



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, August 1, 2023
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Eric Meyer

Public Participation:

Remote public participation is allowed in the following ways:

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment.*

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcxTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

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

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

PUBLIC COMMENT

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

PRESENTATIONS

A. CONSENT CALENDAR

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of June 06, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of June 20, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of July 05, 2023.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

- B-1 **Case No.:** CDP 22-004/ CUP22-06/ TTM22-04
Site Location: 1140 Allesandro Ave, Morro Bay, CA
Proposal: Application for a Conditional Use Permit, Coastal Development Permit and Vesting Tentative Tract Map to allow new development of 5 new residential units that will be the subject of a tract map to allow separate ownership of each residential unit. The project includes two live-work units. Each dwelling will have a 2-car garage on the lower level (vehicular access from Allesandro) with a full second level and partial third level of living space above. The Live-work units also have extra space at the garage level for a shop/studio workspace. The site has an extreme elevation change on the west near Marengo, and the project is requesting reduced setbacks and a vacation of a portion of the public ROW in order to position the residential front doors at street level along Marengo Drive. The site is zoned MCR/S.4 and is not located in the Coastal Appeals Jurisdiction
CEQA Determination: Exempt under Section 15303, Class 3b for additions to urban areas creating up to 6 new dwelling units.
Staff Recommendation: Conditionally Approve CDP 22-004/ CUP22-06/TTM22-04
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 15, 2023, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

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

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

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

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

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

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

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



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

Agenda No: A-1
 Meeting Date 8-01-2023

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:											
1	City of Morro Bay		City-wide			Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31	Objective Design Standards drafted as a result of 2020-2028 Housing Element Implementation grant funding. The Objective Design Standards are proposed to be added as an amendment to the Zoning Code (Chapter 17.31). Continued from 5/16/23 PC meeting. Hearing held on 6-6-23 with a continuance to 7-18-23. PC continued to August 15, 2023.				nh
2	Shaw	520	Mimosa	12/20/2022	MUP22-07	Small two story addition to existing residential duplex unit	Review complete, project deemed complete and scheduled for public notice period followed by Administrative decision. Public notice period will be complete on July 27, 2023, with an administrative decision on the permit following.				nh
3	Nance	595	Morro Bay	2/7/2023	CDP23-003	Admin CDP for installation of one solar carport located in the existing Chase Bank parking lot.	Under review, incomplete letter sent 2/28/23, resubmittal on 4/17. Incomplete letter sent 5/11, resubmit on 6/21. Incomplete letter sent 7/10, resubmittal 7/17. Noticing period began 7/20. Administrative decision will occur 8/1.	BLDG. - 2/16/23 CO			gc/st
4	Luhr	1140	Allesandro Ave	1/20/2022	CUP22-06 / CDP22-004/ TTM22-04	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal. Resubmittal received with tentative tract map submittal on August 9, 2022, under review. PW disapproved the VTM, comment sent to applicant on 9-17-22, requires a resubmittal of the VTM. Applicant working with Public Works on some design issues in the public right of way. Once resolved, resubmittal required with any changes. VTTM approved by PW, planning will deem project complete and schedule for PC hearing. Scheduled for PC hearing on August 1, 2023	BLDG. - Approved 2/14/22 CO			nh
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
5	Pennachio	2810	Juniper	7/21/2023	CDP23-012	DIGEPLAN: Admin CDP for new 2 story 1,398 SFR w/ 812sf attached two car garage					
6	Champi	460	Errol	7/19/2023	TUP23-02	Temporary Use Permit for fencing and outdoor storage to assist with storm cleanup	Received submittal, under review.				nh
7	Redican	725	Embarcadero	7/12/2023	MIN23-002	Minor Modification/Revision to CUP for change to unloading parking space.	Under review.				cj
8	Duffy	2865	Ironwood Ave	6/29/2023	PKG23-04	Parking Exception					st
9	Gumm	735	Napa	6/15/2023	CDP23-010	Convert three retail spaces into 3 residential units	Planning Review completed - need PW comments. Comments provided to applicant on 7/16/23, Requires a resubmittal.				nh
10	Iwanicha	640	Elena	6/8/2023	CDP23-011	Remodel and addition to existing 2 bedroom/1 bath home	Planning disapproved the project on 7/27/23, requires response to comments and a resubmittal.				nh
11	Khanna	2900	Alder	6/7/2023	MAJ23-002	Major modification to existing permit to reduce size of project into 5 single story hotel rooms	Comments sent on 7/9/23, requires resubmittal. Project was resubmitted on July 19, 2023, under review.				nh
12	Morro Rock LLC	1260	Main	5/23/2023	CDP23-009	Convert existing building into 5 new hotel rooms associates with the Masterpiece Hotel	Under review, requires new zoning code				nh
13	Ferrin	2772	Indigo Circle	4/20/2023	CDP23-008/CUP23-08	A new single story 2,491sf SFR with an attached 559sf garage, and a 192sf studio on a vacant lot located in the Cloisters subdivision.	Incomplete letter sent 5/15. Resubmittal 7/24. Under review.				gc/st
14	Boges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20	BLDG. - Disapproved CO			gc/st
15	Newman	961	Balboa	3/27/2023	CDP 23-005	Admin CDP for a new 2058 sf house with an attached 409 sf garage and 185 sf storage space with a 450 sf ADU .	Under review. Incomplete Letter sent 4/20.	BLDG. - Approved 4/10/23 CO			st
16	Palmer	515	Bernardo	3/9/2023	CDP23-004	Remodel and addition to existing 2,172 sf SFR and an interior studio ADU	Incomplete letter sent March 28, 2023. Resubmittal 5/17. Incomplete letter sent 5/30, Resubmitted on 6/22. Incomplete letter sent 7/10	BLDG. - Disapproved 3/15/23			gc/st
17	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Under review. Project needs Consent of Landowner. Applicant requested to put application on hold.	BLDG. - COND Approved CO			cj
18	McDonald	300	Sicily St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023	BLDG. - Approved 2/10/23 CO			gc/st

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
19	Salbi	450	Marina	12/19/2022	CDP22-043 / PKG23-05	Admin CDP for two story single family home with garage and Accessory Dwelling Unit	Incomplete letter sent January 13th, resub on 2/7/23, under review, incomplete letter sent 3/2/23, resubmit 3/27/23, incomplete letter sent 4/10/23, Incomplete letter sent 4/12/23. Resubmitted 7/19.	BLDG. - Approved 3/2/23 CO			gc/st
20	Patel	1050	Morro Ave	11/17/2022	CUP22-10/ CDP22-039	Remodel existing hotel and add second floor with kitchen and hotel dining area, plus other guest amenities. Increase from 16 rooms to 27 rooms.	Under Review. Comments provided Dec 12, 2022, requires a resubmittal. Applicant is addressing parking issued included in the PW comment letter. Project resubmitted on February 8, 2023, Planning ready to deem complete, needs resubmittal to address storm water requirements, comment letter sent 3/8/23. Public works provided additional correction comments on March 27, 2023. Planning deemed completed on April 9, 2023, will be reviewed and processed under existing zoning code due to the delay of the certification of the 2022 zoning code. Project under review by PW, will be scheduled for PC hearing following resolution of PW open items. Applicant is working with PW on peak flood control requirements	BLDG. - COND Approved CO			nh
21	Agular	351	Panay	11/2/2022	CDP22-036	Demo existing one story 849sf SFR to build a two story 1,926sf SFR with a 226sf garage and a 280sf roof deck.	Under Review, Incomplete letter sent on 12/15/22. Resubmittal 2/16/23, under review, incomplete letter sent 3/2/23, Resubmit 3/30/23, Incomplete Comment Letter sent 4/12/23, Resubmitted 5/22/23, Incomplete letter sent 6/21.	BLDG. - Approved 3/2/23 CO			gc/st
22	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review. Planning disapproved and incomplete letter sent on 11/22.	BLDG. - Approved 10/27/22 CO			gc/st
23	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	Admin CDP to develop a new 562 detached ADU	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits request on 11/17, withdrawn.	BLDG. - Approved 8/25/22 CO			gc/st
24	Shepler	2181	Sunset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.	BLDG. - Approved 8/25/22 CO			nh
25	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			gc/st
26	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access improvements including extension of Harborwalk	Under review. Incomplete letter sent 7/27/22. Resubmitted 1/27. Corrections letter sent 3/17/23. Resubmittal received and corrections requested. Met with applicant 7/5/23 to discuss outstanding items	BLDG. - Disapproved 2/10/23 CO			cj
27	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc/st
28	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter sent 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning and building disapproved based on fire/life/safety issues. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			nh
29	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22. Resubmittal received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal. Project designed for new zoning code, so needs to wait for the code certification, or redesign to the existing code. Waiting for decision by applicant.	BLDG. - Approved 3/30/23 CO			nh
30	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursement agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on November 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent - will require a resubmittal before scheduling for PC conceptual review hearing.	BLDG. - Approved 2/14/22 CO			nh
31	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building) (needs the IP sections to be final via CCC approval)	BLDG. - Approved 11/17/21 CO			nh
32	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing.				nh
33	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
34		1290	Embarcadero		Master Plan	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property.				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Environmental Review - none											
Final Map Under Review Projects:											
35	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none											
Grants:											
36	City of Morro Bay		City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. cj	No review performed.	N/R		cj
37	City of Morro Bay		City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
38	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.	Planning disapproved 7/2/21. Resubmittal received 7/25/22. Resubmittal disapproved 8/01/22. Planning disapproved 3/1/23	Bldg. - Disapproved 3/27/23			st
39	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning disapproved 8/1/22. Reviewed resubmittal and disapproved 3/21/23	Bldg. - Disapproved 3/27/23			gc
40	Crizer	469	Arcadia	7/26/2021	B22-0159	Re-roofing of an existing atrium and interior remodel to an existing SFR change in scope of work.	Planning disapproved 8/2/22, resubmittal 6/20, Under review.	BLDG. - Disapproved 6/27/23			gc
41	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.	Planning disapproved 1/26/23. St Waiting on resubmittal	Bldg. - Approved 6/12/23			st
42	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
43	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
44	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home iwth a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh
45	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh
46	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
47	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue			am
48	Engvall	370	Bonita	5/22/23	B23-0110	Addition to existing SFR for a detached 554 sf ADU.	Planning approved 5/23/23	Bldg. - Disapproved 6/20/23			

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
49	Berner	2750	Dogwood Ave.	12/6/22	B22-0260	Add 235 sq of conditioned space, including a new bathroom, additions to bedroom and utility room, 297 sf, roof deck, spiral stair, ground floor deck (136 sf), less than 30" above existing adjacent grade.	Planning approved 2/28/23. st	Ready to issue			st
50	Redican	725	Embarcadero	3/14/22	B22-0049	The project consists of a 608 SF interior remodel of the existing arcade retail space into an extension of the commercial kitchen prep area. All work is exclusive to the interior of the lower level with no impacts to the site, exterior elevation or occupant circulation of the existing building.	Disapproved 3-17-22. Resubmittal received 6-23-22 and conditionally approved 8/25/22	Ready to issue			cj
51	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Approved 7/13/22			cj
52	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23			st
53	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/20			nh
54	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beams and corresponding footing in slab removed.	Disapproved 4/27/23	Bldg. - Disapproved 5/1/23			st
55		2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.	Disapproved 3/9/23	BLDG. - Disapproved 3/27/23			GC
56	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.	planning disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue			sg
57	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.	Planning approved 10/31/22	Ready to issue			SG
58	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)	Planning resubmittal approved 4/5/23	Ready to issue			gc
59	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue			gc
60	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
61	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			gc
62	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22. Resubmittal disapproved 6/25/22. Planning approved 7/21/22	Ready to issue			nh
63	Novell/Johnson	273	Main	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.	Planning disapproved 3/6/23. Waiting on resubmittal. Cj	BLDG. - Disapproved 3/2/23			cj
64	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg. - Approved 2/27/19	Disapproved on 4/15/19		sg
65	Sonic	1840	Main St.	10/17/17	B-	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities. No recent activity. Planning permit expires 4/18/2023.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
66	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
67	Timothy and Allyson Cleath Family Trust	2790	Main St	11/8/22	B22-0248	Addendum to B22-0106. Modification to drain collection for parking lot. Sheets C-3 and C-4 revised. No change in flow to the bioswale per attached statement from civil engineer.	Approved 11-10-22. nh	Bldg - Approved 11/8/22			nh
68	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.	Planning approved 2/3/23	Ready to issue			sg
69	Jennings	1195 A	Monterey	5/4/23	B23-0112	Build an attached 908 sf ADU on the west side of a SFR.	Planning approved 6/1/23	Bldg. - Disapproved 6/26/23			
70	Peterson	390	Morro Bay Blvd.	4/6/23	B23-0070	Addendum #1 to permit B22-0171 - Omit lower level windows in (E) openings from eastern elevation, add upper level windows in (E) openings. Add new window on northern elevation in (E) opening where ATM was formerly located.	Planning approved 4/6/23	Ready to issue			nh
71	Orrom Properties	507	Morro Bay Blvd.	4/17/23	B23-0080	Install separation wall between this until and 828 Napa Ave, add accessible entry door and restroom.	Planning - Disapproved 4/20/23	Bldg. Approved 6/20/23			nh
72	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Disapproved 5/17/22			am
73	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087	New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Planning disapproved 5-12-22. Planning approved 1/20/23	Ready to issue			nh
74	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22/ Planning approved 1/20/23	Ready to issue			nh
75	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23. Resubmitted 6/8. Planning approved 6/13	BLDG. - Apporved 6/12/23			st
76	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22 Resubmitted 11/22. Planning approved 12/8	Bldg. - Approved 12/1/22			gc
77	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Approved 12/1/22			sg
78		965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23			st
79	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
80	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21			nh
81	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
82	Nagy	646	Sequoia Ct.	4/20/22	B22-0085	New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed landscape plan. Planning approved July 5, 2022.	Ready to issue			nh
83	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.	Planning disapproved 2/16/23	Bldg. Disapproved 2/14/23			gc
84	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
85		242	Surf St	2/23/23	B22-0282	DIGEPLAN - Demo existing 340 sf detached non-conforming garage and construct new 232 sf conforming garage with new 380 sf Accessory Dwelling Unit (ADU) atop and along side of new garage.	Planning disapprove 3/17/23. Planning approved 4/20/23	BLDG. - Approved 6/12/23			NH
86	Regan	429	Tulare Ave.	5/27/22	B22-0106	531 sf second floor addition that includes a study and bathroom, stairwell and a 200 sf second story deck.	Planning Approved 6/7	Ready to issue			gc
87	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 1/11/23	Bldg. - Approved 7/20/23			nh
88	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 2/2/23	Bldg. - Approved 7/20/23			nh
89	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.	Planning disapproved 1/11/23	Bldg. - Conditionally Approved 7/20/23			nh
90	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.	Planning disapproved 1/11/23	Bldg. - Conditionally Approved 7/20/23			nh
91	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.	Planning disapproved 1/11/23	Bldg. - Approved 7/20/23			nh
92	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.	Planning disapproved 1/11/23	Bldg. - Conditionally Approved 7/20/23			nh
93	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.	Planning disapproved 1/11/23	Bldg. - Conditionally Approved 7/20/23			nh
Planning Projects & Permits with Final Action:											
94	Romero	563	Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Incomplete letter sent 12/22/2021, Resubmittal 7/28, under review, resub on 12/21/22, corrections sent 1/19/23. Project deemed complete 5/24/23 and ready for noticing for administrative action, action noticed and approved June 14, 2023.	BLDG. Approved 12/15/21 CO			gc

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
95	Love	550	Kern	8/11/2022	CDP22-027	CDP for new construction of a two story 2,411sf SFR with a 565sf garage and 1,000sf attached ADU.	Under review, Incomplete letter sent 8/31, Resubmittal on 11/16, Under review, second Incomplete letter sent 12/13/22, resubmittal on 1/09/23, minor edits request on 1/27/23, resubmittal 1/31/23, under review, minor edits request on 1/20 resubmittal on 1/31/23. Request that plans be revised to meet parking requirements 3/7/23. completeness letter sent 6/1/202, noticing posted on 6/06/23, noticing action and accorded June 6/21/23	BLDG. - COND Approved CO			gc

Staff Directory:
 Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Susana Toner - st Alex Ortega - ao

AGENDA ITEM: <u> A-2 </u>
DATE: <u> 08/01/2023 </u>
ACTION: <u> DRAFT </u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

https://youtu.be/7k_LB8pHu0?t=124

Chairperson Roschen commented about attending the Off-Shore Wind Summit in Sacramento. He is looking forward to having public hearings to talk about it.

