



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, January 16, 2024  
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=aWZpTzcxTHlRTk9xaTlmVVNWRWFUQT09>

*Password: 135692*

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

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE/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 Planning Commission meeting of September 19, 2023.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from Planning Commission meeting of November 7, 2023.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

- C-1** **Case No.:** CR23-010  
**Site Location:** 551 Embarcadero / City lease site 62/62W  
**Proposal:** Conceptual Review (CR23-010) of a potential redevelopment of City lease site 62/62W at 551 Embarcadero to include demolition of existing two story Morro Bay Paddlesports building and new construction of a two story 3-room hotel with private decks, first floor street-facing 425sf retail shop, proposed dock and gangway and kayak float and rental shed for kayak rental business, public access improvements including 10 foot Harborwalk, public gazebo, public restroom, and lease site boundary adjustment at adjacent street end, and removal of major vegetation. Proposed project is in the H, WF/PD/S.4 zoning district and within the Coastal Commission original jurisdiction.  
**Staff Recommendation:** Review and provide comments  
**Staff Contact:** Cindy Jacinth, Planning Manager, (805) 772-6577
- C-2** Discussion of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan policies and development standards  
**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

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 February 6, 2024, at 6:00 p.m.

**PLANNING COMMISSION MEETING PROCEDURES**

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

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00

P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

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

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

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

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

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

## **APPEALS**

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

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

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



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

Agenda No: A-1  
 Meeting Date 01-16-2024

| #  | Applicant/ Property Owner           |      |                | Application Date | Permit Numbers  | Project Description/Status  | Planning Comments and Notations  | Building/Fire Comments and Notations | Engineering Comments and Notations | Harbor/Admin Comments and Notations | Project Planner |
|--|-------------------------------------|------|----------------|------------------|---|---|--|--------------------------------------|------------------------------------|-------------------------------------|-----------------|
| <b>Hearing or Action Ready Projects:</b>                                   |                                     |      |                |                  |   |   |  |                                      |                                    |                                     |                 |
| 1  | Baston                              | 551  | Embarcadero    | 10/11/2023       | CR23-010  | Conceptual Review (no application) of potential redevelopment of city lease site at 551 Embarcadero for a mixed use development of hotel and retail use.  | Under review. Project comments on conceptual review sent 11/22/23. Applicant resubmitted plans on 1/2/2024. Conceptual Review meeting on PC for 1/16/2024.   |                                      |                                    |                                     | cj              |
| 2  | 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. Resubmitted 8/1/23.. Project recommended for approval by PC on 12/19/2023 and scheduled for Council meeting on 1/23/2024. | BLDG. - Disapproved 2/10/23 CO       |                                    |                                     | cj              |
| <b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b> |                                     |      |                |                  |   |   |  |                                      |                                    |                                     |                 |
| 3  | Carpenter                           | 470  | La Jolla St    | 1/10/2024        | CDP23-030   | Garage conversion to an ADU   | Under review.  |                                      |                                    |                                     | ao              |
| 4  | Gumm                                | 780  | Monterey Ave   | 1/2/2024         | CDP23-028   | Office conversion to retail and lodging   | Under review.  |                                      |                                    |                                     | st              |
| 5  | Erfanian                            | 310  | Sicily St      | 12/18/2023       | MUP23-04/CDP23-029  | Minor Use Permit and Coastal Development Permit for a new 1,991 sf single family home with a 287 sf garage on a vacant lot.   | Incomplete letter sent 1/10 -Awaiting resubmittal.   |                                      |                                    |                                     | st              |
| 6  | Ebright                             | 2744 | Alder          | 12/14/2023       | CDP23-022   | DIGEPLAN - Conversion of a 285sf garage to a JADU   | Incomplete letter sent 1/9/24 - Awaiting resubmittal   |                                      |                                    |                                     | ao              |
| 7  | Tesla                               | 390  | Morro Bay Blvd | 12/5/2023        | CDP23-026   | New electric vehicle charging station with solar canopy.  | Incomplete letter sent 1/3 - Meeting with applicant 1/16 to discuss comments.  |                                      |                                    |                                     | st              |
| 8  | Arnold                              | 2870 | Cedar          | 10/23/2023       | CDP23-017   | New 2,380 sf Single Family home with an attached 1,115 sf ADU and 468 sf garage.  | Incomplete letter sent 11/16.  |                                      |                                    |                                     | st              |
| 9  | Kirkley                             | 456  | Panay          | 10/17/2023       | CDP23-020   | Admin CDP for 315sf attached ADU to an existing 871sf single story home.  | Incomplete letter sent 10/31/23 - Awaiting resubmittal   | Bldg. - Disapproved 10/23/23         |                                    |                                     | ao              |
| 10   | Acree                               | 2970 | Cedar          | 10/12/2023       | CDP23-018   | 802 sf addition to existing 1200 sf single family home. New 1007 sf ADU   | Planning disapproved 10/31. Waiting for PW and Fire to review before sending incomplete letter. Incomplete letter sent 11/6.   |                                      |                                    |                                     | st              |
| 11   | Eiseman                             | 541  | Atascadero Rd  | 8/17/2023        | MAJ23-003 (modification to CUP21-09 and CDP21-029 still processing) | Major modification while processing for a 4 unit attached home project  | Planning comments sent October 19, 2023, requires resubmittal. Requires environmental, updated proposal received - contract with consultant complete, waiting for approval of reimbursement agreement.   |                                      |                                    |                                     | nh/cj           |
| 12   | Wood                                | 260  | Pacific        | 8/3/2023         | CDP23-015   | CDP for a new 748 sf ADU and a new 958 sf 3-car garage to replace the existing 2-car garage   | Incomplete letter sent 8/31.   |                                      |                                    |                                     | st              |
| 13   | 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. Planning disapproved August 15, 2023, requires a resubmittal.  |                                      |                                    |                                     | nh/cj           |
| 14   | 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. Due to the cost of the PW frontage improvement requirements, the property owner may change direction and withdraw request for new housing approval and proceed with new commercial uses in the existing spaces.   |                                      |                                    |                                     | nh/st           |
| 15   | 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/st           |
| 16   | 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 - on hold until new zoning code is certified by CCC   |                                      |                                    |                                     | nh/st           |
| 17   | Borges                              | 640  | Kings          | 3/30/2023        | CDP23-006   | New detached 908sf ADU with attached to a 720sf garage below.   | Incomplete Letter sent 4/20. Letter of Intent to Deem Application Withdrawn sent 12/19/2023  | BLDG. - Disapproved CO               |                                    |                                     | gc/st           |
| 18   | Newman                              | 961  | Balboa         | 3/27/2023        | CDP23-005   | 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. Resubmitted 11/20, under review.  | BLDG. - Approved 4/10/23 CO          |                                    |                                     | 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 | 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              |
| 20 | 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. Resubmitted 12/7, application for Minor Use Permit, as well as new code needed for approval.  | BLDG. - Approved 2/10/23 CO          |                                    |                                     | gc/st           |
| 21 | Barton                    | 983  | Carmel St      | 11/15/2022       | CDP22-038                    | Admin CDP for a new 857af attached ADU to an existing 900sf single story home with a 491 f garage.   | Incomplete letter sent 12/13/22. Awaiting resubmittal.  |                                      |                                    |                                     | 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 11/22/22.  | 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/st           |
| 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 | 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           |
| 27 | Vanderbyl                 | 531  | Yerba Buena    | 4/20/22          | CDP22-015                    | Admin CDP for shed conversion into 468 sf ADU  | Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.  | BLDG. - COND Approved 5/11/22 CO     |                                    |                                     | nh/st           |
| 28 | 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. Comments provided 7/10/23, project on hold pending decision by applicant. Applicant received clarification as to the options they have to proceed, they will get back to us and let us know if they are waiting for the new zoning code to be certified. No new information from applicant as of 10/30/23.  | BLDG. - Approved 3/30/23 CO          |                                    |                                     | nh/st           |
| 29 | Morro 94 LLC              | 3300 | Panorama       | 1/18/2022        | CUP 22-05/CDP22-003/TTM22-02 | 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 reimbursemet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 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. Scheduled for a conceptual review at a PC hearing November 7, 2023. Project requires modifications based on the PC comments and resubmittal. | BLDG. - Approved 2/14/22 CO          |                                    |                                     | nh/cj           |
| 30 | 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 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/st           |
| 31 | 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. Environmental consultant contract and related reimbursement agreement are under review.   |                                      |                                    |                                     | nh              |
| 32 | 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              |
| 33 |                           | 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 |
|---|---------------------------|------|----------------|------------------|----------------|---|---|--------------------------------------|------------------------------------|-------------------------------------|-----------------|
| 34  | City of Morro Bay         |      | City-wide      | -                | MAJ23-004      | <b>Plan Morro Bay: Zoning Code / Implementation Plan (IP) Amendments and GP/LCP Land Use and Zoning Map amendment for Dog Beach parcels APN 065-022-009 and 065-022-011</b>   | The City Council adopted a new Zoning Code/ Implementation Plan (IP) on November 22, 2022 (Ordinance 654). A series of Zoning Code/IP Amendments is proposed for adoption as a result of the City's LCP amendment application currently pending with the Coastal Commission. This includes additional chapters to be added to the IP per Coastal Act requirements and miscellaneous City clean-up amendments. In addition the amendments include a proposed change to correct a technical error with the land use and zoning designatuion fora poriton of Dog Beach to change from Agriculture back to the correct designation of Open Space (OS). PC hearing 9/19/2023. and continued to 10/3. The 10/3 meeting to also include review of change to two Preston Lane properties from residential to industrial to correct previous land use/zoning error where existing on-the-ground land use is industrial. Planning Commission moved to forward recommendation for approval to City Council at its 10/3/23 public hearing. Scheduled to review adoption of Zoning Code/IP Amendments at 11/14/23 Council meeting.<br><br>Additional Zoning Map amendments reviewed by PC on 11/7/23 to correct inconsistencies recently discovered between Zoning Map and Land Use Map (#MAJ23-005). City Council hearing for adoption of Ordinan ce held on 11/14/23, with second Ordinance reading to be on 12/12/23. |                                      |                                    |                                     | cj/sg           |
| 35  | City of Morro Bay         |      | City-wide      | -                |                | <b>Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31</b>  | 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. PC provided recommendation to forward to CC. CC hearing for adoption of Ordinance 661 held on 11/14/23 and second Ordinance reading to be on 12/12/23.  |                                      |                                    |                                     | nh              |
| <b>Environmental Review - none</b>  |                           |      |                |                  |                |   |   |                                      |                                    |                                     |                 |
| <b>Final Map Under Review Projects:</b>   |                           |      |                |                  |                |   |   |                                      |                                    |                                     |                 |
| 36  | Huber                     | 2783 | Coral Ave      | 8/30/22          | TTM22-03       | <b>5 unit residential subdivision</b>   | Planning approved, forwarded to PW.   | BLDG. - Approved 4/14/22 CO          |                                    |                                     | nh              |
| <b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none</b> |                           |      |                |                  |                |   |   |                                      |                                    |                                     |                 |
| <b>Grants:</b>  |                           |      |                |                  |                |   |   |                                      |                                    |                                     |                 |
| 37  | City of Morro Bay         |      | City-wide      |                  |                | <b>Community Development Block Grant/HOME Program - Urban County Consortium</b>   | Staff has ongoing responsibilities for contract management in coordination with County staff administraiton. 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. 2024 Notice of Funding Availability now accepting applications. Applications available from County Dept of Social Services and due 11/5th   | No review performed.                 | N/R                                |                                     | cj              |
| 38  | City of Morro Bay         |      | City-wide      |                  |                | <b>Climate Action Plan - Implementation</b>   | Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.   |                                      |                                    |                                     | cj              |
| <b>Projects in Building Plan Check:</b>   |                           |      |                |                  |                |   |   |                                      |                                    |                                     |                 |
| 1   | 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 approved 10/16/23  | Bldg. - Approved 10/16/23            |                                    |                                     | st              |
| 2   | 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 approved 10/16/23  | Bldg. - Approved 10/16/23            |                                    |                                     | gc              |
| 3   | 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 approved 7/20/23   | Bldg. - Approved 6/12/23             |                                    |                                     | st              |
| 4   | 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              |
| 5   | 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              |
| 6   | 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 Disapproved 6/15/23 - minor correction on title page. Approved 11/15/23  | Bldg. - Approved 6/20/23             |                                    |                                     | nh              |
| 7   | 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 Disapproved 6/15/23 - minor correction on title page. Approved 11/15/23  | Bldg. - Approved 6/20/23             |                                    |                                     | nh              |

| #  | Applicant/ Property Owner    |         |               | Application Date | Permit Numbers | Project Description/Status   | Planning Comments and Notations                                     | Building/Fire Comments and Notations | Engineering Comments and Notations | Harbor/Admin Comments and Notations | Project Planner |
|----|------------------------------|---------|---------------|------------------|----------------|--|---|--------------------------------------|------------------------------------|-------------------------------------|-----------------|
| 8  | Sances                       | 515-A   | Bernardo Ave  | 10/19/23         | B23-0254       | DIGEPLAN - ATTACHED ADU, Converting existing interior space to an ADU at the rear lower level of an existing SFR   | Planning disapproved 11/17/23                                       | Bldg. - Disapproved 11/17/23         |                                    |                                     |                 |
| 9  | Baker                        | 1288    | Berwick Dr.   | 11/22/23         | B23-0307       | Install (1) prefabricated aluminum lattice patio cover, 15' x 8' onto existing slab and wall. Engineered by Four Seasons Bldg Products   | Under review  | Bldg. - Approved 11/28/23            |                                    |                                     |                 |
| 10 | Segovia                      | 2824    | Birch Ave.    | 3/21/22          | B22-0057       | Cover patio, conversion to sunroom.  | Disapproved 4/1/22  | Bldg. - Approved 3/24/22             |                                    |                                     | gc              |
| 11 | 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              |
| 12 | Engvall                      | 370     | Bonita        | 5/22/23          | B23-0110       | Addition to existing SFR for a detached 554 sf ADU.  | Planning approved 5/23/23   | Bldg. - Approved 11/2/23             |                                    |                                     | gc              |
| 13 | Youngbauer & Harrison        |         | Cabrillo      | 10/2/23          | B23-0244       | Remove 296sf of existing elevated decking, reconstruct approx 120sf of elevated decking/stairs, waterproof, new posts and railing of a 2nd story deck. New doors and windows (three in bedrooms), new siding on upper floor and new stucco on lower floor.   | Planning Approved 10/3/23   | Bldg. - Approved 10/5/23             |                                    |                                     | sg              |
| 14 | Meyer                        | 361     | Cerrito Place | 10/24/23         | B23-0272       | Remodel 307 sf of existing 4415 sf SFR, replace SGDs, install new plumbing fixtures, replace (1) bathroom, new lighting & receptacles, replace kitchen cabinets, new tile & flooring, new countertops  | Planning approved 11/14/23  | Bldg. - Approved 10/25/23            |                                    |                                     |                 |
| 15 | Van Beurden Investments      | 701-715 | Embarcadero   | 8/14/23          | B23-0192       | Repair and maintenance to existing wharf and pilings. Remove a 580 sf windscreen and fish processing area, install new decking and railing to create a continuous accessible harborwalk connecting to existing North and South portions. Upgrade facade with board and batten siding and corrugated metal accents. | Under Review. Corrections required 9/25/23. cj                      | Bldg. - Approved 11/13/23            |                                    |                                     | cj              |
| 16 | Zero Impact Solutions        | 339     | Embarcadero   | 10/24/23         | B23-0260       | DIGEPLAN - Installation of two, level 2 Electric Vehicle Chargers in the Tideland Park parking lot. Trenching for electrical at existing panel at restroom building to EV chargers, Includes four ports, one is van accessible and three are standard.   | Under Review  | Bldg. - Disapproved 11/1/23          |                                    |                                     |                 |
| 17 | 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. Resubmittal approve 7-11-23. cj                | Bldg. - Approved 7/13/22             |                                    |                                     | cj              |
| 18 | TLC Family Enterprises       | 833     | Embarcadero   | 9/13/23          | B23-0225       | Addendum #5 to B20-0220 - ADA Ramp, steps, and handrailing to meet elevation and make connection to neighboring / existing harborwalk.   | Planning conditionally approved 9/21/23                             | Bldg. - Approved 10/25/23            |                                    |                                     | cj              |
| 19 | 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          |                                    |                                     | 1/0/00          |
| 20 | Hakker                       | 733     | Harbor St     | 9/22/23          | B23-0233       | DIGEPLAN - Construct 810sf detached (unconditioned) garage with electrical at rear of property, relocate existing shed, replace existing electrical panel at primary dwelling to 200 amp panel.  | Planning approved 10/20/23  | Bldg. - Disapproved 10/23/23         |                                    |                                     | sg              |
| 21 | Brice/Reiss                  | 2555-A  | Hemlock Ave   | 12/5/23          | B23-0311       | DIGEPLAN - Attached Accessory Dwelling Unit (ADU), 491 sf lower level addition to existing SFR creating new ADU with a 92 sf deck  | Under review  | Under review                         |                                    |                                     |                 |
| 22 | 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 beans and corresponding footing in slab removed.   | Planning approved 10/24/23  | Bldg. - Approved 10/23/23            |                                    |                                     | st              |
| 23 | Sotelo                       | 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.  | Planning approved 8/2/23  | BLDG. - Approved 8/31/23             |                                    |                                     | gc              |
| 24 | 1st Intrstate Bank of Oregon | 340     | Jamaica St    | 10/27/23         | B23-0277       | Demolition of a 1,379 sf commercial structure (former Auto Body Builders), no proposed new development at this time. Asbestos removed, NESHAP survey approved per APCD. B-Contractor will sub out demo to specialty C-21 sub-contractor.   | Planning disapproved 10/31/23                                       | Bldg. - Approved 11/1/23             |                                    |                                     |                 |
| 25 | 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              |

