



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, February 6, 2024**  
**Veteran's Memorial Building – 5:30 P.M.**  
**209 Surf Street, Morro Bay, CA**  
**NOTE: Special Early Start Time of Meeting**

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=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

*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

RECEPTION AND RECOGNITION FOR OUTGOING COMMUNITY DEVELOPMENT DIRECTOR  
SCOT GRAHAM

MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
ELECTION OF CHAIR AND VICE-CHAIR

PUBLIC COMMENT

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

## PRESENTATIONS

### A. CONSENT CALENDAR

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

**Staff Recommendation:** Receive and file.

#### A-2 Approval of minutes from the Planning Commission Meeting of September 19, 2023.

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

### B. PUBLIC HEARINGS

#### B-1 **Case No: Coastal Development Permit CDP23-024 and Conditional Use Permit CUP23-11**

**Site Location:** 1141 Main St, Morro Bay, CA

**Proposal:** Request for Coastal Development Permit and Conditional Use Permit and design review approval for an interior remodel of the existing 4,183 sqft Quonset Hut building into a 10-room hotel. The project is providing 11 parking spaces, including a Van Accessible space, 2 EV charging spaces, and an additional loading space at the front of the facility. Project also includes removal of major vegetation. The site has split zoning with the east side of the site in the C-1 Commercial Zoning District (new zoning designation will be Community Commercial) and the west half in the R-2 Residential Zoning District (new zoning designation will be Medium Density Residential). The property is not located within the coastal appeals jurisdiction.

**CEQA Determination:** Exempt under Section 15301, Class 1a and 1e for interior alterations to existing buildings.

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Susana Toner, Assistant Planner, [stoner@morrobayca.gov](mailto:stoner@morrobayca.gov)

### C. NEW BUSINESS

### D. UNFINISHED BUSINESS

### E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

### F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

### G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 20, 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 02-06-2024

#	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	Solu	1141	Main	11/15/2023	CDP23-024/CUP23-11	Coastal Development Permit and Conditional Use Permit for the interior remodel of the Quonset Hut building at 1141 Main into a 10 room hotel.	Incomplete letter sent 12/8. Resubmitted 1/2/24. Deemed Complete 1/24. Project noticing began 1/26, scheduled for 2/6 Planning Commission meeting.				st
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. Council approved project with conditions	BLDG. - Disapproved 2/10/23 CO			cj
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
1	Thus	1309	Berwick Dr.	1/30/2024	CDP24-007	Proposed 2 story single family dwelling unit with an attached garage and ADU on a vacant lot.	Under review.				st
2	Naschke	443	Whidbey Wy	1/9/2024	CDP24-003	New construction of a detached ADU.	Under review				ao
3	Wilson	2840	Alder	1/18/2024	CDP23-025	Removal of existing structures on site and replacing with two 939sf manufactured homes, one as the primary residence and one as an ADU	Under review.				st
4	Carpenter	470	La Jolla St	1/10/2024	CDP23-030	Garage conversion to an ADU	Incomplete letter sent 1/25/24. Awaiting resubmittal.				ao
5	Gumm	780	Monterey Ave	1/2/2024	CDP23-028	Office conversion to retail and lodging	Incomplete letter sent 1/31. Awaiting resubmittal.				st
6	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 . Resubmitted 1/25, under review.				st
7	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
8	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. Awaiting resubmittal.				st
9	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
10	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
11	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. Resubmitted 1/12, under review.				st
12	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.. Environmental review in progress.				nh/cj
13	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
14	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
15	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

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16	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
17	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
18	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
19	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
20	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 received Consent of Landowner. Applicant project in process currently. Under review	BLDG. - COND Approved CO			cj
21	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
22	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. Resubmitted 1/17, under review.				st
23	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. Resubmitted 1/29/24, under review.	BLDG. - Approved 10/27/22 CO			gc/st
24	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
25	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
26	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
27	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc/st
28	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter 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
29	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22. Resubmittal received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal. Project designed for new zoning code, so needs to wait for the code certification, or redesign to the existing code. 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
30	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner 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
31	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant 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
32	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing. Environmental consultant contract and related reimbursement agreement are under review.				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
33	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	<b>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.</b>	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
34		1290	Embarcadero		Master Plan	<b>Morro Bay Power Plant Master Plan</b>	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. Consultant currently working on background documentation, and draft Master Plan. Anticipated Planning Commission presentation from Consultant to be 2/20/2024				cj
<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
<b>Projects Appealed or Forwarded to City Council - none</b>											
35	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 designation for a portion 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.  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 adopted Zoning Amendments on 12/13/23. LCP amendment submitted to Coastal Commission on 1/22/2024.				cj/sg
<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 administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. 2024 Notice of Funding Availability released and application considered by Council in December 2023, with final funding recommendations to be in March 2024.	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. Cal Poly Graduate student in City and Regional Planning Program assisting the City on an update of the 2014 CAP.				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

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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	Allen/Brum	431	Avalon St.	1/16/2024	B24-0012	Remodel (2) existing bedrooms, bathroom, living room and kitchen. Adding 662 sq ft for master bedroom and bath, covered patio and porch.		Under review			
5	Newman	961	Balboa	1/25/2024	B24-0024	New 2058 sq. ft. residence with attached 409 sq. ft. garage and detached 450 sq. ft. ADU (Permit B24-0029)		Under review			
6	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
7	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			cg
8	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
9	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
10	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			
11	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			
12	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
13	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
14	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
15	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
16	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			
17	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			cg
18	Zero Impact Solutions	339	Embarcadero	10/24/23	B23-0260	DIGEPLAN - Installation of two, level 2 Electric Vehicle Chargers in the Tidelands 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			
19	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			cg
20	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			cg

#	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
21	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
22	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
23	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			
24	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beams and corresponding footing in slab removed.	Planning approved 10/24/23	Bldg. - Approved 10/23/23			st
25	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
26	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			
27	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
28	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			
29	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
30	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
31	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
32	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
33	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
34	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
35	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			
36	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existng 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
37	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

#	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
38	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 improvements.	Planning Approved 10/24/23	Bldg. - Disapproved 10/25/23			
39	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
40	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			
41	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
42	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
43	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
44	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				
45	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
46	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
47	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
48	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23. Resubmitted 6/8. Planning approved 6/13	BLDG. - Apporved 6/12/23			st
49	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
50	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
51	Aguilar/Sandahl	351-A	Panay St	1/16/24	B24-0010	DIGEPLAN - 316 sf attached first floor Accessory Dwelling Unit (ADU). See permit B23-0329 for new two-story SFR.		Under review			

#	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
52	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
53	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
54	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	Ready to issue			
55	Ion	498	Piney Way	9/20/23	B23-0059	296sf non-habitable detached storage shed/workshop with electrical access.	Planning approved 1/17/24	Bldg. - Conditionally Approved 10/11/23			ao
56	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
57	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
58	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			
59	Corsiglia	3027	Sandalwood Ave	1/25/24	B24-0027	Interior Demo (remodel application to follow) - Remove closet wall to expand size of master bdrm, remove bdrm #2 closet, remove bdrm #3 wall, shorten living room/kitchen wall by 9', remove cabinets, stove and lighting.		Bldg. - Approved 1/25/24			
60	Patel	646	Sequoia Ct	1/25/24	B24-0030	New two-story single family residence, 4,941 sf living, with 1,493 sf basement level garage, 1,156 sf of decking on various levels. Also see B24-0031 for 336 sf interior JADU (Jr. Accessory Dwelling Unit).		Under review			
61	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
62	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
63	Doughty/Erfanian	310	Sicily 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			
64	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
65	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
66	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

#	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
67	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
68	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
69	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
70	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
71	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*	Planning disapproved 1/3/24	Bldg.- Approved 1/3/24			ao
<b>Planning Projects &amp; Permits with Final Action</b>											
1	Baston	551	Embarcadero	10/11/2023	CR23-010	<b>Conceptual Review (no application) of potential redevelopment of city lease site at 551 Embarcadero for a mixed use development of hotel and retail use.</b>	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. No action taken, conceptual comments given to Applicant				cj

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

AGENDA ITEM:   A-2  

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

ACTION:   DRAFT  

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

<b>PRESENT:</b>	Bill Roschen Mike Rodriguez Joe Ingraffia Asia King Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
<b>STAFF:</b>	Scot Graham Cindy Jacinth Nancy Hubbard	Community Development Director Planning Manager 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:

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

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

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

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



AGENDA NO: B-1

MEETING DATE: February 6, 2024

## Staff Report

TO: Planning Commissioners

DATE: January 29, 2024

FROM: Susana Toner, Assistant Planner

**SUBJECT: 1141 Main Street; Coastal Development Permit (CDP23-024) and Conditional Use Permit (CUP23-11) and design review approval** for an interior remodel of the existing 4,183 sq ft Quonset Hut building into a 10-room hotel. The project is providing 11 parking spaces, including a Van Accessible space, 2 EV charging spaces, and an additional loading space at the front of the facility. Project includes removal of major vegetation. The site has split zoning with the east side of the site in the C-1 Commercial Zoning District (new zoning designation will be Community Commercial) and the west half in the R-2 Zoning District (new zoning designation will be Medium Density Residential). The property is outside the coastal appeals jurisdiction.

### **RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by approving Planning Commission **Resolution 01-24** that includes Findings and Conditions of Approval for the above noted project, as depicted on site development plans received by the City on December 27, 2023.

