

- Extensive knowledge of Allen-Bradley Control Logix, PLC (PLC V, Compact Logix, etc.), SLC and HMI hardware.
- Extensive knowledge of telecommunications equipment for SCADA and VSAT solutions.
- General Knowledge of third-party Industrial Controls and Automation Products (e.g., Robicon VFDs, Dynalco, Altronics, etc.).
- Extensive knowledge of PLC's

Applications and Operation Systems:

- Extensive knowledge RSLogix, Panelview, Factory Talk and RSView programming software.
- Extensive knowledge of Omni flow computer configuration software.
- MS Windows and Apple OS X and IOS.
- Microsoft Office Suite.
- AutoCAD (all releases)
- SAP

EMPLOYMENT HISTORY

1997-2019

Phillips 66 Midstream (Successor to ConocoPhillips and Tosco), Santa Margarita, California

Instrumentation and Electrical (I&E) Supervisor / Capital Project Manager

Executed strategies, hardware assimilation, measurement determinations and software integration solutions utilizing various programs such as RSLogix 5000, 5 and 500, RSview32, Factory Talk, and Omnicom. Managed various facility upgrades such as Power Distribution Centers, Adjustable Speed Drives, Motor Control Centers, control and measurement systems, sampling systems, Operator Interface Terminals, SCADA, and area classification and arc flash studies. Managed and provided technical guidance on mechanical design and installation of positive displacement and centrifugal pumps, gearboxes, electric and natural gas engine drivers, Automated Custody Transfer units, truck racks, tankage and manifold systems. Integrated company control systems with third party control systems, such as Modicon, Honeywell and Foxboro Distributed Control Systems, Fuels Manager tank gauging management systems, and Omni Flow computers. Provided relief coverage for Regional Engineering and Maintenance Superintendents to oversee project assignments, execution, continuity, and standardization. Assigned to collective teams with various support groups within Midstream organization to developed standards for arc flash studies, electrical and mechanical safety policies and recommendations for improve operating efficiencies throughout Western Region. Provided mentoring / training of new graduate engineers, new hire I&E technicians and coordinators.

1996-1997

TORCH Operating Company (Successor to Unocal Production), Bakersfield, California
Construction Engineering Coordinator

Coordinated and managed production facility construction, and automation and process control design for oil, gas, water treatment, steam generation and power cogeneration projects. Wrote bid specifications, procured materials and supervised construction activities, and engineering and automation integration companies to expedite ongoing

multiple construction projects for well drilling program. Developed standardization designs, material list, and construction schedule while maintaining coordination of operational and construction activities.

1988-1996
Self-Employed

EDS, Engineering Design Services, Bakersfield, California

Provided consulting services for in-house production facility mechanical design and construction, automation and process control design for oil, gas, water treatment, steam generation and power cogeneration projects. Supervised and managed outside mechanical engineering and automation integration companies providing services to expedite construction projects.

1985-1988

TEXACO USA (Successor to Getty Oil Co.), Taft, California
Engineering Technician

Executed designs for Automated Well Test systems, oil, gas, cogeneration and water treatment facilities. Wrote bid specifications, procured materials, and managed equipment installation and construction activities for multiple oil, gas and water treatment facility projects throughout the San Joaquin Valley area. Worked as team member with facility engineering group on Automated Well Test units, Oil Treating Facilities, Steam Generation, and assisted in coordination and implementation of units with new fields coming on line. Implemented initial cogeneration units for various producing fields.

1981-1985

GETTY OIL COMPANY, Oil Recovery Pilot Plant, McKittrick, California
Engineering Technician

Provided facility, mechanical and automation design services for \$100MM pilot plant for oil extraction from diatomaceous earth. Supervised and coordinated equipment installation, construction and testing of various pilot plant configurations to enhance oil recovery from multiple extraction processes. Worked with third party development teams on reconfiguring equipment and processes for continuous ongoing testing and collecting data throughout 4-year development process.

1979-1981

MARMAC SYSTEMS ENGINEERING, Bakersfield, California
Technician

Worked as Technician on numerous projects for refineries and oil producing companies in San Joaquin Valley. Assisted in developing designs for implementation of desalting unit control valve stations and bypasses, interconnection piping to light ends recovery unit, casing gas collection systems, water treatment, dehydrations plants and heavy oil recycle pumps. Coordinated implementation of new equipment at various oil production and processing facilities. Supported in pre-work activities for turn-arounds at Mohawk and Kern County Refineries.

EDUCATION AND ACCREDITATION

Taft College -1981 (AA Industrial Education)
A.S.M.E. Section IX, Certified Welder - 1981
California Community College -1988 (Special Limited Teaching Credential)



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Asia King	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay, CA 93442	[REDACTED]

Do you live within the Morro Bay City Limits?

Yes

No

Are you registered to vote in the City of Morro Bay?

Yes

No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Visit SLO County (VSLOC) Board of Directors – County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Federal Economic Development Admin	Position or Occupation Economic Development Representative
Employer Address Seattle Regional Office, Morro Bay home office	How Many Years 2.5
City, State, Zip Code Seattle, WA	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Rutgers, The State University of New Jersey	Masters in City and Regional Planning
University of Washington, Seattle	Bachelors in Human Geography and Environmental Studies
Cuesta College	Associates Degree in General Education

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

See Attached

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

See Attached

3. Why are you interested in serving on this advisory board, commission, or committee?

See Attached

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

12/21/22

(Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442

Planning Commission Application Responses
Asia King
December 2022

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

I have spent the last year serving as a planning commissioner for the City of Morro Bay. During this time, the commission worked with city staff to review and recommend the updated zoning code, which implements the 2021 General Plan and Local Coastal Plan. This was major accomplishment, as it required intensive analysis and decision making for the future of the community.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

- I earned a graduate degree in City and Regional Planning at the Bloustein School of Public Policy and Planning.
- I have worked as a community planner in the federal government since 2018. I served as a hazard mitigation planner with the Federal Emergency Management Agency, where I evaluated and approved hazard mitigation plans for official use. I assisted municipal, county, state and tribal governments in the development of their hazard mitigation plans and the integration of those plans into general plans.
- I am currently the Economic Development Representative for the Central Coast and Central Valley of California at the Federal Department of Commerce, Economic Development Administration. I assist regions in the development of their Comprehensive Economic Development Strategies (CEDs), identifying and developing projects for federal funding.
- Through my professional work, I have extensive experience in public, community and stakeholder engagement for planning and policy creation.

3. Why are you interested in serving on this advisory board, commission, or committee?

As a fifth generation native of San Luis Obispo County, I would like to use my professional skill set to make the place I live safe, environmentally resilient and economically prosperous for years to come. As a mom, I am invested in Morro Bay as a place that fosters creativity, stability and equity for the next generation. Specifically, I am interested in shaping the city's and county's future as one that has a high quality of life while remaining livable, affordable and accessible for young people and families.

As a coastal community, Morro Bay juggles complementary and competing goals of economic stability, ecological sustainability and cultural integrity. I believe my experience as someone

raised on the Central Coast with a passion for city planning, economic development and environmental resilience gives me a balanced insight into these issues.

Asia King

Morro Bay, CA

PERSONAL PROFILE

Economic Development Specialist with an in-depth understanding of resiliency and community planning. Subject matter expert in Federal and State planning programs and regulations. Energized by engaging with a variety of stakeholders and community members for equitable and sustainable place making.