| #  | 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 |
|----|---|-----------|-----------------|------------------|----------------|---|---|---|------------------------------------|-------------------------------------|-----------------|
| 26 | Nordic Builders                               | 350       | Kern Ave        | 11/15/23         | B23-0299       | Remodel kitchen, 2 bathrooms, laundry, replace some windows, raise ceilings in kitchen, bathroom and porch  | Under review  | Under review  |                                    |                                     |                 |
| 27 | Gale  | 550       | Kern Ave        | 8/29/23          | B23-0209       | DIGEPLAN - New 2 story single family residence, 2412sf of living, 464sf attached garage, and 398sf 2nd story deck. Attached lower level ADU under B23-0210  | Planning disapproved 10/6/23  | Bldg. - Disapproved 10/5/23   |                                    |                                     | st              |
| 28 | Gale  | 550-A     | Kern Ave        | 8/29/23          | B23-0210       | DIGEPLAN - Attached ADU, 925sf lower level ADU, constructed with new 2 story single family residence under B23-0209   | Planning disapproved 10/6/23  | Bldg. - Disapproved 10/5/23   |                                    |                                     | st              |
| 29 | 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              |
| 30 | 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              |
| 31 | 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              |
| 32 | Novell/Johnson                                | 273       | Main St.        | 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. Resubmittal received and reviewed. Planning approved 9/1/23. | BLDG. - Disapproved 3/2/23 . Approved 8/29/23. Permit ready to issue. |                                    |                                     | cj              |
| 33 | Drinkwater/ Rogall                            | 301       | Main St.        | 12/6/23          | B23-0308       | DIGEPLAN - Remove and replace a 435 sf deck at the rear of home. Deck height is approximatley 36"   | Under Review  | Under review  |                                    |                                     |                 |
| 34 | 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              |
| 35 | Micro Property Group LLC, Brian Der Vartanian | 2490      | Main St         | 8/31/23          | B23-0216       | Commercial T.I. - Maintain existing restaurant use, demo drywall / all walls and ceilings, R&R walk-in freezer, R&M existing kitchen hood, install new & used kitchen fixtures, add emergency egress door in dining room, accessibility improvements, exterior ADA compliant ramps and striping.  | Under Review. Disapproved 9/27/23.  | Bldg. - Disapproved 9/28/23   |                                    |                                     | st              |
| 36 | Central Coast Renewables                      | 3250      | Main St         | 10/23/23         | B23-0269       | Addendum #1 to B22-0108 - 1) Relocate roll-up door from north elevation to west elevation in place of existing window. 2) No longer demolishing north portion, 170 sf included to structure. 3) Adding new pre-fab awning in place of existing awning. 4) Revision to ADA parking space location on north side due to separate frontage improvents. | Planning Approved 10/24/23  | Bldg. - Disapproved 10/25/23  |                                    |                                     |                 |
| 37 | Pavacich                                      | 501-C     | Marina          | 10/3/23          | B23-0248       | DIGEPLAN - New 664sf single story detached ADU. ADU will be adjacent to an existing two-story, two unit apartment building designated as A & B.   | Planning approved 10/12/23  | Bldg. - Disapproved 11/3/23   |                                    |                                     | nh              |
| 38 | Pantoja                                       | 440       | Mindoro St.     | 12/6/23          | B23-0318       | Adding 141 sf 2nd story deck, w/ access door from upper bedroom. (Removing existing window to install access door.)   | Under review  | Under review  |                                    |                                     |                 |
| 39 | Grady   | 400       | Morro Bay Blvd. | 9/20/23          | B23-0230       | DIGEPLAN - Commercial TI, remodel former thrift shop to 1096sf restaurant and bar with kitchen, food prep, dining area (and outside dining), office, and restrooms. MEP's, hood installation, and accessible upgrades.  | Planning approved 10/3/23   | Bldg. - Disapproved 10/11/23  |                                    |                                     | sg              |
| 40 | Pavacich                                      | 646 & 648 | Napa            | 10/3/23          | B23-0247       | DIGEPLAN - Construct new 1976sf single level duplex with 546sf attached garages, making each unit 988sf of living with a 273sf attached garage.   | Planning approved 11/25/23  | Bldg. - Disapproved 11/2/23   |                                    |                                     | nh              |
| 41 | Tsusimoto                                     | 739       | Napa            | 9/25/23          | B23-0234       | Commercial TI of 533sf retail space to restaurant, new vinyl flooring and installation of kitchen equipment and drain systems for Sushi Hide Japanese Restaurant. Includes small dining area with seating for three and a prep table.   | Under Review . Approved 10/25/23  | Bldg. - Disapproved 11/20/23  |                                    |                                     | sg              |

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|----|---------------------------|-------|---------------|------------------|----------------|---|---|---|------------------------------------|-------------------------------------|-----------------|
| 42 | Ebner                     | 2628  | Nutmeg Ave    | 11/16/23         | B23-0302       | DIGEPLAN - 2nd story 400 sf deck has become compromised due to moisture intrusion. Contractor to inspect elements in affected areas, repair and replace as needed   | Incomplete letter sent 11/20/23   |   |                                    |                                     |                 |
| 43 | 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              |
| 44 | 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              |
| 45 | De Fazio                  | 570-A | Olive         | 9/12/23          | B23-0221       | Addendum to permit B22-0122 - Addition of a 49sf unconditioned utility room off the back of ADU.  | Planning disapproved 9/25/23.   | Bldg. - Approved 9/18/23                |                                    |                                     | cj              |
| 46 | 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. - Approved 6/12/23                |                                    |                                     | st              |
| 47 | 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              |
| 48 | 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              |
| 49 | Lutschaunig               | 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              |
| 50 | 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              |
| 51 | Phelps                    | 490   | Piney Way     | 10/19/23         | B23-0267       | Addendum #1 to B22-0017 - Drainage details that were not included on the landscape or erosion control sheets in the approved plans  | Approved 10/23/23   | Bldg. - Approved 10/23/23               |                                    |                                     |                 |
| 52 | Ion                       | 498   | Piney Way     | 9/20/23          | B23-0059       | 296sf non-habitable detached storage shed/workshop with electrical access.  | Planning Disapproved 11/16/23 - Awaiting resubmittal  | Bldg. - Conditionally Approved 10/11/23 |                                    |                                     | ao              |
| 53 | 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              |
| 54 | Giannini                  | 750   | Radcliff Ave. | 7/22/19          | B19-0156       | Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring. | Approved 9/26/19.   | Ready to issue                          |                                    |                                     | cj              |
| 55 | Macias/Mudge              | 153   | Rennell St.   | 11/16/23         | B23-0301       | Addendum #1 to Permit B23-0301 - Change color of windows and SLDs from black to white, as noted at plan sheets #7 & #9  | Planning approved 11/17/23  |   |                                    |                                     |                 |

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|--|---------------------------|-------|---------------|------------------|----------------------|--|--|--|------------------------------------|-------------------------------------|-----------------|
| 56   | Camargo                   | 431   | Rockview St   | 10/30/23         | B23-0278             | Rebuild deck on back of house approx 420 sf. Treated wood sub-structure, concrete pier w/ Simpson metal "Trex" composite deck, 42" tall railing entire deck 3 1/2" gap between pickets.  | Planning disapproved 11/6/23   | Bldg. - Approved 11/1/23               |                                    |                                     |                 |
| 57   | 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. - Approved 8/15/23               |                                    |                                     | gc              |
| 58   | 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              |
| 59   | Doughty/Erfaian           | 310   | Sicity St     | 12/22/23         | B23-0337             | New Single Family Residence, 1,991 sf living, 287 sf garage with 2nd story 180 sf deck   |  | Under review                           |                                    |                                     |                 |
| 60   | 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. Planning approved 7/26/23  | Bldg. - Approved 7/20/23               |                                    |                                     | nh              |
| 61   | 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. Planning approved 7.26.23   | Bldg. - Approved 7/20/23               |                                    |                                     | nh              |
| 62   | 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. Planning approved 7/26/23  | Bldg. - Conditionally Approved 7/20/23 |                                    |                                     | nh              |
| 63   | 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. Planning approved 7/26/23  | Bldg.- Conditionally Approved 7/20/23  |                                    |                                     | nh              |
| 64   | 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. Planning approved 7/26/23  | Bldg. - Approved 7/20/23               |                                    |                                     | nh              |
| 65   | 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. Planning approved 7/26/23  | Bldg. - Conditionally Approved 7/20/23 |                                    |                                     | nh              |
| 66   | 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. Planning approved 7/26/23  | Bldg.- Conditionally Approved 7/20/23  |                                    |                                     | nh              |
| 67   | Casillas/Martinez         | 370   | Zanzibar St.  | 12/20/23         | B23-0334             | Deck and rails replacement. 240 sf deck replacement (over 30" in height) with railing. *CODE ENFORCEMENT CASE*   |  | Bldg.- Approved 1/3/24                 |                                    |                                     | ao              |
| <b>Planning Projects &amp; Permits with Final Action</b> |                           |       |               |                  |                      |  |  |  |                                    |                                     |                 |
| 1  | Salbi                     | 450   | Marina        | 12/19/2022       | CDP22-043 / PKG23-05 | <b>Admin CDP for two story single family home with garage and Accessory Dwelling Unit</b>  | 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. Submitted for parking exception 7/24. Deemed Complete 8/11. Noticing Period from 8/15-8/28. Permit not issued due to public comments requesting changes to project. Staff in discussion with applicant. Permit issued 1/4/2024. | BLDG. - Approved 3/2/23 CO             |                                    |                                     | st              |
| 2  | Escape Hospitality        | 295   | Atascadero Rd | 11/14/2023       | MIN23-004            | <b>Minor Modification (MIN23-004) to Conditional Use Permit #CUP19-013/Coastal Development Permit #CDP19-039 for the conversion of existing 2nd floor storage room to create 2 additional hotel rooms to existing 83 unit hotel. The project consists of interior changes only and does not increase the square footage or height of the hotel and complies with the parking requirements.</b> | Deemed Complete 11/28. Noticing period from 11/29 to 12/11. Administrative decision on or after 12/12. Permit issued 12/13.  |  |                                    |                                     | 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 |
|--|---------------------------|-----|----------|------------------|----------------|---|--|--------------------------------------|------------------------------------|-------------------------------------|-----------------|
| 3  | Murphy                    | 450 | La Jolla | 10/18/2023       | CDP23-021      | <b>Garage Conversion to 303 sf JADU</b> | Incomplete letter sent 11/14. Resubmitted 11/27. Deemed complete 12/5. Noticing period from 12/5 to 12/15. Administrative decision on or after 12/18. Permit issued 12/19. |                                      |                                    |                                     | st              |
| Staff Directory:<br>Scot Graham - sg                      Chad Ouimet - co                      Cindy Jacinth - cj                      Pam Newman - pn                      Nancy Hubbard - nh                      Susana Toner - st                      Alex Ortega - ao |                           |     |          |                  |                |   |  |                                      |                                    |                                     |                 |

AGENDA ITEM:   A-2  

DATE: \_\_\_\_\_

ACTION:   DRAFT  

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – SEPTEMBER 19, 2023  
VETERANS MEMORIAL BUILDING – 6:00 PM

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/x9kzOs0xms4?t=73>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/x9kzOs0xms4?t=112>

PUBLIC COMMENT PERIOD

<https://youtu.be/x9kzOs0xms4?t=159>

Sean Green, Morro Bay, commented on bid posting on an RFP on the waterfront's lease sites 40, 50 & 51 aka 431 and 451 Embarcadero, near Tidelands Park. He encouraged businesses to apply. His second comment was on City Staff, thanking everyone for their hard work, especially Police, Public Works and Fire Departments. Including Scot Graham and the Planning Department.

Commissioner Meyer responded to Mr. Green's comments.

Terry Simons, Morro Bay, commented on an item not on the agenda, received a notice from Public Works for a tree removal on Quintana. The tree has met the requirements to be cut down and he thinks it's a bit inverse. He thinks we would have a benchmark in place to preserve a tree. He has spoken to City Staff and unless he appeals it, it's scheduled to be cut down. He disagrees with it being removed. Stated that MB Blvd is lined with the same type of tree. Discussed protocol for tree removal with Greg Kwolek.

Chairperson Roschen responded to Mr. Simons comments.

Bill Martony, Morro Bay, commented on the downtown area zoning, he asked if the height limit was going up to 37' and possibly 40' with the new zoning code and would it allow 3-4 story structures in the downtown area? If it is happening, is there any last-minute ways to bring that size limit down because that's huge and would make it look like areas of San Luis Obispo?

Chairperson Roschen responded to Mr. Martony's questions.

Betty Winholtz, Morro Bay, commented on the No Ballot garbage rate increase. CAL (Citizens for Affordable Living) is sponsoring the ballot. The garbage company proposes another 38% fee increase, including retro fees, due to the garbage company's not getting their paperwork done. She thinks it's unfair for the retro fee to be charged. Wanted to remind the public that forms are due to Dana Swanson at City Hall by October 10<sup>th</sup>.

Vice-Chairperson Rodriguez responded to Ms. Winholtz concerns.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=917>

Public Participation:

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- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>  
Password: 135692

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

## PRESENTATIONS

### A. CONSENT CALENDAR

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

**MOTION:** Chairperson Roschen addressed the Commissioners and noted that there was no need to vote, Graham recommended to receive and file and Chairperson Roschen agreed.

B. PUBLIC HEARING

**B-1 Case No.:** CDP 22-039/CUP22-10

**Site Location:** 1050 Morro Ave, Morro Bay, CA

**Proposal:** Application for a Conditional Use Permit and Coastal Development Permit to allow the expansion of an existing 16 room single story hotel. The proposed development includes an addition of 11 hotel rooms by adding a second floor over the existing rooms. The project also includes an elevated second floor level hotel kitchen/dining area, several common area amenities for hotel guests and a residential unit for the hotel manager. The project will provide 25 parking spaces, including 2 ADA parking spaces and 4 EV charging spaces, plus one motorcycle parking space and bicycle parking. The land use designation is Community Commercial, and the current zoning is CVS./R-3/PD/S.4/S.6. The project is not in the Coastal Appeals Jurisdiction.

**CEQA Determination:** Exempt under Section 15303, Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use.

**Staff Recommendation:** Conditionally Approve CDP 22-039/ CUP22-10

**Staff Contact:** Nancy Hubbard, Contract Planner, (805) 772-6211,  
[nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=1898>

Steve Puglisi, Architect with Pegasus Architect, commented they have no comments or issues with the staff report, answered the Commissioners' comments and questions.