### **APPLICANT/OWNER:**

John Solu  
Capci Family Partnership LP  
And Branches LLC

### **PROJECT APN:**

066-024-024

### **Site Information and History:**

The site is an irregular rectangle of approximately 18,500 square feet. The existing building is a circa 1942 Quonset Hut building that is approximately 4100 sf and was originally intended for military use, possibly for temporary housing. The building was modified in the 1980s by adding an art-deco façade at the front of the building. In 1983, a shed building was added on the residentially zoned portion of the site. The windows

Prepared By: \_\_\_NH/ST\_\_\_

Department Review: \_\_\_CJ/SG\_\_\_

and door openings at the front and back were also likely modified from the original to accommodate the long-term use as an antique store. The sides of the building include large Plexiglas panels to provide light to the interior. The proposed project removes the art-deco façade at the front to return the building to the original front profile. They will make changes to the front and back doors and windows, as well as add doorways along both sides of the building to provide patio access to the hotel rooms, providing light, air and views to each of the hotel rooms. The modifications to the building are minor and do not deviate from features in some original Quonset hut designs used for housing in the mid 1940's. A determination was made that the project does not require a historical building evaluation because of the previous changes to the building and the project is restoring the building to the original profile of a Quonset Hut building.



The project is located in the Cultural Resources Overlay of the City's new 2022 Zoning Map. The applicant submitted an Archaeological Survey performed by Cultural Resource Management Services (CRMS) dated January 2024. The report conclusions recommended that archaeological monitoring done by a qualified archaeologist and Native American monitor be performed during any ground disturbing activities and the project is conditioned accordingly (Planning condition 9).

**PROCESS REQUIRED UNDER TWO ZONING CODE REVIEWS:**

This project was reviewed under both the 1997 Zoning Code as well as the newly adopted 2022 Zoning Code, which is still pending certification by the California Coastal Commission. A hotel is an allowed use under both zoning codes and the project meets the development standards of both zoning codes. In instances where there is a difference in the development standards, the owner complied with the most stringent requirements (i.e. for example, the landscaping design in and around the parking lot and providing 2 EV charging stations). Both Zoning Codes require Planning Commission review and approval. This project was approved and permitted in 2019 also as an interior remodel, but the proposal was for a large retail space in the front of the building and a 2-story residential apartment in the back portion which included a second floor deck over a carport area. That project did not move forward, and the

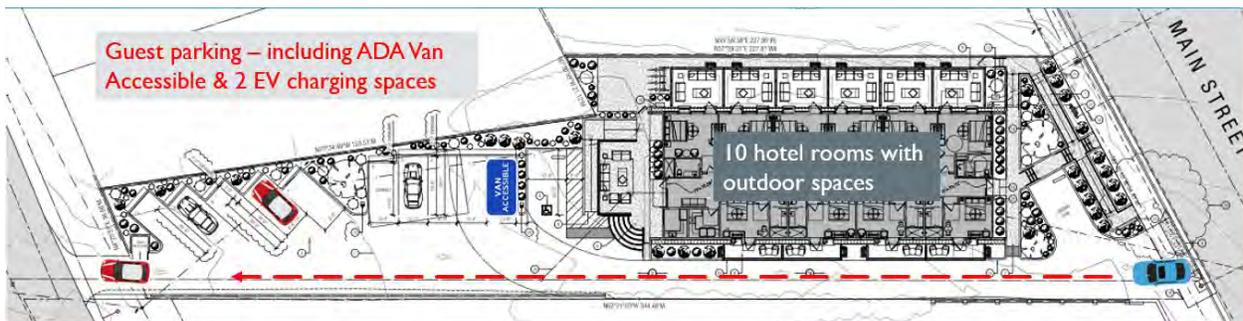
permit approval has since expired. The current project is proposing a ground floor interior remodel that results in a fully accessible space with accessible approach to the parking lot and the common use outdoor seating area. The current owner has also removed the 2 cargo containers previously located along the north side of the property (removal of which was a condition of approval in the previous permit) to create more usable outdoor space for the hotel room patios.



**SITE DEVELOPMENT STANDARDS:** The zoning, land use designation and parcel size are conducive for a conversion of an existing building into a 10 room hotel. The proposal is not changing the existing building footprint, or height, and the only change to the building will be the addition of doors on the sides to access patio spaces outside of each hotel room and parking lot reconfiguration and landscaping.

<b>C-1/S.4 Development Standards (17.24.090)</b>		
	<b>Standards</b>	<b>Existing Building</b>
<b>Front Setback</b>	0 feet with an average of 2 feet	24-48 feet
<b>Interior Side-yard Setback</b>	0 feet	16+ feet
<b>Rear Setback</b>	0 feet, except 10 feet when adjacent to a residential district	153 feet (Morro Ave)
<b>Height</b>	30 Feet, (25 Feet when within 20 ft of a non R-4 residential district)	20.9 feet – No change in existing building height
<b>Lot Coverage</b>	Max. 90%	28%
<b>Parking</b>	One per hotel room, plus one for guests (11 total)	11 spaces, plus loading space
<b>Driveway Width</b>	12 ft min/20 ft max	12 feet adjacent to (e) building; 18-20+ feet in parking areas
<b>R-2 Development Standards (17.24.050)</b>		
	<b>Standards</b>	<b>Existing shed to be removed, No new Structures in this portion of the site</b>
<b>Front Setback</b>	20 feet	
<b>Interior Side-yard Setback</b>	10 max/5 feet min	
<b>Rear Setback</b>	5 feet	
<b>Height</b>	25 Feet	
<b>Lot Coverage</b>	Max. 50%	

**PROJECT DESCRIPTION:** The project, which is in the Downtown Morro Bay neighborhood has a land use on the east side of Community Commercial and Medium Density Residential on the westerly portion. The site is between Morro Ave and Main Street, between Beach Ave on the south and Surf Street on the North. A Community Commercial land use district is one of five commercial land use areas in Morro Bay. Community Commercial is intended for properties at the edge of the downtown area to help promote a walkable downtown.

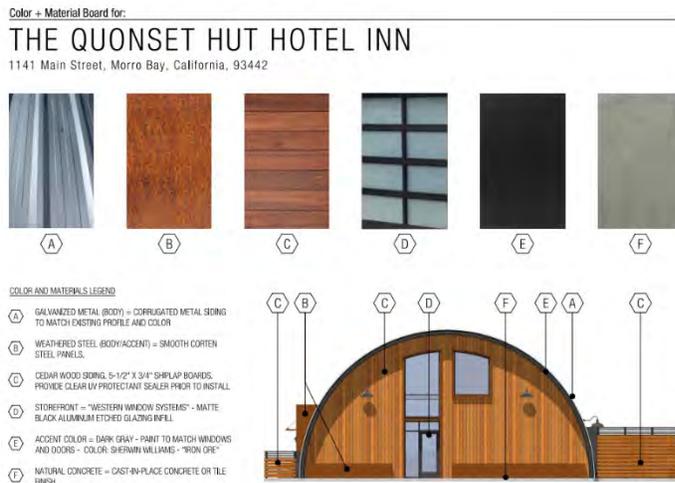


**Parking:**

The site is long and narrow – just under 37 feet wide at the narrowest point (which is the R-2 zoned portion at Morro Ave). The required parking for this hotel is 11 spaces, including 1 van accessible ADA space and 2 spaces with access to an EV charger. The parking for a lodging use is based on 1 space per hotel room, plus 1 guest space for each block of 10 rooms. The project can utilize compact size spaces for 2-3 parking spaces. Because of the narrow lot and the placement of the existing building, the driveway width along the side of the existing building is the minimum allowed width of 12 feet. This area does not have any parking, and the driveway widens behind the parking spaces providing adequate width for entering and exiting the parking spaces. The drive aisle will be one-way entering from Main Street and exiting at Morro Ave.

**DESIGN REVIEW**

Pursuant to Chapter 17.38 of the new Zoning Code, Design review is required for commercial projects such as this where there is alteration or improvements to the property. Design review applies to architectural details; site design; incorporation of sustainable design features; location and design of on-site parking and other paved areas; exterior materials; design of fences, walls, and screen plantings; landscaping; and size, location, design and material of proposed signs.



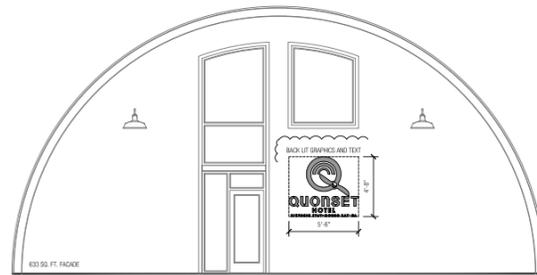
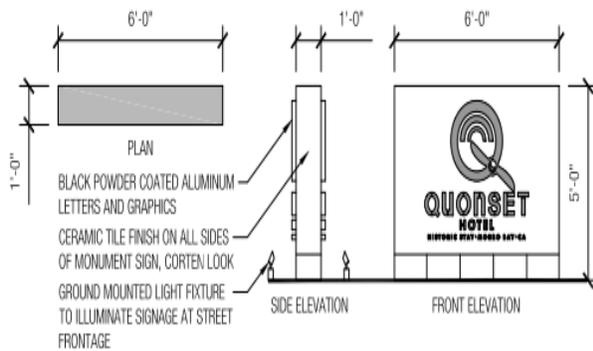
The project is a conversion of the existing Quonset Hut and the proposed color and materials are shown on the color and materials board (Exhibit D). The exterior siding is galvanized corrugated metal siding (existing) with cedar shiplap wood siding accents, and aluminum etched glazing infill windows. The proposed exterior design elements of the building are to honor the building's history by restoring it to its original façade. Proposed exterior light fixtures include wall mounted barn-style lighting fixtures shown as dark-sky compliant. The

project has been conditioned to include lighting specifications to be shown on the building plans that include Kelvin color temperature and CRI rating per the City's Zoning requirements 17.14.090.B.