RELEVANT EXPERIENCE

ECONOMIC DEVELOPMENT ADMINISTRATION, DEPARTMENT OF COMMERCE

Economic Development Representative July 2020 – Present

- Currently serving with EDA Headquarters on the Build Back Better Regional Challenge, assisting in industry clustered economic development projects between \$25-\$65 million.
- Represent Central California counties to EDA, providing technical assistance and strategic guidance for jurisdictions developing their economic development strategies, investment proposals and grant applications.
- Review and approve Comprehensive Economic Development Strategies (CEDS) documents for federal recognition.
- Partner across federal agencies to implement infrastructure projects focused on job creation, environmental sustainability and disaster resilience.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

Community Planner, Risk Analyst March 2019 – June 2020

- Project managed FEMA's flood hazard mapping and planning program, RiskMAP, working with governments across N. CA and NV. Provided technical assistance and strategic guidance for jurisdictions and tribes applying for FEMA's Hazard Mitigation grant programs.
- Conducted planning charrettes, public meetings, town halls and stakeholder engagements for flood plain mapping and National Flood Insurance programming in at-risk communities.
- Created the Knowledge Lab, a multimedia communications initiative for risk reduction. Produced a multi-hazard, structural retrofit program development guide for community officials.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

Hazard Mitigation Planner March 2018 – February 2019

- Reviewed and approved local, multi-jurisdictional, state and tribal hazard mitigation plans for jurisdictions in California, Nevada, Hawaii and Arizona; provided technical assistance throughout the planning process.
- Conducted training seminars and webinars on writing and implementing hazard mitigation plans for federal approval and grant eligibility. Assisted communities in the integration of federal planning requirements across general plans, for LHMPs, Climate Adaptation Plans, and EPA Vulnerability Assessments.
- Deployed to federally declared disaster sites as an emergency management specialist, assisting in recovery planning and survivor intake and assistance

Asia King

Morro Bay, CA

THE FEDERAL RESERVE BANK OF PHILADELPHIA

Community Development Studies and Education Intern

Sept. 2016 – June 2017

- Conducted community-based research exploring the effectiveness of a college access program in the city of Camden, New Jersey. Wrote white paper published through in the Federal Reserve Bank's Special Series Reports.

REINVESTMENT FUND

Policy Solutions Intern

June 2016 – Aug. 2016

- Conducted policy and program analysis for a CDFI serving low-income communities in PA. Collected and analyzed data for a study examining community development strategies of anchor institutions commissioned by the Institute of Library and Museum Services.
- Reviewed and provided feedback for area and specific planning documents submitted to the Wells Fargo Regional Foundation's Neighborhood Planning Grants program.

CENTER FOR URBAN RESEARCH AND EDUCATION Camden, NJ

Community Development Research Assistant

Sept. 2015 – Sept. 2016

- Designed and executed a program evaluation of the youth workforce organization HopeWorks 'N Camden.
- Wrote and published a report detailing findings and recommendations. Presented findings to organization leadership to be used for fundraising and communications.

EDUCATION

RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY

EDWARD J. BLOUSTEIN SCHOOL OF PLANNING AND PUBLIC POLICY New Brunswick, NJ

Master of City and Regional Planning, May 2017

Relevant Coursework: Planning Methods, GIS, Community Economic Development, Redevelopment Planning

UNIVERSITY OF WASHINGTON Seattle, WA

Bachelor of Arts, Geography and Environmental Studies, June 2013

PUBLICATIONS

King, Asia and Eileen Divringi (2017). "Navigating the First Semester: How Students Get to and Get by in College". Beyond the Numbers, Special Series. The Federal Reserve Bank of Philadelphia. <https://www.philadelphiafed.org/community-development/publications/special-reports/college-access-and-student-success>.

King, Asia & Natasha O. Fletcher (2017). "The Efficacy of a Trauma-Informed Methodology for Hopeworks 'N Camden, New Jersey". Shelterforce Magazine. Summer 2017.

King, Asia & Natasha O. Fletcher (2016). "The Efficacy of a Trauma-Informed Methodology for Hopeworks 'N Camden, New Jersey". Center for Urban Research and Education. <https://cure.camden.rutgers.edu/research/hopeworks/>.

Asia King

Morro Bay, CA

King (Harrell), Asia (2013). "Neither Here Nor There: Refugee Vulnerability and Humanitarian Aid on the Thai-Burmese Border". Plenum Journal. Issue 2, 2012-2013.

<http://students.washington.edu/plenum/neither-here-nor-there/>.

TECHNICAL EXPERIENCE

Technical: ESRI Suite: ArcGIS PRO, ArcMAP Desktop, ArcGIS Online, Story Map; STATA, SPSS, NVivo, MaxQDA, Microsoft Suite: Word, Excel, Power Point, Outlook

Training: Cooperating Technical Partners Course, G318 Hazard Mitigation Planning Course, HAZUS course, Project Management for Non-Project Managers Course



CITY OF MORRO BAY ADVISORY BODY APPLICATION

RECEIVED
City of Morro Bay

NOV 16 2022

City Clerk

Contact Information

Full Name ERIC MEYER	Home Phone NONE
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone —
City, State, Zip Code MORRO BAY, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- SLOCOG Citizens Transportation Advisory Committee (CTAC) - County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer RETIRED - SIMPLE SHOES	Position or Occupation CEO
Employer Address	How Many Years I FOUNDED THE COMPANY & SOLD IT 6 YEARS LATER
City, State, Zip Code www.simpleshoes.com	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
CUESTA, SLO, CA	AA GENERAL ED
CAL POLY, SLO, CA	BS GRAPHIC DESIGN

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

PLANNING COMMISSIONER, CITY OF SAN LUIS OBISPO 2008-2013
 I CHAIRED THE CITY'S LUCE. (LAND USE & CIRCULATION ELEMENT) UPDATE
 I ALSO PARTICIPATED IN THE CREATION OF THE BICYCLE PLAN & THE CLIMATE ACTION PLAN
 PLANNING COMMISSIONER, COUNTY OF SAN LUIS OBISPO 2013-2016
 THE LATEST ISSUE WE DELIBERATED WAS THE DELIVERY OF OIL BY TRAIN TO THE REFINERY IN NIPOMO. AFTER EXTENSIVE INPUT (ZIP CODE LETTERS) WE DENIED THE APPLICATION

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I AM ONE OF THE FOUNDERS OF THE CAL POLY CENTER FOR INNOVATION & ENTREPRENEURSHIP.
 I HAVE BEEN A BOARD MEMBER FOR THE SLO HISTORY CENTER & THE SAN LUIS OBISPO BICYCLE COALITION (AKA BIKE SLO COUNTY). I HAVE HAD ACTIVE PARTICIPATION IN ~~THE~~ DEVELOPING THE COUNTY'S "WORKFORCE HOUSING GUIDELINES". I HAVE WON MANY AWARDS FOR HISTORICAL PRESERVATION IN SAN LUIS OBISPO. I HAVE RESTORED (OR BUILT NEW) OVER 15 HOMES & COMMERCIAL PROPERTIES. I HAVE BEEN A MEMBER OF MANY SLOCCG COMMITTEES

3. Why are you interested in serving on this advisory board, commission, or committee?

I'M INTERESTED IN HELPING THE RESIDENTS OF MORRO BAY ACHIEVE THE TRACKY BALANCE BETWEEN PRESERVATION & PROGRESS. WE NEED TO MOVE FORWARD - BUT ALSO MANTAIN A LINK TO OUR HISTORIC PAST. I HAVE NO ONE SPECIFIC REASON FOR APPLYING... I JUST FEEL I AM GOOD AT ACHIEVING BALANCED RESULTS.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.