Chairperson Roschen also mentioned that the Planning Commission scheduled for July 4th will be moved to July 5th and will most likely be at the Morro Bay Elementary School auditorium.

PUBLIC COMMENT PERIOD

https://youtu.be/7k_LB8pHu0?t=261

Public Participation:

Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.*

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

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
Password: 135692

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

PRESENTATIONS

A. CONSENT CALENDAR

https://youtu.be/7k_LB8pHu0?t=345

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

Received and filed by the Commission.

B. PUBLIC HEARING

B-1 **Case:** Appeal of Director’s Action

Site Location: 413 Arcadia Avenue, Morro Bay, CA

Proposal: Patrick Najjar, resident of property located at 413 Arcadia, filed an appeal of the Directors decision finding a shed located in the side setback of the subject property in violation of Morro Bay Municipal Code section 17.48.040.B. Section 17.48.040.B requires accessory structures in R-1 zone districts comply with the setbacks of the zone. The appellant contends that the accessory structure (shed) is exempt from the setback requirements as it is a temporary, nonpermanent building.

Staff Recommendation: Deny appeal, upholding Director decision.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291, sgraham@morrobayca.gov

Graham presented the staff report.

Commissioners presented their questions and comments to staff.

Patrick Najjar, Appellant, spoke about the shed he installed, why he did it and why the appeal should be upheld.

Chairperson Roschen opened the Public Comment period.

https://youtu.be/7k_LB8pHu0?t=1588

Matt M., Morro Bay, commented that he is in favor of denying the appeal due to the shed does not comply with the setbacks, the shed is directly on the property line, and he believes the shed is a fire hazard.

John Wise, Morro Bay, spoke in favor of the appellant and is not in favor of denying the appeal because he believes Mr. Najjar is an honest person.

Dillan Whitaker, Morro Bay, spoke in favor of the appellant and is not in favor of denying the appeal because of the cost to move it.

Janice Peters, Morro Bay, spoke in favor of the appellant and states that Mr. Najjar did his due diligence before he built the shed. She also states that because the code was changing, and Mr. Najjar was stuck in between that shed should be grandfathered in.

Ryan Garcia, Morro Bay, commented that this is not about if a person is nice but that the rules be followed. He feels he will have issues from the water run off on his property.

Winters, Morro Bay, spoke in favor of the appellant and that she feels Mr. Najjar did all he could do to get the information to build the shed.

Mrs. Kendall, Morro Bay, commented that you can see the shed from the street and is an eye sore.

Nessa Garcia, Morro Bay, commented that this is not about Mr. Najjar's character but about the code and was never appropriate to place the shed on the side of the house. Does not want the shed to be 4 feet from her house.

Terry Simons, Morro Bay, believes the code does not properly address what he calls containment vessels.

Ryan Garcia, Morro Bay, commented that the shed in question is not plastic but is a structure that was built in a day.

Howard Lyon, Appellants Stepfather, commented that Mr. Najjar did his due diligence, and the structure shouldn't have to be moved.

Rusty Najjar, Appellants Mother, commented that she wants to reiterate what others have said, that Mr. Najjar did get the information before building the structure. Spoke about moving the shed and that there is no way.

Chairperson Roschen closed the Public Comment period.

https://youtu.be/7k_LB8pHu0?t=3027

Commissioners presented their questions and comments to staff.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation and adopt Resolution 10-23. Commissioner Meyer seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, Meyer voting yes.

- B-2 Case No.: Plan Morro Bay: Zoning Code Amendment / Objective Design Standards**
(Continued from the May 16, 2023, hearing)
Site Location: Citywide
Applicant/Project Sponsor: City of Morro Bay
Proposed Project: The Zoning Code was adopted by the City Council on November 22, 2022, via Ordinance 654. Objective Design Standards (ODS) have been developed as implementation of the 2020-2028 Housing Element goals and policies. The ODS are proposed to be added as Chapter 17.31 to the 2022 Zoning Code. The consultant work to complete the Housing Element implementation policies was funded from the award to the City of Morro Bay of grant funding from CA Department of Housing and Community Development. The Objective Design Standards was created in response to recent housing bills, to provide for a streamlined approval process for eligible residential projects (2 or more units) subject to certain conditions consistent with the objective zoning and design standards. The ODS is in final draft form and upon favorable recommendation will be forwarded to the City Council for amendment to the 2022 Zoning Code.
CEQA Determination: Environmental Impact Report (SCH #2021111026)
Staff Recommendation: Review Objective Design Standards, open public hearing, engage and consider public comments, and forward a favorable recommendation for approval of the Objective Design Standards as Chapter 17.49 of the 2022 Zoning Code to City Council with finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15162.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291 sgraham@morrobayca.gov

Kimmy Nguyen with RRM presented.

Commissioners presented their questions and comments to staff and RRM.

Chairperson Roschen opened the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=11128

Terry Simons, Morro Bay, commented that he is trying to understand the whole concept of the Objective Design Standards.

Betty Winholtz, Morro Bay, asked if the city did not take the grant for ODS, would the city still be obligated to adopt ODS also asked if there is a deadline. Ms. Winholtz asked about the chances of the city being sued by not adopting ODS as well as how does density bonuses play into ODS.

Margaret Carmen, Morro Bay, commented that she doesn't want Morro Bay to change and look the same as San Luis Obispo or other places. Ms. Carmen is not in favor of ODS, feels people should have a say in how they want their houses to look.

Kristen Headland, Morro Bay, commented that she feels when projects are being built that the public must watch to make sure they are building what they say they are building. Ms. Headland likes being informed of projects going on in her area. She also

likes going to the Planning Commission meetings where the public gets to voice their opinions and ask questions. She is not in favor of administrative review.

Chairperson Roschen closed the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=12450

Commissioners presented questions and comments to staff and RRM.

Commissioners discussed the details of the ODS, specifics on the repercussions of not having objective design standards in place and clarified the options for them to make suggestions for the modifications to the applicability of the ODS in their recommendation to the City Council. Commissioners committed to providing comments to staff before June 27th, requested data from the consultant team and scheduled the continuance hearing for July 18, 2023.

C. NEW BUSINESS

https://youtu.be/7k_LB8pHu0?t=3763

C-1 Presentation of Annual Water Supply and Demand Assessment and Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2023/24

Staff recommends the Planning Commission recommend to City Council:

1. Receive and file staff findings and strategies resulting from the Annual Water Supply and Demand Assessment.
2. Allocate 50 WEUs for residential development (30 SFR and 20 MFR) and 65 for commercial development for a total of 115 WEUs for FY2022/23.

Damaris Hanson and Dan Heimall presented the staff report.

Commissioners presented their questions and comments.

Chairperson Roschen opened the Public Comment period.
https://youtu.be/7k_LB8pHu0?t=5489

Terry Simons, Morro Bay, spoke about creating water strategies and encourages the City of Morro Bay to maximize, and accelerate its programs to develop much greater storage of water.

Betty Winholtz, Morro Bay, commented how the water assessment only covers projects that are single family, apartments and commercial. Ms. Winholtz believes at some point it needs to be known how much use and has been used on all the un-hosted hotels, regular hotels, vacation rentals, and addition to houses.

Zara Landrum, Morro Bay, would like clarification of what the possible capacity that the City can get with the IPR and address the Chorro Valley Basin issues.

Dan Heimall addressed the clarification and issue that Ms. Landrum requested.

Commissioners presented their comments.

MOTION: Vice- Chairperson Rodriguez moved to receive and file staff findings resulting from the Annual Water Supply and Demand Assessment and support, if possible, accelerate the recycled water project. Commissioner Meyer seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Meyer voting yes.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 20, 2023, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-3

DATE: 08/01/2023

ACTION:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 20, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner
ABSENT:	Asia King	Commissioner
STAFF:	Scot Graham Nancy Hubbard Gabby Cortez	Community Development Director Contract Planner Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/FIAeokEVMIQ?t=127>

Chairperson Roschen announced that Commissioner Asia King gave birth to her baby boy.

Vice-Chairperson Rodriguez mentioned that he was able to meet with Councilmember Landrum for the first time.

PUBLIC COMMENT PERIOD

<https://youtu.be/FIAeokEVMIQ?t=179>

Bill Martony, Morro Bay, commented about Nadine and the little red house, would like an update of where it is in the process of saving it. Mr. Martony mentioned that he noticed an RFP went out from the Harbor Department on two lease sites and would like to know if there is a better approach to repurposing them instead of dozing them.

Terry Simons, Morro Bay, commented that it looks like there is a new staff format for evaluating residential projects and to him it looks like it is designed to follow the objective analysis approach that has been in discussion.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=587>

Public Participation:

Remote public participation is allowed in the following ways:

- Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “raise hand” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input. Please click the link below to join the webinar:
 - <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFWFUQT09>
Password: 135692

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

PRESENTATIONS

A. CONSENT CALENDAR
<https://youtu.be/FIAeokEVMlQ?t=593>

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

A-2 Approval of minutes from the Planning Commission meeting of May 16, 2023.
Staff Recommendation: Approve minutes as submitted.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendations to include updating title of Commissioner Meyer in the May 16th minutes. Commissioner Meyer seconded, and the motion passed 3-0-1, with Ingraffia, Rodriguez, Meyer voting yes and Roschen abstaining.

B. PUBLIC HEARING
<https://youtu.be/FIAeokEVMlQ?t=662>

B-1 Case No.: CUP23-06
Site Location: 646 Sequoia Court, Morro Bay, CA
Proposal: Request for approval of a Conditional Use Permit for a proposed new home with 4941 sf of living space with a 1493 sf garage/shop area. The site is 24,723 sf and is just outside of the coastal zone. This application reflects a change in the exterior façade of the home approved in 2021 as well as a larger footprint

and an interior reconfiguration. Based on the square footage of the home and the requirement to be under the new 2022 zoning code, this project requires a discretionary Conditional Use Permit approval. The site is in the RL zoning and Coastal Land Use area and is not in the coastal zone.

CEQA Determination: Section 15303, Class 3a new residential in a residential zoning district.

Staff Recommendation: Approve project subject to the findings and conditions of approval.

Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Amit Patel, Applicant, spoke about his project.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=1482>

Betty Winholtz, Morro Bay, commented about the scale and mass of the project and said that this would be the largest home in the cul-de-sac and will dominate the area. Spoke about her concern with the soil and runoff, feels like this home is by the landslide area. Ms. Winholtz mentioned the grade and its importance and how will the Fire department reduce the grade, also mentioned the cut and fill, and that no quantity was mentioned in the report. Ms. Winholtz also asked about the trees and if there will be a 2:1 replacement requirement.

Terry Simons, Morro Bay, commented that he counterpoints Ms. Winholtz's comments. Mr. Simons believes that because it will be so laid into the hillside, it will be relatively diminished for a house this size. He believes the project is in good hands.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=2049>

Commissioners presented their comments and questions.

MOTION: Commissioner Meyer moved to approve staff recommendation with updating the Fire recommendation. Vice- Chairperson Rodriguez seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Meyer voting yes.

B-2 Case No.: CDP22-041/CUP22-12

Site Location: 2285 Emerald Circle, Morro Bay, CA

Proposal: Application for a Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) for a new 2,368 square-foot one-story single-family home with an attached 560sf 2car garage and a 126sf covered porch. The single-family home is located in the Cloisters in an MMR/CRR/GC (PD) Zone. The property is located within the Coastal Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

Staff Contact: Gabby Cortez, Assistant Planner, (805) 772-6270,
gcortez@morrobayca.gov

Cortez presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=2851>

Betty Winholtz, Morro Bay, questioned if this project must have an ADU.

Terry Simons, Morro Bay, commented that he had the same question as Ms. Winholtz also commented about the JADU.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/FIAeokEVMIQ?t=3053>

Commissioners presented their comments and questions to staff.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation and adopt Resolution 12-23. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, and Meyer voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

<https://youtu.be/FIAeokEVMIQ?t=3638>

Rodriguez mentioned the ODS and that the Commissioners have not received anything so that they can do their research.

Rodriguez also mentioned Public Benefits and would like to know when that will be brought back.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/FIAeokEVMIQ?t=3783>

Roschen mentioned that there will be no meeting on July 4th but that there will be a meeting on July 5th at the Morro Elementary School. It will be the conclusion of the Historic Preservation Information Session.

Rodriguez spoke about listening to “The Good Ancestor” and would like to add this book to the Book Club.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 20, 2023

Adjourn to the special Planning Commission meeting at the Morro Elementary School,
1130 Napa Avenue, on July 5, 2023, at 6:00 p.m.

ATTEST:

Bill Roschen, Chairperson

Scot Graham, Secretary

AGENDA ITEM: A-4

DATE: 08/01/2023

ACTION:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
SPECIAL MEETING – JULY 05, 2023
Hall at Shoreline Calvary Chapel – 6:00 PM
(Morro Elementary School)

PRESENT:	Bill Roschen	Chairperson
	Mike Rodriguez	Vice-Chairperson
	Joe Ingraffia	Commissioner
	Asia King	Commissioner
	Eric Meyer	Commissioner

STAFF:	Scot Graham	Community Development Director
--------	-------------	--------------------------------

ESTABLISH QUORUM AND CALL TO ORDER

PUBLIC COMMENT PERIOD

Public Participation:

Remote public participation is allowed in the following ways:

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

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHIRtK9xaTImWVNWRFUQT09>
Password: 135692

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

SPECIAL MEETING

<https://youtu.be/yysi5mJ8cSg?t=158>

- I. **Historic Preservation Information Session.** The Planning Commission will facilitate a discussion with guest contributors in relation to historic preservation. This meeting will conclude the Planning Commission Historic Preservation Information Session series. This item does not include a staff report.
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Commissioner Meyer spoke about some of the history of the elementary school.

James Papp, Architectural Historian, SLO, gave a presentation about the history of Morro Bay.

Glenn Silloway, President of the Morro Bay Historical Society, pre-recorded interview was shown.

Chairperson Roschen introduced the Councilmembers who attended the meeting: Carla Wixom, Jen Ford, Laurel Barton, and Cindy Edwards.

Chairperson Roschen also introduced the Historic Panelists: Bill Martony, Jeff O'Dell, Marlene Owens, Michael Woody, Toni Woody, Gail Queen, Nancy Bast, Dorothy Cutter, Roger Castle, and Joe Dunlap.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/yysi5mJ8cSg?t=4628>

Bill Martony, Morro Bay, commented that this was his first time in the building and was so impressed also stated that his wife went to school there. Asked if it was true that if the school was no longer there the Quintana family would get the property back and if there is a deed restriction associated with this.

Judy Setting, Morro Bay, answered Bills question about the second stairway to the bell tower leads to a bomb shelter. Also spoke about in 1995 a teacher named Guy Crab tutelage his students in researching the history of how this building came to be.

Linda Donnelly, Morro Bay, spoke about how she raised her two sons at this school, and she was a room mom and involved in PTA. She also mentioned that she was told that the building was zoned for housing, asked what the school district has in mind now and asked if the city has considered buying the property.

James Papp, Architectural Historian, SLO, spoke about the difference types of historical recognitions.

Jeff O'Dell, Morro Bay, commented that he raised two sons that both attended Morro Bay Elementary School as well as a half-brother who attended the school. Spoke about the green space and how it's the only impromptu soccer pitch, only place that you can fly a kite, it's the safest place to teach a child how to ride a bike.

Morro Bay Resident stated she wanted to reinforce what the previous speaker spoke about and how this area is so important for the entire community.

Marlene Owens, Morro Bay, commented that the Owens family has many memories here. Commented that she remembers playing softball out in the field in 1970. Also commented that all her children attended school at the Morro Bay Elementary School.

Morro Bay Resident commented that they will save the 5 acres.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/yysi5mJ8cSg?t=5652>

Commissioner King explained the Book Club that was formed by the Planning Commission and the first book that they read was Architect Verb and explained a little about it.

Vice-Chairperson Rodriguez spoke about the second book that will be read, it is called The Good Ancestor and gave a brief description of it.

Commissioners presented their comments.

