



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 20, 2024
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Eric Meyer

Public Participation:

Remote public participation is allowed in the following ways:

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

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcuTHIRTK9xaTlMwVjNWRWRFUQT09>

Password: 135692

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

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

PUBLIC COMMENT

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

PRESENTATIONS

A. CONSENT CALENDAR

- A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2 Approval of minutes from the Planning Commission Meeting of September 19, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission Meeting of December 19, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission Meeting of January 16, 2024.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS
None

C. NEW BUSINESS

- C-1 *This is not a public hearing – study session agenda item only.*
Case No.: MAJ23-001
Site Location: 1290 Embarcadero
Proposal: Power Plant Master Plan – Study Session Discussion of proposed Master Plan for the Morro Bay Power Plant 107-acre property. Purpose of study session is to solicit additional input to assist with development of the draft Master Plan. The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project.
Staff Recommendation: Review and provide comments
Staff Contact: Cindy Jacinth, Planning Manager, (805) 772-6577

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. INTERIM COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on March 5, 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 or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$326 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 02-20-2024

#	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
Hearing or Action Ready Projects:											
1	Vistra	1290	Embarcadero		Master Plan (MAJ23-001)	Morro Bay Power Plant Master Plan	2/20/2024 Study Session to discuss with the Planning Commission the topic of the draft Master Plan for the Morro Bay Power Plant. The 2/20/24 PC meeting is not a public hearing, it is solely a study session to solicit additional input to assist with development of the draft Master Plan. The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property. Consultant currently working on background documentation, and draft Master Plan. Planning Commission study session and presentation from Consultant to be 2/20/2024				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
1	Stafford	990	Quintana	2/1/2024	CDP24-008	After the fact permit for an addition to an existing commercial building.	Under review .				kf
2	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.				kf
3	Bartolic	525	Bonita	1/30/2024	CDP24-005	Conversion of existing room above garage into an ADU.	Under review.				st
4	Naschke	443	Whidbey Wy	1/9/2024	CDP24-003	New construction of a detached ADU.	Incomplete Letter Sent 2/08				ao
5	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	Incomplete letter sent 2/12.				st
6	Carpenter	470	La Jolla St	1/10/2024	CDP23-030	Garage conversion to an ADU	Incomplete letter sent 1/25/24. Resubmitted 2/12, Under Review				ao
7	Gumm	780	Monterey Ave	1/2/2024	CDP23-028	Office conversion to retail and lodging	Incomplete letter sent 1/31. Awaiting resubmittal.				st
8	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
9	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
10	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
11	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
12	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
13	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. Incomplete letter sent 2/12. Resubmitted 2/13, under review.				st
14	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.				cj
15	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. Resubmitted 2/8, under review.				st

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16	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
17	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
18	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
19	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
20	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
21	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			gc/st
22	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
23	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
24	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
25	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
26	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
27	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
28	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
29	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
30	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
31	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM22-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursemet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent. Scheduled for a conceptual review at a PC hearing November 7, 2023. Project requires modifications based on the PC comments and resubmittal.	BLDG. - Approved 2/14/22 CO			nh/cj
32	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
33	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

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34	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
35		1290	Embarcadero		Master Plan (MAJ23-001)	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property. Consultant currently working on background documentation, and draft Master Plan. Anticipated Planning Commission presentation from Consultant to be 2/20/2024				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											
Environmental Review - none											
Final Map Under Review Projects:											
36	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none											
Grants:											
37	City of Morro Bay		City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. 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			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.. Cal Poly Graduate student in City and Regional Planning Program assisting the City on an update of the 2014 CAP.				cj
Projects in Building Plan Check:											
1	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.	Planning approved 10/16/23	Bldg. - Approved 10/16/23			st
2	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning approved 10/16/23	Bldg. - Approved 10/16/23			gc
3	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.	Planning approved 7/20/23	Bldg. - Approved 6/12/23			st
4	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			

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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			cj
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			cj
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			cj
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			cj
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			

#	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
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	Tanaka	331	Luzon St	2/7/24	B24-0044	Remove/demolish existing deck and replace in kind per attached engineering plans, calcs and field slips.		Under review			
35	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
36	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			
37	Peters	898	Main St.	2/1/24	B24-0036	Tennant Improvement - open interior wall, close opposite interior wall, install drain line.		Under review			
38	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
39	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
40	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			
41	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
42	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			
43	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
44	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
45	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
46	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				
47	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
48	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
49	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
50	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
51	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
52	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
53	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
54	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
55	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
56	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			
57	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
58	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
59	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
60	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			
61	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			
62	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			
63	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
64	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
65	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			
66	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
67	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
68	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
69	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
70	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
71	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
72	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
73	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
Planning Projects & Permits with Final Action											
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
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Susana Toner - st Alex Ortega - ao Kim Fowler - kf											

AGENDA ITEM: A-2

DATE: _____

ACTION: DRAFT

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

PRESENT:	Bill Roschen Mike Rodriguez Joe Ingraffia Asia King Eric Meyer	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	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 10th.

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 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

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 2nd 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 2nd 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.

There was discussion that two Commissioners meet with staff if the applicant would submit a plan revision addressing the adjustments above.

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

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 26th, 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.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary

- *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.
- A-2** Approval of minutes from Planning Commission meeting of September 19, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from Planning Commission meeting of October 3, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-4** Approval of minutes from Planning Commission meeting of October 17, 2023.
Staff Recommendation: Approve minutes as submitted.

Commissioner Meyer would like to see Planning Commission comments asked of the applicant added in section B-1 on the September 19, 2023, minutes.

MOTION: Vice-Chairperson Rodriguez moved to approve October 3, 2023, minutes with two corrections Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, Roschen, Meyer voting yes.

MOTION: Vice-Chairperson Rodriguez moved to approve October 17, 2023, minutes Commissioner Ingraffia seconded, and the motion passes 3-0-1 with Ingraffia, Rodriguez, Roschen, voting yes and Meyer abstaining.

B. PUBLIC HEARING

B-1 Case No.: CUP 22-09

Site Location: 801 Embarcadero, Morro Bay, CA

Proposal: Conditional Use Permit request (Concept/Precise Plan) for demolition/reconstruction of Libertine Building. The project proposes demolition of a majority of 4,677sf two story building & basement as 5,206sf mixed-use building adding an additional 529sf. Proposed new 7-unit hotel on the second floor with public viewing deck, restaurant, coffee shop and upgraded basement for Libertine Brewing. Site improvements include public coastal access improvements including new 15' wide Harborwalk gap extension, new pilings, reconstruction of existing side-tie dock with ramp, master sign program approval, and public access improvements to the adjacent street end by removing public parking in the street end to create a public plaza and related site improvements. The lease site property is in the WF/PD/S.4 zone & located within Coastal Commission original jurisdiction.

CEQA Determination: Exempt under Section 15302, Class 2.

Staff Recommendation: Forward recommendation to City Council to conditionally approve CUP22-09.

Staff Contact: Cindy Jacinth, Planning Manager, (805) 772-6577, cjacinth@morrobayca.gov

Planning Manager Jacinth presented the staff report.

Commissioners presented questions and comments to staff.

Planning Manager Jacinth and Community Development Director Graham answered questions.

Commissioners presented questions to the Applicant.

Applicant Eric Newton answered questions to Commissioners.

Chairperson Roschen opened the Public Comment period.

https://youtu.be/xCj64x_atn0?t=3933

Terry Simons, Morro Bay, asked for clarification on historic parking. He stated that it is a great project.

Planning Manager Jacinth provided clarification.

Betty Winholtz, Morro Bay, stated that the parking should remain accessible with this project. She asked for clarification the 7400-foot public space, signage, 500 feet extra room, public access area and elevator and elevator use. She states that there is not enough public benefit to allow the building to be 25 feet tall.