[Redacted Signature]

(Signature)

1/14/22

(Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name McKenzie Anne Taffe	Home Phone
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay CA, 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- SLOCOG Citizens Transportation Advisory Committee (CTAC) - County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer City of Atascadero	Position or Occupation Planning Intern
Employer Address 9500 Palma Avenue	How Many Years 1
City, State, Zip Code Atascadero, CA, 93422	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Cal Poly San Luis Obispo, CA	Master of Public Policy, CRP Concentration
Cal Poly San Luis Obispo, CA	Political Science, Pre-Law

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

I have not previously served on an advisory body.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I am a graduate student at Cal Poly studying public policy with a focus on City and Regional Planning. I am currently interning with the City of Atascadero Community Development Department and the City of San Luis Obispo Administration Department. I have done planning work in academia and in practice.

3. Why are you interested in serving on this advisory board, commission, or committee?

I have a vested interest in making Morro Bay a more hospitable place for people to live, work, and play. I am concerned about sustainable, long-term development in our city. I believe in a balance between development and conservation, and I am excited about the innovative projects that I see in other California cities. I believe that a city can be planned to create a better quality of life for all of our community members.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.

Mark T. Tolp
[Redacted Signature]

(Signature)

9/29/2022

(Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

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McKenzie Taffe

Morro Bay, California, United States



[Redacted email address]



[linkedin.com/in/taffe](https://www.linkedin.com/in/taffe)

Summary

I am currently a Senior at California Polytechnic State University in San Luis Obispo. I am beginning the final year of my blended program, graduating in June of 2023 with my Bachelor of Political Science and Master of Public Policy. I am concentrating in City and Regional Planning, and am pursuing a career in land use law and policy. In my spare time, I enjoy surfing, traveling, and walking everywhere with my dog, Bailey.

Experience



Multimedia Content Intern

City of San Luis Obispo

May 2022 - Present (5 months +)

As an intern in the Communications Department, I create engaging social media and website content to keep community members informed of City ordinances, events, and projects. I translate lengthy City Council meetings into layman's terms and publish to the City website and social media channels. Accomplishments include increasing post engagement and viewership across City social media channels.



Community Development Intern

City of Atascadero

Apr 2022 - Present (6 months +)

Public planning experience including plan checks, answering questions about municipal code and zoning regulations, and completing records requests. Projects included research on new SB9/ADU laws, economic development grants, and assisting Planning staff with reports.



Concierge

PRG Hospitality Group

Nov 2020 - Apr 2022 (1 year 6 months)

Front desk experience in the hospitality industry at multiple properties of a boutique hotel chain. My responsibilities included corresponding with managers, Spanish translation, and problem solving independently in a fast-paced environment.



Congressional Intern

U.S. House of Representatives

Sep 2021 - Jan 2022 (5 months)

As a Congressional intern, I managed daily constituent correspondence, assisted federal agency caseworkers, and performed legislative research. Special projects included research on airport noise abatement programs and rural broadband infrastructure.



Alumni Ambassador for Paideia, Cal Poly Political Science Department's Academic Journal

California Polytechnic State University-San Luis Obispo
Sep 2020 - Jun 2021 (10 months)



Events and Outreach Intern at Cal Poly Safer

California Polytechnic State University-San Luis Obispo
Sep 2020 - May 2021 (9 months)

As a Safer student intern, I created educational material for the prevention of gender-and-power based violence, researched laws and policies related to this field, attended a Safer leadership training, and collaborated with campus groups.



Customer Service

Tucker's Ice Cream

Feb 2019 - Aug 2019 (7 months)

Gained experience in customer service, teamwork, and time management skills as a full-time student. Promoted from busser after 1 month of employment.



Campaign Intern

Libby Schaaf for Oakland Mayor

Sep 2018 - Nov 2018 (3 months)

As a Campaign Operations intern, I performed field organizing and research including face-to-face and phone conversations with potential voters and volunteers, set up fundraising parties and volunteer activities, and collected data from potential voters to input into campaign software.



Featured Blogger

CIEE Council on International Educational Exchange

Jun 2018 - Aug 2018 (3 months)

Wrote and posted cultural reflections from an Arabic study abroad program in Morocco on the CIEE website. Crafted a montage video used for advertising.

Education



California Polytechnic State University-San Luis Obispo

Blended Bachelor's Degree and Master's, Political Science; Public Policy
2019 - 2023



Bishop O'Dowd High School

2015 - 2019

Skills

Blogger • Customer Service • Public Speaking • Microsoft Excel • Leadership • Microsoft Word • Social Media • iMovie • Writing • Campaigns



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Toni Jean Woody	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above) Same	Work Phone [REDACTED]
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits?

Yes

No

Are you registered to vote in the City of Morro Bay?

Yes

No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

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- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Visit SLO County (VSLOC) Board of Directors – County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer Self Employed Contractor/Arch Designer	Position or Occupation Contractor/Architectural Designer
Employer Address 584 Monterey Ave	How Many Years 41
City, State, Zip Code Morro Bay, CA 93442	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Fresno City College	Architecture
Morro Bay High School	Class of 1963

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

None.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I have built a very successful career in construction and design for over 40 years in the western United States and overseas. My first hand professional experience in the design, planning, financing, and execution of both residential and commercial projects has given me the first hand knowledge of how the development process works, including the application of all building, fire, safety, electrical, plumbing, and all other building requirements.

3. Why are you interested in serving on this advisory board, commission, or committee?

While others talk about the history of Morro Bay, I have lived it. My family (the Pierce family) was instrumental in building this community. I watched the PG&E stacks go in and have watched this community evolve for the last 75 years. Also, as a certified Salinan indian woman, I am one of the very few who can bring not only a professional understanding to the planning process on day one to this commission, but I can also bring a much needed cultural understanding to our planning process that has been clearly missing in our public discussions.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

December 30, 2022

(Date)

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PROFESSIONAL SUMMARY

As a licensed contractor in California for over 25 years, and as a drafting designer with over 40 years of experience, I have a unique set of administrative and technical skills to coordinate the most complex of construction projects from commercial to residential.

PROFESSIONAL EXPERIENCE

Sept 2004 – Present **T Woody Construction**
Owner
CSLB License 846841 “B”
Morro Bay, California

Experience and Responsibilities:

- Construction
- Construction management residential, commercial, and multi-family construction
- Architectural design of commercial, governmental, and private sector projects
- Subcontracting for large scale projects for the U.S. Department of Defense, U.S. Fish and Wildlife, and the U.S. Air Force
- Best practices quality control management
- Bid preparation
- Cost estimates
- Document management and control
- Bid securing, hiring, and supervision

Jun 1996 – Sep 2004 **Woody & Associates, Inc**
President
CSLB License 647749 “B”
Fresno, California

Experience and Responsibilities:

- Construction
- Construction management residential, commercial, and multi-family construction
- Architectural design of commercial, governmental, and private sector projects
- Bid preparation
- Cost estimates
- Document management and control
- Bid securing, hiring, and supervision

Feb 1987 – Jun 1996 **Oakley & Oakley Corporation**
Senior Designer, Lead Construction Manager
Antioch, California

██████████
Phone/Text

██████████, Morro Bay, California 93442
Address

██████████
Email

Experience and Responsibilities:

- Project planning
- Construction management residential, commercial, and multi-family construction
- Architectural design of commercial and private sector projects.
- Bid preparation
- Cost estimates
- Document management and control
- Bid securing, hiring, document preparation, and supervision