Commissioners presented their questions and comments to the Architect.

Steve Puglisi, Architect, answered questions from Commissioners.

Terry Simons, Morro Bay, commented on the proposed 49-seat restaurant on the 2<sup>nd</sup> floor of the hotel, he was upset that no one asked anything about it. He feels staff assumes it's strictly for hotel guests' complimentary breakfast. He believes it's intended to be a restaurant from his point of view.

Sean Green, Morro Bay, commented that he is a commercial property owner within 500' ft of the project. He gave the owners of the hotel high praise for their online ratings and their landscaping is excellent. He supports the project; he feels the owners know and value the neighborhood.

Betty Winholtz, Morro Bay, commented she's concerned about the palm trees on the property, and the fountain give the property it's Bungalow feel. The proposed height and 2<sup>nd</sup> floor hangover is a concern to her. Concerned the rates will go up for their rooms and how this will affect other hotels and visitors. She feels each room should have it's own parking spot and the proposed project there's less parking.

Bill Martony, Morro Bay, commented that the Beach Bungalows are beautiful and so is the new design, concerned with the parking issue and what Mr. Simons addressed about the onsite restaurant. If it's just for guests, then the parking wouldn't be too much of an issue unless the facility is open to the public.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4>

Commissioners presented their questions and comments to staff and Architect.

<https://youtu.be/x9kzOs0xms4?t=4971>

Chairperson Roschen summarized the following adjustments:

- Architectural adjustments in height-further articulation along east façade and beach street facade
- Lighting Plan
- Signage Plan
- Conceptual Structural Plan and analysis for existing foundation
- Lower façade along Morro

Hubbard and Graham answered questions from Commissioners.

Steve Puglisi, Architect, answered questions from Commissioners.

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

**B-2 Case No.:** *Plan Morro Bay: Zoning Code / Implementation Plan Amendment / General Plan / Local Coastal Program (LCP) Coastal Land Use Plan Map Amendment and Zoning Map Amendment*

**Site Location:** Citywide and Assessor's Parcel Numbers (APN) 065-022-009 and 065-022-011 (located west of Hwy 1 near northern City limit line (more commonly known as Dog Beach), Morro Bay, CA

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:**

**CEQA Determination:** Environmental Impact Report (SCH #2021111026)

**Staff Recommendation:** Forward favorable recommendation to City Council for approval of Zoning Code/ Coastal Implementation Plan (IP) Amendments and for approval of change in the Land Use and Zoning Map included in the General Plan / Local Coastal Program (LCP) Land Use Plan for APN parcel #065-022-009 and 065-022-011 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](mailto:sgraham@morrobayca.gov)

Jacinth presented the staff report.

Commissioners presented their questions and comments to staff.

Graham and Jacinth answered questions from Commissioners.

Chairperson Roschen opened the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=7475>

Bill Martony, Morro Bay, commented again on the downtown height limit, thinks there may be opportunity for future discussions with the downtown design review regarding the limits.

Terry Simons, Morro Bay, commented on the zoning code. He had concerns about future projects being an issue with the code and going through the Coastal Commission.

Chairperson Roschen and Graham addressed the issue, that we are required to comply with state laws and the Coastal Act. Not everything needs to go before the Coastal Commission.

Betty Winholtz, Morro Bay, commented that pg 367 of the zoning code was blocked out and would like it back in, will Coastal staff or Commission allow it put back in. She thinks there are things that need to be put in the code that the city is doing, such as the definition of a no-host hotel.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/x9kzOs0xms4?t=8031>

Commissioners presented their questions and comments to staff regarding the zoning code and definitions listed in the code.

Graham and Jacinth answered questions from Commissioners and Commissioners discussed downtown heights and proposed Zoning Code amendments.

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

Graham asked for a re-motion on the zoning code continuance, to continue to a date certain, October 3, 2023.

**MOTION:** Vice-Chairperson Rodriguez moved to approve staff recommendation. Commissioner Meyer seconded, and the motion to continue the hearing to the October 3, 2023 meeting, passed 5-0, with Ingraffia, Rodriguez, Roschen, Meyer, and King voting yes.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/x9kzOs0xms4?t=12463>

Chairperson Roschen brought up the tree policy process in the public right away, it would be on a future agenda.

Commissioners presented their questions to staff regarding projects with community benefits.

Graham answered questions from Commissioners.

Chairperson Roschen stated the Planning Commission will be meeting with City Council the following week for a joint meeting, September 26<sup>th</sup>, 2023.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

<https://youtu.be/x9kzOs0xms4?t=12561>

Graham commented that he already made his comments about the joint meeting during the Future Agenda Items.

G. ADJOURNMENT

The meeting was adjourned at 9:29 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 3, 2023, at 6:00 p.m.

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Bill Roschen, Chairperson

ATTEST:

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Scot Graham, Secretary



Jamie Irons, Morro Bay, stated he finds the Planning Commission meetings confusing and hard to follow. Mr. Irons shared resource workshops are available to Commissioners.

Chairperson Roschen closes public comment period.  
<https://youtu.be/DnkkPpMxrZE?t=999>

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PRESENTATIONS

<https://youtu.be/DnkkPpMxrZE?t=1005>

Dr. Michael Boswell, Professor of City and Regional Planning at Cal Poly. His graduate students will serve the community by updating the city’s Climate Action Plan through their community planning lab. The plan has not been updated since 2014. This group will be working with City Council, the Planning Commission, city staff, and residents. Dr. Boswell described the community outreach conducted so far including a public meeting two weeks prior at the Community Center and community outreach at the Farmers Market on December 2, 2023. They will produce a background report and deliver a climate action framework to the City by late March 2024.

A. CONSENT CALENDAR

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

B. There was Planning Commission concurrence to move the Public Hearing after New Business.

C. NEW BUSINESS

**C-1 Case No.:** CUP22-05/CDP22-003/VTTM22-02

**Site Location:** 3300 Panorama Drive, Morro Bay, CA

**Request:** Conceptual Review of a proposed 48-unit subdivision located on 10.06 acres with the address of 3300 Panorama Drive. The project includes public walking trails, open spaces, protection of the ESHA in the north west portion of the site and a private roadway system providing access to the proposed homes. The lot sizes range from 2267 sf to 5344 sf. The property is zoned R-1/PD/ESH (RS-A in the proposed 2022 zoning code) and is partially located within the Coastal Appeals Jurisdiction.

**CEQA Determination:** No CEQA determination is required for a Conceptual Review.

**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business item for information gathering and discussion purposes only and NO ACTION will be taken at this time.

**Project Contact:** Nancy Hubbard, [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov), 805-772-6211

Planner Hubbard presented the staff report.

Commissioners presented their questions to Planner Hubbard and staff responded to questions.

Commissioners presented questions to Public Works Director Kwolek and City Engineer Riddiough and staff responded to questions.

Ed Gallegos, Owner representative, presented the positive aspects of the project.

Debbie Rudd of RRM Design Group, representative for the Applicant gave a presentation on the project.

Commissioners presented questions to Ms. Rudd.

Tim Walters, Project Engineer for the project answered questions from the Commissioners.

Kraig Crozier, GeoSolutions Consultants, answered questions from Commissioners.

**PUBLIC COMMENT PERIOD**

<https://youtu.be/DnkkPpMxrZE?t=7445>

Betty Winholtz, Morro Bay, requested clarification regarding Regional Water Quality Control Board approval. She feels that 28 units is more manageable for the project. Ms. Winholtz shared her concerns regarding parking, landfill, trails, the smaller homes and building clean up.

Ed Griggs, Morro Bay, shared his concerns with current infrastructure and number of proposed units.

Betsy Gaudette-Cross, Morro Bay, agrees with Betty Winholtz comments. She stated affordable housing is not possible. Ms. Godette-Cross shared concerns of trucks on narrow streets and fleeing wildlife.

Susan Hammond, Morro Bay, agrees with all shared public comments. She stated her concerns with public safety, landslide area, and traffic flow.

Mitch Dallas, Morro Bay, is concerned with traffic, community character, hazardous waste, fill and grading. Mr. Dallas asked about the timeframe and noticing of the EIR.

An unnamed resident expressed concerns with truck traffic and moving soil for the project.

Helene Finger, Morro Bay, is concerned with traffic and infrastructure and discussed traffic mitigation strategies. She shared suggestions for walking paths and bike routes.

Bill Martony, Morro Bay, he shared his concerns with fill dirt and road size.

Patrick Clary, Morro Bay, expressed concern about the landslide area.

Jacob Nashkey, Morro Bay, is hoping to see realistic affordable housing in this project. He expressed importance of an evacuation route.

Jordan Algo, Morro Bay, is concerned about neighborhood character and parking.

Kevin Hadley, Morro Bay shared concerns with proposed circulation of roads and spoke in favor of extending the existing streets.

Jean Marie Colby, Morro Bay, would like to have seen studies done ahead of time. She expressed her concern about public safety and the landslide area.

Richard Dorflinger, Morro Bay, expressed his concerns with traffic and roads.

Michelle Lestercatier, Morro Bay, shared her concerns with drainage, parking, and traffic.

Terry Simons, Morro Bay, spoke against the project. He expressed his concerns with the amount of fill dirt and stated the grading plan should be redone with no soil import. He also stated there are too many houses proposed and it is too dense.

Chairperson Roschen stated Public Comment will remain open to allow additional comment in response to Commission discussion.

Commissioners shared comments and suggestions of the project.

Commissioners addressed questions to Planner Hubbard.

Debbie Rudd of RRM Design Group responded to Commissioner comments.

Chairperson Roschen concluded the Conceptual Review item providing feedback to applicant regarding reducing the amount of proposed grading and design revision. He would like to see alternatives to the narrow center street and provide more information regarding smaller lot benefits. Items to consider include timeliness of construction, density

and traffic issues, bikeways and sidewalks, and additional items to the community benefit package.

<https://youtu.be/DnkkPpMxrZE?t=11101>

An unnamed resident asked how the city sewer infrastructure is going to handle the project.

Terry Simons, Morro Bay, stated extended existing streets would work for the project.

Betsy Gaudette-Cross, Morro Bay, spoke in favor of one-way streets as a different circulation option.

An unnamed resident stated the project does not need open space, as there is enough nearby open space.

An unnamed resident expressed concern with public safety.

Commissioner Meyer inquired about the possibility of extending streets up into the subdivision and realign homes along the streets. Less fill. Expressed interest in no net import and concern with narrow streets. Consider possibly lowering density.

Vice-Chairperson Rodriguez indicated the EIR will be important and emphasized the project is in a planned development overlay.

Commissioner Ingraffia expressed concern regarding damage to roads from truck traffic, amount of fill, narrow roads, number of parking spaces and manner in which public spaces remain available for the public, number of lots and amount of public benefit provided.

Commissioner King indicated conceptual review was a benefit for community and commission to hear from the community. Project needs to address drainage, reduce amount of fill. Project includes public open space areas that are a public benefit. Inclusion of a local preference program for sale of units would be an additional benefit that could be provided.

Chairperson Roschen expressed concern related to traffic, circulation, amount of fill, density, drainage, narrow center street, how development fits with the surrounding neighborhood character.

Chairperson Roschen closed the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=12445>

**C-2 Site Location:** 451 & 471 Embarcadero  
**Request:** Review of Planning Commission letter to City Council regarding small cottages on the waterfront located at 451 and 471 Embarcadero  
**Staff Recommendation:** PC review the draft letter and forward to City Council  
**Staff Contact:** Scot Graham, sgraham@morrobayca.gov, (805) 772-6291

Commissioners discussed letter to City Council.

Chairperson Roschen opened the Public Comment Period  
<https://youtu.be/DnkkPpMxrZE?t=13006>

Bill, Morro Bay, would like to see the residences at southern end of the Embarcadero repurposed. However, he does not want to lose the last commercial industrial site for maintaining the bay.

Terry Simons, Morro Bay, stated Planning Commission should make a stronger statement to City Council.

Jamie Irons, Morro Bay, stated there was already a City Council action that was made. Irons spoke in favor of joint Planning Commission and City Council meeting to have these discussions.

Betty Winholtz, Morro Bay, agrees with the Planning Commission letter to Council.

## B. PUBLIC HEARING

### **B-1 Case No.:** *Plan Morro Bay: Zoning Code / Coastal Implementation Plan (IP) Map Amendments (MAJ23-004)*

**Site Location:** Citywide and APN parcels specified below

**Applicant/Project Sponsor:** City of Morro Bay

**Proposed Project:** Proposed project is a General Plan/Local Coastal Program (LCP) Zoning Map amendment to correct technical errors and inconsistencies with the 2021 adopted Plan Morro Bay Land Use Map. Proposed Zoning Map amendments are available online at [www.morrobayca.gov/planmb](http://www.morrobayca.gov/planmb). The proposed Map amendments would be included with the Zoning/IP Amendments recommended for approval by Planning Commission on 10/3/2023.

Cerrito Peak/Eagle Rock, APN 066-221-001 change from RS-A zoning to OS zoning; 2. Police Station, 850 Morro Bay Blvd/870 Morro Bay Blvd, APN #066-075-021/066-075-007 change from CC zoning to PF zoning; 3. Fire Station, 715 Harbor St, APN 066-071-035 change from CC zoning to PF zoning; 4. Library, 625 Harbor St, APN 066-280-024 change CC zoning to PF zoning; 5. Comm Dev/Public Works/City Hall, 595 Harbor St/955 Shasta Ave APN 066-280-025, change CC zoning to PF zoning; 6. Community Center/Rec Dept, 1001 Kennedy Way, APN 066-280-023; change CC zoning to PF zoning; 7. 2830 Alder Ave, APN 068-212-014, change from RM zoning to NC zoning; 8. 393 Zanzibar St, APN 065-081-056, change from NC zoning to RM zoning

**CEQA Determination:** Environmental Impact Report (SCH#2017111026)

**Staff Recommendation:** Review Zoning Map Amendments and forward a favorable recommendation to City Council for adoption of the Zoning Map as amended.

**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291 and Cindy Jacinth, Planning Manager (805) 772-6577

Planning Manager Jacinth presented the staff report.

Chairperson Roschen opened the Public Comment period.  
<https://youtu.be/DnkkPpMxrZE?t=14019>

Terry Simons, Morro Bay, asked the question how other property owners can request rezoning.

Betty Winholtz, Morro Bay, requested clarification on Morro Street property and the Island Street zoning.

Chairperson Roschen closed the comment period.

<https://youtu.be/DnkkPpMxrZE?t=14520>

Commissioners presented questions and comments to Planning Manager Jacinth.

Vice-Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14722>

Commissioners provided comments to staff.

<https://youtu.be/DnkkPpMxrZE?t=14524>

Chairperson Roschen and Commissioner Meyer recused themselves for the proposed Zoning Map amendment of property at Cerrito Peak.

Planning Manager Jacinth presented the staff report to include property at Cerrito Peak.

Vice-Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14722>

Terry Simons, Morro Bay, asked for further clarification of Cerrito Peak zoning.

Vice-Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/DnkkPpMxrZE?t=14846>

**MOTION:** Commissioner Ingrassia moved to approve staff recommendation. Commissioner King seconded, and the motion passes 3-0-2, with Ingrassia, Rodriguez, King voting yes. <https://youtu.be/DnkkPpMxrZE?t=14901>

Chairperson Roschen and Commissioner Meyer rejoined the meeting.

<https://youtu.be/DnkkPpMxrZE?t=14932>

D. UNFINISHED BUSINESS

None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

None.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

G. ADJOURNMENT

The meeting was adjourned at 10:12 p.m. to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on December 5, 2023, at 6:00 p.m.

\_\_\_\_\_  
Bill Roschen, Chairperson

ATTEST:

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



AGENDA NO: C-1

MEETING DATE: January 16, 2024

# Staff Report

**TO:** Planning Commissioners

**DATE:** January 9, 2024

**FROM:** Cindy Jacinth, Planning Manager

**SUBJECT:** Conceptual Review (CR23-010) of a potential redevelopment of City lease site 62/62W at 551 Embarcadero to include demolition of existing two story Morro Bay Paddlesports building and new construction of a two story 3-room hotel with private decks, first floor street-facing 425sf retail shop, proposed dock and gangway and kayak float and rental shed for kayak rental business, public access improvements including 10 foot Harborwalk, public gazebo, public restroom, and lease site boundary adjustment at adjacent street end, and removal of major vegetation. Proposed project is in the H, WF/PD/S.4 zoning district and within the Coastal Commission original jurisdiction.