Chairperson Roschen closed the Public Comment period.

https://youtu.be/xCj64x_atn0?t=4411

Commissioners presented comments and additional questions to Staff and the Applicant. Two Planning Commission conditions were added: 1. adjust the exterior stairway so there is clear 10-foot-wide vertical access with a minimum of 8 foot in height, 2. The alternate

second floor plan with two hotel rooms facing the bay as presented shall be incorporated into the revised plan set for City Council review.

MOTION: Vice-Chairperson Rodriguez moved to approve staff recommendation. Commissioner Meyer seconded, and the motion passes 3-0, Rodriguez, Meyer, Roschen voting yes.

C. NEW BUSINESS
None.

D. UNFINISHED BUSINESS
None.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
https://youtu.be/xCj64x_atn0?t=7170
Vice-Chairperson Rodriguez asked Director Graham to bring to PC a follow up on the status of the Public Benefits subcommittee.

Commissioner Roschen requested an agenda discussion at the 01-16-24 meeting of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan policies and development standards.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
None.

G. ADJOURNMENT
The meeting was adjourned at 8:04 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 16, 2024, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary

AGENDA ITEM: A-4

DATE: _____

ACTION: DRAFT

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 16, 2024
VETERANS MEMORIAL BUILDING – 6:00 PM**

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

<https://youtu.be/XljQ9mXx4uc?t=56>

PLANNING COMMISSIONER ANNOUNCEMENTS

<https://youtu.be/XljQ9mXx4uc?t=94>

Vice-Chairperson announced several Housing State Assembly Bills effective January 1, 2024. Planning Commission will need to review new laws.

Commissioner Meyer spoke about Cal Poly landscape design project.

Chairperson Roschen announced at the next meeting will do the election of officers

PUBLIC COMMENT PERIOD

<https://youtu.be/XljQ9mXx4uc?t=299>

Mayor Carla Wixom, Morro Bay, thanked Commissioners for their service.

Gene Doughty, Morro Bay, spoke about the challenges of developing the Embarcadero.

Jeff Heller, Morro Bay, thanked the Commissioners for their service. He made comments of restroom availability at south end of the Embarcadero. He suggested the tenant build restrooms and have city maintain them.

Chairperson Roschen closed the Public Comment Period.

<https://youtu.be/XljQ9mXx4uc?t=757>

Public Participation:

Remote public participation is allowed in the following ways:

- Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “raise hand” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input. Please click the link below to join the webinar:
 - <https://us02web.zoom.us/j/82722747698?pwd=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.
- A-2** Approval of minutes from Planning Commission meeting of September 19, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from Planning Commission meeting of November 7, 2023.
Staff Recommendation: Approve minutes as submitted.

Commissioner Meyer requested corrections to the 12/19/2023 minutes.

MOTION: Vice-Chairperson Rodriguez moved to approve item A-3 November 7, 2023 minutes, and receive and file item A-1 current and advanced planning processing list. Commissioner Meyer seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingraffia, Meyer voting yes.

B. PUBLIC HEARING – None

C. NEW BUSINESS

C-1 Case No.: CR23-010

Site Location: 551 Embarcadero / City lease site 62/62W

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

Staff Recommendation: Review and provide comments

Staff Contact: Cindy Jacinth, Planning Manager, (805) 772-6577

Planning Manager Jacinth presented the staff report.

Commissioners presented their questions and comments to staff.

Tamara Baston, Applicant presented her project to Commissioners.

Commissioners presented their questions and comments to the Applicant.

Gene Doughty, Architect presented to Commissioners.

Commissioners presented their questions and comments to the Architect.

Chairperson Roschen opened the Public Comment Period.

<https://youtu.be/XljQ9mXx4uc?t=4384>

Betty Winholtz, Morro Bay, suggested joining the two lease sites and that would eliminate the need for exceptions.

Commissioners discussed the project.

Chairperson Roschen summarized comments requesting the Applicant to evaluate feasibility of merging the lease site with the Grays Inn site to the north, emphasized the Harborwalk entrance at this location, discussed views, requested the applicant consider revising plans to reduce the scale of the project to see what it would look like for a project that complies with the standards noting the public responsibility to get public benefit for the exceptions requested. The Planning Commission agreed to form a subcommittee consisting of Chairperson Roschen and Commissioner King along with staff to provide further comments and direction to the Applicant.

Betty Winholtz, Morro Bay provided additional public comment stating she disagrees with comments and suggests putting two lease sites together.

Chairperson Roschen closed public comment.

- C-2** Discussion of second story development on Embarcadero city lease sites as it relates to Waterfront Master Plan policies and development standards
Staff Contact: Scot Graham, Community Development Director, (805) 772-6291

Chairperson Roschen opened the Public Comment Period.
<https://youtu.be/XljQ9mXx4uc?t=8121>

General discussion with Commissioners and Staff.

Gene Doughty, Morro Bay encouraged the Planning Commission to view the Embarcadero from the Harbor side.

Director Graham presented the staff report.
Commissioners presented general questions and comments to staff.

- D. UNFINISHED BUSINESS
Vice-Chairperson Rodriguez would like to continue discussion of Public Benefits committee.
- E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
Commissioner King suggested restarting book club.
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
None.
- G. ADJOURNMENT
The meeting was adjourned at 8:52 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 6, 2024, at 6:00 p.m.

Bill Roschen, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: C-1

MEETING DATE: February 20, 2024

Staff Report

TO: Planning Commissioners

DATE: February 14, 2024

FROM: Cindy Jacinth, Planning Manager

SUBJECT: Power Plant Master Plan – Study Session Discussion of proposed Master Plan for the Morro Bay Power Plant 107-acre property. Purpose of study session is to solicit additional input to assist with development of the Draft Master Plan. The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of a planning permit application that is separately pending for the proposed Battery Energy Storage System Project. **(This is not a public hearing. Study session discussion item only).**

RECOMMENDATION:

Review and provide input on development of the Draft Power Plant Master Plan. Notably, the Battery Energy Storage System (BESS) proposal is pending under a separate application, the details of which are not the focus of this discussion. While the Draft Power Plant Master Plan proposes a General Industrial designation for approximately 24-acres that could be consistent with the pending BESS application, such designation could also be consistent with other industrial uses and makes no commitment to the BESS proposal.

BACKGROUND: This item is being brought forward for discussion and input by the Planning Commission and to receive additional community input in order to assist with the development of the Draft Power Plant Master Plan.

Vistra Energy as the owner of the Power Plant Property located at 1290 Embarcadero submitted a planning application to the City in December 2020 for development of a BESS project on an approximate 24-acre portion of the overall 107-acre property. That pending entitlement application and associated environmental impact report is still under review and is not the subject of this Planning Commission (PC) study session agenda item.

The City's combined General Plan/Local Coastal Plan (also known as Plan Morro Bay) was adopted by the City Council in 2021 and certified by the California Coastal

Prepared By: CJ

Department Review: CJ

City Attorney Review LNL

Commission also in 2021. Plan Morro Bay includes policy LU-5.4 which requires a Master Plan for the redevelopment of the former power plant site as specified on the next page. A master plan is a document and policy guide designed to help communities create a vision of what they want an area to look like in the future, taking into consideration existing policies, environmental conditions, and public outreach. Similar to the establishment of general zoning designations in the Morro Bay Zoning Code, a master plan is a long-range plan designating use categories in general but is not a commitment to any particular project.

Rincon Consultants has been hired by the City to develop a Master Plan per Plan Morro Bay policy LU-5.4. Because the policy states that the master plan will be the responsibility of the property owner upon development, the City's cost for its contract with Rincon Consultants is covered under a reimbursement agreement between the City and Vistra as the applicant and property owner.