Jan 1992 – Sep 1997 **Klare Yavasile, P.E.**
Lead Designer
Clovis, California

Experience and Responsibilities:

- Project planning
- Construction management residential construction
- Surveying
- Road design
- Architectural design of commercial and private sector projects.
- Bid preparation
- Cost estimates
- Document management and control
- Bid securing, hiring, document preparation, and supervision

EDUCATION

Sep 1959 – May 1963 **Morro Bay High School**
Morro Bay, California

Sep 1971 – Jun 1975 **Fresno City College**
Fresno, California

Areas of Study:

- Architectural Design
- Construction Management
- Construction Accounting

PROFESSIONAL CERTIFICATIONS

Professional Contractor
California License 996447 “A” & “B” Classifications
California State Licensing Board

Presently Qualified to take and am studying for the
California Architect Registration Exam

██████████
 Phone/Text

██████████, Morro Bay, California 93442
 Address

██████████
 Email

CITIZENS OVERSIGHT / FINANCE ADVISORY COMMITTEE (CFAC)

Two (2) vacancies for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027)

One (1) vacancy for the remainder of a term ending Jan. 31, 2026

Applicants:

- 1. Jean Johnson**
- 2. Stephen Peck**

Note: Two applications were received to fill three (3) vacancies. The Clerk's office will continue to accept applications to fill the remaining vacancy.



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Jean Johnson	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Visit SLO County (VSLOC) Board of Directors – County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Vote Hemp	Position or Occupation Director, California Outreach
Employer Address P O Box 1571	How Many Years 2.5; 2018–2020
City, State, Zip Code Brattleboro, Vermont, 05301	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Tufts University, Fletcher School; Medford MA	M. A. L. D., International Business
Duke University; Durham NC	A. B., Comparative Area Studies

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

Steering committee member of Slow Money, SLO Chapter (2014–17)
– provided strategic guidance & funding to local food-oriented businesses
VP, Development, California Hemp Alliance 501c3(2015–17)
– did fundraising and promoted state research projects
Program Director Morro Bay Eco-Rotary (2014–17)
– identified and managed local speakers on topics related to sustainability

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I spent 20 years in international sales and marketing in the telecommunications industry. My roles included profit and loss responsibilities for multi-million dollar projects; creating partnerships and business cases for joint ventures and affiliate operations; and management of large, cross-disciplinary teams. I have a well-developed finance skills and a good knowledge of local and global economics based on both broad work experience, as well as academic coursework in finance and economics.

3. Why are you interested in serving on this advisory board, commission, or committee?

As a 10-year resident of Morro Bay, I am committed to the quality of life and capable governance of this special city. Sustainable and prudent financial policies are key to ensuring this for the future. I would like to contribute to my home by utilizing my business, financial and economic skills.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

Dec. 30, 2022

(Date)

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Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442

Jean Johnson

Morro Bay, CA 93442

EXPERIENCE:

Vote Hemp, Brattleboro, VT

2018 - 2020

Director, California Outreach

Led dialogue with California county and state authorities shaping hemp regulations for top US hemp advocacy group. Initiated and wrote report on CA state and county hemp industry and regulations; educated growers at agricultural expos, trade shows, farmer meetings and cooperatives. Spoke and wrote articles on policy and industry trends.

Versatile Green, Morro Bay, CA

2017 -

2021

Founder, Hemp business and policy consulting firm

For innovative hemp testing company, developed marketing, product, sales, and partnership strategy including pricing strategy; sales funnel development; marketing and investor materials; and partnership identification and management. For online hemp marketplace, wrote site content; developed leads database.

California Hemp Alliance and Foundation, Rolling Hills, CA

2015 - 2017

Vice President, Development; Board Member

Co-founded and led fundraising efforts for 501(c)3 group formed to promote California hemp industry research. Initiated dialogues with researchers at state universities. Developed donor pitch and website content.

Wireless Industry Consultant – International Wireless, Seattle WA

2002 - 2008

- Developed Latin America entry strategy for mobile streaming, 3D avatar and content company, growing revenues to \$520K/year from zero. Provided market and competitor assessments and finalized partnership & operator agreements.
- Signed contracts with regional content providers in Brazil, Mexico, and Venezuela to develop portfolio of Hispanic-oriented content for distribution into US mobile aggregators, MVNOs and wireless operators.
- Negotiated contract & managed relationship and internal project team for partnership with major US media company to provide off-deck and carrier-distributed mobile video cards and multimedia content applications.

Hutchison Whampoa Americas, Seattle WA

2000 – 2001

Vice President, Americas

Evaluated partner companies for global wireless portfolio & reviewed 100+ companies for investment or vendor relationships in location services, streaming, unified messaging, speech coding, network enhancement and mobile payments. Developed internal assessment process and concluded in-depth due diligence on diverse companies.

Lucent Technologies/AT&T, NJ and Seattle WA

1988 – 2000

Director, Business Development; Sales Director; Business Development Mgr.; Market Planner

- Originated West Coast Internet content and applications strategy by initiating and managing partnerships with Yahoo, Microsoft, Infospace, and IBM for joint API development with presence, location, and unified messaging platforms.
- Pioneered business development and sales role with company's first global wireless account, AT&T Wireless. Managed cross-company teams for RFQ responses, including pricing, financing, technical support and point-by-point responses.
- Achieved network sales of \$200M leading network sales in Brazil, Argentina & DR. Managed product, technical and in-country sales resources; prepared business case for CEO approval of investment stake in Argentina mobile consortium.
- Created internal process for international market opportunity analysis. Developed regional addressable market & competitor database. Identified & assessed partnerships and prepared business cases in Brazil for fiber optics, microwave and operations systems businesses.

OTHER EXPERIENCE – *Member, Hemp Industries Association, HIA (2015-present), Program Head – EcoRotary (2014–2017); Steering Committee – Slow Money SLO (2013-2017); Outreach Director – Eastlake Community Garden (2009-2011)*

EDUCATION - M.A.L.D, Fletcher School, Tufts University in Intl. Business; A.B., Duke Univ. in Comparative Area Studies

LANGUAGES - Fluent in Spanish; highly proficient in Portuguese

December 5, 2022

Morro Bay City Council
695 Harbor
Morro Bay, CA 93442

VIA: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442
cityclerk@morrobayca.gov

Re: Application for Vacancy on the Citizens Finance Advisory Committee

Thank you for the opportunity to apply for a position on the Citizens Finance Advisory Committee (CFAC). As you may know, my experience in the community has been primarily as the Co-Chair of the Morro Bay Chamber's Governmental Affairs Committee (GAC) where I have become familiar with the city's fiscal issues, and worked with others to craft recommended strategies for City fiscal solvency, and local economic and business development. My related experience outside of the community includes over 45 years of work in the areas of economic development, housing and planning. I considered how I could best apply that experience and considered the Harbor Advisory Board, Public Works Advisory Board and Planning Commission as possibilities. However, figuring out a sustainable fiscal operating, capital improvement, and infrastructure maintenance model, is the cornerstone of success for those other areas and the CFAC is best positioned to help the City Council with that. In re-applying to the CFAC I hope the CFAC's role can be considered broader than just compliance reporting for Measures Q and E so that these problems can be addressed with robust citizen and volunteer involvement.

After COVID, the city is faced with ensuring long term fiscal sustainability for the General Fund and for key enterprise funds (such as the Harbor, Water and Sewer). Oversight of the use of Measure Q and Measure E funds is an essential function of the CFAC, and a long term view of the use of those funds is warranted. In addition, there are longer-term structural fiscal issues that need to be addressed so that the City can diversify its economy while capitalizing on its unique tourism assets, and the CFAC will certainly be the principal citizens committee venue for developing solutions.