The project proposes landscaping along the frontage of the site, as well as along the north perimeter of the site's parking spaces, landscaping specifications are shown on plan sheet AS1.1 (Exhibit E). The proposed landscaping is meant to enhance the building's architecture and provide aesthetic links and transitions between the centers of activity. The project also proposes the removal of major vegetation (existing tree at street frontage), there is a 2:1 replacement requirement, the landscaping plan shows two proposed Chinese Pistache trees.

**Signage:**

The project is proposing 2 back-lit wall signs – one at the front of the building and one at the back. They are also proposing a monument sign with ground-mounted light fixtures that will be on the property at the Main Street entrance. The signs comply with the signage requirements in the new Zoning Code (the signage section is not part of the LCP’s Implementation Plan (IP), so it is currently in effect).



**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on January 26, 2024, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening’s public hearing and invited to share their concerns on this application.

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project. The project’s location in the Cultural Resource overlay as identified in the City’s 2022 Zoning Map required preparation of an archaeological report which was prepared by CRMS dated January 2024. The CRMS report found impacts as a result of the project to be highly unlikely but recommends archaeological monitoring based on nearby conditions. The project has been conditioned to require an archaeological monitoring plan during ground disturbing or trenching activities. In addition, a records search with the Central Coast Information Center was conducted and found no archaeological resources on the parcel. Therefore staff has determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1a&e for interior alterations to existing buildings. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**CONCLUSION:**

The project as designed, is consistent with the General Plan, Local Coastal Plan, and Zoning. The project is also consistent with both existing and proposed Zoning Ordinances. The proposed hotel is enhancing the existing Quonset Hut building with transitional metal and

wood exterior finishes. The use will provide an increase in pedestrian traffic in a location towards the edge of the downtown core area and will serve to stimulate activity in this northerly section of the downtown area.

**RECOMMENDATION:**

Staff recommends the Planning Commission approve the requested Coastal Development Permit #CDP23-024 and Conditional Use Permit #CUP23-11 for the proposed modification of an existing commercial building to create 10 hotel rooms, with accessory spaces, an 11 car parking lot and private and common outdoor spaces for the guests as shown on plans date stamped December 27, 2023, by adopting Planning Commission **Resolution 01-24** which includes the Findings and Conditions of Approval for the project.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 01-24
- Exhibit B – Applicant Project Description, dated January 31, 2024
- Exhibit C – Quonset Hut Signage
- Exhibit D – Color and Materials Board
- Exhibit E – Project Plans

RESOLUTION NO. PC 01-24

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR COASTAL DEVELOPMENT PERMIT #CDP23-024 AND CONDITIONAL USE PERMIT #CUP23-11 WITH DESIGN REVIEW APPROVAL FOR INTERIOR REMODEL OF EXISTING QUONSET HUT BUILDING INTO A 10-ROOM HOTEL AND MAJOR VEGETATION REMOVAL, AT 1141 MAIN ST

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on February 6, 2024, conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CDP23-024 and CUP23-11 with design review for an interior remodel of the existing 4,183 sqft Quonset Hut building into a 10-room hotel to be located at 1141 Main St; and

**WHEREAS**, notices of said public hearing were made at the time and in the manner required by law; and

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

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

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

**California Environmental Quality Act (CEQA)**

A. That for purposes of the California Environmental Quality Act, Case No. CUP23-11 is categorically exempt under Section 15301 Class 1a and 1e for interior alterations to existing buildings. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

**Conditional Use Permit Findings**

- A. The proposed development is consistent with the C-1 Zoning designation in providing for a hotel project. The project is also consistent with the new land use designation of Community Commercial in the Local Coastal Program (LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighbourhood.
- C. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Title and all other titles of the Municipal Code;

- D. The proposed use is consistent with the General Plan and any applicable specific plan;
- E. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- F. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Title;
- G. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
- H. The site is physically suitable for the type, density, and intensity of use being proposed.

### **Coastal Development Permit Findings**

- A. The project as proposed and conditioned is consistent with the applicable provisions of the certified Local Coastal Program. The Local Coastal Program is consistent with the General Plan and the project is an allowable use in its zoning district and complies with the zoning requirements.
- B. The removal of major vegetation, including the existing street trees on Main Street, as shown on the project plans will not significantly impact any threatened or endangered plant or animal habitat area, and will avoid dangerous soil erosion or instability resulting from the removal and is consistent with the major vegetation policies for removal and replacement for which it meets the replacement requirement with the two trees proposed as replacement; and that the major vegetation removal will not adversely affect the character of the surrounding neighbourhood, because the proposed landscaping plan has been designed to select trees and other plantings that are consistent with city requirements, compatible with the macro/microclimatic conditions of the region, drought tolerant, provide adequate screening and longevity.

### **Architectural Consideration**

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development, of the city or to the desirability of investment of occupation in the area.

### **Design Review Findings**

- A. Pursuant to 2022 Zoning Code Chapter 17.38, the Planning Commission finds that the overall design of the project including its form, scale, massing, site plan, exterior design, and landscaping will implement the General Plan Vision for Community Character Areas for the particular area in which it is located as well as complement the natural and built features of surrounding properties and incorporate sustainable development features.
- B. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
- C. Project details, materials, signage and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

- D. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area.
- E. Hardscape areas are designed and developed to buffer surrounding land uses; compliment pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.
- F. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, avoid creating glare, and conform to dark sky principles.
- G. Landscaping is designed to be compatible with and enhance the vision for the Community Character Area in which the development is located as well as the architectural character and features of the buildings on site.

**Section 2. Action.** The Planning Commission does hereby approve Coastal Development Permit #CDP23-024 and Conditional Use Permit #CUP23-11 subject to the following conditions:

### **STANDARD CONDITIONS**

1. Permit: Coastal Development Permit (CDP23-024) and Conditional Use Permit (CUP23-11) and design review approval to allow the interior remodel of the 4,183 sq ft Quonset Hut building into a 10 unit hotel. The project is providing 11 parking spaces, including a Van accessible space, 2 EV charging spaces, and an additional loading space at the front of the facility. Project also includes removal of major vegetation. The project zoning is C-1, and the property is not located within the coastal appeals jurisdiction. The property is located within the Cultural Resources overlay area.
1. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
2. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
3. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

4. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
5. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
6. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
7. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

### **BUILDING CONDITIONS:**

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

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors

shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternative, submit a completed City of Morro Bay soils report waiver request.
7. **BUILDING PERMIT APPLICATION.** To apply for building permits submit three (3) sets of construction plans to the Building Division.
8. The Title sheet of the plans shall include:
  - a. Occupancy Classification(s)
  - b. Construction Type
  - c. Maximum height of the building allowed and proposed
  - d. Floor area of the building(s)
  - e. Fire sprinklers proposed or existing
  - f. Minimum building setback allowed and proposed

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

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

### **BUILDING DIVISION:**

1. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.
2. **ARCHAEOLOGICAL MATERIALS.** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to

county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
4. **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.
5. **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2022 California Residential Code.

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

**BUILDING DIVISION:**

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

6. Final T-24 energy reports (Certificates of Installation).

**Fire Department Conditions:**

1. Demolition Site Plan, General Notes. Provide the following notation: Fire Safety During Construction and Demolition shall be in accordance with 2022 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200.

Submit all plans and specification sheets for the required automatic fire sprinkler system to the Fire Department for review and approval prior to installation. The sprinkler system shall be in accordance with NFPA Standard 13.

3. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.
5. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13.
6. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached.
7. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1). Provide the required fire-flow requirement as contained in CFC Table B105.1(2).
8. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC 507.5.1)
9. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

10. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official.

*Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.*

11. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stencilled over red-painted curbs and signage.

### **Public Works Conditions:**

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

1. **Stormwater Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website <https://www.morrobayca.gov/DocumentCenter/View/11828/MB-Stormwater-Management-MAIN-Manual> Note: All runoffs must be directed onto vegetated areas prior to overflowing into the street. (MBMC 14.48.140)
2. **Large Peak Flood Control:** Submit drainage calculations to show that post-development peak runoff flows are reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. The requirements can be found on the City website: <https://www.morrobayca.gov/DocumentCenter/View/15070/large-peak-flood-control-requirement>
3. **Frontage Improvements:** The installation of frontage improvements is required. Show the installation of a City standard driveway approach per detail B-6, street tree, sidewalk per detail B-5, curb and gutter per B-1 along Main Street and Morro Avenue. Show and label minimum 18" asphalt cut and pave back at all portions of curb and gutter to be installed. Add note that asphalt cut and pave back will be to need replaced at nearest clean edge per PW inspector recommendations. (MBMC 14.44.020)
4. **Sewer Lateral:** Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobayca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
5. **Sewer Backwater Valve:** Indicate and label sewer backwater valve on plan. Any sewer lateral upon any premises which services fixtures whose elevation is lower than the elevation of the first upstream sewer manhole rim, lamp hole, or pump station, shall be

protected from backflow of sewage by installing backwater valves. Exception: Installation of backwater valve shall not be required when it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).

6. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
7. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
8. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
9. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures. All runoff must be directed onto vegetated areas. (CBC 107.2.1/CRC R106.1.1)
10. Historic Drainage: Design should maintain the historic drainage patterns, with no concentrated flow onto adjacent private property.
11. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC. See attached utility maps.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
3. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.