POLICY LU-5.4: Vistra Site Master Plan. Create a master plan for the redevelopment of the former Vistra power plant site and surrounding area, which could include reuse of some of the existing buildings. The master plan will be the responsibility of the developer or property owner upon property development. Encourage extensive community participation in the master plan process. Ensure that the land use map identified in Figure LU-4 and development capacity established in Table LU-2 guide land planning for the site. Other objectives for the master plan include creating a better connection between the two sides of the Embarcadero at the Vistra site and creating a pedestrian-friendly atmosphere along the site's Embarcadero street frontage. The master plan shall be incorporated into the LCP via an LUP amendment with Chapter 3 of the Coastal Act with the standard of review prior to any CDP processing for associated development.

Since only a portion of the property is proposed for development at this time, the Master Plan is being developed as two phases. This is Phase 1 of the Master Plan and is intended to serve the following key purposes:

- Establish the basis for changes and amendments to Plan Morro Bay, the General Plan/LCP, for the proposed battery storage use on the project site should the application be approved by the City.

- Create a vision for physical development within the former Morro Bay Power Plant property that will address site planning as it relates to improvements for the proposed battery storage area.
- Ensure the development on the site addresses public access connections and any public recreation opportunities, in particular creating a stronger connection between the two sides of the Embarcadero at the Vistra site and creating a pedestrian-friendly atmosphere along the Embarcadero street frontage.
- Serve as a guide to support framework elements and compatibility between Phase I and the future site-specific planning and programming of the remainder of the property which will be established in Phase II of the Master Plan.
- Support robust community engagement in the overall master planning process.

City staff has previously discussed the two-phased approach for the Power Plant Master Plan with Coastal Commission staff and they are in support of this approach.

DISCUSSION

The Power Plant Master Plan project kicked off in September 2022 at the Morro Bay Veteran's Hall with a community workshop attended by approximately 80+ community members. The workshop consisted of a visioning exercise intended to encourage community members to conceptualize future buildout of the Power Plant site and share their preferences for uses on the site. The workshop also included a brief introduction to the Master Plan project, small group discussions led by a facilitator, and large group discussion to solicit community engagement and input. The workshop sought input on three key theme areas including land use preferences, circulation, and site characteristics.

The workshop was followed by a community survey released by the City between January-February 2023 with over 600 responses received. The goal of the survey was to gather community input on preferences for land uses in different areas of the property, as well as circulation connection preferences to the Embarcadero and surrounding neighborhoods and site characteristics. In addition, stakeholder interviews were conducted to gather further community input from January 31 through February 2, 2023 with representatives of local community groups.

Rincon Consultants has prepared an Existing Conditions and Vision Draft of the Master Plan (Exhibit A) which summarizes the results of these efforts: the previous community workshop, online survey, and stakeholder interviews as well as evaluates the land use consistency. The Existing Conditions and Vision Draft document provides an introduction to the Master Plan project, discusses existing conditions and

constraints on the overall 107-acre property, and discusses the draft vision and guiding goals and objectives for the Master Plan. The key themes identified in the public participation and from the existing conditions and constraints analysis set the foundation for the Master Plan's vision for the future of the Morro Bay Power Plant.

These guiding goals and policies include draft policies related to 5 subareas of the Power Plant property:

1. **Embarcadero Area of the property:** A vibrant northern Embarcadero featuring a mix of commercial uses that prioritizes creating pedestrian connections and open spaces.
2. **Power Plant Building Area of the property:** A strategic location to support commercial retail and fishing uses along Embarcadero with amenities such as hotels and educational opportunities, parking, and boat facilities.
3. **Scott Street Hillside Area:** An important natural area for pathways, scenic vistas, and open space with opportunities to connect new housing with existing neighborhoods.
4. **Morro Creek and Lila Keiser Park area:** An ecologically and recreationally important area with opportunities for circulation improvements
5. **Tank Farm Site Area:** An area to establish the City as a State-wide leader in renewable energy due to existing hazardous constraints and nearby electrical infrastructure.

PROCESS AND SCHEDULE:

The application for the BESS project triggered the requirements for a Master Plan for the property due to Plan Morro Bay policy LU-5.4. Although the need for a master plan was triggered by Vistra's application, the plan itself only creates general use designations and does not commit or dedicate areas to a specific project. The Master Plan is being developed as a Phase 1 to establish an overall land use vision because there is no proposed development for the rest of the property. Phase 2 of the Master Plan will be triggered once there is future development proposed for the remainder of the property to establish site-specific planning and programming of the property.

While the City has received previous public comments stating a desire not to have a BESS at this property location, the 600 MW BESS project itself is separate from the Master Plan project which is a long-range planning initiative. Due to Plan Morro Bay policy LU-5.4, the Master Plan addresses the whole 107-acre property, and therefore it recognizes that there is an open application for development of the tank farm

property as a battery energy storage system project. This is necessary because the BESS project would require a General Plan/LCP Land Use Map and Zoning Map amendment should the City approve the project when it comes forward in late spring for public hearing review. Once complete, the Master Plan will establish the basis for land use changes and amendments to Plan Morro Bay which will require not only approval by the City but also certification as an LCP amendment by the Coastal Commission.

The next steps in the process would include consolidation of the PC input and public comment received to be used to develop the Draft Master Plan and released for public review. A second community workshop will be held which is currently scheduled for Wednesday, March 27, 2024 at the Morro Bay Veteran's Memorial Building. The feedback from this second workshop plus all previous input received on the public draft of the Master Plan will be used will be used to finalize the Draft Master Plan released for public review. Input received from the public review of the Draft Master Plan will be used to develop the Final Draft of the Phase 1 Power Plant Master Plan. Adoption of the final Master Plan would occur in tandem with the public hearings for the BESS project and EIR. Although no public hearing dates have yet been determined, it is anticipated that based on the schedule this would occur approximately late spring or early summer 2024.

CONCLUSION:

The application for the BESS project triggered the requirements for a Master Plan for the property due to Plan Morro Bay policy LU-5.4. This agenda item is not to discuss the merits of the BESS proposal, but rather to gain community input on the remainder or balance of the site as it relates to land uses, design, circulation improvements both pedestrian and vehicular connections, and identification of infrastructure improvements. Indeed, given that the BESS application is still pending environmental and other analyses, the appropriate time to discuss BESS project details would be at the future public hearing on that application following presentation of all relevant evidence.

Staff recommends the Planning Commission take public comment and provide input and feedback to receive additional community engagement in order to assist with the development of the draft Power Plant Master Plan.

EXHIBITS:

Exhibit A – Existing Conditions and Vision Draft Power Plant Master Plan



City of Morro Bay

Draft Power Plant Master Plan

March 2024



Created for

The City of Morro Bay

595 Harbor Street
Morro Bay, CA 93442
805-772-6200
morrobayca.gov

Created by

Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, CA 93003
805-644-4455
rinconconsultants.com



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers

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Appendix B Land Use Consistency Analysis



1

Introduction

1 Introduction

1.1 Purpose of the Master Plan

The Morro Bay Power Plant property is 107 acres and is one of the last remaining stretches of primarily unused coastal property along the city's coastline. According to Plan Morro Bay, the City's General Plan and Local Coastal Program, the Power Plant property is intended to be developed with visitor-serving commercial, open space, and public facilities. Due to the size of the area and potential on-site constraints, Policy LU-5.4 calls for the development of a master plan for the redevelopment of the area. A master plan is a document and policy guide designed to help communities create a vision of what they want an area to look like in the future, taking into consideration existing policies, environmental conditions, and public outreach. This Master Plan is a planning document that helps guide the redevelopment of the Morro Bay Power Plant property and includes:

1. Descriptions of the Power Plant property and surrounding area
2. Public outreach summary
3. Analysis of existing conditions and constraints
4. Land Use Mapping
5. Action Plan



1.2 Site Area

Morro Bay is a coastal city located along the central coast of California, with a rich history of native peoples and a thriving fishing industry. It is a popular destination for visitors and outdoor enthusiasts from across the central coast, California and the United States. Morro Bay is situated along Highway 1, which is the popular road trip route which connects to Big Sur and is popular for those seeking to escape the heat of inland California and those looking for outdoor recreation. Figure 1 shows the regional location of Morro Bay and how it connects with regionally with areas north, south, and east.