Letters of reference can be provided, if desired.

Sincerely,


Stephen J. Peck, AICP

Attached: Application
Resume



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Stephen Peck	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- SLOCOG Citizens Transportation Advisory Committee (CTAC) - County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Peck Planning and Development	Position or Occupation President
Employer Address 2455 Greenwood Avenue	How Many Years 17
City, State, Zip Code Morro Bay, CA 93442	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
California State University, Fresno	BA, Economics
University of Colorado, Boulder	MA, Economics
California State University, Fresno	MCRP, City and Regional Planning

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

I am current member of the CFAC. My experience also includes leadership positions with the SLO County EVC, regional economic development organizations, professional practice groups (APA), and Chambers for Commerce in Visalia, San Luis Obispo, and Morro Bay. See attached.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

As a department head for the City of Visalia for seven years, I was responsible for the Advance Planning, Specific Projects, Redevelopment, Housing and CDBG programs. Managed a staff of 15 and total enterprise budgets of \$5,000,000. I have experience as a Budget Analyst for the City of Fresno. Added quals on resume

3. Why are you interested in serving on this advisory board, commission, or committee?

There are many interesting challenges in Morro Bay, including planning and development, Harbor Department, Housing and Economic Development. However, short- and long-term fiscal sustainability and solvency, strategic infrastructure investments. CFAC should be a key player in those issues.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

December 5, 2022

(Date)

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Peck Planning and Development, LLC

Stephen J. Peck, AICP President



CURRENT PROJECT EXPERIENCE

Mr. Peck serves public and private clients to fulfill their planning, economics and land development needs. He has experience in all aspects of feasibility assessment, design, entitlement, and construction project management. Current projects include a 140-acre residential master plan in San Luis Obispo, a downtown mixed use project in San Luis Obispo, and Plaza Business Park, a 35-acre mixed use development, Willow Creek Shopping Center, and the Main Street Promenade, a 61,000 SF mixed use project in downtown Visalia.

Mr. Peck is active in the community with ongoing memberships and leadership positions in the Visalia Chamber of Commerce, Tulare County Economic Development Corporation, Downtown Visalia PBID, and Visalia Economic Development Corporation.

Mr. Peck has experience in land use economics, fiscal impact analysis, demographics, and statistical and quantitative methods of analysis for community planning and development. As a Lecturer at the Fresno State, he taught course in quantitative analysis for transportation planning and community development.

Mr. Peck started with Quad Consultants in 1978 as an Associate Planner and progressed to the position of Senior Planner in 1986. Thereafter he served for seven years with the City of Visalia as its Advance Planning Manager and Redevelopment Director, where he was responsible for the Visalia's "2020 Plan", numerous master plans, housing projects, and redevelopment projects. Upon rejoining Quad Consultants (later to become Quad Knopf) in 1992, Mr. Peck was that firm's Director of Planning, Environmental and Biology practice from 1992 to 2006.

Mr. Peck formed Peck Planning and Development in 2006 to provide more direct development related services to public and private clients in the areas of economic and financial feasibility, strategic planning, entitlement, and project management.

AREAS OF EXPERTISE

- ◆ CEQA/NEPA Compliance
- ◆ Economic Analysis and Feasibility Studies
- ◆ Statistical Research
- ◆ General Plans
- ◆ Specific Plans
- ◆ Housing Studies
- ◆ Redevelopment Plans
- ◆ Land Use Planning

EDUCATION

- ◆ Master City and Regional Planning, 1980, California State University Fresno
- ◆ MA, Economics, 1976, University of Colorado
- ◆ BA, Economics, 1973, California State University Fresno

EXPERIENCE

- Lecturer, Econ Statistics 1974-76
- Budget Analyst, City of Fresno, 1976-78
- Sr Planner, Quad Consultants, 1978-86

Peck Planning and Development, LLC

Asst Community Development Director, City of Visalia 1986-93

Principal Planner, Quad Consultants, 1992-2002

Chairman, Quad Consultants, 2002-2007

Vice President, Mangano Co. 2007-Present

President, Peck Planning and Development 2006-Present

REGISTRATIONS / CERTIFICATIONS

- ◆ Certified Planner, American Institute of Certified Planners (AICP)

PROFESSIONAL ORGANIZATIONS

- ◆ American Planning Association (APA)
- ◆ American Institute of Certified Planners (AICP)
- ◆ California Redevelopment Association (CRA)
- ◆ National Community Development Association
- ◆ Urban Land Institute
- ◆ California Association for Local Economic Development
- ◆ Chairman, Tulare County Economic Development Corporation
- ◆ International Council of Shopping Centers
- ◆ Visalia Chamber of Commerce Board of Directors
- ◆ Vice Chair, Governmental Affairs, Visalia Chamber of Commerce
- ◆ Downtown Visalia PBID Board
- ◆ Visalia Economic Development Corporation

PREVIOUS PROJECT EXPERIENCE

With previous employers, Mr. Peck has been responsible for a wide range of development projects including the Visalia Land Use Element (“2020 Plan”), redevelopment plans and projects for East Visalia, Central Visalia, and Mooney Blvd; administration of Visalia’s housing programs, and numerous specific and master plans.

With Quad Consultants from 1978 to 1986, and from 1993 to 2007, Mr. Peck was a Senior Planner, Executive Vice President, and Principal Planner in charge of the company’s Planning operations, and Chairman of the Board. Selected project experience while with Quad included the following:

Economics

Financial and Economic Analysis — Mr. Peck provides economic and financial consulting services to municipal, redevelopment agency, school district and other public and private sector clientele. He also assists cities and counties in the evaluation of the fiscal and economic consequences of various general plan alternatives. He prepares labor market analyses, financial feasibility studies, economic development studies, redevelopment feasibility studies and tax projections, and development agreements. Mr. Peck has prepared studies, reviewed alternatives and recommended implementation for clients’ projects based on financial and economic analysis.

Mr. Peck provides economic and financial consulting services to municipal, redevelopment agency, school district and other public and private sector clientele. He also assists cities and counties in the evaluation of the fiscal and economic consequences of various general plan alternatives. He also prepares labor market analyses, financial feasibility studies, economic development studies, redevelopment feasibility studies and tax projections, and development agreements. Mr. Peck has prepared studies, reviewed alternatives and recommended implementation for clients’ projects based on financial and economic analysis.

During his tenure with the City of Visalia as Assistant Community Development Director, Mr. Peck was responsible for all aspects of the City of Visalia’s Redevelopment and Housing programs, including project area formation, plan development, program implementation,

Peck Planning and Development, LLC

and financial management for the City's four redevelopment project areas. These areas comprise approximately 2,500 acres and include a regional retail commercial area, housing conservation, downtown office and retail development, and mixed-use service commercial and retail area. He was also responsible for all of the City's housing programs including CDBG, Rental rehabilitation, HOME, BEGIN, and redevelopment housing set-aside programs. During his tenure there, programs were revitalized and productivity increased.

Redevelopment

Redevelopment Plan — Kingsburg, CA. *Principal-in-Charge.* This project involved the development of an amendment and update to the Kingsburg Redevelopment Plan, to enable significant expansion of the original Project Area.

Redevelopment Financial Analysis and Plan Amendments — Selma, CA. *Principal-in-Charge.* This project involved the preparation of a financial analysis to determine historical tax increment growth, status of assets and liabilities and potential growth in each of the Agency's two project areas.