James Papp gave his final comments.

ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on July 18, 2023, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1
MEETING DATE: August 1, 2023

Staff Report

TO: Planning Commissioners

DATE: August 1, 2023

FROM: Nancy Hubbard, Contract Planner

SUBJECT: Application for a Conditional Use Permit, Coastal Development Permit and Vesting Tentative Tract Map in the MCR/S.4 zoning district.

RECOMMENDATION:

Approve Resolution 13-23 to approve the conditional use permit, the coastal development permit and the tentative tract map which includes a request for approval for a 5 foot vacation of a portion of public right of way together with conditions of approval.

APPLICANT: Gerald & Erika Luhr
ADDRESS/APN: 1140 ALLESANDRO STREET (066-095-004)
ZONING: MCR/S.4 (Mixed use/Specific Plan Area)



PROJECT DESCRIPTION:

The project proposes new development of 5 residential units, two of which are live/work units. The site will be subdivided through a vesting tentative track map creating 6 separate legal parcels, 5 parcels representing separate ownership of

each residential unit, plus a 'common use' parcel that includes the guest parking, vehicular and pedestrian circulation areas, landscaping and common trash/recycling facilities.

Each of the 5 residential dwellings will have a 2-car garage on the lower level (vehicular access from Allesandro), with a full second level and partial third level of living space above the garage level. The Live-work units also have extra space at the garage level for a shop/studio workspace with a separate man-door access. The plan includes 3 guest parking spaces, including one ADA space. There is also available street parking for 6-8 cars.

The site has an extreme elevation change on the west side sloping up sharply to Marengo Drive. The design takes advantage of the topography to enhance the separation of the commercial/industrial uses to the east from the residential neighborhood to the west. The applicant is requesting a vacation of a 5 foot portion of the public ROW to resolve the existing building encroachment and to position the residential portion of the project at street level along Marengo Drive. From Marengo Drive, the garage/shop level is not visible, and the project appears to be a two story attached residential townhome project. The project will address the existing storm water drainage issues along Marengo Drive, as well as install most of the frontage improvements along Allesandro. The standard frontage improvements for Marengo will be deferred in accordance with the conditions of approval from Public Works. (See **EXCEPTIONS** below)

Summary of Planning Commission Conceptual Review Hearing (October 2021):

On October 19, 2021, the Planning Commission was presented with the conceptual review that included two options for the proposed project. Scheme A included 5-units of attached residential dwelling, two of which incorporated a live/work space. Option A also included larger units, which required a reduced setbacks (5 feet) along both street frontages together with the continued abandonment of a portion of right of way along the Marengo Drive frontage. The residential units in Scheme A, with the reduced setbacks, were preferred by the planning commission and the project under consideration today is an updated version of Scheme A.

Scheme B also incorporated 5 residential units, slightly smaller than the units in Scheme A to allow for greater setbacks along the Allesandro Street frontage (ranging from 10-15 feet). Both Scheme A and B had 5 foot setbacks along Marengo Drive and both designs required the additional abandonment of the public right of way to provide more depth in the parcel for parking and access as well as to place the residential entrances and a landscape buffer along and at the same grade as the Marengo Drive frontage.

Planning Commission asked expressed a preference for the Scheme A design, and provided a few additional design related comments for the applicant to address in the resubmittal for a PC decision:

1. Pull massing back by the kitchen in Unit B
2. The architecture is under-conceived, show more design features.
3. Show more articulation along the Marengo Dr. frontage.
4. Provide a landscape plan.
5. Provide an exterior material color and material plan sheet.

Public Improvements and Abandonment of a portion of Marengo:

The site has an extreme elevation change on the west side along Marengo Drive. In 1992, the city council approved a 4 foot abandonment of a portion of the Marengo right of way to resolve an existing building encroachment into the public right of way. However, the abandonment was never recorded, and it was later discovered that the building encroachment was greater than 4 feet, and public works staff, including the City Engineer, decided the project was an opportunity to correct an error and recommend approval of the 5 foot abandonment for the full site frontage along Marengo, as shown on the plans.

The applicant team and public works also discussed improvements required in the public right of way. Due to the configuration of the site (two long street frontages), the scope of full frontage improvements (curb, gutter, sidewalks) along both streets would be disproportionate to what is normal and customary for a parcel of this size. It was also recognized that the frontage improvements along Marengo would leave very little remaining depth for landscaping and street trees, both of which are important requirements for residential dwellings as well as meeting the criteria for landscaping in the MCR zoning district. Public Works was not willing to waive the frontage improvement requirement for Marengo, so both parties agreed to a deferral agreement.

The project will be required to continue the existing partial asphalt curb along Marengo Drive, from the existing curb continuing along the east side of the paved street area to the northly end of Marengo Drive. The project will also install drainage facilities on the site to better manage existing drainage issues along the Marengo frontage and retain water in a basin at the north end of the site for watering the landscaping. The standard frontage improvements will be installed along the frontage of Allesandro Ave together with the project construction. The north edge of the Allesandro improvements were adapted to allow the common space garden area. The Marengo Drive standard frontage Improvements are required, but deferred and the completion of the Allesandro frontage improvements around the end of the lot meeting up with the Marengo Drive frontage improvements will be completed together with the Marengo Drive frontage improvements.

The Project:

Five new attached residential units, each with a lower level 2-car garage (vehicular access from Allesandro). The housing above the garage will be two levels of living space with upper living level significantly smaller than the lower living level (37%-70% of the size of the lower floor), providing an articulated building facade on all four sides of the building. Two of the homes will have commercial shop space at the lower level, one of which is a reuse of the existing subterranean shop building on the site. Three common-use parking spaces including a van accessible space are provided to meet the commercial component parking requirement and provide for residential guest parking. The table below is a summary of each unit’s living space and garage/shop space.

Project (total building area -15,869 sf)			
Unit	Living Area	Garage	Commercial/shop
Unit A (4 bd/4 bath)	2,235	583	786 (shop & bath)
Unit B (2 bd/2½ bath)	1,542	990	

Unit C (2 bd/2 bath)	1,345	882	
Unit D (4 bd/3 bath)	1,860	928	
Unit E (3 bd/5 bath)	2,767	767	1,184 ((e) shop & bath)
Total	9,749	4,150	1,970



GENERAL PLAN/COASTAL LAND USE PLAN/ZONING DISTRICT: The 2021 General Plan/Coastal Land Use Plan designates this area as General Light Industrial. The current zoning designation allows mixed use development, which is what this proposal includes. The MCR zoning district requires a Use Permit for all proposed new uses and a Coastal Development Permit for the overall project. The project also includes a Vesting Tentative Map, which subdivides the property into six lots while also addressing abandonment of a portion of the right of way.

The site is an unusual elongated triangular shape with public streets on the two long sides, terminating at the “Y” intersection of Allessandro and Marengo. The adjacent uses are commercial/light industrial uses to the east and south and a single family residential neighborhood to the north and west.

Affordable Housing Requirement: Pursuant to MBMC17.50.020 and Government Code Sections 65580—65589, projects with for-sale housing of five or more units must provide one affordable unit (deed restricted for a period of 55 years) The project has committed to provide one affordable unit. The project is conditioned to provide one affordable unit for sale or for rent at or below the low income level criteria. The affordable unit will be deed restricted to meet this affordability level for a period of 55 years.

Site Characteristics	
Site Area	10890 sf – Irregular shape (pie shaped) (11,335 sf in addition vacation of ROW is granted)

Existing Use	Construction yard with (e) 1200 sf shop building
Terrain	Mostly level with 10–12-foot elevation changes along Marengo frontage
Vegetation/Wildlife	Gravel, dirt, weeded
Archaeological Resources	None
Access	Allesandro Street

Adjacent Zoning			
North	MCR	East	MCR
South	MCR	West	R-1

	MCR/S4 Standards	Subject project (R-4 standards)
Front Setback (Narrow northerly corner)	R-4: 15 feet	15 feet to shop and living space (Unit A)
Exterior Side Yard (Allesandro and Marengo)	MCR Standards: Side set back shall be 5 feet. R-4: 10ft minimum	With granting of the abandonment: 5 feet all along Marengo and 5 feet on Allesandro for the shop portion of Unit A and garage for Unit E Other units range from 10 ft to 32 ft setback from Allesandro.
Rear (south)	R-4: 5 feet	5 feet for all new development. Existing shop building to be retained (subterranean) as part of Unit E, setback is 3ft - 4ft
Height (from ANG)	R-4: 30 Feet	Roof heights vary, but all are below 28 ft from ANG
Lot Coverage	60%	59.7%
Site Density allowed	1 dwelling per 1800 sf of land area (6 units)	5 units
Parking	10 spaces for residential units. Municipal Code has no parking standard for live-work spaces.	10 garage spaces, 3 guest/live-work spaces including one van accessible

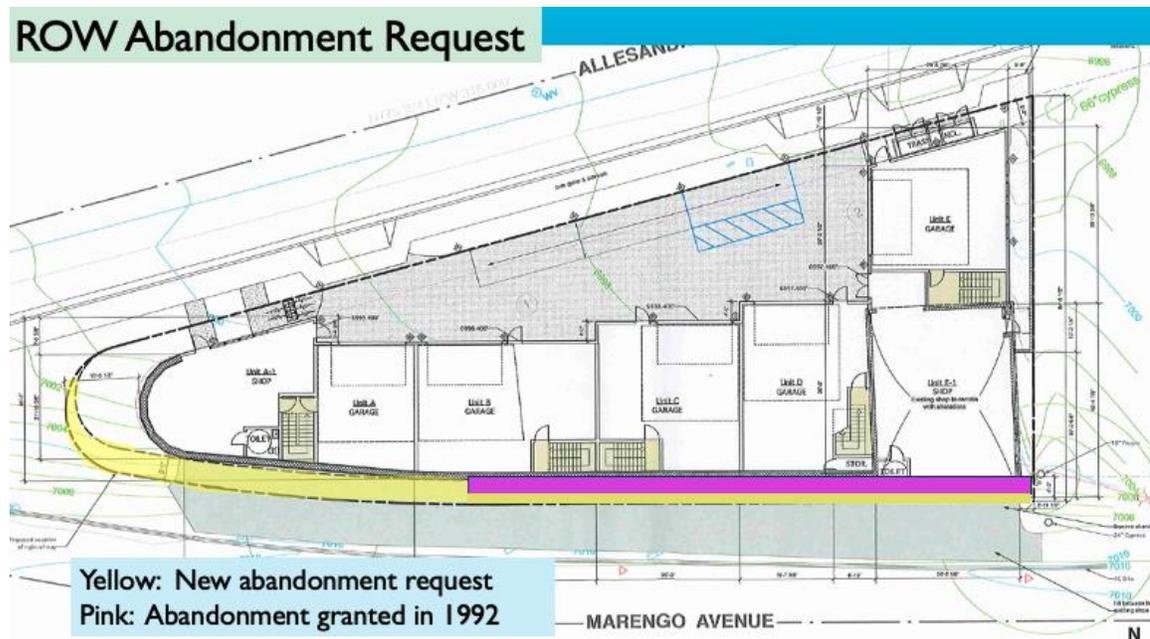
RESIDENTIAL DESIGN GUIDELINES AND NEIGHBORHOOD COMPATIBILITY:

The project meets the criterion in the 2015 Residential Design Guidelines as well as the Special Development Standards of the MCR zoning district MBMC Section 17.24.220 B.6.)

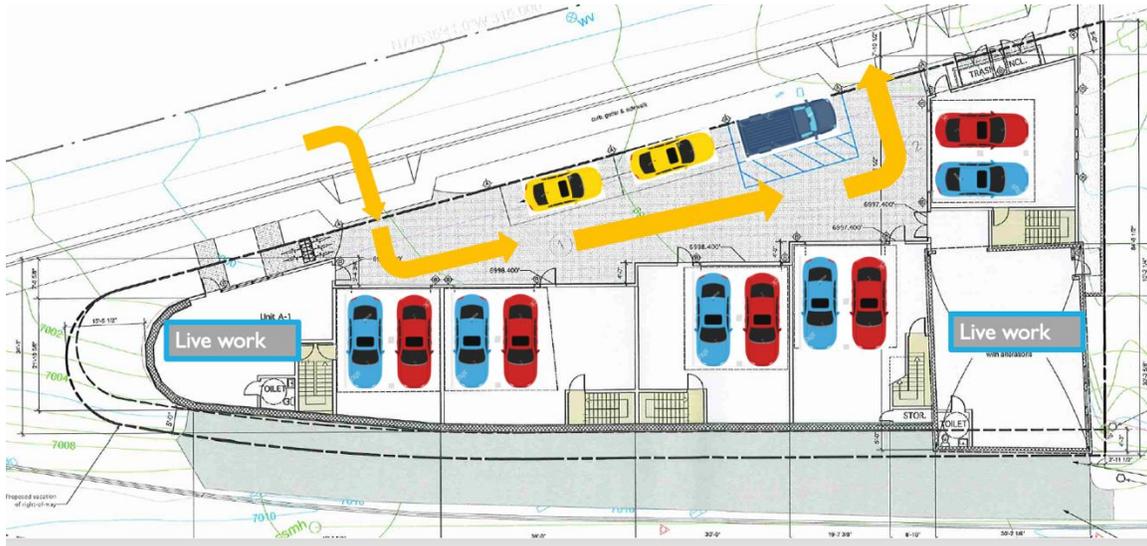
DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p align="center">Scale and Mass</p> <p><i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>This site acts as a transitional buffer between light industrial uses and single family residential (west to east). The zoning district to the east and south is currently MCR, with light industrial existing uses and the zoning to the west and north west is single family residential uses. The proposed project presents as attached two story single family homes on the Marengo frontage and commercial/residential on the Allesandro frontage.</p>
<p align="center">Surface Articulation</p> <p><i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project includes visual interest and has four-sided articulation as well as roof pitch variations with a variety of roof heights.</p>
<p align="center">Building Orientation</p> <p><i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p> <p align="center">MCR Special Development Standards:</p> <p><i>Development layout and design shall provide for compatibility of he uses – features such as parking and building entrances shall be differentiated to the extent practical between commercial and residential on the same site.</i></p>	<p>The project is placed on the westerly edge of the property to take advantage of the extreme slope up to Marengo Drive. This placement results in a very visible front doors and patios with a landscaped strip along the Marengo frontage.</p> <p>The building placement from the Allesandro frontage allows the driveway and vehicular circulation to buffer the residential units from the street. The project is designed to have the commercial portion only visible from the Allesandro side of the project and the only portion visible from the residential neighborhood along Marengo is the 2 story residential portion of the project. The two uses are clearly differentiated.</p>
<p align="center">Garage and Driveway Design</p> <p><i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The two driveways and the drive-through circular access is appropriate for a narrow site with a long street frontage. The residential garages blend into the project to create a very residential look and appeal.</p>
<p align="center">Sustainable Design Features</p> <p><i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>The home will include solar panels, and a water retention system for landscaping.</p>
<p align="center">Building Materials</p> <p><i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>Proposed materials are a variety of wood and stucco with green and brown tones.</p>
<p align="center">Architectural Elements</p> <p><i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The attached homes are a blend of traditional and more modern elements which are reflected in the variety of architectural styles in the neighborhood along Marengo Dr.</p>
<p align="center">Landscaping</p> <p><i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p> <p align="center">MCR Special Development Standards:</p> <p><i>Side and rear yard setbacks shall be 5 feet (larger setbacks may be required by planning commission). All setbacks shall be landscaped – a minimum of 5 feet of landscaping shhall be provided in front of any building or parking lot faing a public street.</i></p>	<p>The fenced front patios in front of each residential unit and the frontage landscaping add a very pleasant residential fees, with a hint of a transition to a more efficient design that can provide a cluster of density in a smaller area allowing the new project to be surrounded by more landscaping and street trees.</p> <p>The project is designed with a 5 foot setback along Marengo, and includes a landscaped area for the entire frontage of Marengo, as well as the undeveloped tip of the site near the “Y” intersection of Marengo and Allesandro, and along Allesandro, other than at the driveway entrances.</p>

EXCEPTIONS: The site is in the MCR/S4 zoning district and overlay area. Residential uses are allowed in the MCR zoning district using the development standards for a R-4 zoned project. See discussions below on each of the areas where the development standards need special consideration to allow the project.