**PLANNING CONDITIONS**

1. **Archaeology:** In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. **Construction Hours:** Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. **Dust Control:** That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. **Architecture:** Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
5. **Boundaries and Setbacks:** The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
6. **Building Height Verification:** Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements as approved for this project.
7. **Inspection:** The applicant shall comply with all City conditions of approval and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
8. **Conditions of Approval on Building Plans:** Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing

Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

- 9. Archaeological Monitoring: Prior to the issuance of a building permit, an Archaeological Monitoring Plan shall be prepared and approved by the Community Development Director to provide an archaeologist and cultural Native American monitor during any ground disturbing or trenching activities. A final monitoring report shall be submitted to the Planning Division upon completion of monitoring.
- 10. Exterior Lighting: All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles. Building plans submitted for approval shall be lighting that uses cut-off, shielded, or downward fixtures (i.e., the bulb is not directly visible) and is between 2600 and 3500 Kelvin and has a CRI of 85 or greater.
- 11. Landscaping: Changes, if any, not reflected in the landscape plans that are part of this permit approval, shall be submitted for review and approval by the Community Development Director.
- 12. Removal of major vegetation requires replacement on a two to one basis. Per City Major Vegetation Guidelines, Applicant shall include on the building permit plans submitted for approval the required tree replacement at a ratio of two 5-gallon tree or one 15-gallon tree for the tree to be removed.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6<sup>th</sup> day of February, 2024 on the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Chairperson William Roschen

ATTEST

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

The foregoing resolution was passed and adopted this 6<sup>th</sup> day of February, 2024.



City of Morro Bay  
Planning Division  
Planning Commission  
595 Harbor Street  
Morro Bay, CA 93442

January 30, 2024

Dear City Staff and Honorable Planning Commission,

We would like to take a moment to introduce ourselves. We are John and Joan Solu, Brian Harvey and Ethan Solu. Together we have a vision for the property at 1141 main street, The Quonset Hotel. The project is scheduled for the February 06, 2024 Planning Commission meeting. We believe that the project creates a beautiful space at a long time underutilized property in the heart of our community.

Our team brings a history of success, preservation of the past and strength for the future.

John and Joan - We moved to Morro Bay in June 1998 leaving corporate hospitality careers. We successfully launched our own company with the purchase of a small 22 room inn on the corner of Beach and Main. Over the years we raised 4 sons here, all graduating from Morro Bay High School. In 1999 we purchased the Harbor House Inn (formerly Days Inn) and 2 years later the SandPiper Inn. Meanwhile, we also had additional inns up and down the coast, always keeping our roots in Morro Bay. We successfully remodeled the Days Inn and at one point we proposed a project for the space at 1050 Morro Avenue. The project's design included demolishing the 17 room SandPiper motel replacing it with a 3 story 33 room inn. After much consideration, we abandoned the project recognizing that the scope and scale did not fit the community. We eventually made a decision to restore the SandPiper Inn, removing 50 years of neglect and poor remodels, reducing the number of rooms from 17 to 12 and then restoring the 1939 building. It was successfully redesigned, renovated and rebranded into the Beach Bungalow Inn & Suites. We took the same approach with the Pleasant Inn and The 456 Embarcadero Inn & Suites. All successful projects, all living within the footprint of the space they occupied and all enhancing the neighborhoods where they stand. As locals, we understand successful renovation, redesign, rehabilitation and restoration projects that fit our community and have happily completed several.

Brian Harvey - Brian has framed countless homes and buildings in San Luis Obispo County and beyond. As a Cal Poly graduate with double degrees; Architecture in 1989 and Construction Management in 1990, Brian understands the diversity of the communities in our county. He is a longtime resident of Atascadero where he and his wife Kay live. They raised 5 children there and have a strong sense of community. Brian is the owner and operator of BJ Harvey Construction and is highly respected in the San Luis Obispo construction arena. He has framed projects big and small and repaired and restored the same. He understands neighborhood compatibility and is eager to have this project enhance its location. We have been partners in projects together since 2001.

## Exhibit B

Brian's knowledge and skillful team have made the difference when it mattered. Brian is currently the General Contractor for the restoration of the historic 1928 Wards's/Winter's Garage project in Atascadero.

Ethan Solu - Ethan is currently a Senior at University California San Diego where he will graduate in June 2024 with a Bachelors of Science from the Department of Urban Studies and Planning, with a focus in Real Estate Development. Literally raised in the hospitality industry, Ethan has had long term goals of managing a project and bringing an old building back to life. From an early age, he was keen to respect the old and appreciate the new, making this an ideal project for him to experience. His education at UCSD has trained him in cutting edge technology preparing him to bring a project into modern times. However, he was born in San Luis Obispo, raised in Morro Bay and he knows this community and respects the local culture. Ethan understands that every industry needs balance and every project needs to be grounded in its roots. When possible, he is a daily surfer and outdoor enthusiast, who embraces the nature and uniqueness of the community and the richness of its history. He knows that smaller infill projects have less of an impact on the community than new builds and is excited about bringing this 1940's building into the future.

Together with our architect and engineer we believe that we have created a way forward for the Quonset Hotel. Our vision allows for guests to experience the highest level of coastal California hospitality in a semi historic setting that is appointed with modern conveniences such as EV charging stations and keyless entry. The Quonset hut structure itself has been a part of downtown Morro Bay since the building of the Amphibious Training Base Morro Bay in July 1943. The building is such a unique piece of architecture that we believed that it should be renovated and preserved, not demolished to make way for a large-scale street to street project. Once used as a boy scout meeting spot in addition to a wedding hall, the building has not been occupied as a business since prior to the pandemic. The Quonset Hotel will keep the full arch and height of the building, retain the main footprint, return the front panels to a vertical design feature all without even expanding a single vehicle space on the property.

Our years of success as a hotel design, restoration and management company is due in large part to the vision and belief that everything should be done with the guest experience in mind and our guests are our family. With this project, our team intends to fully keep our eyes on history and bring the building and its relevance to Morro Bay back to life.

Thank you for your time and consideration.

Sincerest Regards,

John and Jean Solu  
Morro Bay Residents  
Project Applicants



**USAGE:**

**LOGO & TYPE** Files in 4/C B&W / RGB  
COLOR USAGE TBD for LOGO & TYPE  
CONVERT to CMYK for Print Usage

**MAGENTA Mask Layer inside Main Circle**  
Convert to WHITE or Color (TBD)  
if printing on a Background Color

**MAGENTA Mask Layer inside PROPELLER Dot**  
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Background Color

**FONTS:**

**QUONSET FONT:**  
**CLEANWORK Regular**  
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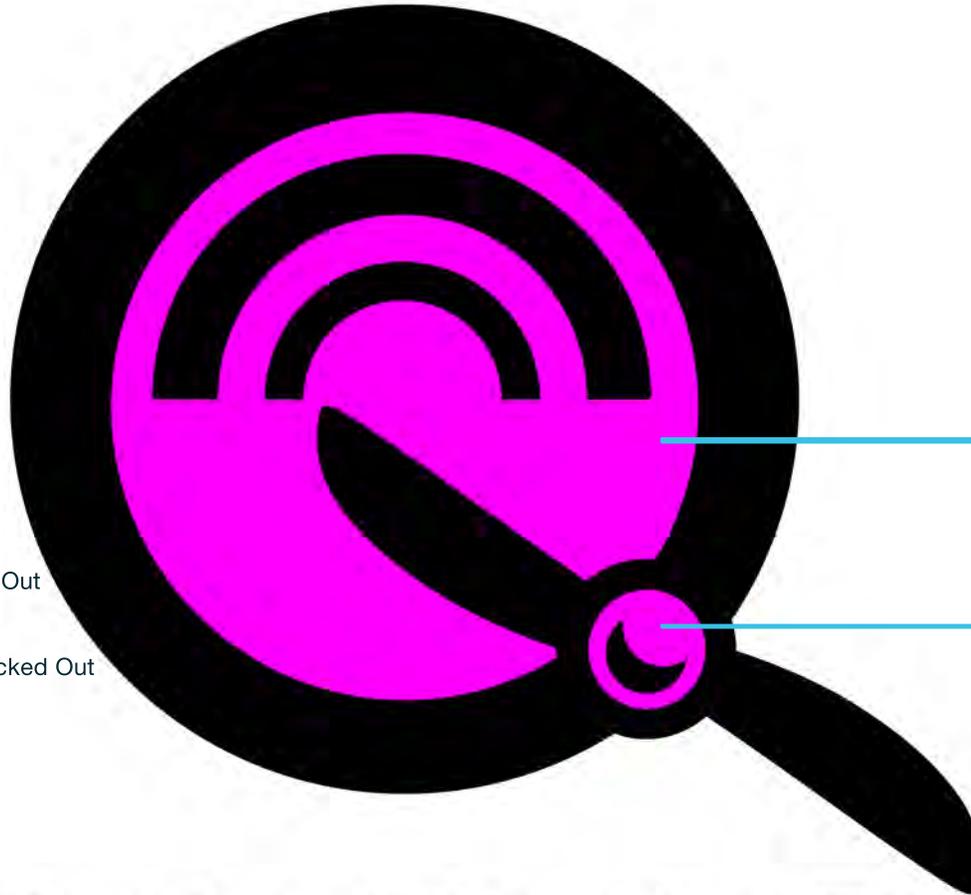
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**FUTURA HEAVY PT** (Adobe Cloud Version) / Tracked Out