Merced Gateways Redevelopment Plan and Amendments and Environmental Impact Reports, City of Merced- Mr. Peck served as Principal in Charge Quad Knopf for these projects that included the completion of the original plan and two amendments to the City's gateway redevelopment plan and EIR. The most recent amendment included city and unincorporated land that involved an agreement between jurisdictions and county designating City/Agency authorized to conduct redevelopment programs/projects in the adjacent county area.

HARBOR ADVISORY BOARD

Waterfront Leaseholder Representative

(1 vacancy for a new 4-year term (Feb. 1, 2023 - Jan. 31, 2027))

Applicant:

1. Cherise Hansson

Recreational Boating Representative

(1 vacancy for a new 4-year term (Feb. 1, 2023 – Jan. 31, 2027))

Applicants:

1. Don Holmes
2. Cal Meyers

Note: The City Clerk's office will *continue to recruit for one unfilled vacancy to serve as an Alternate Member to the Morro Bay Commercial Fishermen's Organization for the remainder of a term ending January 31, 2025*



CITY OF MORRO BAY ADVISORY BODY APPLICATION

RECEIVED
City of Morro Bay

NOV 29 2022

Administration

Contact Information

Full Name <i>Cherise Hansson</i>	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone <i>same</i>
Mailing Address (if different than above) _____	Work Phone <i>same</i>
City, State, Zip Code <i>Morro Bay CA 93442</i>	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

Harbor Advisory

Citizens Oversight and Citizens Finance Advisory Committee*

Harbor Advisory Board

Marine-Oriented Business

Waterfront Leaseholder

Recreational Boating

Member-at-Large

South Bay/Los Osos Representative

Morro Bay Commercial Fisherman's Association (MBCFO)

Alternate Member to MBCFO

Planning Commission*

Public Works Advisory Board*

Recreation & Parks Commission

Tourism Business Improvement District Advisory Board

Hotelier (Member-at-Large)

Hotelier (No. of rooms _____)

Vacation Rental Representative

Community Member-at-Large*

Visit SLO County (VSLOC) Board of Directors - County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer Under the Sea Gallery	Position or Occupation owner
Employer Address 833 Embarcadero Rd,	How Many Years 23
City, State, Zip Code Morro Bay CA 93442	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Humboldt State Arcata CA 95521	Zoology/Marine Biology/Environmental Ethics
Cal Poly, SLO, CA	teaching credential - science K-12
Carlmont, ^{High} Belmont, CA	

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

HAB - 2017-2022 Chair 2021/2022

- Lease Policy, outreach, increased revenue, master lease holder relationship, Harbor staff correspondence, parking management, grant research, marketing

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

As a manager of employees, budget, marketing and maintenance my ability as a advisory board member allows me to be a contributing productive part of the board. I have 3 younger boys who are growing up in Morro Bay and I want to be a positive framer of the city they

3. Why are you interested in serving on this advisory board, commission, or committee?

During my time on the HAB we have begun a few goals that ^{hopefully will} inherit. still need leadership & knowledge - I would like to follow them through. Also I would like to be an integral part of the upcoming update of the water-front master plan. - The Harbor Director is retiring and I would like to aid in the ^{succession process and dept restructuring.}

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



11/28/2022

(Date)

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CITY OF MORRO BAY ADVISORY BODY APPLICATION

DEC 12 2022

City Clerk

Contact Information

Full Name Don Holmes	Home Phone
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- Visit SLO County (VSLOC) Board of Directors - County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer Chicago Bridge and Iron	Position or Occupation Field superintendent
Employer Address	How Many Years 20
City, State, Zip Code	

Education and Training

Institution Name, City and State <i>Cuesta College</i>	Major, Degree or Area of Study <i>welding</i>

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?
no

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?
47 years of living and boating in Morro Bay

3. Why are you interested in serving on this advisory board, commission, or committee?
I am retired now and have time to serve the community

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

12-5-22

(Date)

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CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Cal Myers	Home Phone
<div style="background-color: black; width: 100%; height: 15px;"></div>	Cell Phone <div style="background-color: black; width: 100%; height: 15px;"></div>
Mailing Address (if different than above) 	Work Phone
City, State, Zip Code Morro Bay, CA 93442	Email Address <div style="background-color: black; width: 100%; height: 15px;"></div>

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
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 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- Visit SLO County (VSLOC) Board of Directors - County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Sercureworks	Position or Occupation Sr. Program Manager
Employer Address	How Many Years 5
City, State, Zip Code Atlanta, GA	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
UC Irvine, CA	Math, BS

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

Currently on the HAB. Authored position papers on Paid Parking & Marine Services, also participated on the budget Ad-Hoc sub-committee and assisted with finding grants for capital project for the harbor infrastructure maintenance.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

As a project manager for professional services I have developed skills in organizing and communicating to a diverse range of individuals. I excel at bring the team together and moving forward in a organized fashion. Affectionately called "good a herding the cats".

3. Why are you interested in serving on this advisory board, commission, or committee?

I would like to continue with the HAB as it will be impacted with a new city council and Harbor Director. Also with the WRF construction winding down and with the re-purposing of the power plant, it a tremendous opportunity to help shape the crown jewels of Morro Bay, namely the Embaracadero.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

2-Dec-2023

(Date)

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PUBLIC WORKS ADVISORY BOARD (PWAB)

One (1) vacancy for a new 4-year term (Feb 1, 2023 - Jan. 31, 2027)

Applicants:

- 1. Derek Dahlgren**
- 2. Douglas Hill**
- 3. Robert Nava**



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Derek E. Dahlgren	Home Phone N/A
Street Address [REDACTED]	Cell Phone ([REDACTED])
Mailing Address (if different than above)	Work Phone N/A
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Visit SLO County (VSLOC) Board of Directors – County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Phillips 66	Position or Occupation I&E Supervisor / Capital PM
Employer Address 18781 El Camino Real	How Many Years ~ 23 Years
City, State, Zip Code Atascadero CA, 93422	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
Taft College -1981	AA Industrial Education

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

No, I have no public advisory board experience. I do have experience in the large private corporate sector on assigned to manage many capital projects. Most of my previous project assignments before retirement were redistributed to me because of being over scoped, spent and behind schedule by previous project leads. Have an understanding on capital burn rate reports, tight timelines and forced rescoping to meet objectives.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

My previous position project assignments required specifications, estimating, scheduling, forecasting, execution, commissioning and closeout of capital projects. Provided weekly maintenance and capital forecasting to maintain anticipated year end close out projections. Adapted maintenance and project spend rates based on changing market conditions.

3. Why are you interested in serving on this advisory board, commission, or committee?

Morro Bay has moved in the final commissioning phase of the WRF project where Change Orders accumulate quickly to meet deadlines. My background in the industrial energy sector should allow me to provide advise based on previous experiences on current and projected budget burn rates, forecasting and adjustments to budgets based on commissioning efforts. Also, the city has future capital projects that I would like to be a part of the solution.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the [redacted] in [redacted] duties.

[redacted] name

Dec. 29, 2022

(Date)

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DEREK E. DAHLGREN

██████████
Morro Bay, California 93442

██████████
Email: ██████████

OBJECTIVE

To seek a challenging opportunity with a high-performing cross-functional team with significant responsibility where achievements is based on self-motivation, experience, knowledge, organizational skills, commitment, and aptitude, achieving outstanding quality of all deliverables.