The North Embarcadero neighborhood, which is characterized by the Morro Bay waterfront, Morro Rock, and industrial and commercial uses, including commercial fishing and restaurants, forms the southeastern border of the 107-acre area that was previously used for the Morro Bay Power Plant (Power Plant). The site is one of the last remaining stretches of previously developed but primarily unused coastal property along the city's coastline. The Power Plant site is positioned at the intersection of the North Embarcadero, Embarcadero, Highway 1 Commercial, and Downtown neighborhoods, and therefore is surrounded by an assortment of land uses and diverse community character, including existing residential neighborhoods, the Maritime

Museum, restaurants, the Morro Bay Harbor Department and U.S. Coast Guard, Morro Creek, Lila Keiser Park, and piers supporting commercial fishing and recreation activities along the waterfront. A PG&E open-air Switchyard occupies a separate 27-acre parcel immediately northeast of the Power Plant property, which operates as an electrical substation. While the Power Plant property is most notably recognized by the 9-story generating plant building and three, 450-foot tall boiler stacks, the property also contains additional structures and uses. Many of the structures were from the previous operation of the Power Plant, but some portions of the site contain existing uses such as Lila Keiser Park and Pacific Wildlife Care and Marine Mammal Center.

Table 1 details the primary existing structures and uses on the Power Plant property and Figure 2 shows their corresponding location on the property, along with other nearby uses.

Table 1 Power Plant Property Existing Structures and Uses

Structure/Use	Description	Picture
<p>Generating Plant Building and Boiler Stacks</p>	<p>The generating plant building is a steel-framed structure organized in three sections: the northern bay housed the turbines; the middle bay was the firing bay; and the southern bay housed the boilers. An office, warehouse, and machine shop adjoin the west side of the generating plant but is structurally independent. The three concrete boiler stacks are connected to the generating plant building via gas ducts.</p>	
<p>No. 1 Firehouse</p>	<p>A one-story building located southwest of the generating plant, near the main Embarcadero gate used for fire protection</p>	

Structure/Use	Description	Picture
<p>Gatehouse</p>	<p>Located west of the main entrance off Embarcadero, the gatehouse is a one-story office building used for security and site access. The publicly accessible south-facing entrance fronts Embarcadero</p>	
<p>Former Tank Farm</p>	<p>Located at the northwest corner of the Power Plant property, the former tank farm consists of the foundations of five demolished above-ground oil storage tanks protected by an earthen and concrete levee</p>	
<p>Lila Keiser Park</p>	<p>Lila Keiser Park is a public park operated by the City of Morro Bay, located at the far northern end of the Power Plant property. The park includes a pair of baseball diamonds, playground, and picnic area.</p>	
<p>Pacific Wildlife Care and Marine Mammal Center</p>	<p>Pacific Wildlife Care is a private animal care facility located on the east side of the Power Plant property. The facility consists of two portable buildings and several open-frame structures.</p>	

Structure/Use	Description	Picture
Cooling Water Intake Screenhouse	The cooling water intake screenhouse is situated off the Embarcadero partially over the bay and off of the main Power Plant property. The structure served to bring water into the generating plant building.	
Standpipe	Located east of the generating plant, the standpipe is a cylindrical, sheet-metal-clad water tank located near the east corner of the property near Scott Street	

The site's former industrial use has led to it being closed off from public access. However, future uses of the property could change the way the community interacts with the space. The site's prominent location near the City's Embarcadero and waterfront, Morro Rock, and existing infrastructure create the potential for the site to transform the northern Embarcadero with visitor serving and public uses, with improved connections across the Embarcadero. The Power Plant property could become a regional draw for visitors and Morro Bay residents to enjoy the waterfront and its history.

Land Use and Zoning

According to Plan Morro Bay, which was adopted by the City of Morro Bay in May 2021 and serves as the City's General Plan and Local Coastal Program (LCP) Coastal Land Use Plan (LUP), the Power Plant site has a land use designation of Visitor Serving Commercial with a Mixed-Use Residential Overlay. The Project Site is currently zoned M-2/PD/I with a Planned Development overlay and Interim Use overlay designation under the City's current Zoning Code.

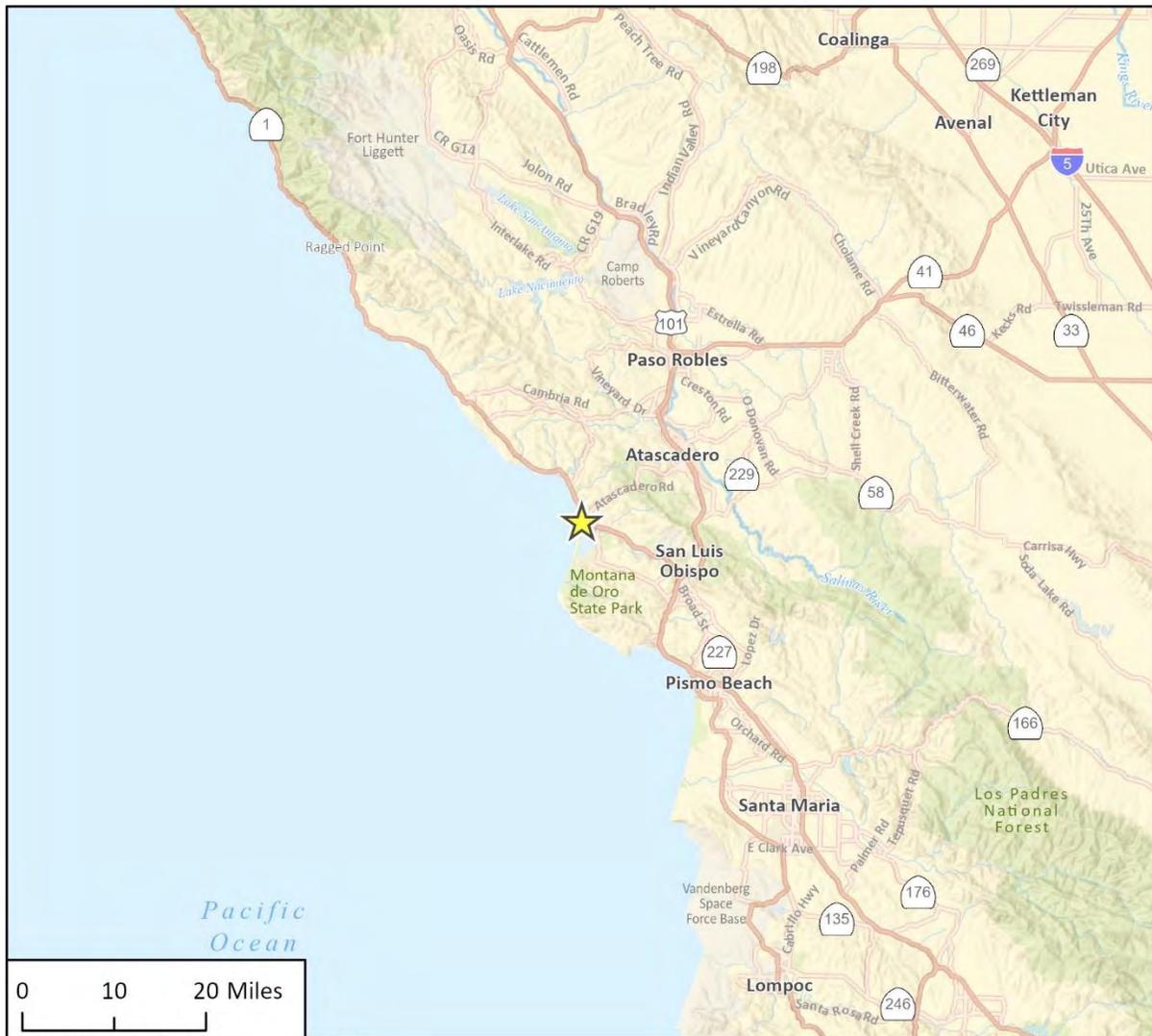
1.3 Master Plan Objectives

The Master Plan serves as the framework for future development on the former Power Plant site. It guides future development of the site, utilizing the community vision for the

site and identified constraints and opportunities. To guide the creation of the Master Plan, a set of objectives were established, which include:

1. Provide a vision for the physical development of the Power Plant site that will address site planning related to the Former Tank Farm area.
2. Improve circulation in the northern Embarcadero area.
3. Strengthen pedestrian connections.
4. Identify land use strategies and opportunities to achieve the vision.
5. Serve as a guide by establish policies and actions to implement the vision, which will be implemented during a Phase II Master Plan.

Figure 1 Regional Location of the Morro Bay Power Plant Property



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19-08915 MIB, MB BESS EIR
Fig 1 Regional Location

 Power Plant
Property
Location

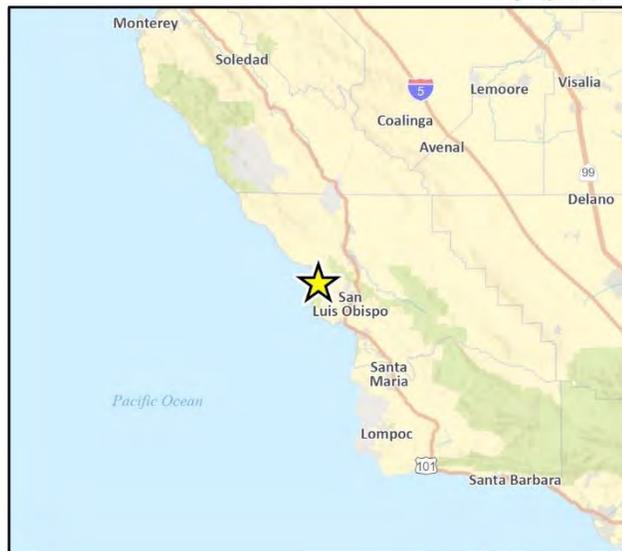


Figure 2 Morro Bay Power Plant Property Features and Surrounding Uses



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1.4 Site History



The Power Plant property, 1953 Source: San Luis Tribune, 2021

The Power Plant property, as well as the city and region, has a long history rooted in its indigenous heritage. The Native American Heritage Commission (NAHC) recognizes the rich history and significance of the site and surrounding region for the Chumash and Salinan tribes. The Chumash and Salinan peoples have lived in the region for thousands of years. Both tribes have cultural and ancestral ties to the land.

The site also has a history of military and industrial use. During World War II, the United States Navy developed the waterfront area, including the Power Plant property, as an Inshore Patrol Base for training. The base was sold and dismantled in 1948. After the war, the Morro Bay community grew rapidly due to the tourism industry and was incorporated in 1964.

Site History

In 1951, the Pacific Gas & Electric Company (PG&E) purchased the site from the United States Navy who had established the Morro Bay Naval Station on the site, clearing trees and constructing several buildings. Power plant construction began in 1953 and was completed in 1955.

The Morro Bay Power Plant was built on the site in 1955 to meet the increasing demand for electricity in California after the war. The Morro Bay Power Plant was intended to help satisfy the growing demand for electricity amid California’s post-World War II-era development boom. The Power Plant became a landmark and an economic asset for the Morro Bay community. The Power Plant was expanded in the 1960s with two more generating units, a larger switchyard, and a bigger cooling water intake screenhouse. The Power Plant stopped operating in 2014 and has been inactive since then. The surrounding lands were leased or sold off by PG&E in the 1970s and have been used for various purposes such as a public park, RV

camping facility, and storage for fishing gear. The Power Plant changed ownership multiple times between 1997 and 2007, before closing permanently in February 2014. Dynegy, the owner at the time, cited environmental regulations that would have required updating the filtering technology for its ocean water cooling system as the deciding factor in closing the Power Plant. Today, the 107-acre site currently contains the vacant, unused structures and infrastructure associated with its former use, in addition to Lila Keiser Park and facilities operated by Pacific Wildlife Care and Marine Mammal Center, as well as several other secondary buildings and infrastructure from the previous use of the site.



The Power Plant Property, 2022

1.5 Public Participation

The Master Plan was developed through active community engagement, incorporating the community's vision and preferences into the goals and vision of the plan. The City hosted a community workshop, stakeholder meetings, as well as a comprehensive community survey to solicit input from the community on the Power Plant site and opportunities.



The following summarizes the outreach and community engagement efforts which were used to establish a vision for the Power Plant site and identify key themes.

Community Workshop



Community members at large group presentation (left), community members participating in small group activity (right) at Community Workshop held on September 14, 2022.

The first community workshop consisted of a visioning workshop intended to encourage community members to conceptualize future buildout of the Power Plant site and share their preferences for uses on the site. The workshop included a visioning

exercise, brief introduction to the Master Plan project, small group discussions, and a large group discussion. Over 60 participants attended the workshop, providing valuable input towards the vision for the Power Plant site.

The meeting began with the visioning exercise intended to collect preferences on land uses, circulation improvements, site frontage improvements, pedestrian connections, and design features. Based on this exercise, the top land use preferences include harbor related use, park or plaza, and recreational uses. In terms of development scale of the site, participants preferred the scale similar to a public market and Main Street, which feature small-scale buildings, rather than taller large-scale development. Participants wanted to see more pedestrian improvements to connect east and west sides of the north end of the Embarcadero along the Power Plant property. Participants selected a bike median and sidewalk as the preferred frontage improvements along the site. Participants favored the harbor-character design style, similar to the architectural style along the Embarcadero Waterfront. Land use preferences at the workshop varied from open space, recreation, harbor related, and hotel.



Harbor Related Uses



Park, Plaza, or Open Space



Smaller Scale Main-Street Development



Pedestrian Improvements

Following a short presentation explaining the purpose and process of creating the Master Plan, the workshop broke out into small groups to discuss desired uses and future development of the site. Based on the visioning exercise and small group discussions, Table 2 summarizes the main themes for the Power Plant property identified at the community workshop.

MORRO BAY POWER PLANT MASTER PLAN
Land Use Alternatives



Use 3 red stickers to select your top 3 land use preferences from the options below.

Retail



Harbor Related



Hotel



Restaurant





Public Facility



Park/ Plaza



Recreation



Other



MORRO BAY POWER PLANT MASTER PLAN
Land Use Alternatives



Use 3 red stickers to select your top 3 land use preferences from the options below.