**HISTORIC STAY...TAG LINE FONT:**  
**FUTURA DEMI PT** (Adobe Cloud Version) / Tracked Out

LOGO Designed by Artministry  
Questions RE: Files and Usage  
John O'Brien  
310 890 6632  
artrat@artministry.com  
Artministry.com

Created 10.19.23  
John & Joan Solu  
Morro Bay

Exhibit C



**MAGENTA -  
MASK LAYER ONLY**  
Does NOT Print Magenta  
SEE USAGE

**MAGENTA -  
MASK LAYER ONLY**  
Does NOT Print Magenta  
SEE USAGE

**QUONSET**

**HOTEL**

**HISTORIC STAY • MORRO BAY • CA**

# THE QUONSET HUT HOTEL INN

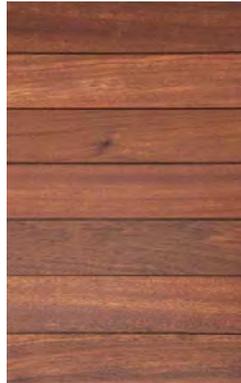
1141 Main Street, Morro Bay, California, 93442



A



B



C



D



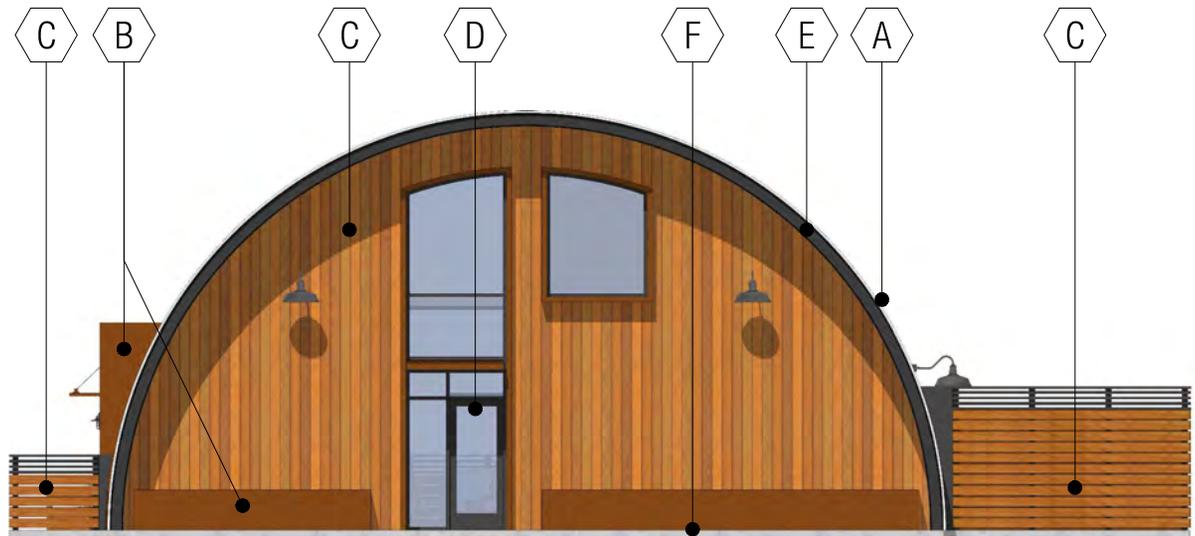
E



F

COLOR AND MATERIALS LEGEND

- A** GALVANIZED METAL (BODY) = CORRUGATED METAL SIDING TO MATCH EXISTING PROFILE AND COLOR
- B** WEATHERED STEEL (BODY/ACCENT) = SMOOTH CORTEN STEEL PANELS.
- C** CEDAR WOOD SIDING, 5-1/2" X 3/4" SHIPLAP BOARDS. PROVIDE CLEAR UV PROTECTANT SEALER PRIOR TO INSTALL
- D** STOREFRONT = "WESTERN WINDOW SYSTEMS" - MATTE BLACK ALUMINUM ETCHED GLAZING INFILL
- E** ACCENT COLOR = DARK GRAY - PAINT TO MATCH WINDOWS AND DOORS - COLOR: SHERWIN WILLIAMS - "IRON ORE"
- F** NATURAL CONCRETE = CAST-IN-PLACE CONCRETE OR TILE FINISH

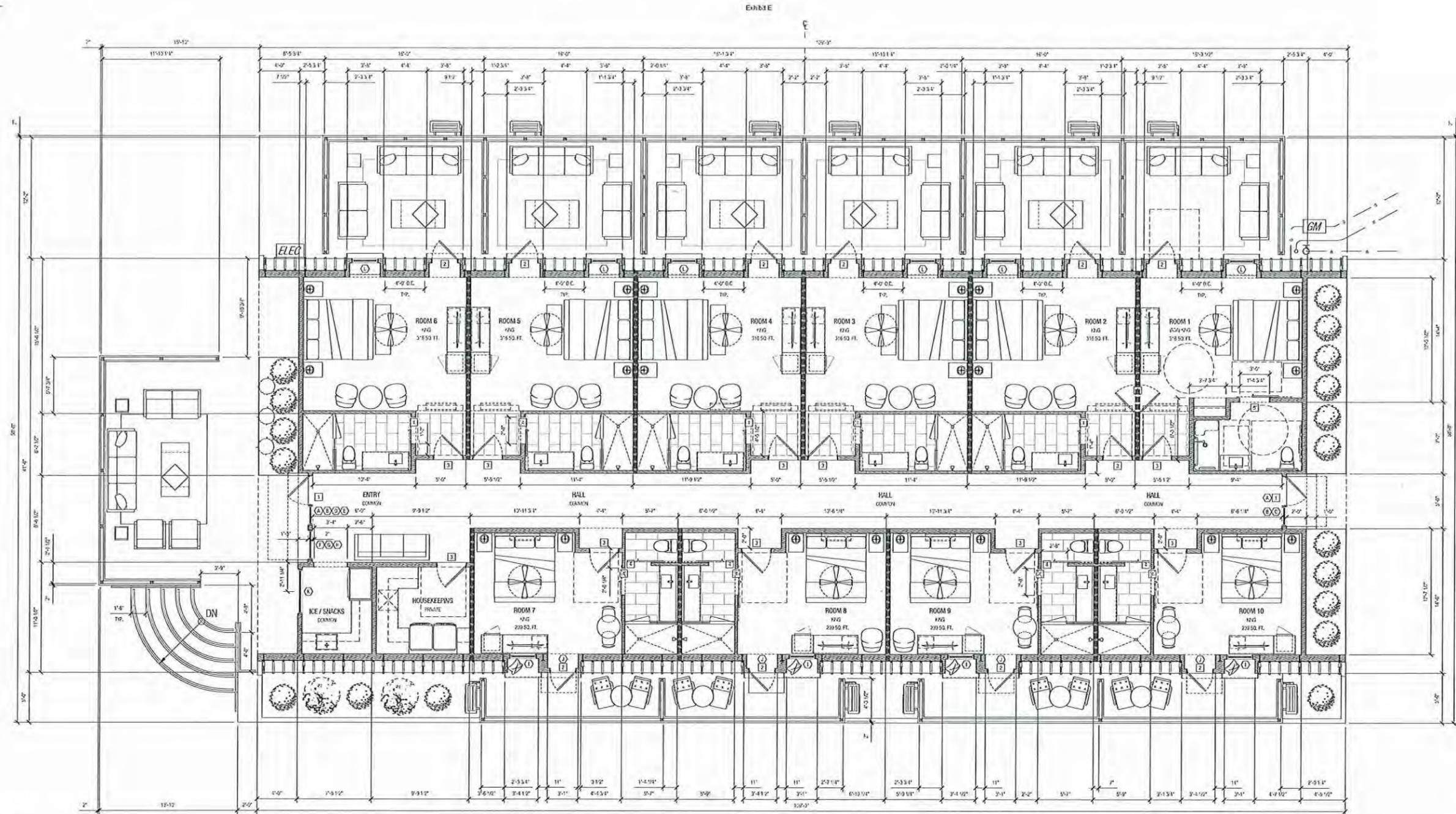












1 Proposed Architectural Floor Plan  
1/8" = 1'-0"

**CWA STUDIOS**  
christopher william allen  
1558 w. 1st St. #4, CA 92301  
email: cwastudios@gmail.com  
phone: 951.256.5155  
fax: 951.256.5155



Project:  
Quonset Hut Hotel Inn  
1141 Main Street  
Morro Bay, CA 93442

Applicant / Owner:  
Capal Family LP + 7 Branches LLC  
355 Tulare Ave  
Morro Bay, CA 93442

Revision	Date	By	Check

- Sheet Legend**
- 2x8 WOOD FRAME CONSTRUCTION, 1/4" GYP. BOARD, EXTERIOR WALLS SHALL PROTECT FROM 2" TO 4" INSULATION IN CONFORMANCE WITH ENERGY EFFICIENCY CODES.
  - 2x6 WOOD FRAME CONSTRUCTION, EXTERIOR WALLS SHALL PROTECT FROM 2" TO 4" INSULATION IN CONFORMANCE WITH ENERGY EFFICIENCY CODES.
  - 2x4 WOOD TRAIL IN TYPICAL CONSTRUCTION, EXTERIOR AS REQUIRED.
  - DOOR CALL OUT, SEE SCHEDULE ON T-65 SHEET FOR REVISED INFORMATION.
  - W/CON CALL OUT, SEE SCHEDULE ON T-65 SHEET FOR REVISED INFORMATION.