SUMMARY OF QUALIFICATIONS

Experience:

Over 40 years of practical, broad-based experience as a driven technical supervisor with exceptional leadership and project management skills. Ability to effectively plan, executes, coordinate, commission and meet deadlines for multiple projects. Committed to executing first class solutions on time and under budget. Continually demonstrated success streamlining operations and upgrading facilities. Experience in project management, construction oversight, process control, automation incorporation and facility design with computer integration as required to expedite construction and implementation of pump stations, tank gauging, metering and sampling systems, engine controls, truck rack loading and unloading control systems, oil and gas production facilities, water treatment, boilers, steam generation and distribution, power cogeneration facilities, and pipeline facilities. Highly dependable, goal oriented, collaborative, self-motivated, team player able to hit the ground running with focus on safety and customer satisfaction.

Background of experience includes:

Automation, Electrical and Process Control:

- Developed and managed various facility upgrades such as Power Distribution Centers, Adjustable Speed Drives, Motor Control Centers, control and measurement systems, sampling systems, Operator Interface Terminals, SCADA, area classifications and arc flash studies.
- Designed PLC networks for process control systems.
- Specified hardware, software and operating systems for automation projects.
- Integrated pipeline control systems with third party control systems such as Modicon, Honeywell and Foxboro Distributed Control Systems, Fuels Manager tank gauging management systems and Omni Flow computers.
- Developed software strategies, hardware assimilation, measurement resolutions and software integration solutions utilizing various programs such as RSLogix 5000, 5 and 500, RSview32 and Factory Talk Operator Interface Terminals and Omnicom.
- PLC system network and I/O diagrams.

Facility Design:

- Developed and managed in mechanical design and installation of positive displacement and centrifugal pumps, gearboxes, electric and natural gas engine drivers, Automated Custody Transfer units, truck racks, tankage and manifold systems.
- Industrial controls, transmitters, gravimeters and automation equipment.
- Measurement systems, meter proving and FTZ rated sampling systems.
- Piping and Instrumentation Diagrams.
- Plot plans, civil plans, pipe and cable tray supports, and overall equipment layouts.
- Piping isometrics.
- Procurement of various equipment and materials.
- Estimating and scheduling.
- Hazardous area classifications and solutions.
- Conduit and wire schedules.
- Ability to design piping systems for thermal expansion, hydraulic requirements and engineering specifications.

Project Management Skills:

- Front End Loading, procurement specifications, estimating, scheduling, forecasting, execution, commissioning and closeout of capital projects.
- Collaboration with third party contract process control system integrators and engineering service companies.
- Implementation and integration of state-of-the-art control system upgrades and new installations at pump stations, water treatment plants, and oil and gas production facilities throughout California.
- Construction of oil pump stations, tank farms, metering systems, truck loading/unloading facilities, vapor recovery units, dehydration, produced water filtration and softening plants, and steam producing facilities throughout California.

Technical Knowledge:

Hardware:

- Extensive knowledge of Allen-Bradley Control Logix, PLC (PLC V, Compact Logix, etc.), SLC and HMI hardware.
- Extensive knowledge of telecommunications equipment for SCADA and VSAT solutions.
- General Knowledge of third-party Industrial Controls and Automation Products (e.g., Robicon VFDs, Dynalco, Altronics, etc.).
- Extensive knowledge of PLC's

Applications and Operation Systems:

- Extensive knowledge RSLogix, Panelview, Factory Talk and RSView programming software.
- Extensive knowledge of Omni flow computer configuration software.
- MS Windows and Apple OS X and IOS.
- Microsoft Office Suite.
- AutoCAD (all releases)
- SAP

EMPLOYMENT HISTORY

1997-2019 **Phillips 66 Midstream (Successor to ConocoPhillips and Tosco)**, Santa Margarita, California
Instrumentation and Electrical (I&E) Supervisor / Capital Project Manager

Executed strategies, hardware assimilation, measurement determinations and software integration solutions utilizing various programs such as RSLogix 5000, 5 and 500, RSview32, Factory Talk, and Omnicom. Managed various facility upgrades such as Power Distribution Centers, Adjustable Speed Drives, Motor Control Centers, control and measurement systems, sampling systems, Operator Interface Terminals, SCADA, and area classification and arc flash studies. Managed and provided technical guidance on mechanical design and installation of positive displacement and centrifugal pumps, gearboxes, electric and natural gas engine drivers, Automated Custody Transfer units, truck racks, tankage and manifold systems. Integrated company control systems with third party control systems, such as Modicon, Honeywell and Foxboro Distributed Control Systems, Fuels Manager tank gauging management systems, and Omni Flow computers. Provided relief coverage for Regional Engineering and Maintenance Superintendents to oversee project assignments, execution, continuity, and standardization. Assigned to collective teams with various support groups within Midstream organization to developed standards for arc flash studies, electrical and mechanical safety policies and recommendations for improve operating efficiencies throughout Western Region. Provided mentoring / training of new graduate engineers, new hire I&E technicians and coordinators.

1996-1997 **TORCH Operating Company (Successor to Unocal Production)**, Bakersfield, California
Construction Engineering Coordinator

Coordinated and managed production facility construction, and automation and process control design for oil, gas, water treatment, steam generation and power cogeneration projects. Wrote bid specifications, procured materials and supervised construction activities, and engineering and automation integration companies to expedite ongoing

multiple construction projects for well drilling program. Developed standardization designs, material list, and construction schedule while maintaining coordination of operational and construction activities.

1988-1996
Self-Employed

EDS, Engineering Design Services, Bakersfield, California

Provided consulting services for in-house production facility mechanical design and construction, automation and process control design for oil, gas, water treatment, steam generation and power cogeneration projects. Supervised and managed outside mechanical engineering and automation integration companies providing services to expedite construction projects.

1985-1988

TEXACO USA (Successor to Getty Oil Co.), Taft, California
Engineering Technician

Executed designs for Automated Well Test systems, oil, gas, cogeneration and water treatment facilities. Wrote bid specifications, procured materials, and managed equipment installation and construction activities for multiple oil, gas and water treatment facility projects throughout the San Joaquin Valley area. Worked as team member with facility engineering group on Automated Well Test units, Oil Treating Facilities, Steam Generation, and assisted in coordination and implementation of units with new fields coming on line. Implemented initial cogeneration units for various producing fields.

1981-1985

GETTY OIL COMPANY, Oil Recovery Pilot Plant, McKittrick, California
Engineering Technician

Provided facility, mechanical and automation design services for \$100MM pilot plant for oil extraction from diatomaceous earth. Supervised and coordinated equipment installation, construction and testing of various pilot plant configurations to enhance oil recovery from multiple extraction processes. Worked with third party development teams on reconfiguring equipment and processes for continuous ongoing testing and collecting data throughout 4-year development process.

1979-1981

MARMAC SYSTEMS ENGINEERING, Bakersfield, California
Technician

Worked as Technician on numerous projects for refineries and oil producing companies in San Joaquin Valley. Assisted in developing designs for implementation of desalting unit control valve stations and bypasses, interconnection piping to light ends recovery unit, casing gas collection systems, water treatment, dehydrations plants and heavy oil recycle pumps. Coordinated implementation of new equipment at various oil production and processing facilities. Supported in pre-work activities for turn-arounds at Mohawk and Kern County Refineries.

EDUCATION AND ACCREDITATION

Taft College -1981 (AA Industrial Education)
A.S.M.E. Section IX, Certified Welder - 1981
California Community College -1988 (Special Limited Teaching Credential)



CITY OF MORRO BAY ADVISORY BODY APPLICATION

RECEIVED
City of Morro Bay

DEC 13 2022

Administration

Contact Information

Full Name Douglas Hill	Home Phone
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits?