1. **Request for ROW abandonment:** In 1992, the city granted abandonment for ROW approximately 4 feet wide and 113 feet in length (pink area in image below) to accommodate an existing building that was encroaching over 4 feet into the public right of way (the abandonment was never recorded). The applicant is requesting an expansion of the existing approved vacation of ROW and continuation of the existing abandonment to the north corner of the site (yellow striped area in image), for a continuous width of 5 feet that diminishes in width on the northerly end of the site. This new area will create a continuous property line along the west side of the site and because of the extreme slope on the west property boundary, the additional area allows less earthwork and fill and results in residential frontage at street level along Marengo for all 5 proposed new residential dwellings.



2. **Reduced exterior street setback:** The site has a very unusual shape, with the two longer property lines along street frontages joining at the narrow northerly portion of the site. The technical frontage of the site is the curved northerly end. The requirements for the two-street side yard setback are 20% of the average width of the parcel (average width is about 43 feet X 20% = 8.5 feet), but the minimum setback limit is 10 feet. The proposed project has a setback on Marengo ranging from less than 1 foot (the original shop building on the ground level) to 5 feet for each residential frontage. This design allows the westerly walls of the ground floor garages and shop areas to provide support for the steep slope along Marengo, which allows placement of the residential floors with visible and functional pedestrian access to Marengo.



- Parking:** Parking required is 2 covered and enclosed spaces for each residential unit, which is included in the proposed development. The zoning code does not include a parking standard for ‘live/work’ units, but in other California cities that do include a ‘live-work’ use designation, the parking requirements are generally one space per residential unit and one space for a non-resident employee. Section 17.44.020 allows the Community Development Director to determine the parking requirement based on parking requirements for the most similar use of equivalent intensity. The MBMC does not have any similar uses to use for comparison, so the Director and staff reviewed several parking standards from other California cities (Los Angeles, Santa Ana, Riverside, Southgate) that do include live/work in their parking standards and recommended the most commonly used standard for live-work spaces. Three of the above jurisdictions required one parking space per live/work space, but assumed smaller dwelling sizes. One required 2 spaces and one required one space for the dwelling and one space for a visitor and/or non-resident employee. The 10 garage parking spaces, plus the three parallel parking spaces appear adequate to cover parking requirements for the proposed use.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3b. This exemption applies to additions to urban areas creating up to 6 new dwelling units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project works as a good buffer between residential and industrial uses. Although the recently adopted updated General Plan/Land Use Plan changed the designation on this site to general industrial, the current zoning code allows mixed use development. The project is a creative blend of commercial and residential uses and provides much needed additional housing units.

RECOMMENDATION:

Approve Resolution 13-23 to approve the conditional use permit, the coastal development permit and the vesting tentative tract map together with approval of the requested abandonment of a portion of right of way.

ATTACHMENTS:

Exhibit A – Resolution 13-23

Exhibit B - Plans

Exhibit C - Link to concept review PC hearing (October 19, 2021)

<https://www.youtube.com/watch?v=PfDFZyvoAto>

RESOLUTION NO. PC 13-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT CUP22-06, COASTAL
DEVELOPMENT PERMIT CDP22-004 AND VESTING TENTATIVE TRACT
MAP VTTM22-04 FOR A RESIDENTIAL- LIVE/WORK PROJECT AT 1140
ALLESANDRO STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on August 1, 2023, conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CUP22-06, CDP22-004 and TTM22-04 for a new 5 unit attached residential project, 2 of which have live/work shop/studio spaces located at 1140 Allesandro Street; and

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

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

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

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

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3b. The exemption applies to additions to urban areas creating up to 6 new dwelling units. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit, Coastal Development Permit and Vesting Tentative Tract Map findings

- A. The proposed development is consistent with the MCR/S.4 Zoning designation in providing for a residential project with a commercial component in two of the units. The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding

neighborhood.

- C. The development was designed subject to the MCR/S.4 Zone Standards, and City design guidelines leading to a residential development that is appropriate in size so as to be compatible both adjacent commercial development and with other residential structures in the vicinity.
- D. The architectural and general appearance of development is compatible with the visual quality and character of the surrounding area and compatible with the immediate neighborhood.
- E. The proposed vesting tentative map is consistent with the General Plan, Local Coastal Program and with the General Plan Land Use Plan.
- F. The design of the development is compatible with nearby existing uses and will not be detrimental to the health, safety, morals, comfort and general welfare of persons living or working in the vicinity of the proposed project.
- G. The proposed vesting tentative map will not be detrimental to the orderly development of improvements in the surrounding area and will not be detrimental to the orderly and harmonious development of the City.
- H. The proposed vesting tentative map will not impair the desirability of investment or occupation in the neighborhood.

Mixed Commercial/Residential (MCR) District Standards:

Chapter 17.24.110 (6) states that in addition to the findings required by Chapter 17.60 (Use Permit Findings), the following findings must be met before approving a use permit for any use in the MCR District:

- a) Mixed Uses. In any use (i.e., commercial and residential), the project in terms of specific types of uses, their locations and the development layout and design shall provide for compatibility among the uses. Features such as building entrances and open parking shall be differentiated to the extent practical between residential and commercial uses on the same site. Adequate private and common open space generally in conformance with standards set forth in Chapter 17.49 of this title shall be provided for all residences.
- b) Side and Rear Yard Setbacks. The minimum side and rear yard setback shall be five feet. All setbacks shall be landscaped. Larger setbacks may be required by the planning commission if deemed necessary to provide an adequate buffer between uses.
- c) Landscaping in Front Yard and Street Side Yard. A minimum of five feet of landscaped area shall be provided in front of any building or parking lot facing a public street.

Special Design Criteria Overlay Zone (S.4):

Special design review is necessary to maintain and enhance the character and visual quality of these areas. Applications for development shall include architectural, landscaping, lighting, signage (if any) and viewshed plans for review and approval.

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP22-06), Coastal Development Permit (CDP22-004) and Vesting Tentative Tract Map (TTM22-04) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP22-004), Conditional Use Permit (CUP22-06) and Vesting Tentative Track Map (TTM22-04) to allow new development of 5 new residential units that will be the subject of a tract map to allow separate ownership of each residential unit. The project includes two live-work units. Each dwelling will have a 2-car garage on the lower level (vehicular access from Allesandro) with a full second level and partial third level of living space above. The Live-work units also have extra space at the garage level for a shop/studio workspace. The site has an extreme elevation change on the west near Marengo, and the project is requesting reduced setbacks and a vacation of a portion of public ROW in order to position the residential front doors at street level along Marengo Drive. The site is zoned MCR/S.4 and is not located in the Coastal Appeals Jurisdiction
2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and

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

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

PLANNING CONDITIONS:

9. Signage: Signage for the live/work units is not included in the approval of this permit. If any signage is needed, it will require submittal of a signage permit application and plans for an administrative processing and approval.
10. Exterior Lighting: All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles. Parking area lighting is not included in this proposal.
11. Landscaping: Changes, if any, not reflected in the landscape plans that are part of this permit approval, shall be submitted for review and approval by the Community Development Director
12. HVAC/Mechanical Equipment: Equipment at ground level shall be installed to allow adequate clearance around the building for emergency personnel. Any mechanical equipment visible from the public right of way shall be screened to the satisfaction of the Community Development Director

13. Affordable Deed Restricted Residential Unit: One unit is required to be affordable to be deed restricted to the Low Income level or below and shall be sold or rented to an income qualified household. The unit selected will be deed restricted for resale or rental only to income qualified occupants for a period of 55 years. Deed restriction shall be signed and recorded prior to certificate of occupancy for the project.
14. Vesting Tentative Tract Map Processing: A final VTTM is required to be approved by the Engineering Department and presented to City Council for final approval prior to issuance of any building permits.
15. Abandonment of Public Right of Way: Approval of the abandonment request shall be documented on the final VTTM.

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, track, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed.
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing.
 - Minimum building setback allowed and proposed.

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 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.

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:

The plans are conditionally approved and subject to the following conditions to be required at Building Permit submittal:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morrobay.ca.us/mainmanual. Provided determination form is for single-family residences only. (MBMC 14.48.140)
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a sidewalk per city detail B-5, curb & gutter per city detail B1, driveway approach per city detail B-6, street per city detail A-1 and street tree (one per every 50'). Show and label 18" asphalt cutback at all portions of curb and gutter to be replaced. (MBMC 14.44.020)
3. Marengo Drive: Due to abandonment of Marengo Drive frontage as approved by City Council per Resolution No. 114-92 and City Municipal Code 14.44.020 that excludes all neighboring single-family residences to install curb, gutters and sidewalks, a deferral of frontage improvements can be submitted for the Marengo Drive frontage improvements. Complete frontage improvements on Allesandro Street are still required.
4. Sewer Lateral: Indicate and label private sewer lateral pipe. 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 Page 2 of 3 noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)

5. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
6. Erosion and Sediment Control Plan: For small projects less than 1/2 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. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
7. Water Meter: Indicate and label existing water meter on plans and include size of meter(s). (MBMC 13.04.010)
8. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
9. 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. (CBC 107.2.1)
10. 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 107.2.1. See attached utility maps.

11. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to major redevelopment projects, shall be undergrounded.
12. Structures within City Right-of-way: All structures within the City's right-of-way require City approval. Refer to Per City Municipal Code, Encroachments on the Page 3 of 3 public right-of-way are not allowed without City approval. Proposed structures require a Special Encroachment Permit Agreement to be obtained. (MBMC 8.14.020)
13. Final Map: Indicate on Final Map plans the abandoned portion of the public right of way on Marengo Drive as approved by City Council per Resolution No. 114-92 and the minor extension to the end of the Marengo Drive frontage. (MBMC 8.14.020)

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

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). Applicant shall submit sprinkler plans to Morro Bay Community Development Department for review.
3. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.
4. Key box. Provide a flush-mounted Knox Box system no higher than 7' and appropriate keys for emergency Fire Department access. Obtain application from the Fire Prevention Office and the system installed prior to occupancy release.
5. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)
6. 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.
7. Hydrant location: Fire Hydrant Locations and Distribution shall be in accordance with 2019 California Fire Code.
8. Trash Enclosures: must comply with the 2019 California Fire Code. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of August 2023 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

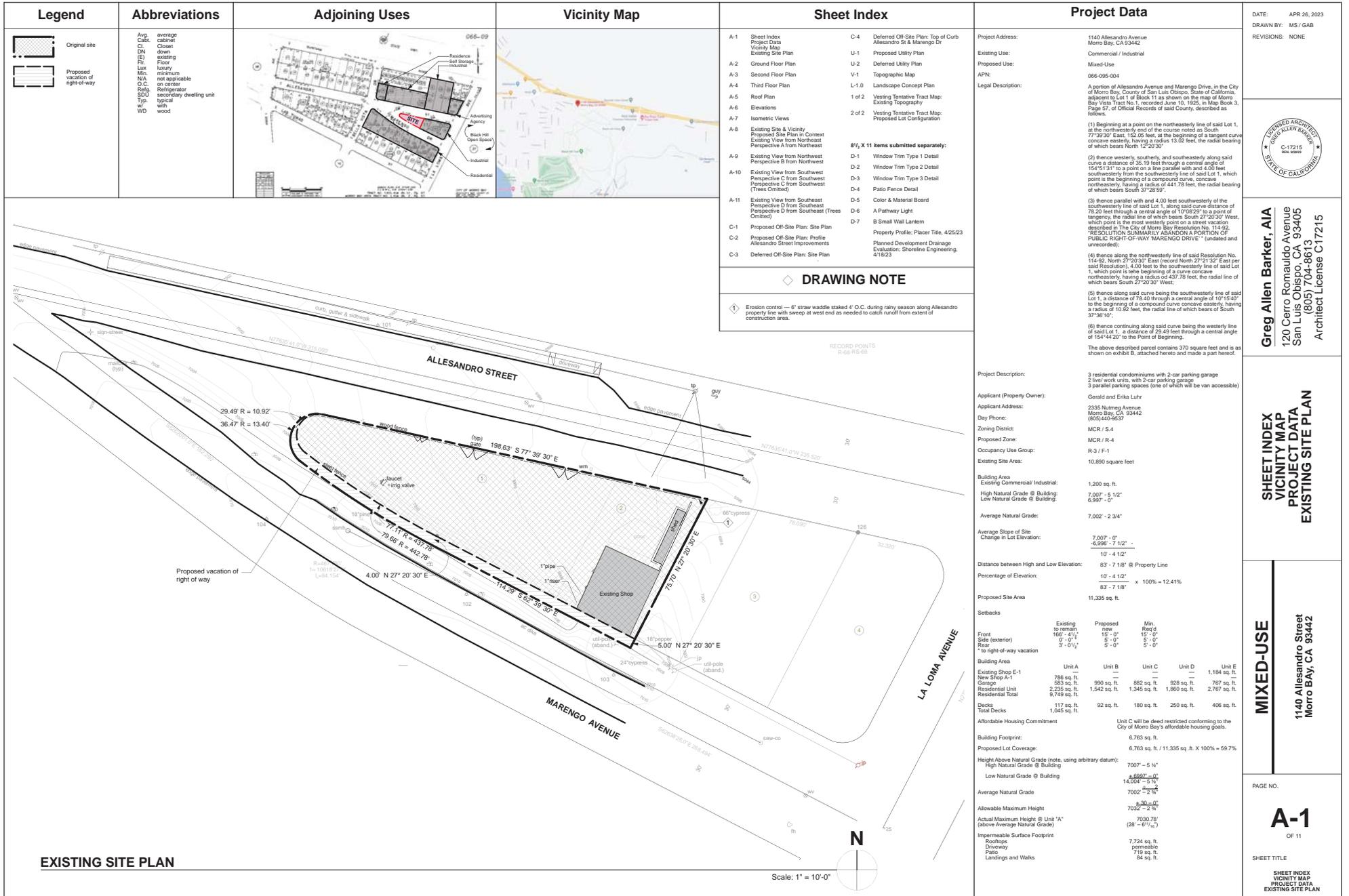
Chairperson Roschen

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 1st day of August 2023.

Exhibit B



EXISTING SITE PLAN

Scale: 1" = 10'-0"

Legend	Abbreviations	Adjoining Uses	Vicinity Map	Sheet Index	Project Data	
	<p>Aug. average cabinet Closet DN existing Flr. Floor luxury Min. minimum not applicable on center O.C. Refrigerator secondary dwelling unit Typ. with wood</p>			<p>A-1 Sheet Index Project Data Vicinity Map Existing Site Plan A-2 Ground Floor Plan A-3 Second Floor Plan A-4 Third Floor Plan A-5 Roof Plan A-6 Elevations A-7 Isometric Views A-8 Existing Site & Vicinity Proposed Site Plan in Context Existing View from Northeast Perspective A from Northeast A-9 Existing View from Northwest Perspective B from Northwest A-10 Existing View from Southwest Perspective C from Southwest Perspective C from Southwest (Trees Omitted) A-11 Existing View from Southeast Perspective D from Southeast Perspective D from Southeast (Trees Omitted) C-1 Proposed Off-Site Plan: Site Plan Allesandro Street Improvements C-2 Proposed Off-Site Plan: Site Plan C-3 Deferred Off-Site Plan: Site Plan</p>	<p>C-4 Deferred Off-Site Plan: Top of Curb Alessandro St & Marengo Dr U-1 Proposed Utility Plan U-2 Deferred Utility Plan V-1 Topographic Map L-1-0 Landscape Concept Plan 1 of 2 Vesting Tentative Tract Map: Existing Topography 2 of 2 Vesting Tentative Tract Map: Proposed Lot Configuration</p> <p>#1/2 X 11 Items submitted separately: D-1 Window Trim Type 1 Detail D-2 Window Trim Type 2 Detail D-3 Window Trim Type 3 Detail D-4 Patio Fence Detail D-5 Color & Material Board D-6 A Pathway Light D-7 8 Small Wall Lantern</p> <p>Property Profile: P/scar Title: 4/25/23 Planned Development Drainage Evaluation: Shoreline Engineering, 4/18/23</p>	<p>Project Address: 1140 Allesandro Avenue Morro Bay, CA 93442 Existing Use: Commercial / Industrial Proposed Use: Mixed-Use APN: 066-095-004</p> <p>Legal Description: A portion of Allesandro Avenue and Marengo Drive, in the City of Morro Bay, County of San Luis Obispo, State of California, adjacent to Lot 1 of Block 11 as shown on the map of Morro Bay Street Map No. 1, recorded June 10, 1925, in Map Book 3, Page 57, of Official Records of said County, described as follows: (1) Beginning at a point on the northerly line of said Lot 1, at the northerly end of the course noted as South 77°08'20" East, 152.00 feet, at the beginning of a tangent curve concave easterly, having a radius 13.02 feet, the radial bearing of which bears North 12°20'30" (2) Thence westerly, southerly, and southeasterly along said curve a distance of 35.19 feet through a central angle of 154°5'13"1" to a point on a line parallel with and 4.00 feet southeasterly from the southerly line of said Lot 1, which point is the beginning of a compound curve, concave northeasterly, having a radius of 441.78 feet, the radial bearing of which bears South 37°28'59" (3) Thence parallel with and 4.00 feet southeasterly of the southeasterly line of said Lot 1, along said curve distance of 75.20 feet through a central angle of 10°58'20" to a point of tangency, the radial line of which bears South 27°02'30" West, which point is the most westerly point on a street vacation described in the City of Morro Bay Resolution No. 114-92 (RESOLUTION SUBMITTING A VACATION OF A PORTION OF PUBLIC RIGHT-OF-WAY MARENGO DRIVE (landed and unrecorded); (4) Thence along the northerly line of said Resolution No. 114-92, North 27°02'30" East (record North 27°23'30" East) per said Resolution, 4.00 feet to the southeasterly line of said Lot 1, which point is the beginning of a curve concave northeasterly, having a radius of 437.78 feet, the radial line of which bears South 27°02'30" West; (5) Thence along said curve being the southeasterly line of said Lot 1, a distance of 78.40 through a central angle of 10°15'40" to the beginning of a compound curve concave easterly, having a radius of 10.92 feet, the radial line of which bears South 37°08'10"; (6) Thence continuing along said curve being the westerly line of said Lot 1, a distance of 29.49 feet through a central angle of 154°44'20" to the Point of Beginning.</p> <p>The above described parcel contains 370 square feet and is as shown on exhibit B, attached hereto and made a part hereof.</p>

DRAWING NOTE

Erosion control - 6" straw wattle stacked 4" O.C. during rainy season along Allesandro property line with sweep at west end as needed to catch runoff from extent of construction area.