Retail



Harbor Related



Hotel



Restaurant

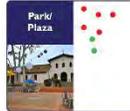




Public Facility



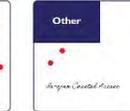
Park/ Plaza



Recreation



Other



Results from visioning board on connections (left), results from visioning board on land use alternatives (right) at Community Workshop held on September 14, 2022

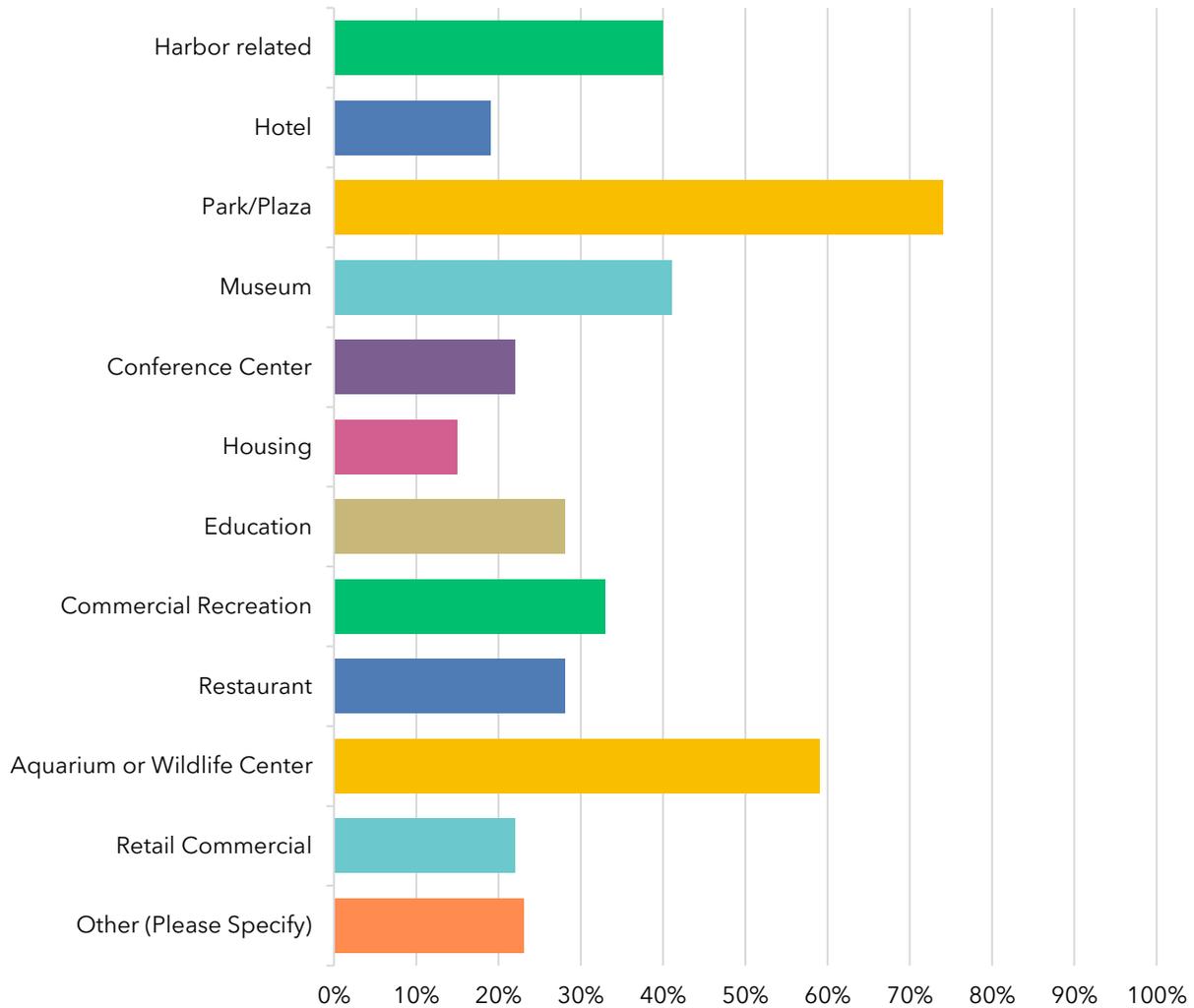
Table 2 Community Workshop Key Themes

Key Issues	Themes
Land Uses	<ul style="list-style-type: none"> ▪ Open space and parks ▪ Aquarium or museum ▪ Outdoor recreation ▪ Commercial fishing uses ▪ Harbor and commercial fishing ▪ Hotel and housing potential
Circulation	<ul style="list-style-type: none"> ▪ More pedestrian amenities ▪ Greenbelt and sidewalks ▪ Improved connections to Morro Rock and Beach ▪ Pedestrian crossing improvements
Site Characteristics	<ul style="list-style-type: none"> ▪ Similar to existing Embarcadero development ▪ Natural materials such as wood

Community Survey

The City released a survey from January to February 2023 to gather the community's feedback on their preferences for land use and physical development on the Power Plant site. The survey received 609 responses and asked questions about preferences for land uses in different areas of the site, as well as circulation connection preferences to the Embarcadero and surrounding neighborhoods. The results of the survey are summarized in a memorandum, which is included as Appendix A to this Master Plan.

Survey participants expressed a strong desire to preserve and enhance the natural and local history through the expansion of harbor uses and addition of educational centers such as a museum or wildlife center. Based on survey responses, the community would like the property to highlight Morro Bay's natural beauty by establishing open gathering spaces, active recreational spaces, and natural open space preservation. Respondents also believed future use of the site should support a thriving and robust local economy by promoting development of restaurants, recreational commercial, and other commercial uses to be enjoyed by the community and visitors.



Question 2: Which potential uses would you prefer to see on the Power Plant property?

Respondents had the opportunity to share what uses they found most appropriate for the overall Power Plant site. Key themes are summarized in Table 3.

Table 3 Community Survey Key Themes

Key Issues	Themes
Land Uses	<ul style="list-style-type: none"> Open space Museum or educational center Active recreation Commercial retail and restaurants Harbor and commercial fishing
Circulation	<ul style="list-style-type: none"> Multi use promenade Enhanced crosswalks Improved vehicle circulation, but unsure where
Site Characteristics	<ul style="list-style-type: none"> Preserve natural beauty and views Enhance local history

As for uses participants least wanted to see on the Power Plant site, most indicated that housing or hotels and a proposed battery energy storage project should not be a major use or focus for the overall property.

Interested Parties Interviews

To gather further community input, a series of interviews with interested parties were conducted from January 31 through February 2, 2023, with representatives of local community groups.



The interviews were conducted virtually and in person and interested parties were asked their preferred vision of the site, what uses they think would be appropriate in the different areas of the Power Plant property, and other recommendations for circulation and pedestrian improvements. Key themes that emerged from the discussions are summarized in Table 4 below.

Table 4 Interested Parties Key Themes

Key Issues	Themes
Land Uses	<ul style="list-style-type: none"> Parking garage to alleviate parking issues Maritime museum expansion Affordable, multi-family housing Open space Strategic site for renewable energy Boatyard to support harbor and commercial fishing Visitor-serving commercial uses along Embarcadero and as allowed under site constraints
Circulation	<ul style="list-style-type: none"> Expand bridge over Morro Creek for new vehicle connections Connections to Main Street Pedestrian connections and crosswalks
Site Characteristics	<ul style="list-style-type: none"> Small-community charm Uses that are compatible with industrial uses in PG&E switching station Embarcadero frontage improvements

-
- Pedestrian friendly designs
-

Many interested parties viewed the site as a strategic location for renewable energy due to the existing industrial nature of the site and existing infrastructure. They also saw the site as viable for various other uses, including parking for the Embarcadero and Morro Rock to alleviate congestion, boatyard and harbor uses, visitor-serving commercial uses, open space, and housing near Scott Street. Interested parties were in support of improving congestion and parking issues in the northern Embarcadero area through expanding the Morro Creek bridge to allow vehicles, eastern site access from Quintana Road/Main Street, and a parking structure on the Power Plant site.

The public participation results and key themes, in addition to the constraints and opportunities identified in Chapter 2, were used to establish a vision and guiding goals and policies in Chapter 3 for the Power Plant site.

DRAFT



2

Existing Conditions and Constraints

2 Existing Conditions and Constraints

Along with the community's vision for the site, existing conditions and constraints on the property and the surrounding area will influence the future development of the site and actions necessary to ensure the protection of resources and public safety. This Chapter of the Master Plan reviews existing conditions and potential constraints that would impact future use of the Power Plan property.