Yes

No

Are you registered to vote in the City of Morro Bay?

Yes

No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

Citizens Oversight and Citizens Finance Advisory Committee*

Harbor Advisory Board

Marine-Oriented Business

Waterfront Leaseholder

Recreational Boating

Member-at-Large

South Bay/Los Osos Representative

Morro Bay Commercial Fisherman's Association (MBCFO)

Alternate Member to MBCFO

Planning Commission*

Public Works Advisory Board*

Recreation & Parks Commission

Tourism Business Improvement District Advisory Board

Hotelier (Member-at-Large)

Hotelier (No. of rooms _____)

Vacation Rental Representative

Community Member-at-Large*

Visit SLO County (VSLOC) Board of Directors - County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer retired	Position or Occupation
Employer Address	How Many Years
City, State, Zip Code	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
San Jose State Univ	Biology
Calif.State Contractors Lic (inactive)	

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

- Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?
I served on the boards of :
The Los Gatos Lions Club 1985-1987. Various town volunteer projects and fund raisers.
Plant 51 Home Owners Assn. San Jose 2011-2017. High rise HOA with 265 units and over 500 residents. (projects included soft water system and EV charging stations,
- What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?
I have been a Project manager for several large scale general contractors (A-1) and have worked on many large and small scale public works projects throughout my career (40 + years) including, parks, highway projects, landscaping projects, water works, golf courses. I have been a RME (responsible managing employee)
- Why are you interested in serving on this advisory board, commission, or committee?
I am a full time resident and can bring a wealth of personal experience and knowledge to the Board.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.


(Signature)

12/11/22
(Date)

This application is a public record that be disclosed to the public upon request. All appointees to a City Commission, Advisory Board, or Committee will be required, in accordance with State law to file a "Statement of Economic Interest Form 700" which remains available for public inspection.

Completed applications may be emailed to cityclerk@morrobayca.gov or mailed to: Office of the City Clerk, City Hall, 595 Harbor Street, Morro Bay, CA 93442



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Robert Bossi Nava II	Home Phone
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone [REDACTED]
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits?

Yes

No

Are you registered to vote in the City of Morro Bay?

Yes

No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- Visit SLO County (VSLOC) Board of Directors - County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer California Department of Transportation	Position or Occupation Transportation Engineer
Employer Address 50 Higuera Street	How Many Years 21
City, State, Zip Code San Luis Obispo, CA 93401	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study
University of California, Irvine	BS, Civil Engineering
California State Professional Engineer Lic. No. C62797	

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

Yes, PWAB. Major accomplishments include: oversight of the new wastewater treatment facility construction updates and change order, implementation of a traffic engineering request "triage" plan, exploring the details of the City's "one water plan," exploring concerns and best options for the City's pavement management plans.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I've managed large, small and emergency construction projects as a resident engineer for Caltrans. Representing the District Maintenance Engineer, I've negotiated maintenance agreements with cities and counties. Currently, as a Claims and CPM analyst, I am involved in projects from initiation through ending claims.

3. Why are you interested in serving on this advisory board, commission, or committee?

To continue the relationship with the advisory board and the incredible team at the City's Public Works Department. To share my knowledge and experience of public works type projects and help the City keep moving forward in a positive way.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

12/07/2022

(Date)

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RECREATION AND PARKS COMMISSION

1 vacancy to fill remainder of a term ending January 31, 2026

Applicant:

1. June Swall



CITY OF MORRO BAY ADVISORY BODY APPLICATION

RECEIVED
City of Morro Bay

DEC 30 2022

City Clerk

Contact Information

Full Name <i>June E. Swall</i>	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone <i>same</i>
Mailing Address (if different than above)	Work Phone
City, State, Zip Code <i>Morro Bay, CA 93442</i>	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
 - Recreational Boating
 - Member-at-Large
 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman's Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Visit SLO County (VSLOC) Board of Directors – County and Regional Board

* Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.

Employment Information

Present or Last Employer <i>Kaweah Delta District Hospital</i>	Position or Occupation <i>Staff Nurse</i>
Employer Address	How Many Years <i>30+</i>
City, State, Zip Code <i>Visalia, CA</i>	

Education and Training

Institution Name, City and State <i>Fresno State University</i>	Major, Degree or Area of Study <i>Nursing / BS</i>

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, If so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

No

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

My experience in the work force has allowed vantage point of watching teamwork in action and the importance of wise leaders.

3. Why are you interested in serving on this advisory board, commission, or committee?

Having been lifelong Morro Bay tourist and now as a Morro Bay resident, I can fully appreciate the uniqueness and beauty of this city. Now as a retired person I am appreciating opportunity for increased awareness of civic affairs and sharing information.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

Dec 30, 2022

(Date)

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**VISIT SLO COUNTY BOARD OF DIRECTORS –
REGIONAL BOARD
(VSLOC)**

**One (1) vacancy commencing June 21, 2023 for a 3 year term ending
June 20, 2026**

Applicant:

- 1. Hemant Patel**



CITY OF MORRO BAY ADVISORY BODY APPLICATION

Contact Information

Full Name Hemant Patel	Home Phone [REDACTED]
Street Address [REDACTED]	Cell Phone [REDACTED]
Mailing Address (if different than above)	Work Phone
City, State, Zip Code Morro Bay, CA 93442	Email Address [REDACTED]

Do you live within the Morro Bay City Limits? Yes No

Are you registered to vote in the City of Morro Bay? Yes No

Advisory Body Information

I would like to be considered for appointment to the following Commission/Advisory Body:

- Citizens Oversight and Citizens Finance Advisory Committee*
- Harbor Advisory Board
 - Marine-Oriented Business
 - Waterfront Leaseholder
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 - South Bay/Los Osos Representative
 - Morro Bay Commercial Fisherman’s Association (MBCFO)
 - Alternate Member to MBCFO
- Planning Commission*
- Public Works Advisory Board*
- Recreation & Parks Commission
- Tourism Business Improvement District Advisory Board
 - Hotelier (Member-at-Large)
 - Hotelier (No. of rooms _____)
 - Vacation Rental Representative
 - Community Member-at-Large*
- Visit SLO County (VSLOC) Board of Directors - County and Regional Board

*** Must be a resident and registered to vote in the City of Morro Bay during the term of appointment.**

Employment Information

Present or Last Employer Self	Position or Occupation Owner
Employer Address Self	How Many Years 22+
City, State, Zip Code Morro Bay, CA 93442	

Education and Training

Institution Name, City and State	Major, Degree or Area of Study

Qualifications and Interests

Please use the space provided, or attach a separate document, responding to the questions below. If desired, you may attach a resume or other additional documentation for consideration.

1. Are you currently or have you previously served on a board, commission, committee, or other public body, if so, which one and when? What do you feel were the advisory body's major accomplishment(s) during your tenure?

I have been the SLOCAL board representative for the last 4+ years. In those 4 years I took a seat on the Executive committee. I am currently serving as the past chairman on the executive committee.

2. What experience, technical training, and skill qualify you for an appointment, considering your experience and activities in business, labor, professional, social, or other organization?

I've been in the hotel space for over 25 years.

3. Why are you interested in serving on this advisory board, commission, or committee?

I served on this board for the last 4+ years and would like to continue my position.

I have read the Advisory Bodies Handbook regarding the expectations and responsibilities of this Commission/Advisory Board/Committee and, should I be appointed, am able and willing to devote the necessary time to perform the required duties.



(Signature)

12/10/2022

(Date)

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