**RECOMMENDATION:**

Review the staff report, attachments, and provide comments and feedback. The Planning Commission is not reviewing the project for discretionary review.

**APPLICANT/ARCHITECT:**

Applicant: Todd & Tamara Baston

Architect: Gene Doughty, Land Sea Interface

**PROJECT DESCRIPTION:**

Todd and Tamara Baston, as the master lease site holder for the Grays Inn at 561 Embarcadero received consent of landowner (COL) from City Council in September 2023 for the City lease site at 551 Embarcadero. The proposed project, titled "Grays Inn 2", is presented by the Bastons as a redevelopment of the Morro Bay Paddlesports lease site (City lease site 62/62W). A project description, Architect accessibility letter, and conceptual plans have been submitted by the project architect Gene Doughty of Land Sea Interface (Exhibits A, B, and C). The conceptual plans include demolition of the existing two-story building and development of two buildings to include a new two-story 3-room hotel with 425sf street-facing first-floor retail shop, new 10 foot wide Harborwalk lateral access, replacement of existing kayak float with dock, gangway, 2 new pilings and sleeving of 2 existing pilings, and public benefit of proposed 90sf public gazebo at the street end and public restroom. The project would also include a

Prepared By:  CJ

Department Review:  SG

request for a land lease boundary adjustment of 10 feet to the south and a water lease site boundary adjustment extending 12 feet to the south. The three hotel rooms would range in size from 403sf to 600sf. The proposed 10-foot Harborwalk as required by the Waterfront Master Plan would provide new lateral access where none currently exists by filling in the gap between the Driftwood Street end and the Grays Inn site.



**CONCEPTUAL REVIEW:**

No action is being requested with this staff report. The project is being brought forward to the Planning Commission (PC) as Conceptual Review only to provide input and direction on the project design. Staff requests PC input on overall project design in context of the lease site's narrow 30' width, Harborwalk design and use of ramps to address the grade differential between the elevation of the adjacent lease site to the north and the street end to the south, proposed architectural design as an extension of the existing Gray's Inn at 561 Embarcadero and the street end location. Upon Planning Commission's Conceptual Review, the next steps would be to proceed with a future application for discretionary permits which under the new 2022 Zoning Code would require a conditional use permit (CUP) and design review. The project would also need approval by Coastal Commission of a coastal development permit.

**APPLICABLE REGULATIONS:**

Under the 1997 Zoning Code the lease site is zoned H, WF/PD/S.4 (waterfront and harbor zone) and is in a Planned Development (PD) overlay zone which applies special standards to primary zoning districts. The S.4 Overlay Zone requires all projects to undergo architectural review. Under the 2022 Zoning Code, the site is zoned H (harbor zoning) and WF (waterfront zoning) and is also subject to Design Review chapter 17.38. The land use designation is waterfront commercial/industrial per the 2021 General Plan/Coastal Land Use Plan.

**1996 Waterfront Master Plan (WMP)**

The proposal is within the Waterfront Master Plan and is within Planning Area 3: Embarcadero Visitor Area. This area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity.

**2018 Downtown Waterfront Strategic Plan (DWSP)**

The purpose of the DWSP is to connect and enhance the city's downtown and waterfront areas and provide a more uniform feel and improve the character of each district. Within the DWSP are design guidelines for the waterfront area that would apply to this lease site (discussed later in the staff report). The Embarcadero corridor is recognized as opportunity site 4. Various catalyst projects applicable for this location include Catalyst Projects A, E, and I for the proposed new Harborwalk gap connection; Ecotourism for the upgrade of the kayak float to maintain the kayak rental business which is a low-impact ecotourism activity; and Embarcadero Streetscape Furnishing Palette which is to develop a streetscape furnishing palette for the Embarcadero with integrated landscaping standards and furnishing designs to reflect the existing

character of the waterfront and materials that fit with the bayside character including rustic and natural wood, glass, and metal, which would apply to the proposed 90sf gazebo (Online link to [DWSP](#)).

| <b>Adjacent Zoning/Land Use</b> |   |        |   |
|---------------------------------|---|--------|---|
| North:                          | Waterfront (WF/PD, S.4) / Visitor-serving commercial; lodging | South: | Waterfront (WF/PD, S.4) / Visitor-serving commercial; lodging |
| East:                           | Commercial Visitor-Serving (C-VS, PD/S.4), Commercial         | West:  | Harbor  |

| <b>Site Characteristics</b>   |  |
|---|--|
| Lease Size  | Land lease area: approx. 2369sf, water lease area: approx. 1500sf for total lease site of approx. 3869sf   |
| Existing Use  | City land and water lease – Existing use is location of Morro Bay Paddlesports kayak rental business on 1 <sup>st</sup> floor. Second floor is office use and was a lodging unit previously. |
| Terrain   | Land portion previously developed  |
| Vegetation  | Minimal. Existing onsite tree would be removed as major vegetation.  |
| Access  | Embarcadero Road and Driftwood street end (across from Morro Bay Yacht Club)   |
| Archaeological Resources  | No known resources.  |
| <b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b> |  |
| General Plan/Coastal Plan Land Use Designation                              | Waterfront Commercial / Industrial   |
| Base Zone District  | WF: Waterfront zoning district   |
| Zoning Overlay District   | PD, Planned Development overlay (required to also obtain City Council approval).   |
| Specific Treatment Area   | S.4  |
| Waterfront Master Plan  | Planning Area 3: Embarcadero Visitor Area  |
| Coastal Zone  | Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.                          |

| <b>Zoning Ordinance Standards (WF)</b>          |  |   |   |
|---|--|---|---|
|   | <b>1997 Zoning</b>   | <b>2022 Zoning</b>  | <b>Proposed</b>   |
| <b>Setbacks</b>                                 | Front: 5 ft. average<br>Interior Side: 0 ft.<br>Exterior Side: 5 ft. average<br>Rear: 10 foot Harborwalk access required                     | Front: 5ft avg<br>Int Side: 0'<br>Ext. Side: 0'   | Front: 5'6" proposed<br>Interior Side: 4'<br>Exterior Side: 0'<br><br>Rear: New 10 foot Harborwalk access proposed to fill public access gap between lease site to the north (561 Embarcadero) and Driftwood street end to the south. |
| <b>2<sup>nd</sup> Floor Building Setbacks</b>   | Second floor: 10 ft. per WMP   | Second floor: 10 ft. per WMP  | 7' 6". <b>Second floor non-conforming for the 10ft setback requirement</b>  |
| <b>Height</b>                                   | Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP.                          | Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP. | 23' and 23' 4 ½" proposed (PC finding of significant public benefit required)   |
| <b>Roof Area Requirement: 80%&gt; 4:12Pitch</b> | Minimum of 80%> at 4:12 pitch per WMP.   | Minimum of 80%> at 4:12 pitch per WMP.  | Roof pitch proposed at 4:12 pitch   |
| <b>Lot Coverage land side of lease</b>          | 90% lot coverage for base zone. See next row.*   |   | Proposed 48% (calculation not itemized to verify)   |
| <b>WMP Lot Coverage</b>                         | 70% max lot coverage of land portion of site.<br><br>Second floor max lot coverage is 70% of maximum allowable first floor building coverage |   | Proposed 1 <sup>st</sup> floor lot coverage 48% (though not itemized)<br><b>Second floor lot coverage proposed at 77% is non-conforming</b>   |
| <b>Parking Requirements (MBMC 17.44):</b>       | Kayak launch float & Rental shed= 1sp/35' of boat tie down area<br>Hotel= 1sp/unit   | New Zoning Code has provision for parking reduction in 17.27.050.F for the Embarcadero                              | Project plans state 5 spaces required per plans with 17 parking spaces documented as historic credit per Harbor Dept RFP.   |

|   |  |           |  |
|---|--|-----------|--|
|   | plus 1sp per each<br>10 rooms<br>Retail= 1sp/300'  | District. | Staff calculation is 6 required parking spaces based on 3 spaces for 3 hotel rooms, plus 2 spaces for retail unit, and 1 space for kayak rental business.<br><b>Parking requirements to be verified. Otherwise eligible for parking reduction per 17.27.050.F.</b>   |
| Floor Area Ratio                                | n/a  | n/a       | <b>Proposed 86%</b>  |
| View Corridor Requirement for Corner Lease Site | Lots over 50ft in width required to provide 30% of lease width. This requirement applies to corner lease site unless 45 degree diagonal view corridors are provided. |           | <b>Existing building does not meet the 30% view corridor requirement, nor does it provide 45 degree diagonal corridors on both sides</b><br>The lease site width is 30 feet. To comply with the requirement, the building would need to show 45 degree diagonal corridors or a minimum of 13.3' view corridor. The applicant is proposing 4 feet on the north side to widen the view with the adjacent building and a 10 foot lease line adjustment on the south to provide a 35% view corridor. |

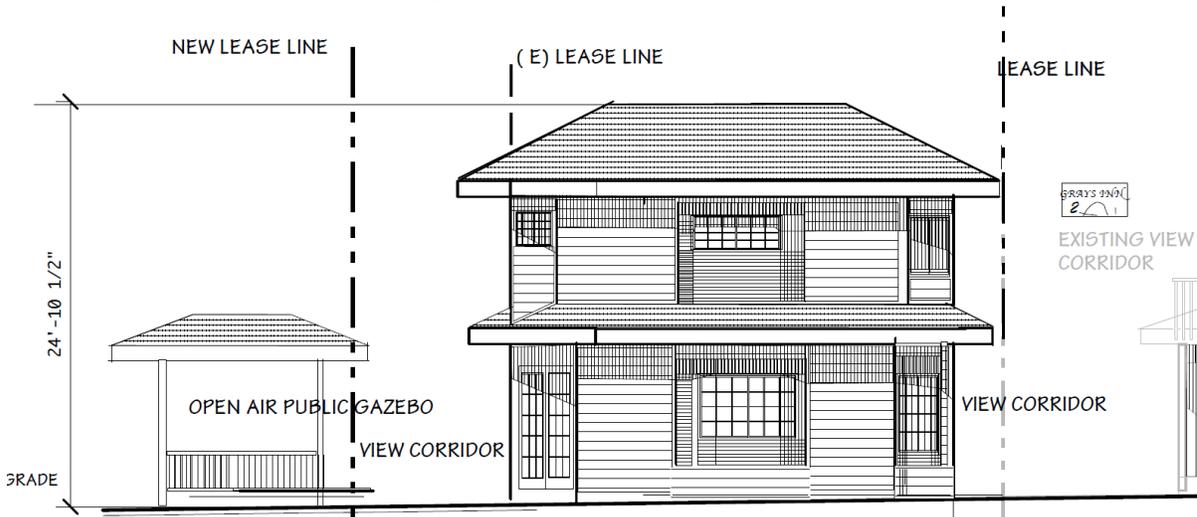
**Development Constraints**

As indicated in the table above, the project as proposed exceeds development standards for second floor front setback, second floor lot coverage, view corridor, and the height exceeds the standard building height of 17 feet. The exceptions proposed can be granted by the PC with a finding of significant public benefit per the Waterfront Master Plan and PD overlay. The height exception requested would require the specific finding that the overall viewshed characteristics will be improved or, at a minimum, not diminished from the public viewing location from the blufftop as well as meeting additional requirements such as roof slope, and encourage public viewing

areas of the bay. The PC should consider whether the exceptions requested are justified by the public benefits proposed. Staff would offer that the project could easily be redesigned to meet the second-floor front setback requirement, and second-floor lot coverage requirement.

**Architectural Style:** The plans prepared by Mr. Gene Doughty are designed to be an extension of the architectural design of the original Grays Inn next door at 561 Embarcadero. The design is based on hip roofs, large horizontal eaves that frame the horizon, shallow 45-degree corners that the architect describes mimic bay windows, guest view decks, and a breezeway connection between the two buildings. The design includes two hotel rooms in the west building with one on each floor. The east building would consist of the 425sf retail space on the first floor with a hotel unit on the second floor. The architectural design is proposed as two separate buildings with the goal of breaking up the bulk and mass of the building. The elevation pages and visual simulation shows the proposed private decks for the west-facing hotel guest rooms. Also included is an exterior staircase in the breezeway area to provide access and interior view deck to the second-floor hotel rooms. Plan sheet A.3 shows the proposed elevations. The materials for the building including comp shingle roofing, hardi-plank siding, and light color palette are proposed to match with the Grays Inn development to the north. The visual simulation from the bay with the 10-foot wide new Harborwalk access on plan sheet A-5 (Exhibit C) provides a connection point where none currently exists.

*East elevation of site with public gazebo shown and view corridor after lease adjustment*



### **Waterfront Master Plan:**

The Waterfront Master Plan (WMP) design guidelines require that projects consider four key areas in the design review process noted below with staff response in bold:

1. Sidewalks that provide connection along the Embarcadero. **The project proposes 8 foot sidewalk width. The WMP would require a minimum width of 8-foot sidewalks on new projects.**
2. Boardwalks. A minimum 10-foot wide lateral access harborwalk is required. **This project proposes to provide new 10-foot wide Harborwalk lateral access. Additional width of Harborwalk was not proposed due to potential eelgrass habitat which requires avoidance. The CUP will require an eelgrass survey to determine extent and location of eelgrass habitat.**
3. Architectural compatibility. Architectural character should be consistent with a working fishing village character with building design treatment to include that areas adjacent to the sidewalk be pedestrian oriented with windows, entries, and display area **where this building provides street-facing retail and pedestrian orientation of the proposed public open air gazebo located outside of the view corridor**; front façade to be in scale and character of the waterfront area **where the proposed development will be a design extension of the existing Grays Inn**; articulated wall surfaces such as board and batt, engaged pilasters, multilevel trim, cornices, and built-up fascia's, varied rooflines, and use of materials and colors to break up larger building masses and large wall planes. **Conceptual plans depict a development that for branding purposes will utilize the same design and materials as the existing Gray's Inn. The Bastons have proposed the building to match based on the popularity of the Grays Inn which has operated for decades and is attractive due to its small scale friendly location. Should the City approve a lease line adjustment to extend the lease site 10 feet to the south, then the development would be able to meet the required 30% view corridor by having a 4 foot view corridor on the north and 10 foot corridor to the south. No development is proposed in the view corridor other than the building eaves. The Waterfront Master Plan limits encroachments taller than 30 inches into the view corridor but states that "normal eaves" are allowed.**
4. Building proportions shall have harmony and balance and be integrated into a total composition. **The project is proposed to match with the existing Grays Inn to the north, which would give the appearance of a large lease site with multiple buildings similar to other larger lease sites on the Embarcadero which would create a sense of harmony and scale at this area.**

*Bayside/ west elevation depicting existing site without Harborwalk public access and existing kayak float shown*



*Bayside/ west elevation depicting proposed site with new Harborwalk with ramp to the street end, public open air gazebo, new kayak float shown, and proposed building with hotel room decks shown similar to design of existing Grays Inn development at 561 Embarcadero.*



**Downtown Waterfront Strategic Plan (DWSP):**

The property is located within the waterfront boundary area of the DWSP. The DWSP was adopted by the City in 2018 with the goal to connect and enhance the City's downtown and waterfront areas. Design guidelines for these two areas are included

in the DWSP.