2.1 Hazardous Materials

The Power Plant's 50-year operation, including the storage and processing of crude oil, has contaminated the soil and groundwater with heavy metals and petroleum hydrocarbons. Although consistent monitoring and remediation actions have reduced contamination levels over time, contamination still poses a potential hazard to human and environmental health. People and the environment could be exposed to contaminated soil and water during future use of the site.

Soil Contamination

The project site is designated as a Cleanup Site by the State Water Resources Control Board and the California Department of Toxic Substances Control (DTSC) due to site contamination from operation of the Power Plant. Previous soil investigations conducted on the site identified metals and petroleum in onsite soil as well as petroleum and arsenic in groundwater on the property, which are naturally occurring chemicals found in crude oil used for operation of the Power Plant. The main area of contamination is within an approximately 24-acre area northwest of the generating plant building, which was previously used as a tank farm with six above ground fuel oil storage tanks. All six tanks have since been demolished.

In 2006, PG&E formed an agreement with the DTSC to investigate and address contamination in eight different areas of concern that were identified, which are listed in Table 5 below. Figure 3 maps the eight areas of concern.

Additional evaluations of the areas of concern were conducted as part of a Human Health Risk Assessment. Results of the evaluation indicated that only the former tank farm area would require a Land Use Covenant and Soil Management Plan. A determination for Area of Concern 7, the location of the generating plant building, has not been given due to the presence of the building. A determination will be given once the building is removed and sufficient soil testing is completed; however, initial testing around the structure found limited concentrations of hazardous materials.

Table 5 Power Plant Property Hazardous Areas of Concern

Area of Concern	Description	Current Status
Area of Concern 1	Former Tank Farm	Former tank farm requires a LUC for commercial/industrial use only and a SMP.
Area of Concern 2	Beach Valve Area which had a leach field and pipeline	Given a determination of No Further Action and unrestricted/residential land use by DTSC
Area of Concern 3	Fire House No. 1 which contained equipment with pumps and diesel fuel	Given a determination of No Further Action and unrestricted/residential land use by DTSC
Area of Concern 4	Storage Area that housed hazardous materials	Given a determination of No Further Action and unrestricted/residential land use by DTSC
Area of Concern 5	Switchyard area	Portion on the Project Site only given a determination of No Further Action and unrestricted/residential land use by DTSC
Area of Concern 6	Multi-Use Area that used potential hazardous materials	Given a determination of No Further Action and unrestricted/residential land use by DTSC
Area of Concern 7	Generating Plant Building	Has not been assessed due to the presence of the generating plan building. Soil samples were collected near the building and generally did not have hazardous material concentrations that would be a risk to health
Area of Concern 8	Metal Cleaning Waste Ponds	Was determined to no longer be a concern

PG&E and DTSC agreed that only the former tank farm area, Area of Concern 1, would require a Land Use Covenant and Soil Management Plan. The Land Use Covenant would restrict future land uses in the former tank farm area to commercial and industrial uses and prohibit permanent or temporary lodging, schools, day care centers, recreation and community open spaces, or hospital uses. This limits the potential use of the former tank farm site. DTSC has cleared most of the remaining Power Plant property for unrestricted residential and recreational uses. Further evaluation of Area of Concern 7 will be needed.

2.2 PG&E Restrictions

In 1997, PG&E imposed a deed restriction on most of the 107-acre site in connection with the sale of the property to Duke Energy. The deed restriction prohibits temporary lodging, hospitals or other health-care facilities, schools, daycare centers for children, parks, playgrounds, or other recreational uses on the Power Plant property. Areas subject to the PG&E deed restriction are shown in Figure 3. While this deed restriction currently poses use constraints of the site, the removal of the deed restriction is possible and would open up the site to more uses consistent with the preferences identified by the community and interested parties.

Figure 3 Areas of Concern and PG&E Deed Restriction



2.3 ESHA and Biological Resources

Plan Morro Bay identifies the general location of Environmentally Sensitive Habitat Areas (ESHAs) within the city. ESHAs are areas in which plant or animal life or their habitats are rare or especially valuable due to their sensitivity or special natural role in an ecosystem. These areas can be easily disturbed or degraded by human activity or development. There are five ESHAs directly on the Power Plant property and three additional ones adjacent to the site as described in Table 6 below.

Table 6 Power Plant and Nearby ESHAs

ESHA Type	Description	Picture
Shallow Bay, Mudflat, and Eelgrass habitat	An aquatic environment just south and west of the property, which provides habitat for sensitive species, including Eelgrass.	
Willow Woodland and Scrub	Riparian habitat along Morro Creek which provides special habitats for endangered and rare species, improved water quality of downstream receiving waters, and groundwater recharge	
Backdune and Dune Scrub	Provides habitats for rare species and also directly impact water quality in the Pacific Ocean	

ESHA Type	Description	Picture
Foredune	Provides habitats for rare species and also directly impact water quality in the Pacific Ocean	
Seasonal and Perennial Stream	Morro Creek is a seasonal stream with areas of freshwater emergent wetland and includes mostly Willow Woodland and Scrub habitat along the creek corridor	
Rookeries	Trees within and adjacent to the site which are important breeding and overwintering sites for such species as herons, egrets, and cormorants	
Monarch Overwintering Site	Eucalyptus grove southeast of the property used for overwintering Monarchs, which are considered a Species of Special Concern	

The City, in adoption of Plan Morro Bay, has policies intended to protect ESHAs within the city. Development in ESHAs is restricted to activities such as habitat restoration, scientific research, and low intensity public access and recreational uses, in accordance with the California Coast Act. Development adjacent to ESHAs must be designed to be compatible with the ESHA and prevent impacts that would significantly degrade the biological resources in the area. Plan Morro Bay also establishes a buffer for development near ESHAs, setting a minimum buffer of 50 feet for rivers, streams and riparian areas, and dunes, and a minimum buffer of 100 feet for wetlands. Figure 4 identifies how the nearby ESHAs constrain the site, which is primarily along Morro Creek and the frontage along the Embarcadero.

A considerable area in the northern and western part of the site is considered part of an ESHA, which are primarily areas around Morro Creek and rookeries along the Embarcadero frontage. Figure 4 shows identified ESHAs on the site and surrounding area. Any future development on the property would be required to adhere to policies and development buffers for protection of the sensitive habitats on the Power Plant property.

Other biological resources on the Power Plant property include ornamental plants, Silver Bush Lupine scrub, and ice plant mat. Much of the property is considered developed/disturbed from previous activities and use of the site.

2.4 Cultural and Tribal Resources

Cultural resources are structures, sites, or objects that may have historic, architectural, archaeological, cultural, or scientific importance. Significance relates to local, state, or national history or culture, including association with important events, people, and artistic styles from prehistory or history.

Power Plant

Construction of the Power Plant was completed in 1955 and was the sixteenth steam plant in PG&E's system. Willian Gladstone Merchant, the architect known for designing a collection of buildings in San Francisco for the Golden Gate International Exposition, designed the Power Plant in 1953. The Power Plant incorporated innovative seawater evaporator technology that set a precedent for modern power plants. The integration of this design into the Power Plant was likely the first use of this technology in a terrestrial industrial setting. Notable architectural features of the Power Plant include the aluminum sheathing that envelops the generating building, characteristic of Modernist architecture, and three smoke stacks.

The Power Plant soon became a local landmark, positioned opposite of Morro Rock. To this day, many recognize the Power Plant, primarily the generating building and stacks, and Morro Rock as defining features of Morro Bay and the Central Coast and they are identified as a visual resource in Plan Morro Bay.

Elements of the Power Plant that convey the most historical significance include the entirety of the generating plant, the office/warehouse/machine shop, all three of the boiler stacks, and the No. 1 Firehouse, cooling water intake screenhouse, and the Standpipe.