DATE: APR 26, 2023
DRAWN BY: MS / GAB
REVISIONS: NONE



Greg Allen Barker, AIA
1200 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C-17215

SHEET INDEX
VICINITY MAP
PROJECT DATA
EXISTING SITE PLAN

MIXED-USE
1140 Allesandro Street
Morro Bay, CA 93442

PAGE NO.

A-1
OF 11

SHEET TITLE
SHEET INDEX
VICINITY MAP
PROJECT DATA
EXISTING SITE PLAN

Project Description: 3 residential condominiums with 2-car parking garage
2 level work units, with 2-car parking garage
3 parallel parking spaces (one of which will be van accessible)

Applicant (Property Owner): Gerald and Erika Lühr
Applicant Address: 2335 Nunez Avenue
Morro Bay, CA 93442
(805) 440-9537
Day Phone:
Zoning District: MCR / S-4
Proposed Zone: MCR / R-4
Occupancy Use Group: R-3 / F-1
Existing Site Area: 10,890 square feet

Building Area
Existing Commercial / Industrial: 1,200 sq. ft.
High Natural Grade @ Building: 7,007' - 5'12"
Low Natural Grade @ Building: 6,997' - 0"

Average Natural Grade: 7,002' - 2'34"

Average Slope of Site: 7,007' - 0"
Change in Lot Elevation: -4,696" @ 7'12" -
10' - 4'12"

Distance between High and Low Elevation: 83' - 7'18" @ Property Line
Percentage of Elevation: 10' - 4'12" / 83' - 7'18" x 100% = 12.41%

Proposed Site Area: 11,335 sq. ft.

Setbacks

	Existing	Proposed	Min. Req'd
Front (side)	166' - 4 1/2"	15' - 0"	15' - 0"
Rear	0' - 0"	5' - 0"	5' - 0"
* to right-of-way vacation	3' - 0 1/2"	5' - 0"	5' - 0"

Building Area

	Unit A	Unit B	Unit C	Unit D	Unit E
Existing Shop E-1	—	—	—	—	1,184 sq. ft.
New Shop A-1	786 sq. ft.	—	882 sq. ft.	928 sq. ft.	767 sq. ft.
Garage	253 sq. ft.	990 sq. ft.	1,345 sq. ft.	1,860 sq. ft.	2,767 sq. ft.
Residential Unit	2,235 sq. ft.	1,542 sq. ft.	1,345 sq. ft.	1,860 sq. ft.	2,767 sq. ft.
Residential Total	5,749 sq. ft.	—	—	—	—
Decks	117 sq. ft.	92 sq. ft.	180 sq. ft.	250 sq. ft.	406 sq. ft.
Total Decks	1,045 sq. ft.	—	—	—	—

Affordable Housing Commitment: Unit C will be deed restricted conforming to the City of Morro Bay's affordable housing goals.

Building Footprint: 6,763 sq. ft.
Proposed Lot Coverage: 6,763 sq. ft. / 11,335 sq. ft. X 100% = 59.7%

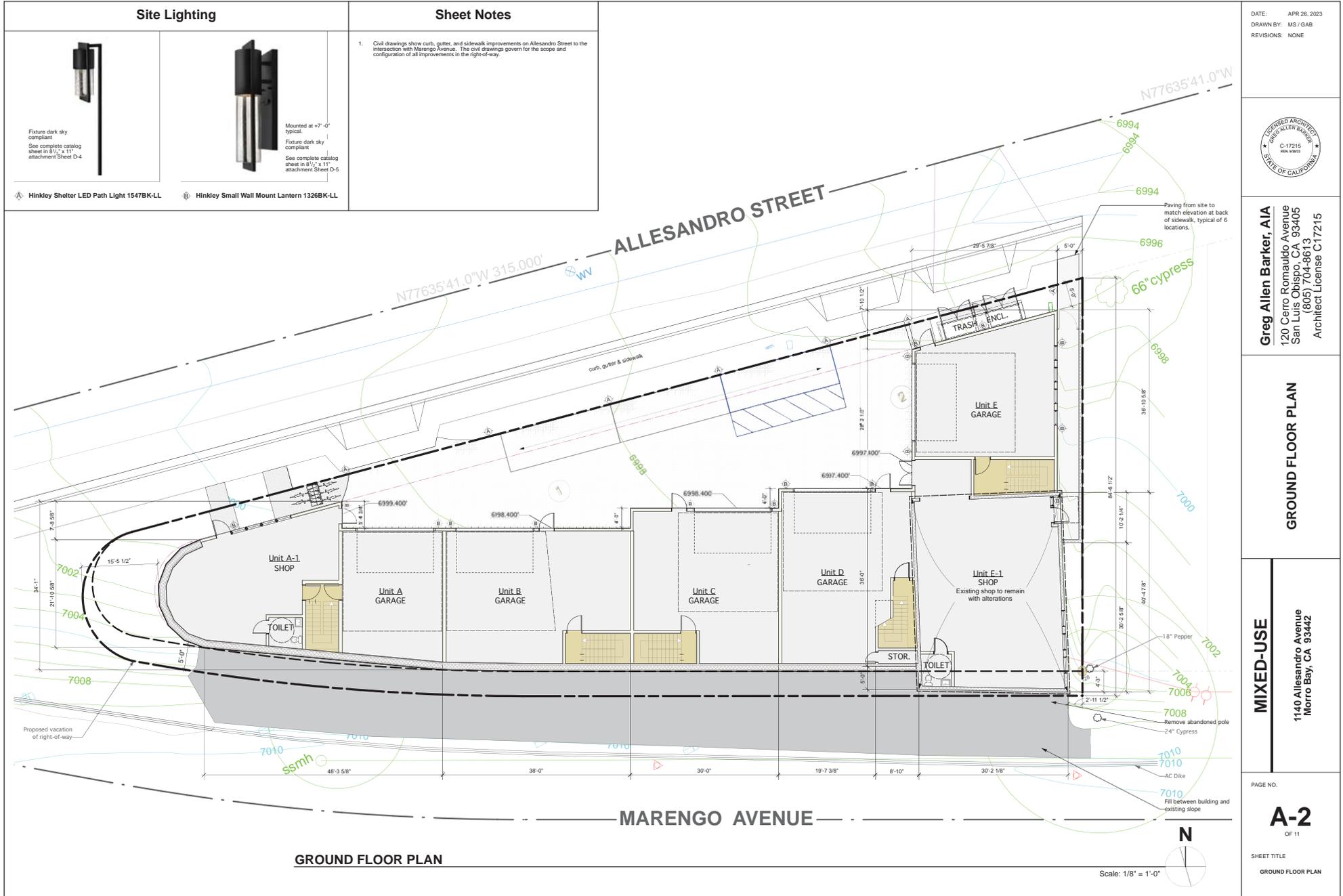
Height Above Natural Grade (note: using arbitrary datum):
High Natural Grade @ Building: 7007' - 5'1"
Low Natural Grade @ Building: 6,997' - 0"
Average Natural Grade: 7032' - 2'34"
Allowable Maximum Height: 7032' - 2'34"

Actual Maximum Height @ Unit "A" (above Average Natural Grade): 7030.78' (28' - 0 1/2")

Impermeable Surface Footprint

Roofs	7,724 sq. ft.
Driveway	1,686 sq. ft.
Patio	719 sq. ft.
Landings and Walks	84 sq. ft.

Exhibit B



DATE: APR 26, 2023
DRAWN BY: MS / GAB
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-9613
Architect License C17215

GROUND FLOOR PLAN

MIXED-USE

1140 Alessandro Avenue
Morro Bay, CA 93442

PAGE NO.

A-2
OF 11

SHEET TITLE
GROUND FLOOR PLAN

Exhibit B

Drawing Notes

Mechanical equipment will require screening from the street and placed in locations that are considerate of the adjacent units. Possible locations of exterior units are shown to illustrate the feasibility of meeting these requirements.

Legend

Light fixture mark "A" (and "B"). Detailed information shown on Sheet A-2.

DATE: APR 26, 2023
DRAWN BY: GAB / MS
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-9613
Architect License C17215

SECOND FLOOR PLAN

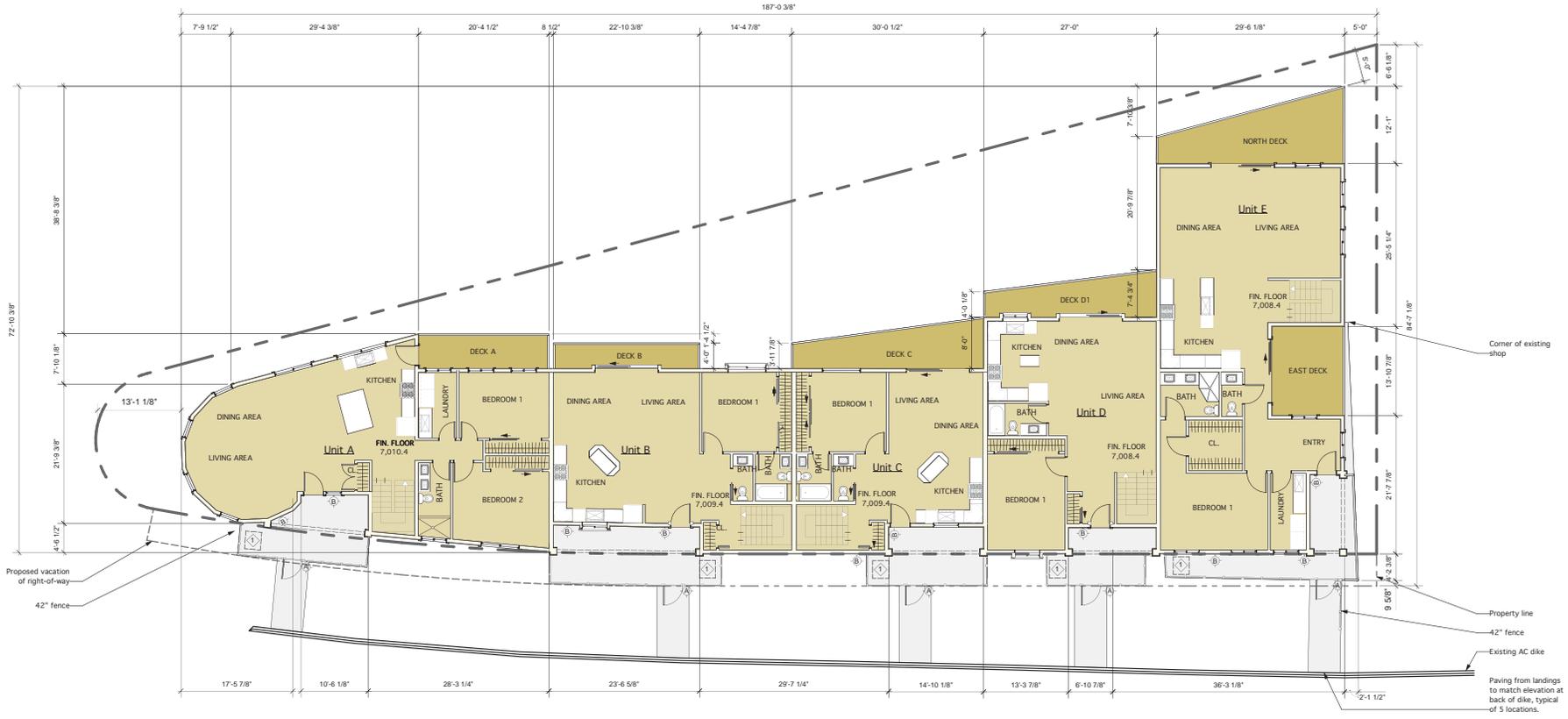
MIXED-USE

1140 Alessandro Avenue
Morro Bay, CA 93442

PAGE NO.

A-3
OF 11

SHEET TITLE
SECOND FLOOR PLAN



SECOND FLOOR PLAN

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



Exhibit B



THIRD FLOOR PLAN

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



DATE: APR 26, 2022
 DRAWN BY: GAB
 REVISIONS: NONE



Greg Allen Barker, AIA
 120 Cerro Romauldo Avenue
 San Luis Obispo, CA 93405
 (805) 704-9613
 Architect License C17215

THIRD FLOOR PLAN

MIXED-USE

1140 Alessandro Avenue
 Morro Bay, CA 93442

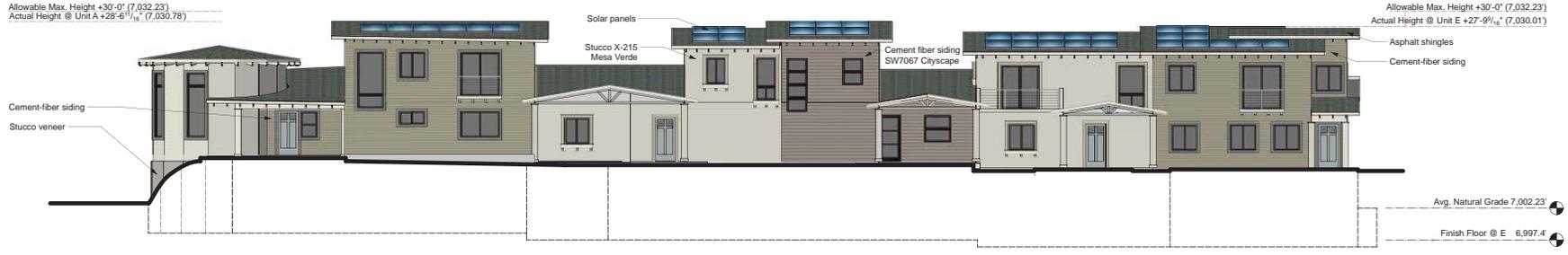
PAGE NO.