Some of the relevant general and waterfront design guidelines for this property are provided below followed by staff comments in bold font:

- Vary materials and colors to break up large wall planes and enhance key components of a building's façade. **Materials include horizontal gray hardi-plank siding. Elevations and articulation are meant to be an extension of Grays Inn to the north; second floor hotel rooms are each proposed to have balconies.**
- Character defining elements and architectural quality: Buildings should be designed to be visually attractive and add architectural richness and variety to the downtown and waterfront environments. Rooftops should be varied to avoid monotonous views from the bluff-top areas. **The proposed design is an extension of the original Grays Inn building which predates both the 1996 Waterfront Master Plan and the DWSP. Planning Commission should provide direction to the Applicant regarding the proposed design.**
- Preferred siding types include ship lap, board and batten, shingles, and corrugated metal. Architectural elements should be constructed of natural materials. **Project partially includes this with the proposed hardi-plank siding and comp shingle roof.**
- Varied roof forms. **Project designed with two separate hip roofs both at 4 in 12 pitch.**
- Simple or rustic detailing. **Project includes this.**
- Open view corridors should be incorporate into the design of new or remodeled structures to enhance overall visual access to the water. **Project although non-conforming for view corridor requirements creates shallow 45 degree diagonal view access on the south west and south east elevations. In addition, the project is requesting a 10 foot lease line boundary adjustment to meet its 30% view corridor requirement while also maintaining financial feasibility for the project. (Plan sheet S4.5 and 4.6).**

#### **PUBLIC BENEFIT:**

As public benefit for the requested project exceptions, the Applicant is proposing four public benefit items. Only two items on this list qualify as significant public benefit (greater than normal per PD overlay) as noted in bold below. Planning Commission should review and discuss whether the exceptions requested are offset by the provision of significant public benefit. In the case of granting increased building height, whether additional public benefit is warranted.

1. A 90square foot open air public gazebo shown on plan sheet A-4. The gazebo would be located outside of the required view corridor but located in the street end within public right of way area. The gazebo's proposed location is sited to establish an entrance to the beginning of the Harborwalk. An accessible ramp would lead down to the Harborwalk and extend north along the waterfront. **PC**

- should consider whether the benefit of the gazebo outweighs the visual impact it creates in relation to existing views of the harbor from the street end.**
2. A public restroom in the street-facing building accessible through the breezeway.
  3. Design of a ramp solution that meets accessibility requirements to connect the new Harborwalk to the street end. **Compliance with ADA accessibility requirements would be considered a standard code requirement not greater than normal benefit. See additional discussion below.**
  4. One of the 3 hotel rooms would be provided to meet the low cost visitor serving accommodation requirement. **This is both a requirement in the City's LCP and a standard requirement by the Coastal Commission and cannot be considered greater than normal benefit.**

The Applicant's project description (Exhibit A) also includes a summary of the construction accessibility challenges with the Harborwalk. While lateral access is a requirement of the Waterfront Master Plan, the adjacent Harborwalk is at an elevation approximately 4 feet less than the street elevation due to past City approvals on lease sites to the north where the elevation of the Harborwalk lateral access was approved without consideration for subsequent lease site redevelopments such as this project, Grays Inn 2, which is the last site in this area to develop a Harborwalk. The project architect's design meets ADA accessibility requirements through design of a ramp at 8.33% slope with railing that leads up to the street and wraps around the gazebo providing the needed length for vertical access. Opportunities for greater public benefit on the lease site are limited due to the small footprint. However, based on its street end location, and long-standing use as a kayak rental launch, potential public benefit options that would serve visitors and greater public access could include wider Harborwalk access (subject to eelgrass protection requirements), provision of Level 2 or Level 3 electric vehicle chargers in the street end, or upgrading the proposed public restroom to also include a public shower for recreational users.

#### **APPLICANT PROJECT DESCRIPTION**

The applicant's project description, provided as Exhibit A to this staff report, includes a section titled "Planning Commission responses". These responses were provided by the project architect in response to a letter prepared by Staff outlining suggested plan corrections, areas where clarifications would be helpful and areas where the project design is inconsistent with City policies. Given the applicant responses lack context, Staff has provided a copy of the November 22, 2023, Staff project review letter as Exhibit B.

#### **CONCLUSION:**

The Planning Commission should provide input on the proposed project given the

project's highly visible location and Waterfront Master Plan / DWSP design guideline policies. This project offers an opportunity to redevelop an existing underutilized commercial building and improve the visual character of the Embarcadero location. The proposal is to demolish the existing building and redevelop by adding new hotel units as a source of overnight accommodations, including meet the requirement for low-cost visitor serving accommodations, provide a new retail space, and maintain the kayak rental business on the new kayak float. The Planning Commission should also provide input on the architectural design proposed as an extension of the original neighboring Gray's Inn The project site is a small lease site of 30 feet in width, and the Applicant's proposal requests that flexibility on standards be considered to approve the requested exceptions based financial feasibility. The exceptions requested in these conceptual plans are:

- Non-conforming second floor front setback.
- Second floor lot coverage requirements.
- View corridor – lacking the required 30% view corridor needed for a two story development.

Input provided by the Commission will be used to develop a formal application for a Conditional Use Permit and subsequent Coastal Development permit. In addition, the full conditional use permit application would also require additional plan detail relating to specifications on lighting, landscaping, bike parking, trash enclosures, street furniture, and visual simulations from the blufftop per WMP requirements.

**EXHIBITS:**

- Exhibit A – Project Description dated 1/2/2024
- Exhibit B – Staff project review letter dated November 22, 2023.
- Exhibit C - Conceptual Plans



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- **ARCHITECT**
- **CONSULTANT**  
**CONSTRUCTION**

Subject: Grays Inn 2

Date : 1-2-24

The redevelopment of Lease Site 62/62W has been in the process for several years. Todd and Tamara Baston are the current owners of "Grays Inn", located adjacent to this site, and have operated the motel and slips for several years.

As the Architect and builder for their site for the past 40 years they asked me to design a proposal for the R.F.P. redevelopment dated 6-18 for the site next door.

The development of this site and the investment needed must be balanced with a reasonable cost recovery. Other wise there is no reason to invest funds for a project.

The proposal to the R.F.P. was of a larger scale to provide maximum return on their investment, and at the time they were the only party to submit a proposal. The City's response to the R.F.P. proposal was that their proposal was of a too large scale and that it needed to be reduced.

A conceptual review resubmittal dated 10-23 with a reduced project was proposed and a response from City departments were received.

The reply is as followed:

The original Grays Inn design is based on hip roofs, that provide large horizontal eaves that frame the horizon, 45 degree corner that mimic the bay windows, guest viewing decks, retail facing the street and slip rentals.

Their concerns were that the new building would need to match their existing building as it has been a destination for countless families and friend who stay there and it has been a small scale friendly location.

The proposed design reflects their existing values and architectural concepts as well as meeting the new codes and requirements.

As this site is one of the smallest separate lease sites, the WFMP and guidelines need to be viewed only as guidelines not strict enforced regulations. The guidelines do not take into consideration as to depth of lease sites only width, and as the sites get smaller the imposed guidelines become increasing burdensome in achieving a reasonable return on the investment.

In order to achieve a return on their investment we are proposing to increase the site to the south into the city right-a-way by 10'. This allowing the square footage needed for a cost recovery. This still meets the city requirements for street end parking.

The concept of providing two building with a breezeway between will reduce the bulk of the project as well as allowing a reduce height in the hip roofs.

The proposal encourages the corners to be setback with 45 degree angles providing better viewings and pedestrian flow.

The need for two story is a function of economics, aa public benefit will be needed for such , We propose the following:

The requirement for a harbor walk is a condition of development, unfortunately the all of existing harbor walk adjacent to the north are at a elevation that is around 4' less than the street elevation due to an City approved elevation mid-block. To provide for a vertical access and to solve this problem an as there is is not enough length with this site to meet regulation, we propose to increase and pay for a extension of the lease site. Install a public gazebo and provides a ramp that wraps around and meets the needed length for a vertical access. This additional solution and cost are beyond the condition of approval for the existing site. I consider this public benefit that solves the City's created problem and established an entrance to the Harbor-walk.

The existing 50 year old storage building located on the southwest corner of the land lease will be removed . a relocated public gazebo will be installed at the end of the harbor walk that defines the entrance to the harbor-walk and provides street furniture for the public.

A public restroom , although it is practical and not a requirement and reduces the lease-able square footage Is included and should be considered a public benefit

On such a small site there is not much in the way of public benefit that can be done

### Planning Commissions responses

1. Development standards are shown on sheet A-1
2. Height of building are shown on sheet A-3, A-4 The buildings are separated to allow lower roof lines w/ 4/12 pitch.
3. View corridors are shown on Sheet A-3, By increase the site boundary there is more that 30% open viewing.
4. Design Guidelines: see the above narrative, We propose to provide a similar structure as the existing adjacent Grays Inn. To provide a smaller scale development, reduce the bulk of the structure and create a steeled end corner building that provide a human scale atmosphere.
5. Lease line Boundaries: in order to obtain a reasonable return on their investment, the site needs to be expanded, either by a lease-line adjustment or an encroachment boundary correction.
6. Accessibility: The propose ramp for the Harbor-walk is drawn at 8.33%, this can be reduced a bit, and will be provided upon final building permit plans submitted.
7. View corridors are shown on sheet A-3. The 4' setback on the north side will enhance the existing Grays Inn 1 view corridor. The corners of the propose building are cut at 45 degrees to provide better viewing per guidelines.
8. Site Plan: the propose 4 bike rack are shown on the sheet A-1, rotated next to the gazebo. As well as public trash and recycle bins.
9. Floor Plans: See sheet A-2 for dimensions and notes, the second floor Unit "C" is setback 2', any additional reduction in depth will not allow sufficient room for rental.
10. Trash: There are two trash location, one for the units under the stairs and a smaller trash and recycle bins next to the gazebo which is rotated to provide a better view . See sheet A-1.
11. Parking: There are 17 parking credits attributed to this site per R.F.P.
12. Elevations: See sheet A-3 for elevations and submitted Sketch-up modeling presentation.
13. Harborwalk: To meet the existing elevation of the adjacent harbor-walk the propose H.W will continue at this elevation. The width will remain the same. Increasing the width, may effect eelgrass consideration. But will reexam upon eelgrass survey. Slope and elevation are is shown on sheet A-1 and A-4.

14. Public Benefit: See the above narrative. As this site is one of the smallest lease-Sites, there needs to be some flexibility in the guidelines.
15. Kayak float: The sub-tenants plan on remaining on site. The existing kayaks and equipment will be stored on the proposed float that will be enlarges to better accommodate the watercraft rentals. The existing storage and office will be relocated on the float similar to existing facilities along the waterfront.
16. Low Cost Visitor Accommodations: In order to provide better public partition to the coastal, We are including a lower cost visitor accommodation, This may be considered a public benefit also.
17. Eelgrass: A eelgrass survey will be provide prior to C.U.P. Visual inspection shows that there is some eelgrass adjacent to this site and may effect width of the Harbor-walk.
18. Lighting: Will be downward facing, low intensity to meet City and Coastal regulations
19. Landscaping Plan: Will be submitted with the C.U.P.
20. Hazards. In consulting with two qualified geologist/engineers firms the Zoning Code section 17.14.100 and 17.14.100.A2 does not address the waterfront district but refers to coastal bluff, and North Coast areas. A modified report addressing these concerns would be in order.



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

November 22, 2023

Tamara and Todd Baston  
 Grays Inn  
 561 Embarcadero  
 Morro Bay CA 93442  
 Sent via email

**RE: Conceptual Review Application for 'Grays Inn 2' at 551 Embarcadero (#CR23-010)**

Dear Tamara and Todd:

The Planning Division has reviewed your conceptual review plans for the proposed redevelopment of the former Kayak Horizons lease site property (Lease sites 62/62W). In summary, the project proposes demolition of the existing building, construction of a new 2-story building with first floor retail and ADA-accessible hotel unit and two hotel units on the second floor. In addition, the project proposes a new 10-foot Harborwalk extending from Grays Inn to the Driftwood street end, lease line adjustments to the west and south, sleeve existing pilings to support new floating dock, gangway, and new public gazebo.

The goal of a Conceptual Review item is to discuss initial plans with the Planning Commission to get early feedback. Prior to scheduling that meeting, staff recommends that the plans be revised or clarified to address the following items below. Planning initial comments are listed below, which include both a mixture of plan corrections, requests for clarification, and identification of Zoning Code requirements from the new Zoning Code as well as Waterfront Master Plan/DWSP. Comments received from other Departments are attached to this letter.

1. **Development Standards** - The project plans should be updated to identify all development standards to determine compliance. What are the proposed setbacks? Height information, roof pitch? Not clear from the plans. No development standards table is included to identify front, side, rear setbacks etc. Plans should clearly dimension all setbacks and be provided as a summary development standards table on title page of plans. At the southeast corner of the building, it appears that the building may encroach into the area needed for 8 foot setback, unless that is building eaves shown. Include dimensioned setbacks. The project does not appear to meet upper floor front setback requirement. Please dimension the front setback to front of building and second floor. For your convenience, a draft table below is included with the various standards (note, may not include all applicable categories).

2. **Height** - Provide height information, showing calculations per Waterfront Master Plan (WMP).
3. **Visual analysis** requirements per the Waterfront Master Plan should be provided. Refer to page 5-10 of the WMP for requirements for 2 story projects.
4. **Design Guidelines** - For architectural design character standards included in the WMP, please include a narrative summary of the project prepared by the Architect that describes how the project is consistent with both the WMP and DWSP (Waterfront specific design guidelines) such as general design treatment, fishing village character, wall surfaces, design materials, construction concepts, character-defining elements, public street furnishings (the gazebo would be considered a public street furnishing since it is in the right of way area).
5. **Lease line boundaries** - The application states that the lease site width would be increased by 10 feet to the south. The land area to the south is public right of way not Tideland Trust, so we would not be able to do a lease line adjustment as the State controls the size of the Tideland. The process to permit development in public right of way area would be via a special encroachment permit. The comment letter from Public Works attached also includes this information. Please verify that all development statistics are based on the size of the existing 40-foot-wide lease site and not on the size of the lease site if expanded to the south. Clarify why you are proposing to extend the water lease line 12' to the south. The proposed float doesn't extend to the edge of the proposed water lease?
6. **Accessibility** - The ramp from the street end shows 8.33% slope going down from street end to a landing then going down another 8.33% for several feet south. This is the max slope permitted by ADA. This should be reduced by 1%, otherwise it leaves no room for error. Staff would not be supportive of having this be at the maximum percentage. Would need to discuss further with Building for review.
7. **View Corridor** - The view corridor requirement for a lease site less than 50 feet in width if a two story building is 30% of the lease site. 40' lease site X 30% = 12'. The eaves of the building appear to extend into view corridor as do portions of the second floor...please clarify the scale as it appears the second floor scales wider than lower floor. As a corner lease site, you can also utilize the criteria in the WMP for diagonal view corridor.
8. **Site Plan** - Show on site plan the location of proposed bicycle racks, number, and provide specifications on design.

9. **Floor Plans** - Fully dimension the width of second floor on plan sheet A-2. Identify the hotel room view decks on plans as private.
10. **Trash** - The trash location/configuration differs on Sheet A-1 and A-5...which one is correct? Provide a design for this area. This is important as it is located in the view corridor.
11. **Parking** - The new Zoning Code still requires provision of parking similar to the old code, but does allow for parking reduction based on historic parking credits. Clarify how you intend to meet the parking requirement as the parking spaces shown on the plans are public spaces. Do you intend to make a request to lease City parking spaces similar to the other recently approved Embarcadero hotel projects?
12. **Elevations** - Elevation drawings show shadowing, but it hard to tell that's what it is as the shadowing is done in lines. Maybe provide as color renderings or better yet provide as larger photo sims.
13. **Harborwalk** - Clearly dimension the Harborwalk width on plans. It appears that it is 10 feet which is the minimum requirement. Provide slope along entire harborwalk length.
14. **Public Benefit** - The project says that the proposed significant public benefit (greater than normal) would be the new Harborwalk extension, ADA ramp up to Driftwood, bicycle racks, public restroom, and public gazebo. However, projects can not claim significant public benefit for something that meets the minimum code requirement such as 10 foot Harborwalk, ADA compliance, bicycle racks which are all already required. In order for Planning Commission to make findings for the height increase up to 25 feet, you would need to show something in our plans beyond just the public restroom and public gazebo. Both the height increase, and the gazebo which requires relinquishment of public right of way (and potentially a visual obstruction) will need findings of significant public benefit. If it is possible to widen the Harborwalk beyond the minimum 10 feet, that would be helpful especially considering that the sloped ramps will not be an area that is really usable for viewing purposes.
15. **Kayak float** - Will the kayak kiosk be a sub-tenant business? How are you proposing to manage the kayak storage location and design? Currently the float has kayak racks on it and the float is very crowded with jackets lined up along the gangway which makes for a sometimes messy and unattractive arrangement in need of a better solution if possible.