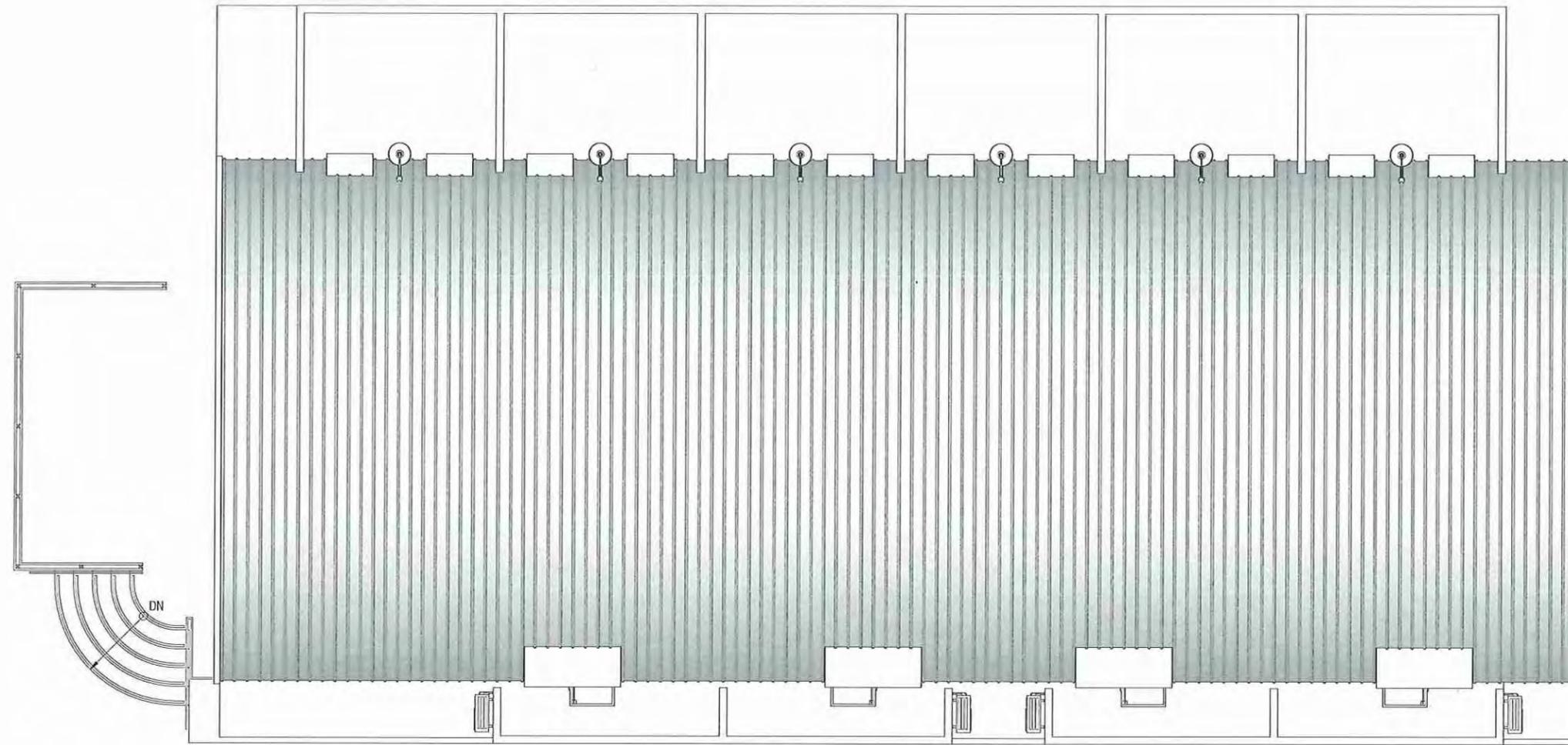
Legal s.M.f.  
The use of these plans and specifications on the project is limited to the project and location shown on these plans. No other use, reproduction, or modification is permitted without the written consent of CWA Studios.

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Date: 02/06/2024  
Scale: 1/8" = 1'-0"  
Drawn by: CWA  
Checked by: CWA

Sheet title:  
Proposed Architectural Floor Plan

Sheet:

A2.1



christopher william allen  
 10000 Sycamore Street, Suite 100  
 San Diego, CA 92121  
 Phone: 619.296.5185  
 Fax: 619.296.5186



project:  
 Quanset Hut Hotel Inn  
 1141 Main Street  
 Morro Bay, CA 93442

applicant / owner:  
 Capco Family LP + 7 Branches LLC  
 365 Tulare Ave  
 Morro Bay, CA 93442

1 Proposed Architectural Roof Plan  
 1/8" = 1'-0"



revisions:

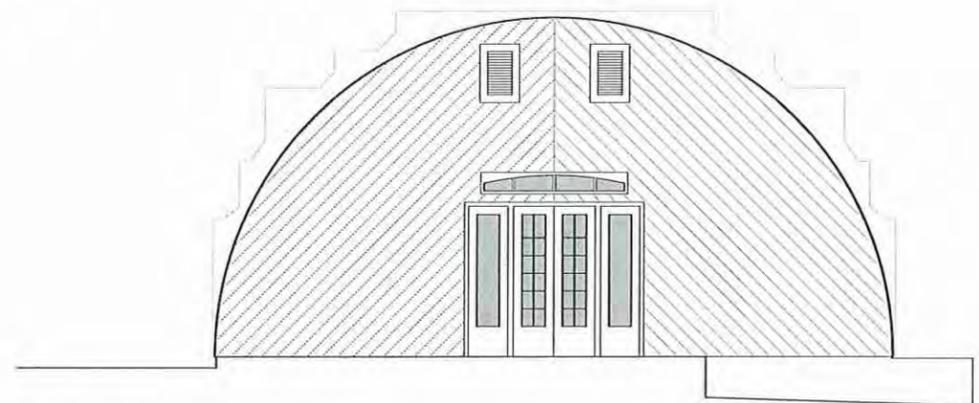
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legal stuff:  
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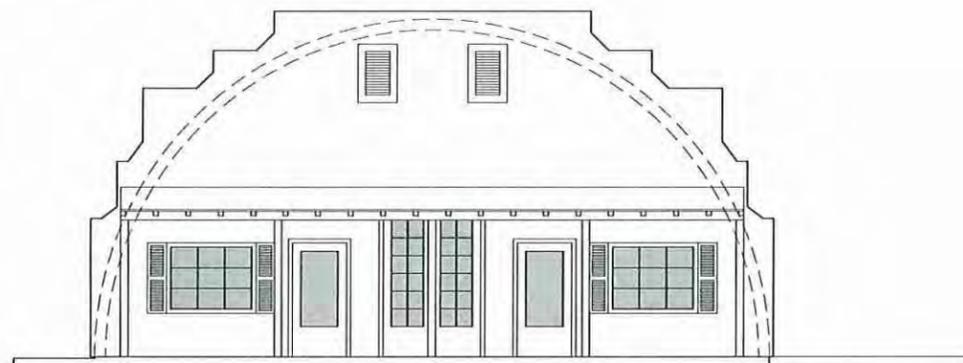
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 CWA  
 2/23/24

sheet title:  
 Proposed Architectural  
 Roof Plan

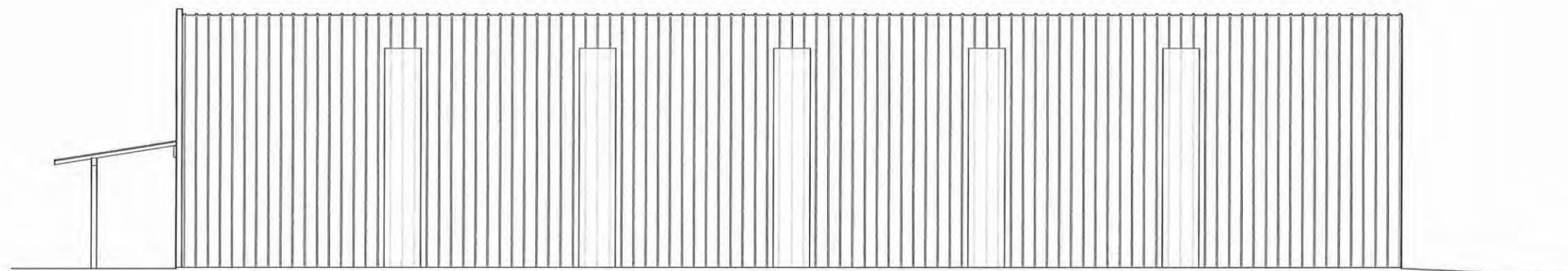
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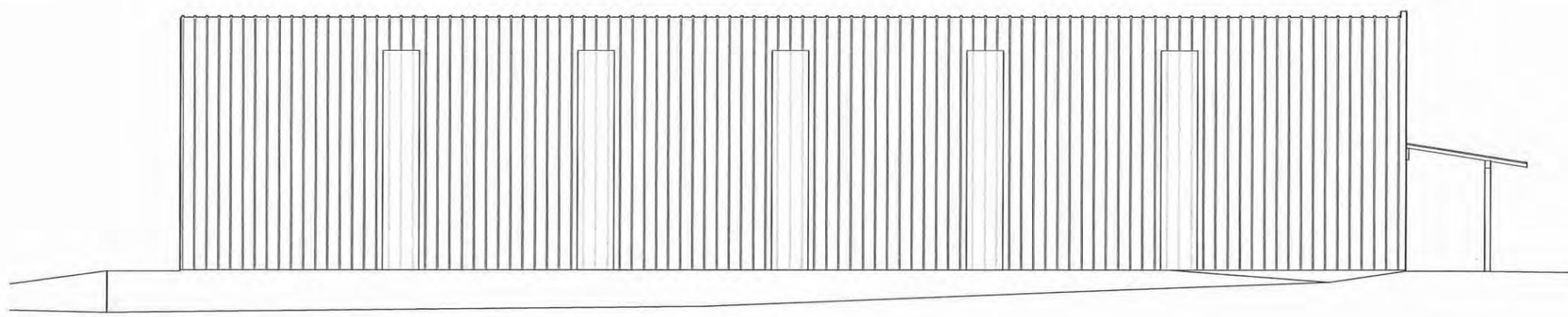
2 Existing Rear Elevation (West)  
1/4" = 1'-0"