A-4
 OF 11

SHEET TITLE
 THIRD FLOOR PLAN

Exhibit B

Allowable Max. Height +30'-0" (7,032.23)
Actual Height @ Unit A +28'-6"¹¹/₁₆" (7,030.78)



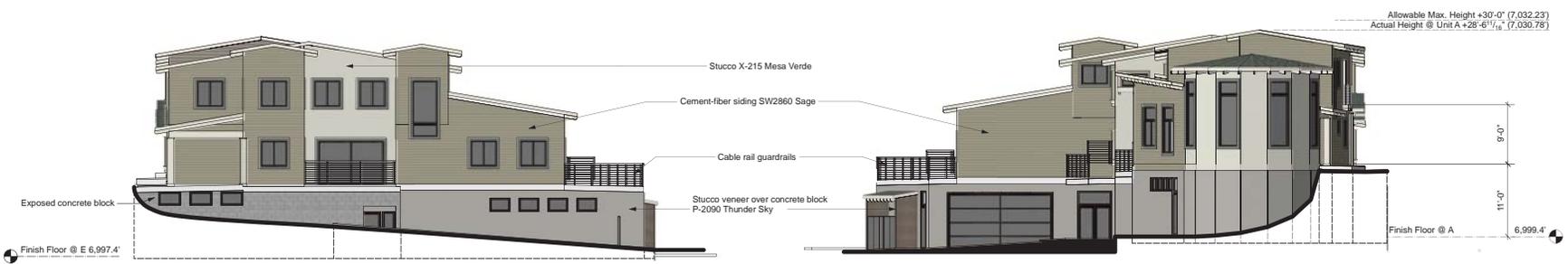
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

WEST ELEVATION

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

DATE: APR 26, 2023
DRAWN BY: MISCAB
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-9613
Architect License C17215

ELEVATIONS

MIXED-USE

1140 Alessandro Avenue
Morro Bay, CA 93442

PAGE NO.

A-6
OF 11

SHEET TITLE
ELEVATIONS

Exhibit B



DATE: APR 26, 2023
DRAWN BY: MS
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-9613
Architect License C17215

ISOMETRIC VIEWS

MIXED-USE

1140 Allesandro Avenue
Morro Bay, CA 93442

PAGE NO.

A-7
OF 11

SHEET TITLE
ISOMETRIC VIEWS

Exhibit B



EXISTING SITE AND VICINITY



PROPOSED SITE PLAN IN CONTEXT



EXISTING VIEW FROM NORTHEAST



PERSPECTIVE A FROM NORTHEAST

DATE: APR 26, 2023
 DRAWN BY: GAB
 REVISIONS: NONE



Greg Allen Barker, AIA
 120 Cerro Romauldo Avenue
 San Luis Obispo, CA 93405
 (805) 704-8613
 Architect License C-17215

**EXISTING SITE & VICINITY
 SITE PLAN IN CONTEXT
 EXISTING VIEW FROM NE
 PERSPECTIVE A FROM NE**

MIXED-USE

1140 Alessandro Street
 Morro Bay, CA 93442

PAGE NO.

A-8
 OF 11

SHEET TITLE

SITE PLAN IN CONTEXT
 PERSPECTIVE A

Exhibit B



EXISTING VIEW FROM NORTHWEST



PERSPECTIVE B FROM NORTHWEST

DATE: APR 26, 2023
DRAWN BY: GAB
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C-17215

EXISTING VIEW FROM NW
PERSPECTIVE B FROM NW

MIXED-USE

1140 Alessandro Street
Morro Bay, CA 93442

PAGE NO.

A-9
OF 11

SHEET TITLE
VIEW FROM NORTHWEST
PERSPECTIVE B

Exhibit B



EXISTING VIEW FROM SOUTHWEST



PERSPECTIVE C FROM SOUTHWEST



PERSPECTIVE C FROM SOUTHWEST (Trees Omitted)

DATE: APR 26, 2023
DRAWN BY: GAB
REVISIONS: NONE



Greg Allen Barker, AIA
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C-17215

**EXISTING VIEW FROM SW
PERSPECTIVE C FROM SW
PERSPECTIVE C
(Trees Omitted)**

MIXED-USE

1140 Alessandro Street
Morro Bay, CA 93442

PAGE NO.

A-10
OF 11

SHEET TITLE

VIEW FROM SOUTHWEST
PERSPECTIVE C FROM SW
PERSPECTIVE C (Trees Omitted)

Exhibit B



EXISTING VIEW FROM SOUTHEAST



PERSPECTIVE D FROM SOUTHEAST



PERSPECTIVE D FROM SOUTHEAST (Trees Omitted)

DATE: APR 26, 2023
 DRAWN BY: GAB
 REVISIONS: NONE



Greg Allen Barker, AIA
 120 Cerro Romauldo Avenue
 San Luis Obispo, CA 93405
 (805) 704-8613
 Architect License C-17215

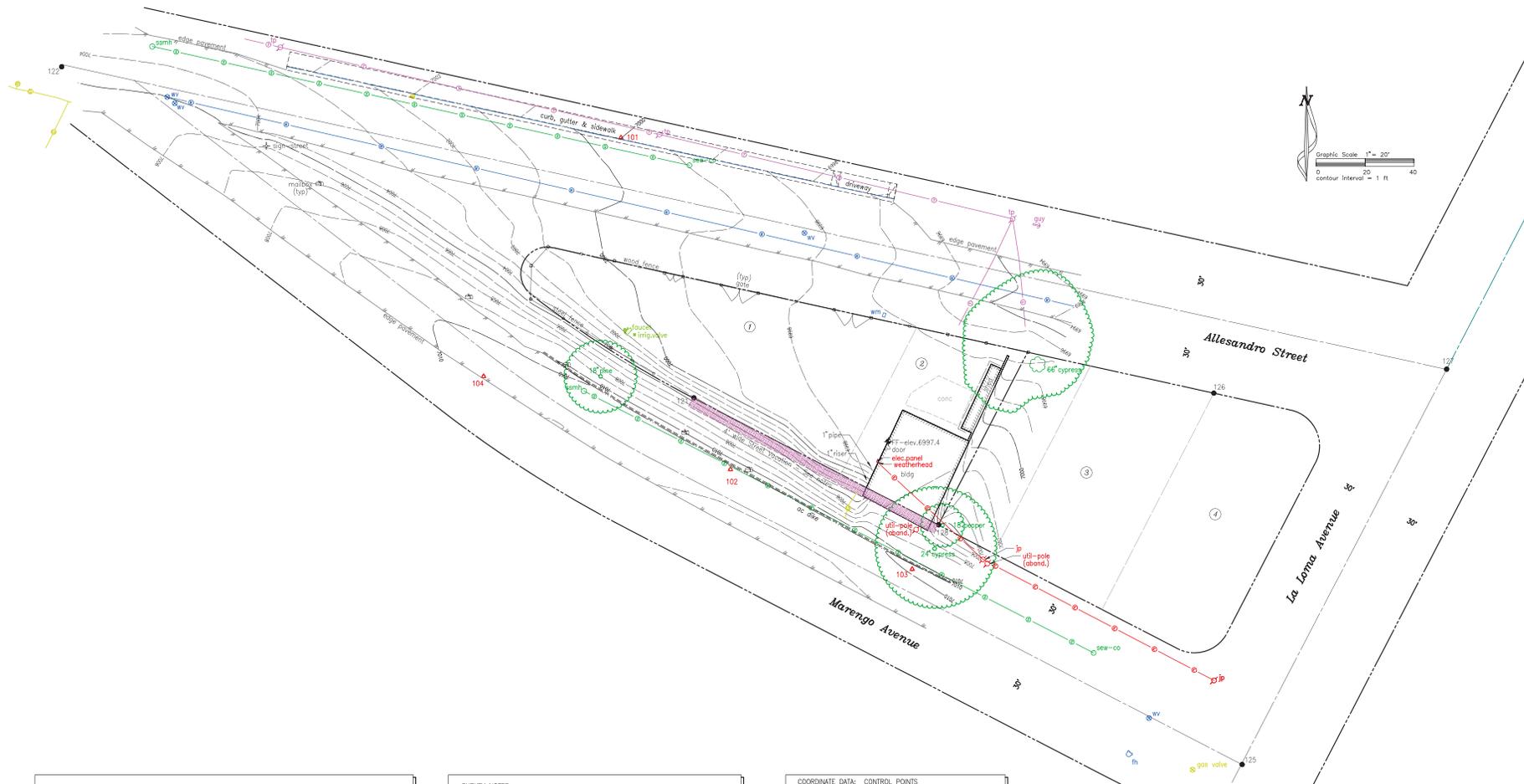
**EXISTING VIEW FROM SE
 PERSPECTIVE D FROM SE
 PERSPECTIVE D
 (Trees Omitted)**

MIXED-USE
 1140 Alessandro Street
 Morro Bay, CA 93442

PAGE NO.
A-11
 OF 11

SHEET TITLE
 VIEW FROM SOUTHEAST
 PERSPECTIVE D FROM SE
 PERSPECTIVE D (Trees Omitted)

Exhibit B



SURVEYOR'S STATEMENT

This map was prepared by me and is based on a field survey in August, 2019, at the request of Luhn Design and Construction, Inc. This map delineates the horizontal and vertical locations of visible features, natural and man-made, within the areas shown for the purpose of site planning and engineering study. No warranty as to the size, type and location of non-visible features, natural and man made, that may exist, is expressed or implied. Utility agencies should be contacted prior to any excavation.

DIGITAL DATA

These data may have been delivered as a courtesy to the client or other third parties in digital form. Delivery of the electronic file does not constitute the delivery of our professional services. The most recent signed and sealed paper print represents the delivery of professional services and must be referred to for correct information. REESE Water & Land Surveying Services (RWLSS) shall not be responsible for modifications to, or products derived from, the electronic files which are not approved, signed and sealed by RWLSS. Uncontrolled or unauthorized use by any individual or entity for any purposes whatsoever shall not incur any liability on the part of RWLSS. Copyright (c) 2019 RWLSS.

Robert J. Reese
 Robert J. Reese, LS6208
 2019.08.11
 date



SURVEY NOTES

1. The survey for this mapping was performed in August, 2019.
2. Survey horizontal and vertical units are US survey feet.
3. The grid coordinates are assumed. The grid origin coordinates at #101 are as listed.
4. The vertical datum is assumed. The local survey benchmark is #101 as listed.
5. The basis of bearings is the line from #121 to #126, calculated as N 89°29'17" E, 4213.375 ft (213,00' meas) per Record of Survey, on file in Book 68, Page 98, of Licensed Surveys in San Luis Obispo County Recorder's Office.
6. Centerlines, rights of way, easements or other title lines shown are derived from compiled record information tied to surveyed positions of found monumentation as noted.
7. The 4' wide strip shown as Street Vacation along the northeasterly right of way of Marengo Avenue is per unrecorded City of Morro Bay Resolution 114-92.
8. Diploles for trees are approximate.

COORDINATE DATA: CONTROL POINTS

PT.	North(Y)	East(X)	Description
101	5000.00	6000.00	MAG&CPW
102	4864.20	6044.87	MAG&CPW
103	4823.36	6119.52	MAG&CPW
104	4902.31	5943.75	MAG&CPW
121	4893.52	6029.80	RBN&CPW-S4562
122	5029.08	5770.90	BC-CITY-MB-LS5201
123	4865.59	6326.44	PK&TM
124	4914.53	6164.17	1/2"IP&CONC-PLUG
125	4743.36	6254.49	ALUM&P-LS5702
126	4896.42	6242.80	RBN&CPW-S4562
127	4905.27	6338.28	ALUM&P-LS5702
128	4841.52	6130.13	RBN&S&G&L&S

R&C&T = rebar, plastic cap & tack
 MAG&CPW = maginal & control point washer
 RBN&CPW = rebar & plastic cap

revisions

sheet title
TOPOGRAPHIC MAP
 Alessandro Street Pty

client

project

Gerry Luhn

REESE
Water & Land
SURVEYING SERVICES
 900-B Los Osos Valley Road
 Los Osos, CA 93402
 805.439.2741

TOPOGRAPHIC MAP
Alessandro Street Pty
 In the
 City of Morro Bay
 County of San Luis Obispo
 California

drawn by: rjr	file name:
checked by: rjr	1914-topo.pro
job no. 1914	scale: 1" = 20'
plot date 2019.08.11	contour = 1'
	sheet 1 of 3

Exhibit B

SHEET SIZE: 24" X 36"

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	H X W
Arbutus x 'Marino' / Arbutus Multi-Trunk	24	Box	20-30"	20-30"H
Cupressus macrocarpa / Monterey Cypress	15	gal	30-50"	30-50"W
Persea americana 'Little Cade' / Dwarf Avocado	15	gal	8-12"	8-12"W
Punica granatum 'Granada' / Granada Pomegranate	2	15 gal	6'-10"	4-6"W
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W
1	1	Acca sellowiana / Pineapple Guava	15 gal	4-6"H x 4-5"W
19	1	Achillea millefolium 'Moon Dust' / Moon Dust Yarrow	1 gal	1-2"H x 1-2"W
10	1	Chondropetalum tectorum 'El Campo' / Cape Rush	1 gal	2-3"H x 2-3"W
1	5 gal	Citrus sinensis 'Sanguinelli' / Sanguinelli Blood Orange	5 gal	6-10"H x 6-8"W
1	5 gal	Citrus x 'Variegated Pink Lemon' / Variegated Pink Lemon	5 gal	4-6"H x 3-5"W
1	5 gal	Citrus x clementina / Clementine Orange	5 gal	1-2"H x 3-4"W
1	5 gal	Citrus x meyeri Dwarf / Dwarf Meyer Lemon	5 gal	5-6"H x 5-6"W
7	1 gal	Helianthemum nummularium 'Fire Dragon' / Fire Dragon Sunrose	1 gal	<1"H x 1-2"W
3	5 gal	Leucospermum x 'High Gold' / High Gold Nodding Pincushion	5 gal	4-6"H x 4-6"W
23	1 gal	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	2-3"H x 2-3"W
13	1 gal	Penstemon heterophyllus 'Margarita BDP' / Beard Tongue	1 gal	1-3"H x 1-2"W
35	5 gal	Perovskia atriplicifolia 'CrazyBlue' / CrazyBlue Russian Sage	5 gal	1-2"H x 1-2"W
7	5 gal	Phormium tenax 'Yellow Wave' / New Zealand Flax	5 gal	3-4"H x 3-4"W
5	1 gal	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	1 gal	4-6"H x 3-5"W
8	5 gal	Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	5 gal	2-3"H x 3-4"W
5	5 gal	Vaccinium x 'Southmoon' / Southmoon Low-chill Blueberry	5 gal	2-3"H x 3-4"W