16. **Low-Cost Visitor Accommodations**, New Zoning Code policy 17.14.040.C states that new low cost visitor overnight accommodations shall be provided on at least a rate of one new unit for every 4 new high cost accommodations. Since your project does not meet the minimum threshold of 4 units, it does not appear that one of the units would be required to be restricted rate-wise as a low cost visitor accommodation unit per Coastal Commission requirements. As this project is discussed with Coastal, and because they will review and act on your coastal development permit, more information may follow on the applicability of this policy.
17. **Eelgrass**. Has an initial eelgrass planning survey been prepared for purposes of initial design? Although not required at the conceptual review stage, this will be needed prior to public hearing for the CUP application.
18. **Lighting** - Exterior lighting plans will be required that shows the location, types, and intensity of the proposed lights and must be cut-off style, shielded, or downward fixtures with a lighting rating between 2600 and 3500 Kelvin and has a CRI of 85 or greater. (17.14.090.B).
19. **Landscaping Plan** will be required for the CUP application that shows the type, location, and mature height of all trees (if applicable) and shrubs. The plan should include both vegetation types and maintenance provisions that ensure that at maturity the plantings will not significantly encroach in a public view corridor. (17.14.090.C)
20. **Hazards** - Per the City's new Zoning Code requirements, the project is located within a sea-level rise overlay zone which would require a Hazards Report prepared by a qualified geologist/engineer to identify the potential impacts of erosion, episode, and long-term shoreline retreat, etc with recommended mitigation measures needed ensure consistency with the LUP's Coastal Hazards policies. Refer to Zoning Code section 17.14.100 for specifics regarding the required contents of the Report. (17.14.100.A2)

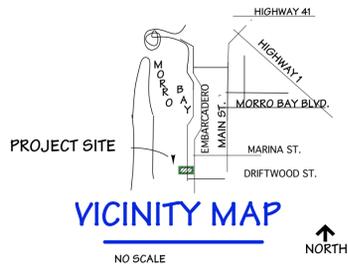
If you have any further questions regarding this application or the required submittals, please feel free to contact me at [cjacinth@morrobayca.gov](mailto:cjacinth@morrobayca.gov) or at (805) 772-6577.

Sincerely,



Cindy Jacinth  
Planning Manager

|  | New Zoning Code Standards  | Waterfront Master Plan Requirements                                    | Downtown Waterfront Strategic Requirements | Project Proposal |
|--|--|--|--|------------------|
| Front Setback  | 0 feet   | Avg 5 feet   |  |                  |
| Front Setback 2 <sup>nd</sup> floor  | --   | Min. 10 feet from right of way   |  |                  |
| Side Setback (Exterior)  | 0 feet   |  |  |                  |
| Side Setback (Interior)  | 0 feet   |  |  |                  |
| Rear Setback (waterside)   | 0 feet/ must allow for minimum 10 foot Harborwalk  | 10 feet  |  | 10 feet          |
| Lot Coverage (1 <sup>st</sup> floor)   |  | 70% of land portion of properties                                      |  |                  |
| Lot Coverage (2 <sup>nd</sup> floor)   |  | 70%, excluding open decks, of allowable 1 <sup>st</sup> floor coverage |  |                  |
| Floor Area Ratio (FAR)   |  |  |  |                  |
| Maximum Height   | 17 feet, up to 25' per WMP   | Up to 25 feet with finding of significant public benefit               |  |                  |
| View Corridor  |  | 30% for 2 story building at lease site <50 feet in width               |  |                  |
| Parking requirement (Refer to 17.27.050 Parking Reduction option for Embarcadero District) | 3 parking spaces for hotel plus 2 spaces for retail unit (w/ no mgr. unit) for total of 5 spaces |  |  |                  |
| Bicycle Racks  | Minimum 4 spaces   |  |  |                  |
| Roof Pitch   |  | 80% minimum shall be 4 in 12 pitch                                     |  |                  |



## PROPOSED IMPROVEMENTS

EXTEND EXISTING LAND LEASE SITE, 10' SOUTH,  
EXTEND EXISTING WATER LEASE SITE 12' SOUTH  
CREATE NEW HANDICAP  
ACCESSIBLE PARKING AND AISLE  
DEMOLITION OF EXISTING VISITOR SERVING BUILDINGS,  
NEW UNDERGROUND UTILITIES  
NEW CONCRETE FOUNDATION, SLAB.  
REPLACE EXISTING VISITOR SERVING W/  
NEW MOTEL/RETAIL UNITS  
NEW HARBORWALK, PUBLIC BENEFIT OF CORRECTING  
HEIGHT DIFFERENT BETWEEN HARBORWALK AND STREET  
LEVEL  
SLEEVE 2(E) PILING &  
2 NEW PILING &, NEW FLOATING DOCK, GANGWAY,  
NEW PUBLIC GAZEBO,

## LEGAL DESCRIPTION

PROPOSAL FROM ----- TODD & TAMARA BASTON  
561 EMBARCADERO,  
MORRO BAY, CALIF.  
OWNER ----- CITY OF MORRO BAY  
PROPOSED SITE ADDRESS ----- 551 Embarcadero  
MORRO BAY, CALIF  
LEASE SITES ----- 62, 62W,  
MORRO BAY, CALIF.  
COUNTY OF SAN LUIS OBISPO, CALIFORNIA  
APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30  
ZONE ----- H. WF. (PD/S.4)

## DEVELOPMENT STANDARDS

WATERFRONT MASTER PLAN GUIDELINE REQUIREMENTS  
REQUIRED FRONT SET BACK - AVERAGE 5' TO RIGHT-OF-WAY-5'-6" PROVIDED  
REQUIRED SECOND STORY 10' TO RIGHT-OF-WAY-----10'-6" TO CURB  
REQUIRED SIDEWALK -----AVERAGE 10'-6" PROVIDED  
REQUIRED INTERIOR SIDE SETBACK-----4' PROVIDED  
REQUIRED EXTERIOR SIDE SETBACK-----10' PROVIDED  
REQUIRED REAR-0' SETBACK, 10' FOR HARBORWALK-----10' PROVIDED  
REQUIRED LOT COVERAGE 1 ST FLOOR 70%-----48% PROVIDED  
REQUIRED LOT COVERAGE 70% OF 1 ST FL-----77% PROVIDED  
FLOOR AREA RATIO-----86% PROVIDED  
MAXIMUM HEIGHT 25' W/ PUBLIC BENEFIT-----23' AND 23' 4 1/2" PROVIDED  
VIEW CORRIDOR 30% FOR 2 STORY 50'-13.3% PROVIDED, 46.6% W/ ENCROACHMENT  
REQUIRED PARKING-----5 REQUIRED-----17 ATTRIBUTED TO THIS SITE  
REQUIRED BICYCLE RACK-----3 PROVIDED  
REQUIRED ROOF PITCH-----4/12 PROVIDED

## VICINITY PHOTO

## GENERAL NOTES

NOTE!  
ALL WORK SHALL COMPLY  
W/ 2022 C.B.C., 2022 UMC, 2022 NEC, 2022 UPC 2022 CALIF TITLE  
24,  
CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS  
OF APPROVAL  
CALIFORNIA COSTAL COMMISSIONS STANDARD AND SPECIAL  
CONDITIONS  
CALIFORNIA BOATING AND WATERWAYS GUIDELINES  
CONTRACTOR SHALL NOTIFY ARCHITECT  
AND OWNER PRIOR TO CHANGES OF CONSTRUCTION  
FOR APPROVAL.

## SITE INFORMATION

### LEASE SITE INFORMATION

LAND LEASE 62---EXISTING----- 2369 S.F.  
PROPOSED ENCROACHMENT ADDITION----- 1125 S.F.  
TOTAL LAND LEASE SITE----- 3494 S.F.  
WATER LEASE 62W---EXISTING----- 1500 S.F.  
PROPOSED WATER LEASE SITE----- 2094 S.F.  
EXISTING SITE BUILDING COVERAGE----- 677 S.F.  
EXISTING LEASABLE FLOOR AREA----- 450 S.F.  
PROPOSED GROSS FLOOR AREA----- 2140 S.F.  
PROPOSED LEASABLE FLOOR AREA----- 2140 S.F.  
PROPOSED SITE BUILDING COVERAGE  
FIRST FLOOR----- 1152 S.F.  
GAZEBO----- 90 S.F.  
HARBOR WALK----- 156 S.F.  
SECOND FLOOR AREA----- 893 S.F.  
SECOND FLOOR DECKING----- 90 S.F.  
EXISTING DECKING----- 232 S.F.  
EXISTING PAVING----- 140 S.F.  
PROPOSED 1 ST FLOOR DECKING----- 200 S.F.  
PROPOSED PAVING----- 870 S.F.  
PROPOSED SECOND FL. DECKING----- 90 S.F.

PROPOSED FLOOR AREA RATIO  
TOTAL FLOOR AREA----- 2045 S.F.  
TOTAL LAND SITE AREA----- 2369 S.F.

F.A.R.----- 0.86%  
EXISTING WATER LEASE SITE COVERAGE----- 750 S.F.  
PROPOSED WATER LEASE SITE COVERAGE-----  
HARBORWALK----- 62 S.F.  
EXISTING FRONTAGE ON EMBARCADERO-----30.00 LIN FT.  
PROPOSED BUILDING LENGTH----- 26' LIN FT.  
% OF VIEW CORRIDOR OPEN SPACE- 4'----- 13.3%  
PROPOSED SITE W/ ENCROACHMENT-----40.00 LIN FT.  
PROPOSED BUILDING LENGTH----- 26 LIN FT.  
% OF VIEW CORRIDOR OPEN SPACE-13'----- 35%--OK.

LANDSCAPING AREA----- 344 S.F. ---10%  
HARDSCAPEING----- 1127 S.F. --- 32%



1 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
W/ IMAGES MOUNTED FLAT ON 4X4 POST  
W/ WHITE BACKGROUND & BLUE LETTERING  
A sign that states "Caution: due to fluctuation  
of water elevation, this dock/pier is only accessible  
between tidal elevations of +7' to 0. Use with caution,  
to be located @ top of gangway access.



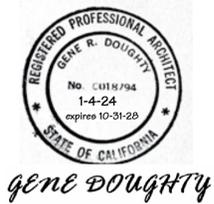
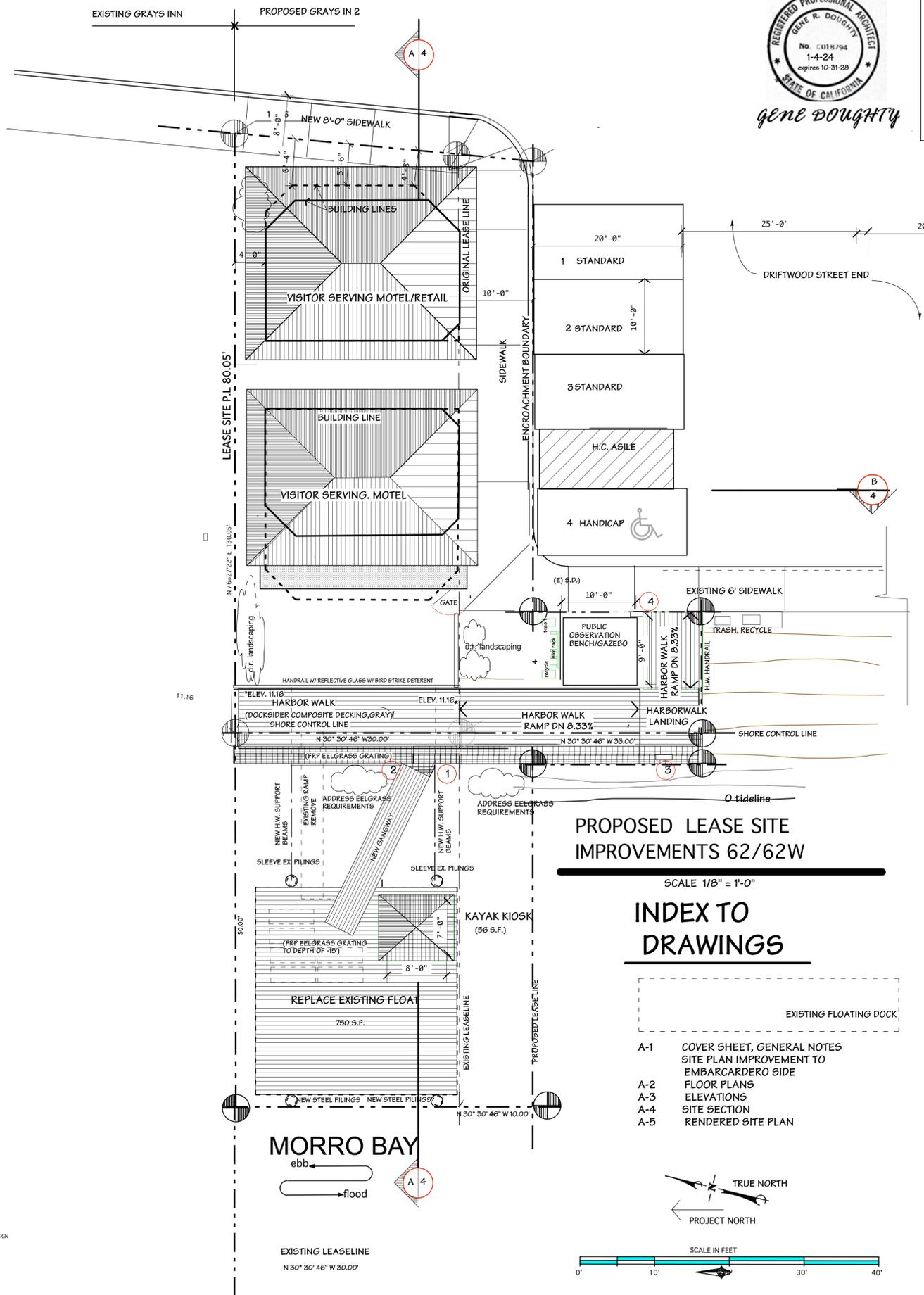
2 SECURITY SIGN @ TOP OF  
GANGWAY  
SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
W/ IMAGES ON CHAIN GUARD w/ white background  
& blue lettering



3 SIZE AND DESIGN WILL BE  
CONSISTENT WITH OTHER  
PREVIOUS APPROVED  
HARBORWALK SIGNS



4 SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
W/ IMAGES MOUNTED FLAT ON 4X4 POST W/  
WHITE BACKGROUND & BLUE LETTERING  
UBLIC BOARDWALK TO REMAIN OPEN  
4 HOURS A DAY to be located upcoast &  
overcast & entrance to courtyard



## PROPOSED LEASE SITE IMPROVEMENTS 62/62W

SCALE 1/8" = 1'-0"

## INDEX TO DRAWINGS

- A-1 COVER SHEET, GENERAL NOTES  
SITE PLAN IMPROVEMENT TO  
EMBARCADERO SIDE
- A-2 FLOOR PLANS
- A-3 ELEVATIONS
- A-4 SITE SECTION
- A-5 RENDERED SITE PLAN