1 Existing Front Elevation (East)  
1/4" = 1'-0"



3 Existing Side Yard Elevation (North)  
1/4" = 1'-0"



4 Existing Driveway Facing Elevation (South)  
1/4" = 1'-0"



Christopher William Allen  
1658 1/2 Hwy 99, Suite 201, CA 93211  
email: cwa@cwa-studios.com  
telephone: 805.766.5116  
FA: 181687-C-33218



project:  
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365 Tulare Ave  
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revision:

no.	description	date

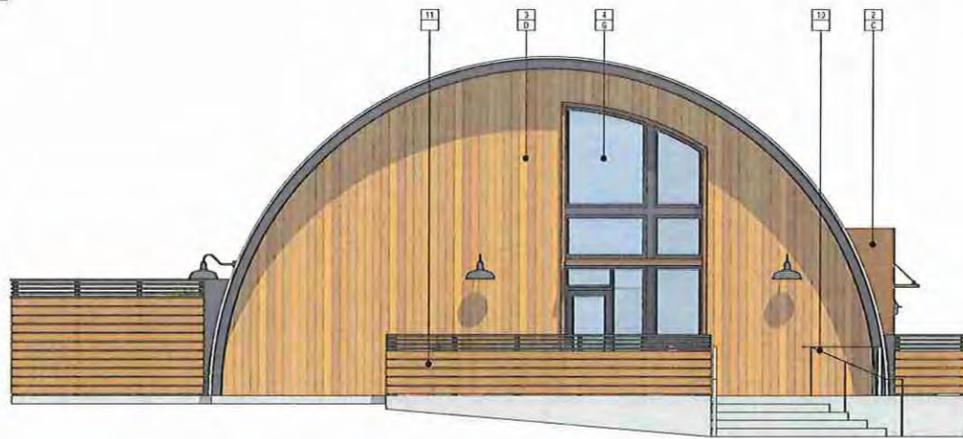
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sheet date:  
created: 12/2023  
CWA: CAS  
8/1/24  
JFA

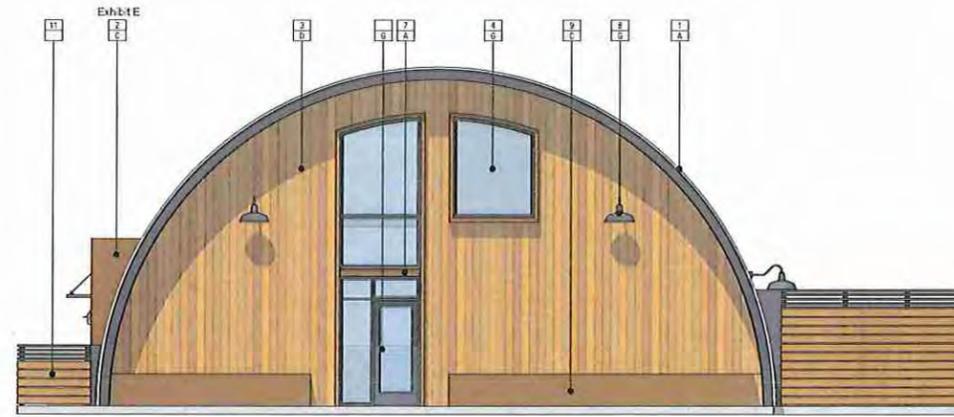
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sheet:

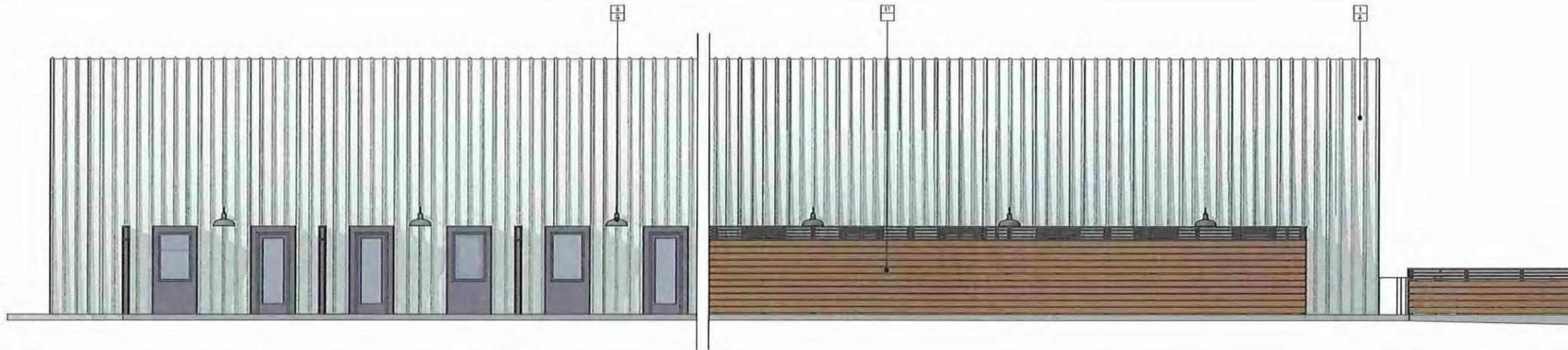
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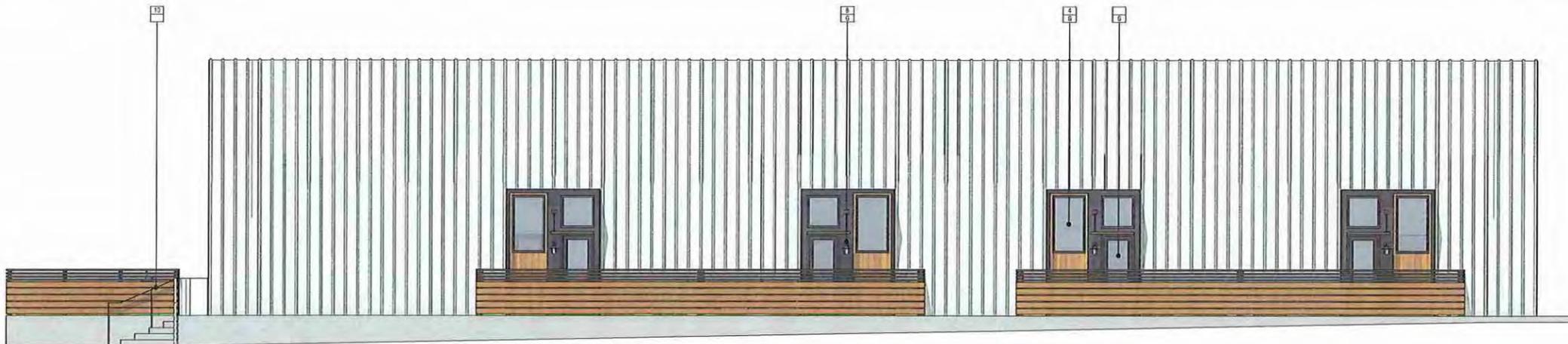
2 Proposed Rear Elevation (West)  
1/4" = 1'-0"



1 Proposed Front Elevation (East)  
1/4" = 1'-0"



3 Proposed Side Yard Elevation (North)  
1/4" = 1'-0"



4 Proposed Driveway Facing Elevation (South)  
1/4" = 1'-0"

Sheet Reference Notes

1. STAINLESS STEEL METAL SKING / ROOFING
  2. COYOTE STEEL FINISHED WALL SING
  3. WOOD SING FINISHED TO SING PER COVER
  4. ALUMINUM WINDOW & DOOR SYSTEM WITH LOW-E GLASS
  5. ARCHITECTURAL 5 PLY FRAMING STUDS
  6. SPACING SEE SHEET 011 FOR ADDITIONAL INFORMATION
  7. MULTIPLE ACCESS NUMBERS INDICATED ON THIS WALL ADDRESS NUMBERS SHALL BE 1/2" TALL WITH THE 1/2" STROKE WITH CONTRASTING COLOR TO BACKGROUND BE BLACK NUMBERS OVER WOOD SING
  8. EXTERIOR LIGHT FIXTURE. VISIT SNI CONSULTANT
  9. COYOTE PLANTER BOXES. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
  10. STEEL WALKWAY / GUARDRAIL AT STAIRS
  11. WOOD PLANK TYPING, STAINED FINISH
- COLOR SPECIFICATIONS:
- A. ANVIL FACTORY FINISH
  - B. ANVIL FACTORY FINISH 2100-20 BLACK FINISH, SATIN FINISH
  - C. ANVIL FACTORY FINISH 1045/1111 GALVANESED FINISH
  - D. UNPAINTED STEEL 4X8 STAGGERED VERTICAL PANELS NATURAL COYOTE FINISH
  - E. GRAY WALL AND ROOF FINISHES 017A SAGEWASH
  - F. BLACK (PBR METAL) COGNITIVE METAL TRIM ACCENT ENKAMIN MOORE 2100-20 BLACK FINISH, SATIN FINISH
  - G. ORANGE ACCENT / TRIM COGNITIVE METAL ENKAMIN MOORE 2100-20 BLACK FINISH, SATIN FINISH
  - H. DOOR + WINDOW COLOR WESTFORD OREGON ALUMINUM STURFPOINT DOOR + WINDOW SYSTEM WHITE BLACK
  - I. NATURAL FINISH FACTORY FINISH



christopher william allen  
1629 main street, ste. 200  
marina bay, ca 93942  
phone: 805.205.5185  
fax: 805.205.5185