GRASSES

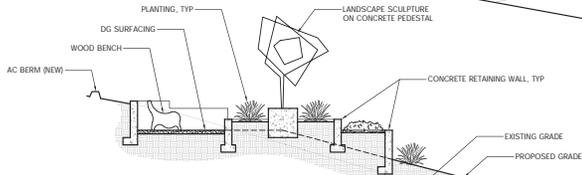
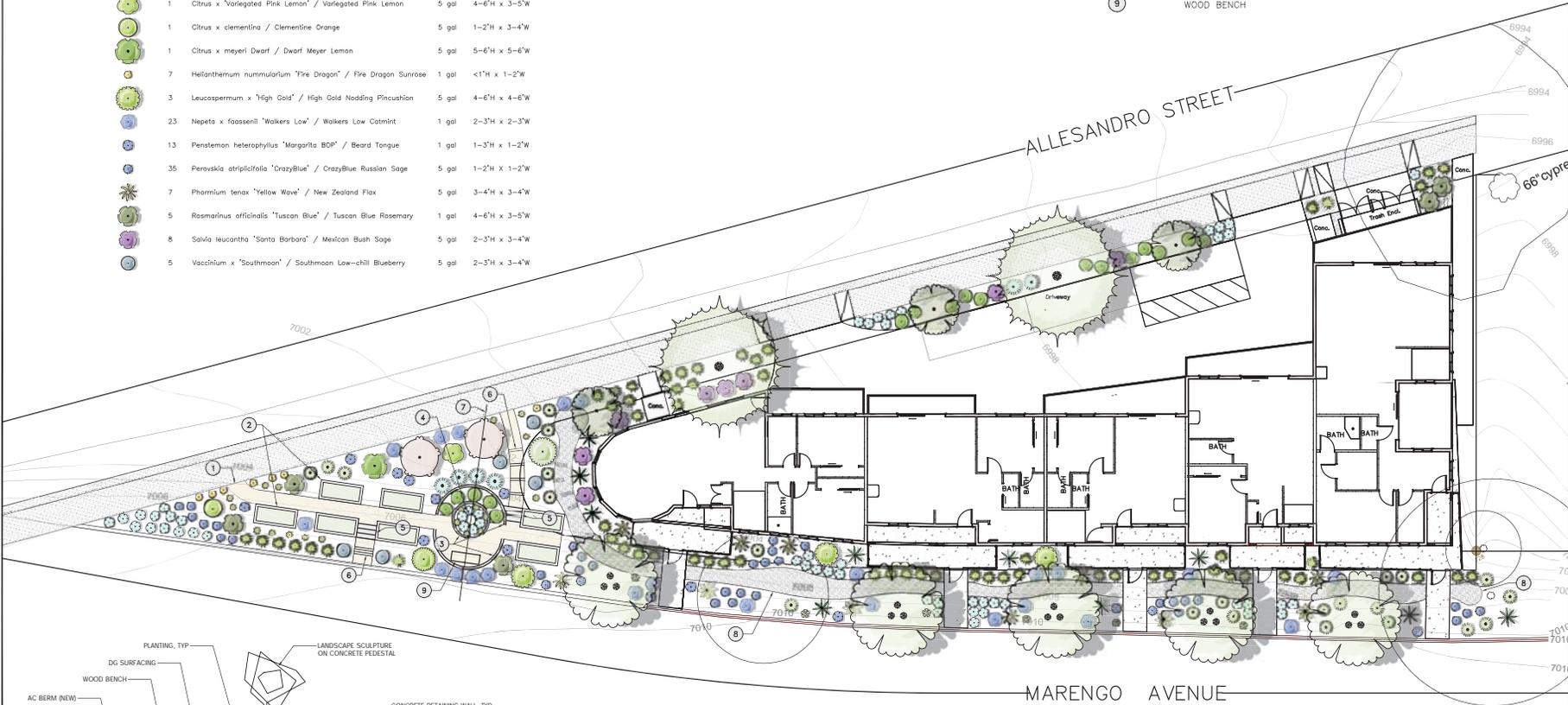
QTY	BOTANICAL / COMMON NAME	SIZE	H X W
6	Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 gal	2-4"H x 2-4"W
61	Lamandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal	2-3"H x 3-4"W
23	Muhlenbergia dubia / Pine Muhly	1 gal	2-3"H x 2-3"W
17	Pennisetum spathulatum / Rye Puffs	1 gal	1-2"W x 1-2"H

SUCCULENTS

QTY	BOTANICAL / COMMON NAME	SIZE	H X W
4	Agave attenuata 'Ray of Light' / Variegated Fox Tail Agave	2 gal	4-5"H x 6-8"W
6	Dudleya pulverulenta / Chalk Lettuce	1 gal	1-2"W x 1-2"H
55	Senecio serpens / Blue Chalksticks	1 gal	1-2"H x 1-3"W

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	DG SURFACING; NATURAL STEEL EDGING
②	CONCRETE VEGETABLE PLANTER; 6" WIDTH SIDES; DOWNSLOPE OF DG PATH, TOP LEVEL 9" ABOVE PATH; UPSLOPE OF DG PATH, TOP LEVEL 16" ABOVE PATH
③	CONCRETE RETAINING WALL; 6" THICK, SEE SECTION THIS SHEET
④	CONCRETE SCULPTURE PEDESTAL, SEE SECTION THIS SHEET
⑤	CONCRETE STEPS
⑥	TIMBER STEPS; 6X6 PRESSURE TREATED LUMBER
⑦	SECTION CUT THIS SHEET
⑧	NOIYO COBBLE, TYP; SOFT EDGE
⑨	WOOD BENCH



SECTION 1 SCALE: 1/4" = 1'



8045 Morro Road
Atascadero, CA 93422
805-466-6263 - 805-464-0675
Lic. 441779
www.madronelandscape.com

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by MADRONE LANDSCAPES INC. as instruments of service shall remain the property of MADRONE LANDSCAPES INC. shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights therein.

LANDSCAPE CONCEPT PLAN
PROJECT NAME & ADDRESS
GERRY LUHR
1140 ALESSANDRO AVENUE
MORRO BAY, CA, 93442

REVISION CONCEPT	DATE 1.5.22
REVISION 1	
REVISION 2	
DRAWN BY TE	OWNER APPROVAL
STAMP	NOT FOR CONSTRUCTION
PROJECT NUMBER D21116	
FILE NAME 1140 Alessandro Ave	
PLOT DATE JANUARY 5, 2021	

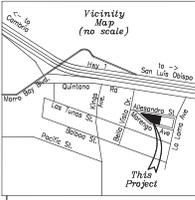
SHEET NUMBER
L-1.0

M:\JOB FILES\LUHR, Gerry\CAD\1140 Alessandro Ave.dwg

Exhibit B

LEGEND

	boundary line
	lot lines
	exist center lines
	assessment lines
	feature
	contours
	index contours
	sewer line
	water line
	utility line
	drainage direction
	water valve
	water meter
	utility pole
	manhole
	tree
	drillpipe (approx.)



Subdivider:
Gerald Luhr
2335 Nutmeg Ave
Morro Bay, CA 93442
Vesting Title:
Doc. 1992-057933 O.R.
Assessor Parcel No.:
046-005-004
Current Zoning & Land Use:
MCR-54 - Commercial/Industrial
Proposed Zoning & Land Use:
MCR-R4 - Mixed
Map Preparer:
Robert J. Reese, LS62208

COORDINATE DATA - CONTROL POINTS

PL	North(Y)	East(X)	Elev(Z)	Description
101	5003.00	8000.00	158.91	MACKCPW
102	4864.20	6044.87	169.26	MACKCPW
103	4823.36	8119.32	168.74	MACKCPW
104	4902.31	5943.75	169.53	MACKCPW
121	4893.52	6029.90	163.49	RBRICAP-LS4562
126	4895.42	6242.80	150.14	RBRICAP-LS4562
573	5037.36	5808.02	162.37	ssmh

RAC = rebar, plastic cap & lock
MACKCPW = manhole & control point washer
ssmh = sanitary sewer manhole

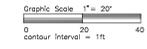
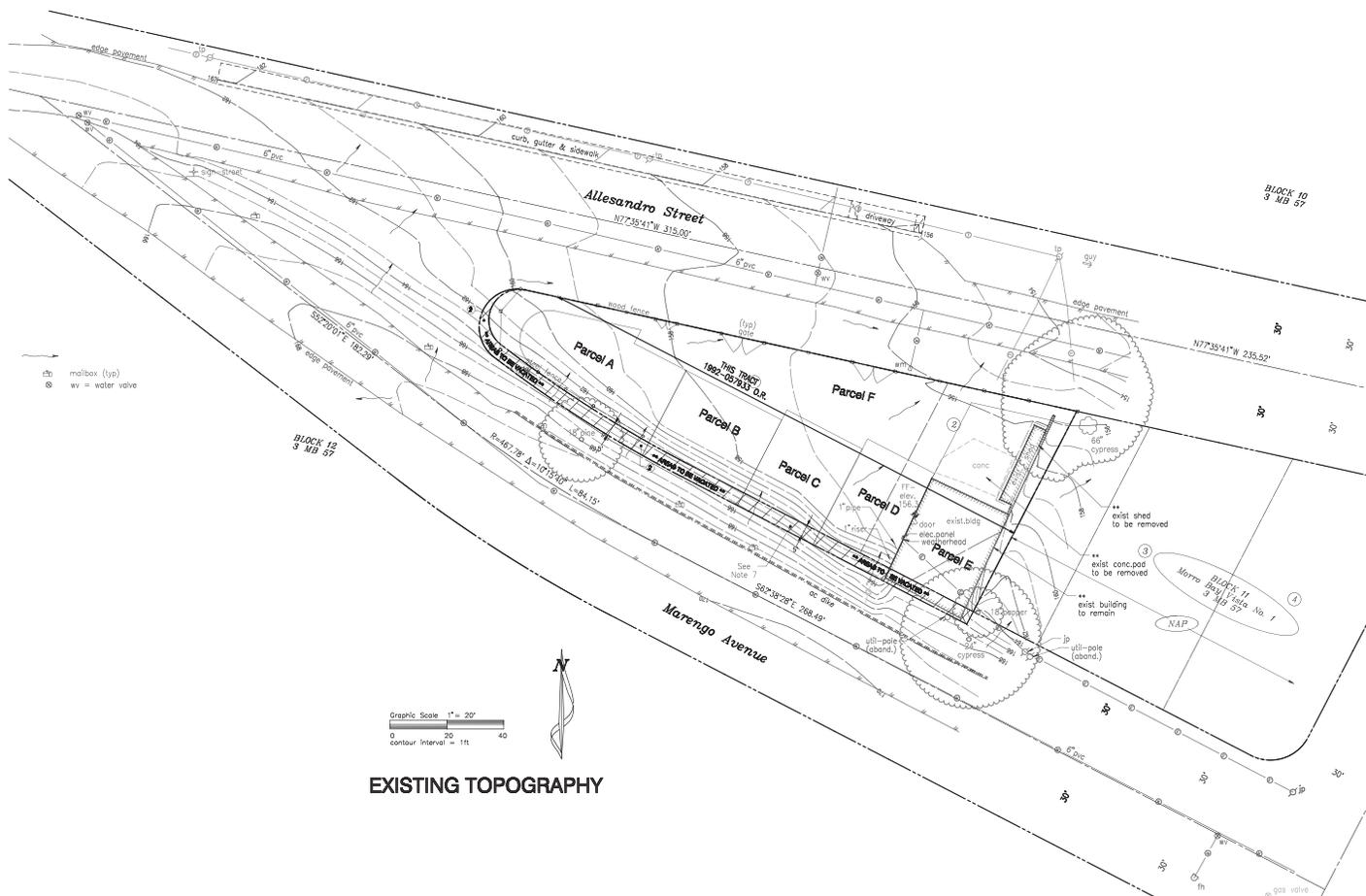
SURVEY NOTES

- The survey for this mapping was performed in August, 2019.
- Survey horizontal and vertical units are US survey feet.
- The grid coordinates are assumed. The grid origin coordinates are #101 are as listed.
- The vertical datum for the topography is Mean Sea Level as noted on City of Morro Bay Utility Plans "SEWAGE COLLECTION SYSTEM, ALLESANDRO AVENUE" ("Sewer Plans"). The local survey benchmark is the rim of the sewer manhole utility No.274, 109-30.30 sp shown on "Sewer Plans". The benchmark elevation is 162.37 as shown on "Sewer Plans".
- The basis of bearings is the line from #121 to #126, calculated as N 89°29'17" E, 4213.375 ft. (213.00' meas) per Record of Survey, on file in Book 688, Page 68 of Licensed Surveys in San Luis Obispo County Recorder's office.
- Certainly, rights of way, easements or other title lines shown are derived from compiled record information tied to surveyed positions of found monumentation as noted.
- The 4' wide strip shown as Street location along the northeasterly right of way of Marengo Avenue is per unrecorded City of Morro Bay Resolution 114-92.
- Drillpipes for trees are approximate.

SURVEYOR'S STATEMENT
This map was prepared by me and is based on a field survey performed by me in May, 2019, at the request of Gerald Luhr. Boundary information is derived from field ties to Record of Survey filed in Licensed Surveys Book 68, Page 68 (1992). This map delineates the horizontal and vertical locations of visible features, natural and man-made, within the gross shown at the time of survey. No warranty as to the size, type and location of non-visible features, natural and man-made, that may exist, is expressed or implied. Utility agencies should be contacted prior to any excavation.

Robert J. Reese
Robert J. Reese, LS62208

2023.03.30
date



EXISTING TOPOGRAPHY

**** NOTE REGARDING PROPOSED VACATIONS ****
THE FOLLOWING ITEMS ARE PROPOSED TO BE VACATED WITH THE RECORDATION OF TRACT 22-04 FINAL MAP. THOSE PORTIONS OF MARENGO AVENUE AND OF ALLESANDRO AVENUE SHOWN AS *** AREAS TO BE VACATED ***

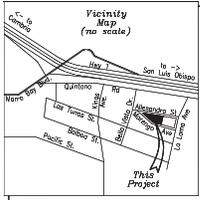
VESTING TENTATIVE TRACT MAP
Tract 22-04
A Subdivision of Lot 1
and a Portion of Lot 2
of Morro Bay Vista No. 1
3 MB 57
in the
City of Morro Bay
County of San Luis Obispo
California

revisions 2023.03.30 - ADD WORDING RE: MARENGO STREET VACATIONS; REVISE WORDING ON STREET SECTION	sheet title VESTING TENTATIVE TRACT 22-04 EXISTING STRUCTURES, TOPOGRAPHY & CONDITION	client G. Luhr 2335 Nutmeg Avenue Morro Bay, CA 93442	 900 Los Osos Valley Road, Ste B Los Osos, CA 93402 805.439.2741
project VESTING TENTATIVE TRACT 22-04 Subdivision of Lot 1 & a Portion of Lot 2 of Morro Bay Vista No. 1, 3 MB57, in the City of Morro Bay, County of San Luis Obispo, CA	drawn by: rjr checked by: rjr job no. 2204 plot date: 2023.03.30	file name: tent-map.pro scale: 1" = as noted contour = 1' sheet 1 of 2	

Exhibit B

LEGEND

- boundary line
- - - - - lot lines
- - - - - curb center lines
- - - - - easement lines
- - - - - feature
- - - - - contours
- - - - - index contours
- - - - - sewer line
- - - - - water line
- - - - - tel/cable line
- - - - - drainage direction
- - - - - fire hydrant
- - - - - water valve
- - - - - water meter
- - - - - utility pole
- - - - - manhole
- - - - - tree
- - - - - drip line (approx.)



Subdivider:
Gerald Lühr
 2335 Nutmeg Ave
 Morro Bay, CA 93442
Vesting Title:
 Doc. 1992-057933 O.R.
 Assessor Parcel No.:
 046-005-004
Current Zoning & Land Use:
 MCR-S4 - Commercial/Industrial
Proposed Zoning & Land Use:
 MCR-R4 - Mixed
Map Preparer:
 Robert J. Reese, LS6208