LAND/SEA INTERFACE  
GENE DOUGHTY-ARCHITECT  
1-805-772-8436  
C 18794

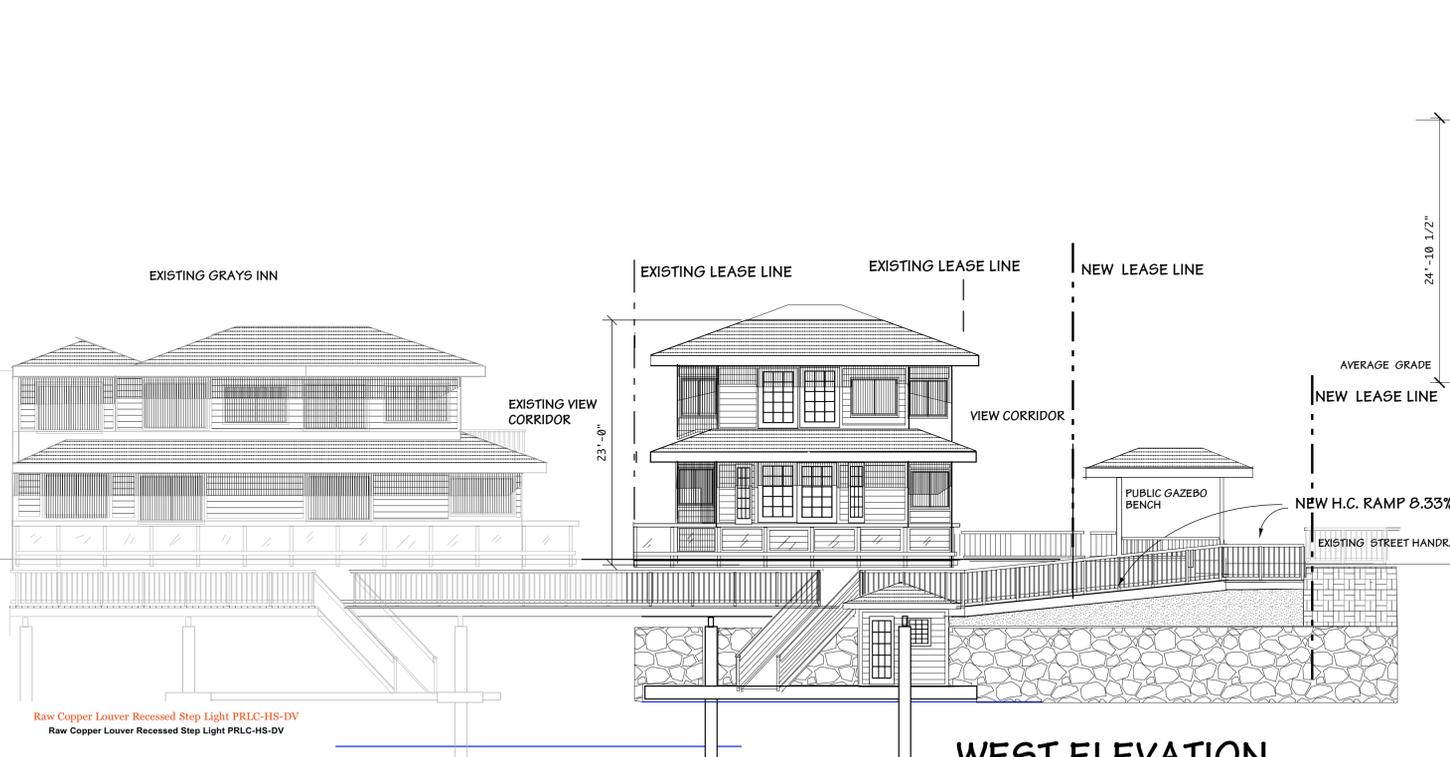
LEASE SITE 60/60W  
IMPROVEMENTS  
GRAYS INN 2  
# 2

GENERAL NOTES  
LEGAL DESCRIPTION  
SITE INFORMATION  
LEASE SITE IMPROVEMENTS

9-27-18  
10-18-22  
2-23-23  
2-13-23  
4-23-23  
9-20-23  
10-4-23  
1-4-24

SHEET  
A-1  
OF 5 SHEET





**EAST ELEVATION**

**WEST ELEVATION**

SCALE 1/8" = 1'-0"

Raw Copper Louver Recessed Step Light PRLC-HS-DV  
Raw Copper Louver Recessed Step Light PRLC-HS-DV



DOWN WALKWAY LIGHTING



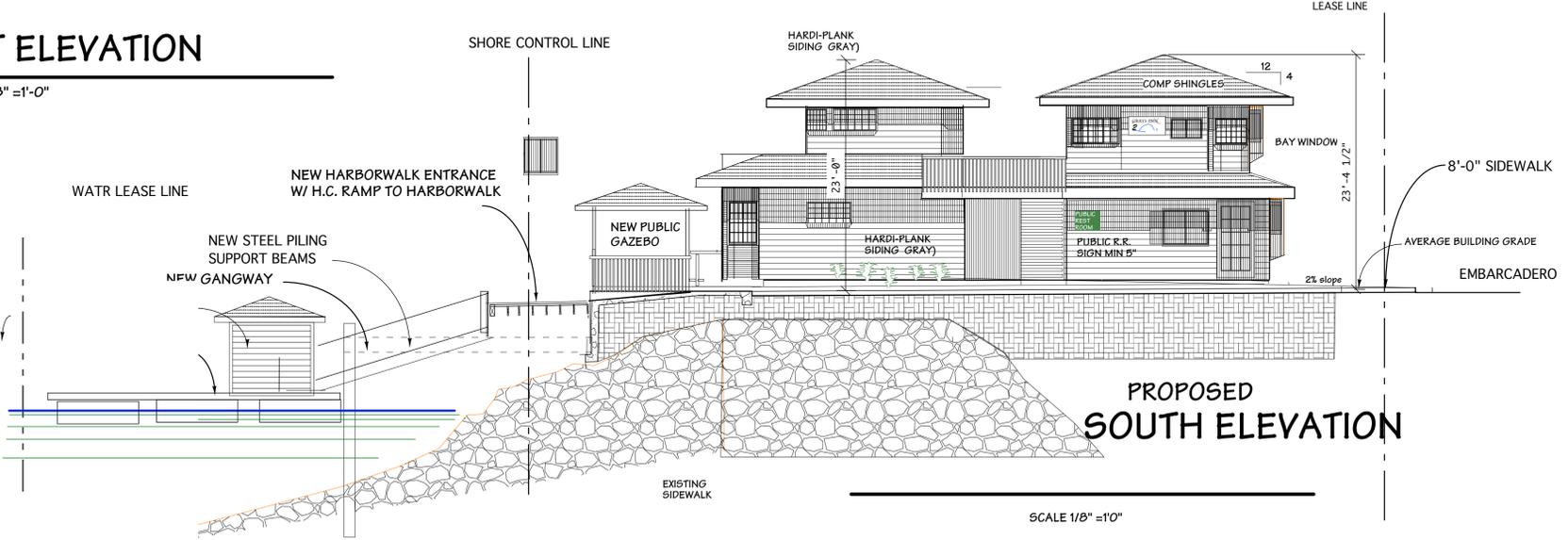
DOCK LIGHTING/POWER  
UTILITY PEDISTAL @ PASSENGER LOADING  
CANDLE FOOT @ FIXTURE),  
LIGHTING TO MEET CALIF. COASTAL  
COMMISSION  
& CITY OF MORRO BAY GUIDELINES &  
REGULATIONS  
  
LIGHTING TO BE DOWNWARD FACING,  
LOW INTENSITY  
AND FOCUSED TO THE DOCK AREA



PROPOSED ROOFING TO MATCH GRAYS INN 1



PROPOSED SIDING TO MATCH GRAYS INN 1



**PROPOSED SOUTH ELEVATION**

SCALE 1/8" = 1'-0"



gene DOUGHTY

LAND/SEA INTERFACE  
GENE DOUGHTY-ARCHITECT 1-805-772-8436  
C 18794

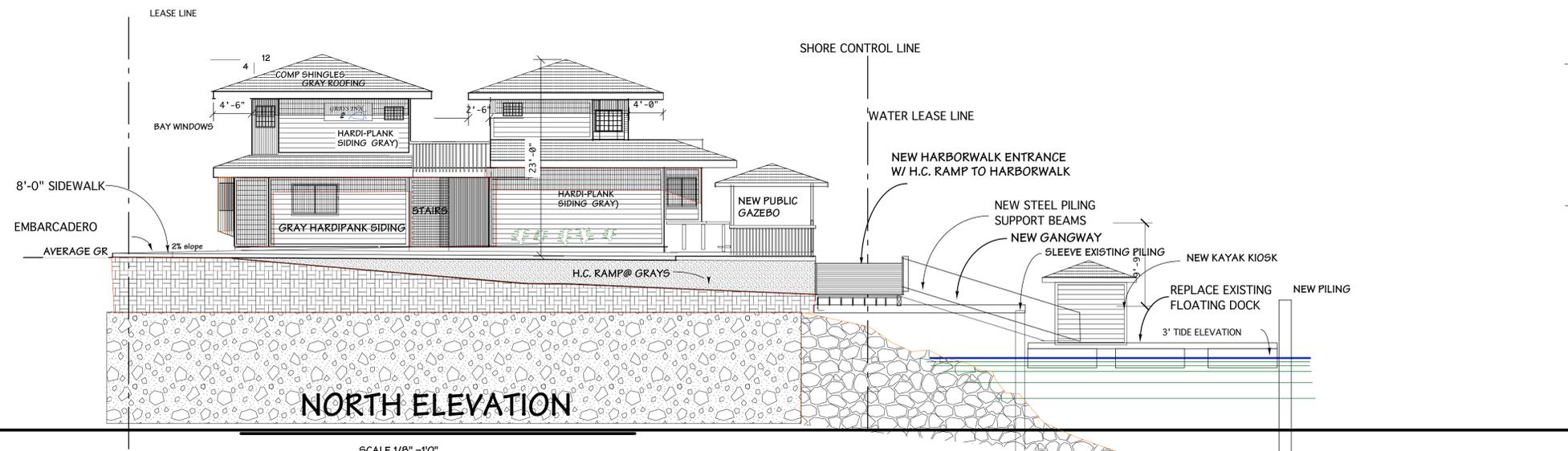
LEASE SITE 60/60W  
IMPROVEMENTS  
GRAYS INN 2  
# 2

ELEVATIONS

9-27-18  
10-18-22  
2-23-23  
2-13-23  
4-23-23  
9-20-23  
10-4-23  
1-4-24

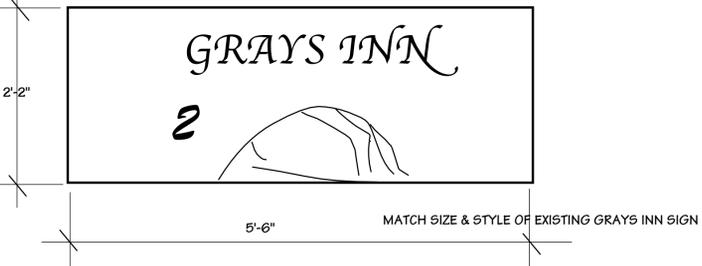
SHEET  
**A-3**  
OF 5 SHEET

SCALE: AS NOTED  
DRAWN: GD



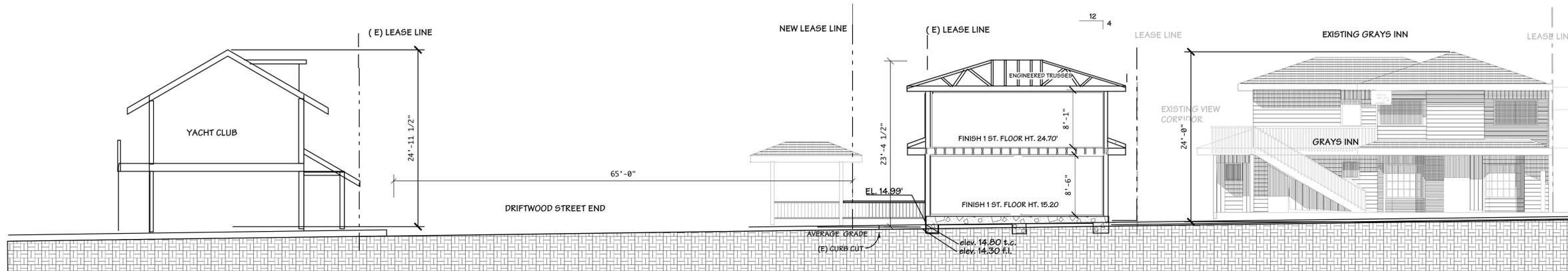
**NORTH ELEVATION**

SCALE 1/8" = 1'-0"

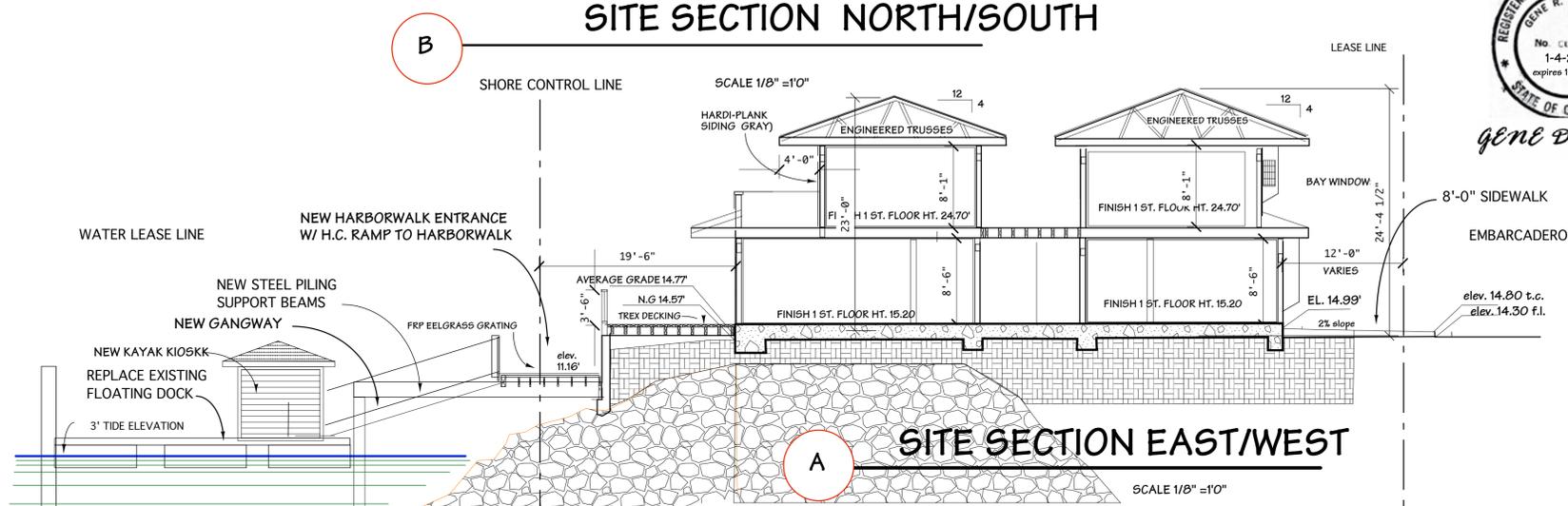
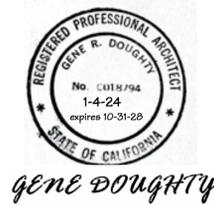