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revision:

NO.	DATE	DESCRIPTION

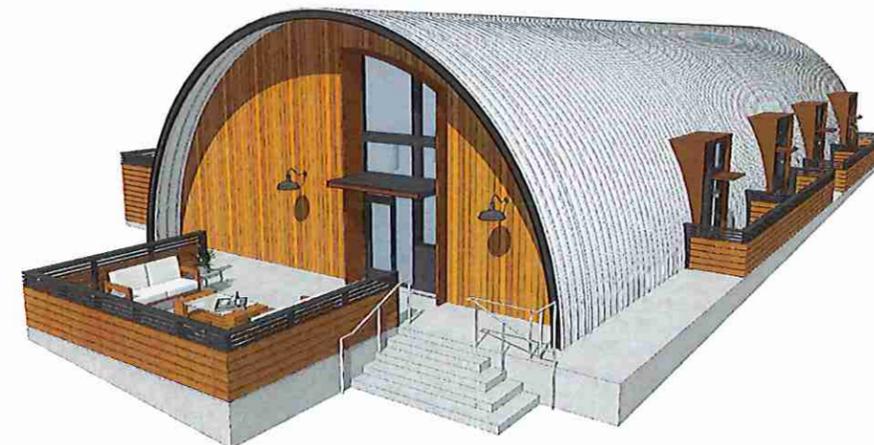
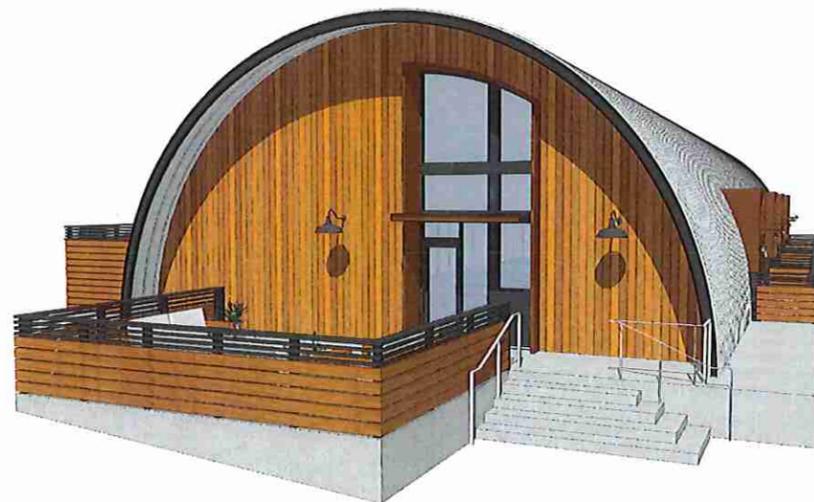
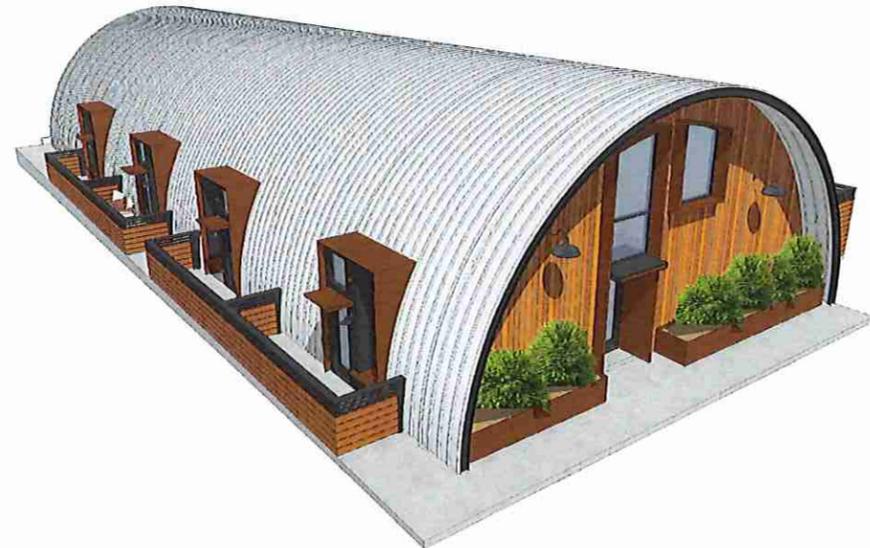
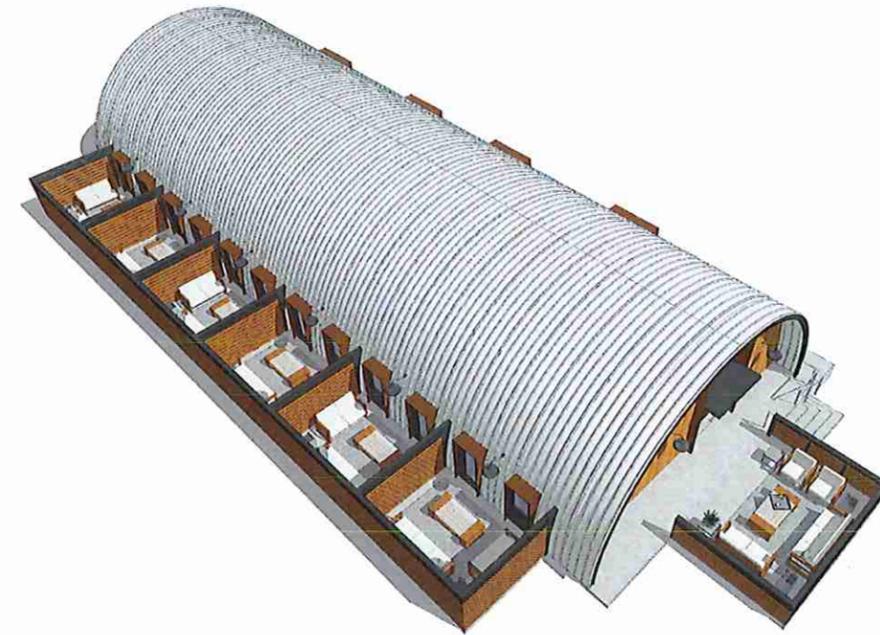
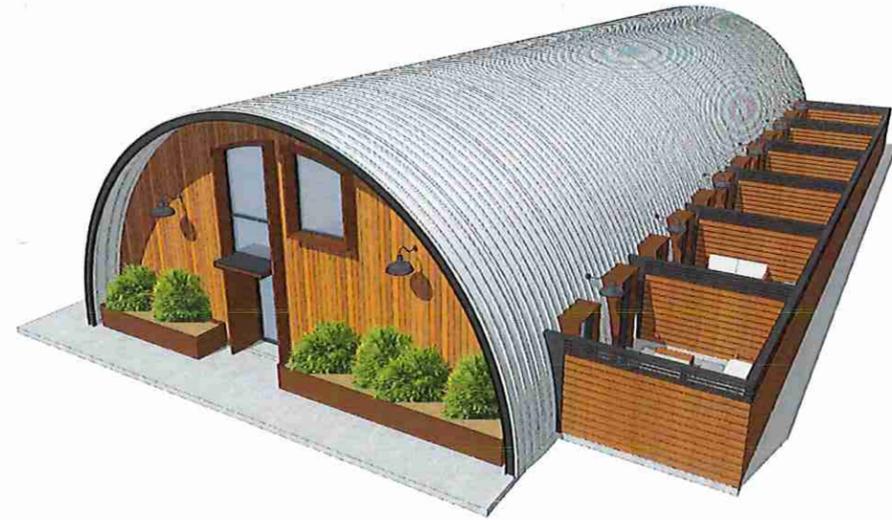
legal stuff:  
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sheet data:  
drawing no. 100  
drawing title: Proposed Building Elevations  
drawing date: 02/06/24

sheet title:  
Proposed Building Elevations

sheet no.:

A3.2



christopher william allen  
1552 Arroyo Street, Suite 200  
San Luis Obispo, CA 93401  
Tel: 805.781.1111  
www.cwastudios.com



project:  
Sunset Hut Hotel Inn  
1141 Main Street  
Morro Bay, CA 93442

applicant / owner:  
Cape Family LP + 7 Branches LLC  
365 Tulare Ave  
Morro Bay, CA 93442

revision:	no.	description	date

legal stuff:  
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sheet data:  
sheet no: 120  
date: 02/06/24  
drawn by: CWA  
checked by: JWA

sheet title:  
Proposed Building  
Renderings

sheet:

A6.1



christopher william allen  
 1028 murray street, dh ca 95014  
 email cwaia@cwia.com  
 telephone 805.265.5155  
 fax 805.265.5155



project:  
 Quinn's Hut Hotel Inn  
 1141 Main Street  
 Morro Bay, CA 93442

applicant / owner:  
 Capaci Family LP + 7 Branches LLC  
 365 Tulare Ave  
 Morro Bay, CA 93442

revision:

no.	description	date

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sheet date:  
 02/06/2024  
 CDR: CAE  
 DWR: CAE  
 JLS: CAE

sheet title:  
 Photo Simulation -  
 Street View

sheet:  
**A6.2**