COORDINATE DATA - CONTROL POINTS

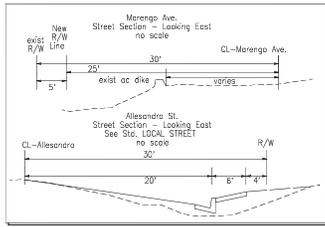
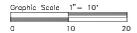
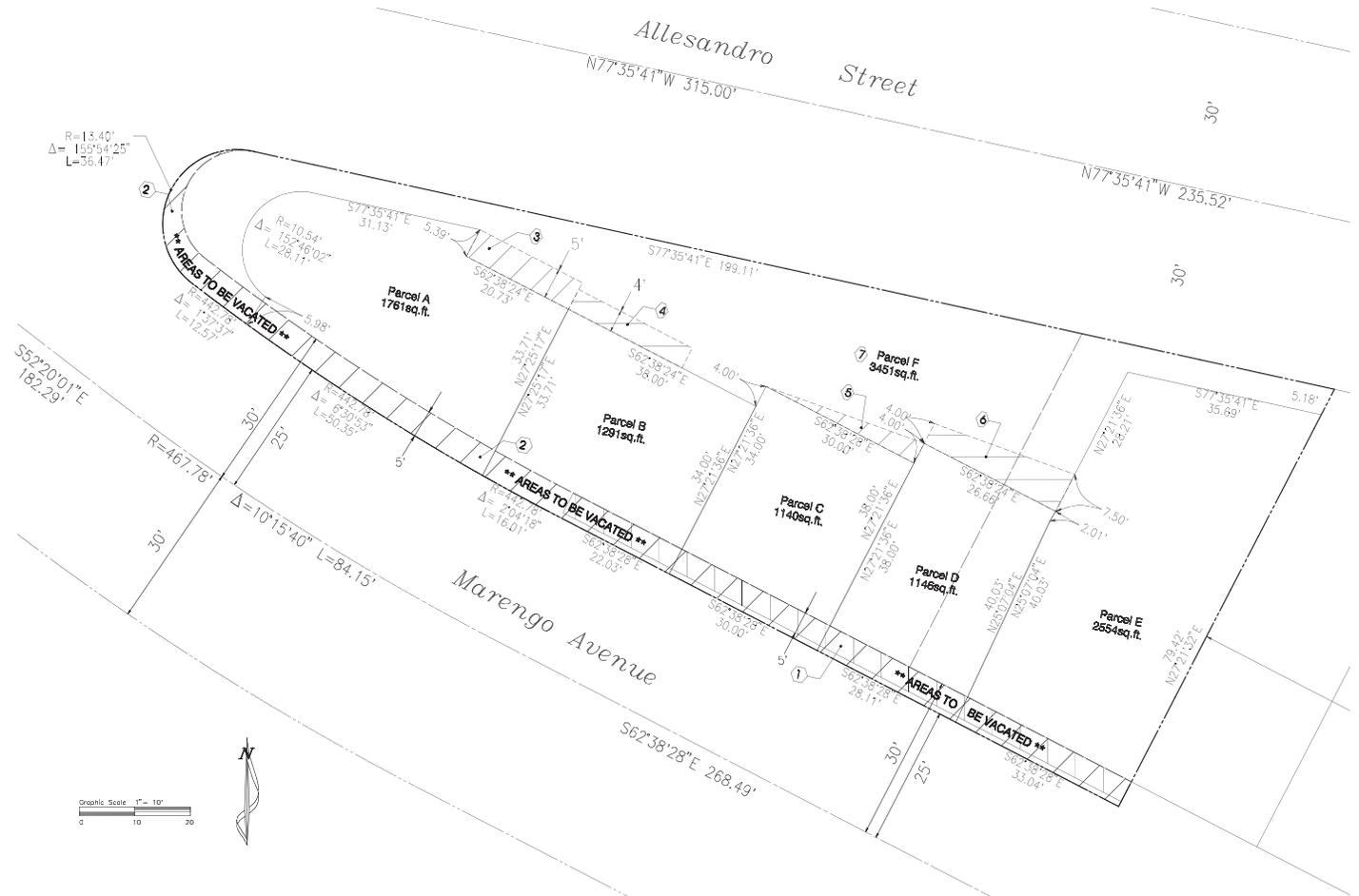
PL	North (Y)	East (X)	Elev (Z)	Description
101	5003.30	8900.00	158.91	MAGACPW
102	4864.20	8944.87	169.26	MAGACPW
103	4823.36	8119.32	166.74	MAGACPW
104	4902.31	8943.75	169.53	MAGACPW
121	4893.52	8029.90	163.09	RBRCAP-LS4562
128	4983.42	8242.90	153.14	RBRCP-LS4562
573	5057.36	8908.02	162.37	ssmh

R/C/T = rebar, plastic cap & lock
 MAGACPW = manhole & control point washer
 ssmh = sanitary sewer manhole

PROPOSED LOT AREAS, VESTING, EASEMENTS

Parcel A - 1761 sq.ft. - Private ownership
 Parcel B - 1291 sq.ft. - Private ownership
 Parcel C - 1146 sq.ft. - Private ownership
 Parcel D - 1146 sq.ft. - Private ownership
 Parcel E - 2654 sq.ft. - Private ownership
 Parcel F - 3451 sq.ft. - HOA ownership, Priv. & Pub. Utilities Easement, Priv. Access

- DETAIL KEY**
- 1 The existing 4' wide Street Vacation per unvacated City Resolution 114-92 is hereby accepted by the City of Morro Bay.
 - 2 A 5' wide Street Vacation hereby accepted by the City of Morro Bay.
 - 3 Deck Easement 112 sq.ft. across Parcel F, 8.4'x21'. In favor of Parcel A.
 - 4 Deck Easement 92 sq.ft. across Parcel F, 4'x23'. In favor of Parcel B.
 - 5 Deck Easement 60 sq.ft. across Parcel F, 4'x26'. In favor of Parcel C.
 - 6 Deck Easement 163 sq.ft. across Parcel F, 4'x27'. In favor of Parcel D.
 - 7 An easement for Public Utilities, Private Utilities, Ingress Egress, Maintenance Landscaping, exists over all of Parcel F.



**** NOTE REGARDING PROPOSED VACATIONS ****

THE FOLLOWING ITEMS ARE PROPOSED TO BE VACATED WITH THE RECORDATION OF TRACT 22-04 FINAL MAP. THOSE PORTIONS OF MARENGO AVENUE AND OF ALLESSANDRO AVENUE SHOWN AS ** AREAS TO BE VACATED **

PROPOSED LOT CONFIGURATION

VESTING TENTATIVE TRACT MAP
 Tract 22-04
A Subdivision of Lot 1 and a Portion of Lot 2 of Morro Bay Vista No. 1 3 MB 57
 In the
City of Morro Bay
 County of San Luis Obispo
 California

revisions
 2023.03.30 - ADD WORDING RE: MARENGO STREET VACATIONS;
 REVISE WORDING ON STREET SECTION

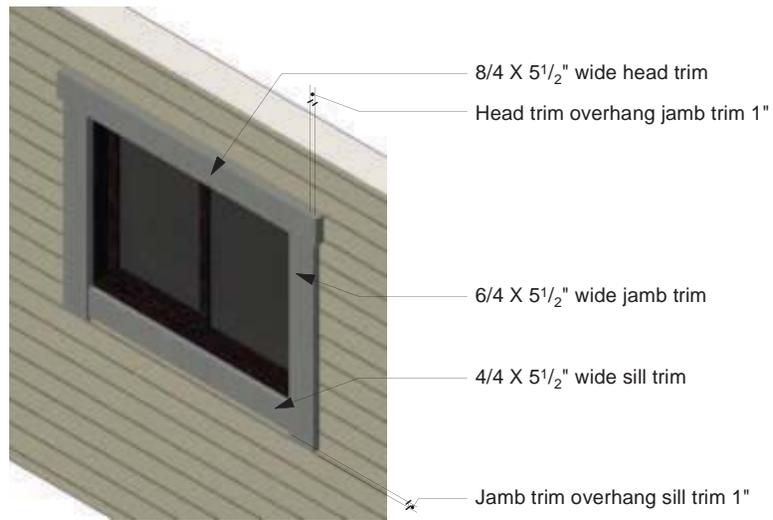
sheet title
 VESTING TENTATIVE TRACT 22-04
 PROPOSED LOT CONFIGURATION

project
 VESTING TENTATIVE TRACT 22-04
 Subdivision of Lot 1 & a Portion of Lot 2 of
 Morro Bay Vista No.1, 3 MB57, in the
 City of Morro Bay, County of San Luis Obispo, CA

client
G. Lühr
 2335 Nutmeg Avenue
 Morro Bay, CA 93442

REESE Water & Land SURVEYING SERVICES
 900 Los Osos Valley Road, Ste B
 Los Osos, CA 93402
 805.439.2741

drawn by: rjr	file name: tent-map.pro
checked by: rjr	scale: 1" = as noted
job no. 2204	contour = 1'
plot date: 2023.03.30	sheet 2 of 2



Window Trim Type 1 Detail

Scale: 1/2" = 1'-0"

MIXED-USE

1140 Allesandro Avenue
Morro Bay, CA 93442
Gerald & Erika Luhr
(805) 440-9537

WINDOW TRIM TYPE 1 DETAIL

Greg Allen Barker, AIA

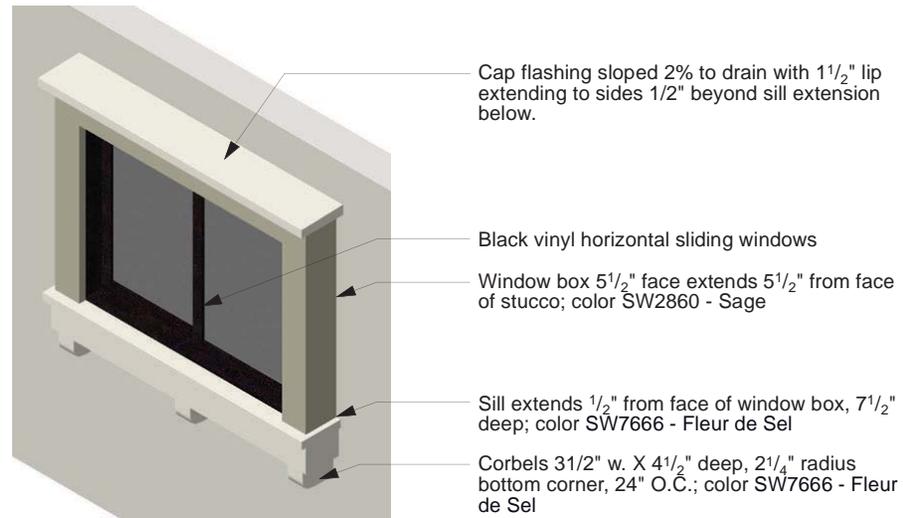
120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C17215

Date:
Apr. 26, 2023

Sheet

D-1

of 7



Window Trim Type 2 Detail

Scale: 1/2" = 1'-0"

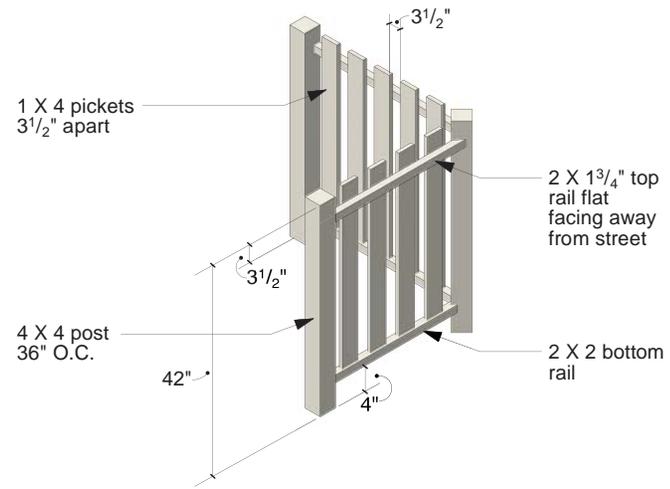
<p>MIXED-USE 1140 Allesandro Avenue Morro Bay, CA 93442 Gerald & Erika Luhr (805) 440-9537</p>	<p>WINDOW TRIM TYPE 2 DETAIL</p>	<p>Greg Allen Barker, AIA 120 Cerro Romauldo Avenue San Luis Obispo, CA 93405 (805) 704-8613 Architect License C17215</p>	<p>Date: Apr. 26, 2023 Sheet D-2 of 7</p>
---	---	--	--



Window Trim Type 3 Detail

Scale: 1/2" = 1'-0"

<p>MIXED-USE 1140 Allesandro Avenue Morro Bay, CA 93442 Gerald & Erika Luhr (805) 440-9537</p>	<p>WINDOW TRIM TYPE 3 DETAIL</p>	<p>Greg Allen Barker, AIA 120 Cerro Romauldo Avenue San Luis Obispo, CA 93405 (805) 704-8613 Architect License C17215</p>	<p>Date: Apr. 26, 2023 Sheet D-3 of 7</p>
---	---	--	--



Fence Detail

Scale: 1/2" = 1'-0"

MIXED-USE

1140 Allesandro Avenue
Morro Bay, CA 93442
Gerald & Erika Luhr
(805) 440-9537

FENCE DETAIL

Greg Allen Barker, AIA

120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C17215

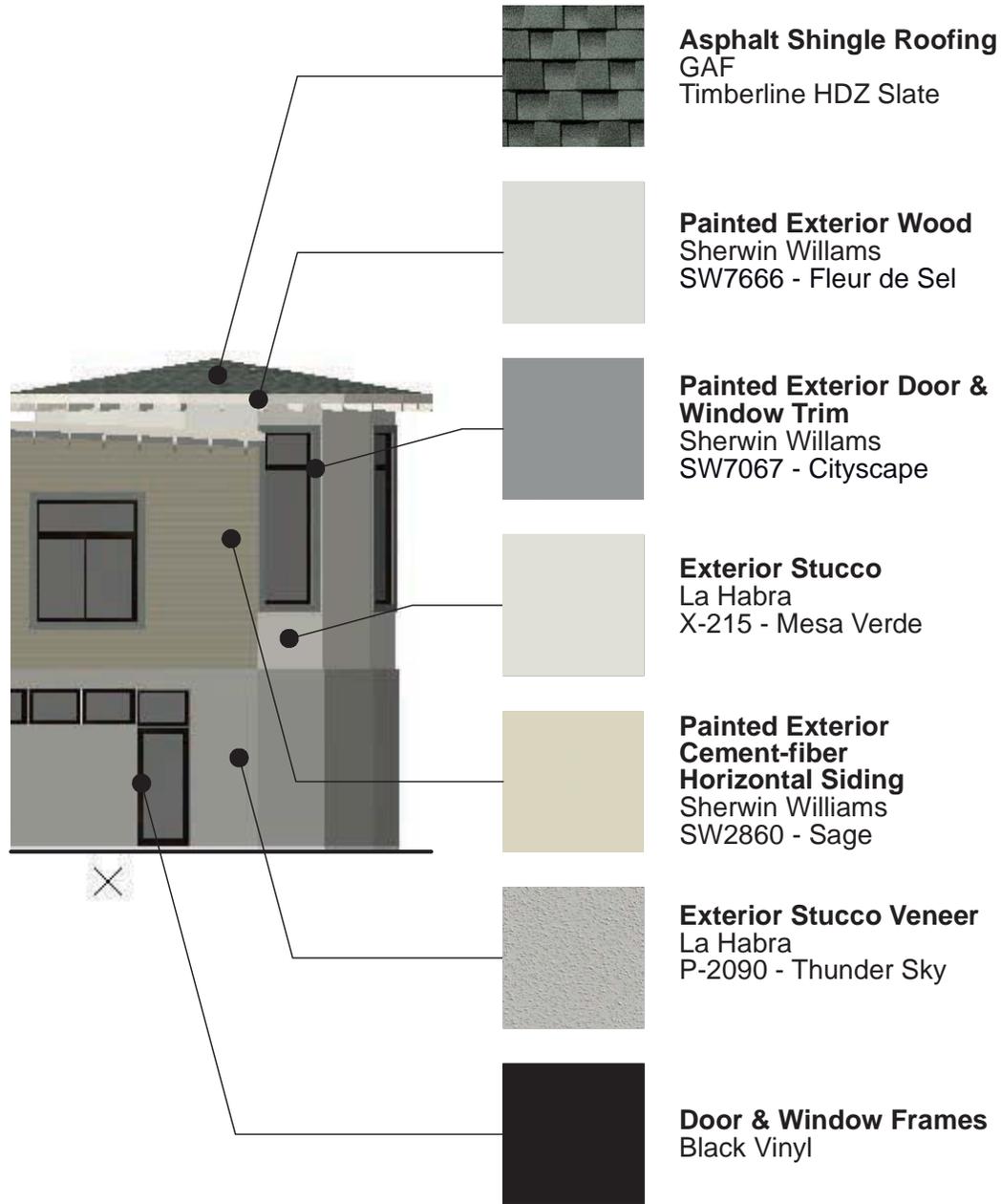
Date:
Apr. 26, 2023

Sheet

D-4

of 7

Exhibit B



<p>MIXED-USE</p> <p>1140 Allesandro Avenue Morro Bay, CA 93442 Gerald & Erika Luhr (805) 440-9537</p>	<p>Color & Material Board</p>	<p>Greg Allen Barker, AIA</p> <p>120 Cerro Romauldo Avenue San Luis Obispo, CA 93405 (805) 704-8613 Architect License C17215</p>	<p>Date: Apr. 26, 2023</p> <p>Sheet D-5 of 7</p>
--	--	---	---

Exhibit B



SHELTER PATH

SHELTER LED PATH LIGHT

1547BK-LL

Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

FINISH: Black

GLASS: Clear Seedy

WIDTH: 4.8"

HEIGHT: 22.5"

DEPTH: 4.5"

LIGHT SOURCE: LED Lamp

WATTAGE: 1-1.50w T5 LED *Included

TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500 hinkley.com
Toll Free: 1 (800) 446-5539

MIXED-USE

1140 Allesandro Avenue
Morro Bay, CA 93442
Gerald & Erika Luhr
(805) 440-9537



Greg Allen Barker, AIA

120 Cerro Romauldo Avenue
San Luis Obispo, CA 93405
(805) 704-8613
Architect License C17215

Date:
Apr. 26, 2023

Sheet
D-6
of 7

Exhibit C

Link to concept review PC hearing (October 19, 2021)

<https://www.youtube.com/watch?v=PfDFZyvoAto>