**SIGN LAYOUT**

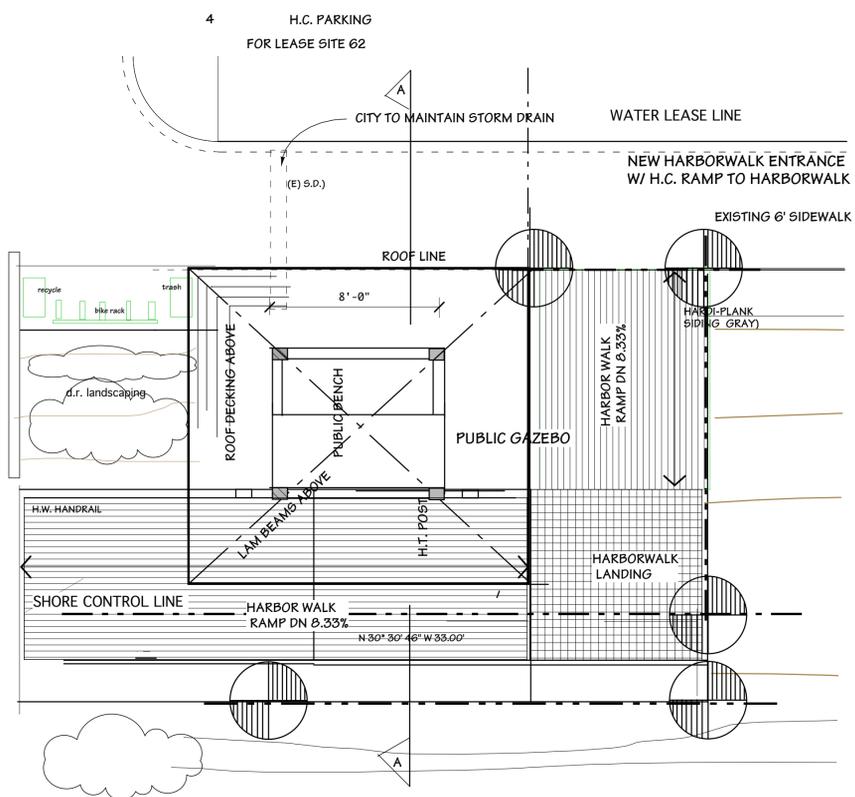
NO SCALE



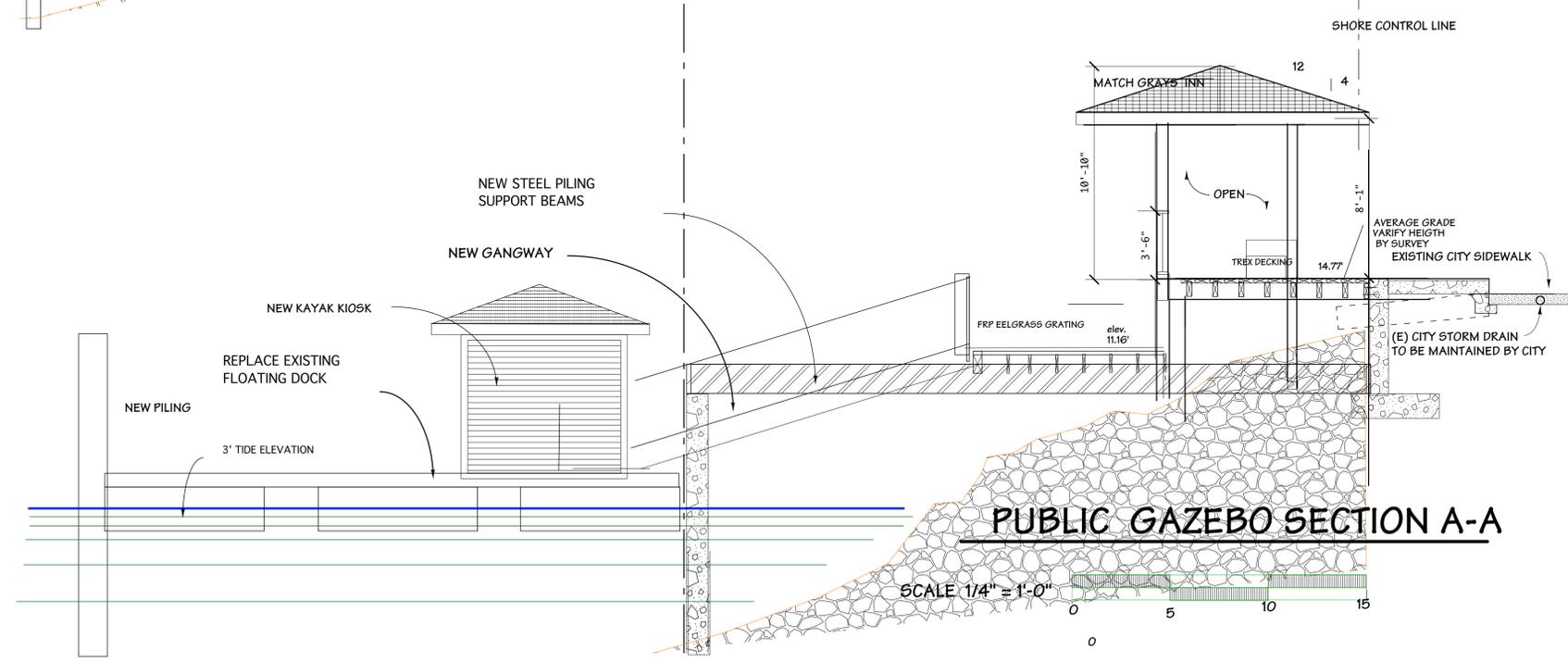
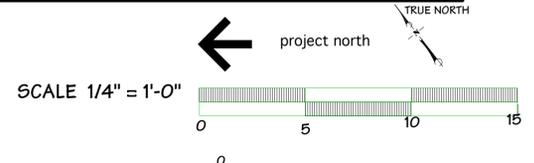
**SITE SECTION NORTH/SOUTH**



**SITE SECTION EAST/WEST**



**PUBLIC GAZEBO PLAN**



**PUBLIC GAZEBO SECTION A-A**

LAND/SEA INTERFACE  
GENE DOUGHTY-ARCHITECT  
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C 18794

LEASE SITE 60/60W  
IMPROVEMENTS  
GRAYS INN 2  
# 2

SITE SECTIONS

9-27-18  
10-18-22  
2-23-23  
2-13-23  
4-23-23  
9-20-23  
10-4-23  
1-4-24

SHEET  
**A-4**  
OF 5 SHEET

SCALE: AS NOTED  
DRAWN: GD



EXISTING STREET VIEW



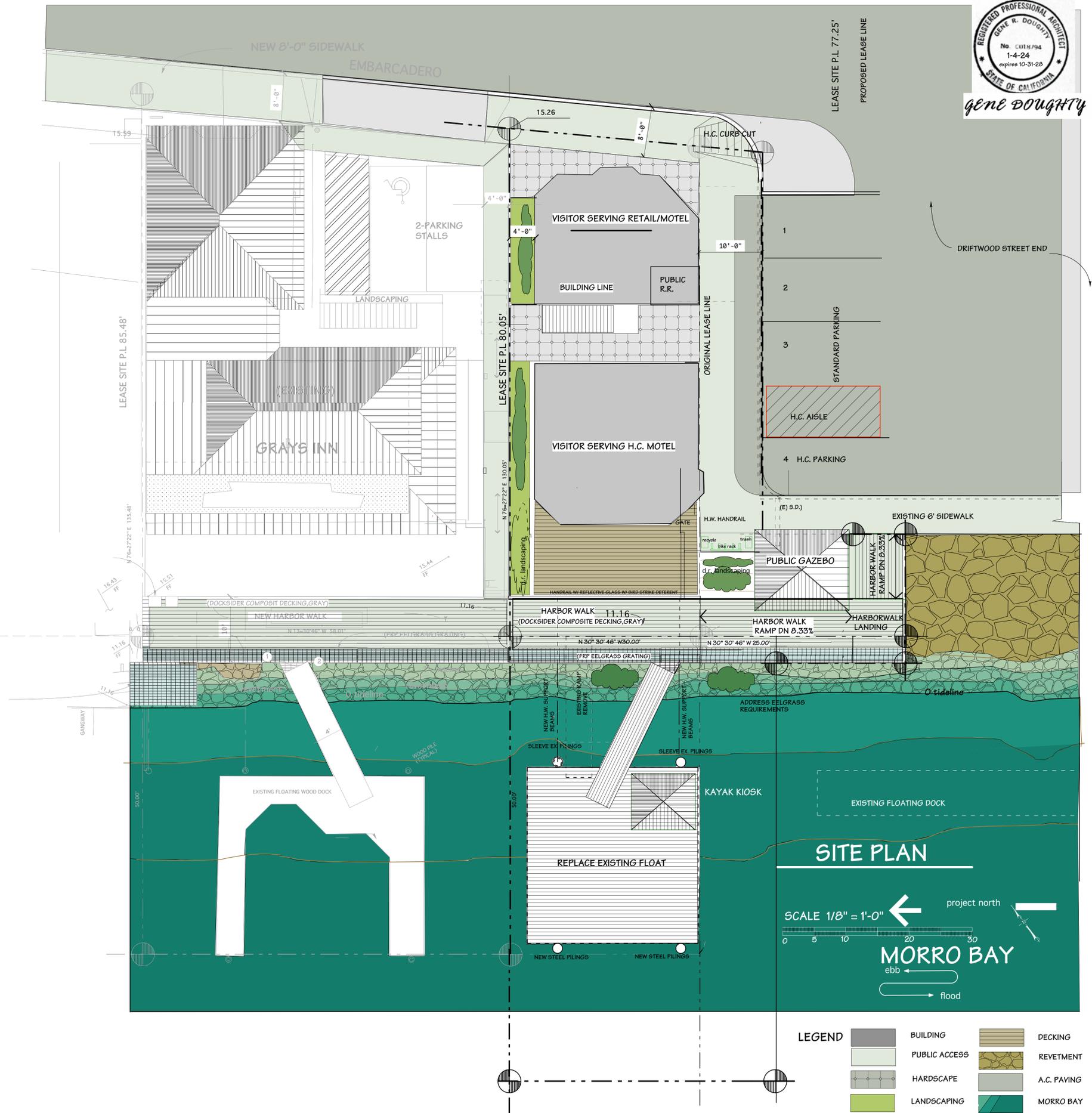
PROPOSED STREET VIEW



EXISTING BAY VIEW



PROPOSED BAY VIEW



REGISTERED PROFESSIONAL ARCHITECT  
GENE R. DOUGHTY  
No. C019794  
1-4-24  
expires 10-31-28  
STATE OF CALIFORNIA  
*gene DOUGHTY*

LAND/SEA INTERFACE  
GENE DOUGHTY-ARCHITECT 1-805-772-8436  
C 18784

LEASE SITE 60/60W  
IMPROVEMENTS  
GRAYS INN 2  
# 2

RENDERED SITE PLAN  
PHOTOS

9-27-18  
10-18-22  
2-23-23  
2-13-23  
4-23-23  
9-20-23  
10-4-23  
1-4-24

SHEET  
A-5  
OF 5 SHEET

SCALE: AS NOTED  
DRAWN: GD



AGENDA NO: C-2

MEETING DATE: January 16, 2024

# Staff Report

**TO: Planning Commissioners**

**DATE: January 9, 2024**

**FROM: Scot Graham, Community Development Director**

**SUBJECT:** Planning Commission Discussion of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan, and development standards

**RECOMMENDATION:**

Review the staff report and provide comments and feedback to Staff as appropriate.

**DESCRIPTION:**

On December 19, 2023, the Planning Commission (PC) requested that an item be added to the next agenda to allow the PC to discuss Waterfront Master Plan policies pertaining to second story development along the waterfront. The information provided below is largely geared toward the area of the Embarcadero between Beach and South Streets.

**The Standards**

City Documents that regulate development along the Embarcadero include the 2021 General Plan, 2022 Zoning Code, 1996 Waterfront Master Plan, and 2018 Downtown Waterfront Strategic Plan.

Under the 1997 Zoning Code the lease sites along the Embarcadero between Beach Street and South Street are zoned H, WF/PD/S.4 (waterfront and harbor zone) and are in a Planned Development (PD) overlay zone which applies special standards to primary zoning districts. The S.4 Overlay Zone requires all projects to undergo architectural review.

Under the 2022 Zoning Code, the area between Beach Street and South Street is zoned WF as a waterfront zone and also subject to Design Review chapter 17.38. The land use designation is waterfront commercial/industrial per the 2021 General Plan/Coastal Land Use Plan for this area.

Prepared By: \_\_SG\_\_

Department Review: \_\_SG\_\_

### 1996 Waterfront Master Plan (WMP)

In the Waterfront Master Plan, Planning Area 3 Embarcadero Visitor Area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity.

The Waterfront Master Plan (WMP) design guidelines require that projects consider four key areas in the design review process noted below:

1. Sidewalks that provide connection along the Embarcadero.
2. Boardwalks. Minimum 10-foot wide harborwalk.
3. Architectural compatibility. Architectural character should be consistent with a working fishing village character with building design treatment to include that areas adjacent to the sidewalk be pedestrian oriented with windows, entries, and display area, front façade to be in scale and character of the waterfront area, articulated wall surfaces such as board and batt, engaged pilasters, multilevel trim, cornices, and built-up fascias, varied rooflines, and use of materials and colors to break up larger building masses and large wall planes.
4. Building proportions shall have harmony and balance and be integrated into a total composition.

### 2018 Downtown Waterfront Strategic Plan (DWSP)

The purpose of the DWSP is to connect and enhance the city's downtown and waterfront areas and to provide a more uniform feel and improve the character of each district. Within the DWSP are design guidelines for the waterfront area that would apply to this area. The Embarcadero corridor is recognized as opportunity site 4. (Online link to [DWSP](#)).

Some of the relevant general and waterfront design guidelines for this area of the waterfront are provided below:

- Vary materials and colors to break up large wall planes and enhance key components of a building's façade.
- Character defining elements and architectural quality: Buildings should be designed to be visually attractive and add architectural richness and variety to the downtown and waterfront environments. Rooftops should be varied to avoid monotonous views from the bluff-top areas.
- Preferred siding types include ship lap, board and batten, shingles, and corrugated metal. Architectural elements should be constructed of natural materials.
- Varied roof forms.
- Simple or rustic detailing.

- Open view corridors should be incorporate into the design of new or remodeled structures to enhance overall visual access to the water.

| <b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b> |   |
|---|---|
| General Plan/Coastal Plan Land Use Designation                              | Waterfront Commercial / Industrial  |
| Base Zone District  | WF: Waterfront zoning district  |
| Zoning Overlay District   | PD, Planned Development overlay (required to also obtain City Council approval).  |
| Specific Treatment Area   | S.4   |
| Waterfront Master Plan  | Planning Area 3: Embarcadero Visitor Area   |
| Coastal Zone  | Coastal Commission original jurisdiction. Applicants are required to obtain a Coastal Development permit from Coastal Commission and Conditional Use Permit from the City |

| <b>Zoning Ordinance Standards (WF)</b>          |  |  |  |
|---|--|--|--|
|   | <b>1997 Zoning</b>   | <b>2022 Zoning</b>   |  |
| <b>Setbacks</b>                                 | Front: 5 ft. average<br>Interior Side: 0 ft.<br>Exterior Side: 5 ft. average<br>Rear: 10 foot Harborwalk access required                     | Front: 5ft avg<br>Int Side: 0'<br>Ext. Side: 0'  |  |
| <b>2<sup>nd</sup> Floor Building Setbacks</b>   | Second floor: 10 ft. per WMP   | Second floor: 10 ft. per WMP   |  |
| <b>Height</b>                                   | Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP.                          | Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP.                          |  |
| <b>Roof Area Requirement: 80%&gt; 4:12Pitch</b> | Minimum of 80%> at 4:12 pitch per WMP.   | Minimum of 80%> at 4:12 pitch per WMP.   |  |
| <b>Lot Coverage land side of lease</b>          | 90% lot coverage for base zone. See next row.*   | 90%  |  |
| <b>WMP Lot Coverage</b>                         | 70% max lot coverage of land portion of site.<br><br>Second floor max lot coverage is 70% of maximum allowable first floor building coverage | 70% max lot coverage of land portion of site.<br><br>Second floor max lot coverage is 70% of maximum allowable first floor building coverage |  |
| <b>Parking Requirements</b>                     | Per Chapter 17.44  | Per Chapter 17.27  |  |
| <b>Floor Area Ratio</b>                         | n/a  | n/a  |  |
| <b>View Corridor Requirement for Corner</b>     | Based on lot width and can be found on page 5-2 of the   | Based on lot width and can be found on page 5-   |  |

|            |     |              |  |
|------------|-----|--------------|--|
| Lease Site | WMP | 2 of the WMP |  |
|------------|-----|--------------|--|

**CONCLUSION:**

At the December 19, 2023, Planning Commission Meeting the PC requested that an item be added to the next agenda to allow discussion regarding the Waterfront Master Plan policies surrounding second story development along the Embarcadero waterfront. The Planning Commission should discuss this item, ask questions of staff and provide feedback to Staff as appropriate. If changes to Master Plan policies are desired, it is likely they could be accommodated as part of the future update to the Master Plan.

**LINK'S:**

1. Waterfront Master Plan: <https://www.morrobayca.gov/DocumentCenter/View/1061/Waterfront-Master-Plan?bidId=>
2. Downtown Waterfront Strategic Plan: <https://www.morrobayca.gov/DocumentCenter/View/1061/Waterfront-Master-Plan?bidId=>