Cultural and Tribal Resources

The Power Plant site is known to have four archaeological resources that have been previously recorded. The Salinan Tribe and Northern Chumash Tribe have indicated that the site is in an area of high cultural and spiritual significance, indicating the potential for additional resources on the property. As most archaeological resources are not uncovered until grading or construction occurs, it is difficult to determine the extent of cultural resources that exist on the site.

To minimize impacts to potential resources, policies and actions within Plan Morro Bay establish procedures for minimizing impacts to potential resources. In addition, close partnership with local tribes would aid in helping identify strategies to reduce further impacts on resources on the property.

2.5 Coastal Hazards and Flooding

The Power Plant property is just east of Morro Rock Beach and Morro Bay's entrance and its northwest corner is adjacent to the beach. The site is at risk from coastal hazards such as flooding, tsunamis, and sea level rise, which can endanger people and structures and worsen with climate change.

The Power Plant site is entirely within the coastal zone and must comply with the California Coastal Act. The Coastal Act establishes procedures for development in the coastal zone designed to protect coastal resources, public safety and public and private property. Any development on the property requires a coastal development permit. In addition, development is subject to policies within Plan Morro Bay related to coastal hazards and coastal development.

Figure 4 Environmentally Sensitive Habitat Areas



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 Additional data provided by City of Morro Bay, 2018.

Flood Zones

Floods are often a result of heavy rainfall which causes overflow of streams, rivers, and drainage channels. Flood events can result in damage to property and infrastructure, loss of life, disruption of transportation, and impacts to water quality.

Morro Creek is a floodplain and one of the city's most vulnerable areas to flooding. Most of the Power Plant site is in a Federal Emergency Management Agency (FEMA) designated flood zone, as shown in Figure 5. The central part of the site, including the area with the generating plant building, is within a 100-year flood zone, meaning there is a 1 percent chance of a flooding event occurring each year. The northern part of the site, including the former tank farm area, and eastern part of the site are within a 500-year flood zone, meaning there is a 0.2 percent chance the site will experience a 500-year flood event each year. The easternmost part of the site, adjacent to Scott Street, is not within a flood zone.

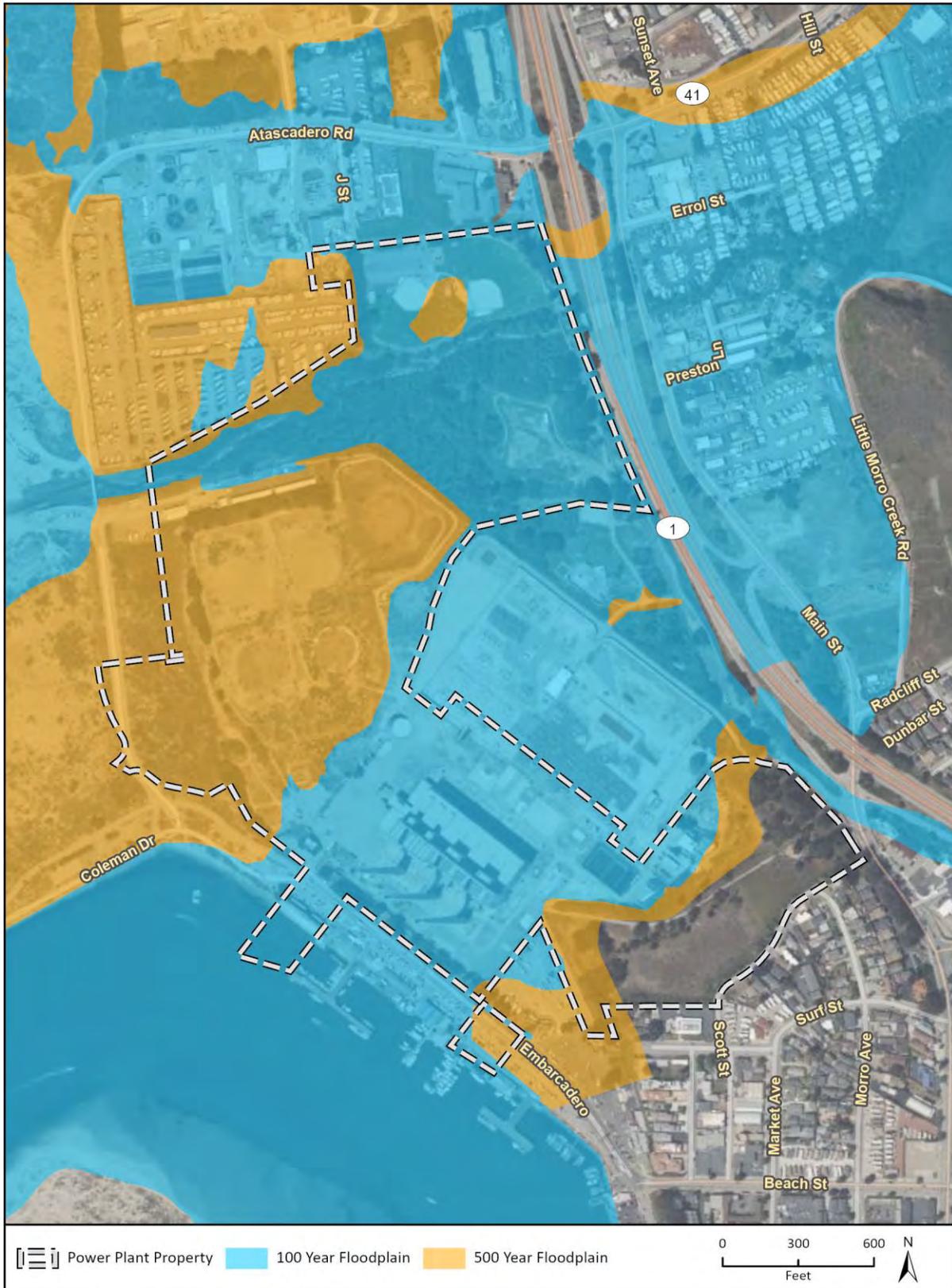
While the property is within various flood zones, floodplain impacts on various types of development are required to comply with FEMA flood zone requirements and can typically be addressed through engineering design, such as elevating the project out of the floodplain or construction of a berm to prevent flooding. Morro Bay experienced a flood event in the Winter of 2023. During that time, the Power Plant property had minimal flooding that occurred on the site. With that said, flood remains a hazard and constraint on the property, and additional hydrologic studies and site designs will need to be considered.

Tsunami Risk

Tsunamis are a series of powerful waves caused by displacement of the ocean floor, often as a result of earthquakes. Tsunamis can travel at speeds up to 500 miles per hour in the deep ocean, however as they traverse over shallower waters, the waves slow down to 20 to 30 miles per hour. Low-lying coastal areas are most susceptible to tsunamis and areas near the epicenter of a seismic event may have little warning for an approaching tsunami. When the tsunami strikes land, they can cause flooding and generate fast moving water which can be extremely dangerous, swiftly knocking people off their feet and carrying away debris and other objects, including cars.

The entire Power Plant site is located within a tsunami hazard area due to its proximity to the coast. Figure 6 shows the location of the Tsunami hazard area relative to the site. While the site is located in a tsunami hazard area, large tsunamis have not been common along the Central Coast due to the presence of wide beaches, coastal dunes, and coastal cliffs. Areas most vulnerable to tsunamis are near mouths of streams that drain into the Pacific Ocean, including Morro Creek which runs along the northern boundary of the Power Plant property. The potential for damage to the Power Plant property from tsunamis is reduced by the existing sand spit, Morro Rock, and the narrow harbor entrance. In addition, the former tank farm site has existing berms approximately 33 feet in height which would protect from potential tsunamis.

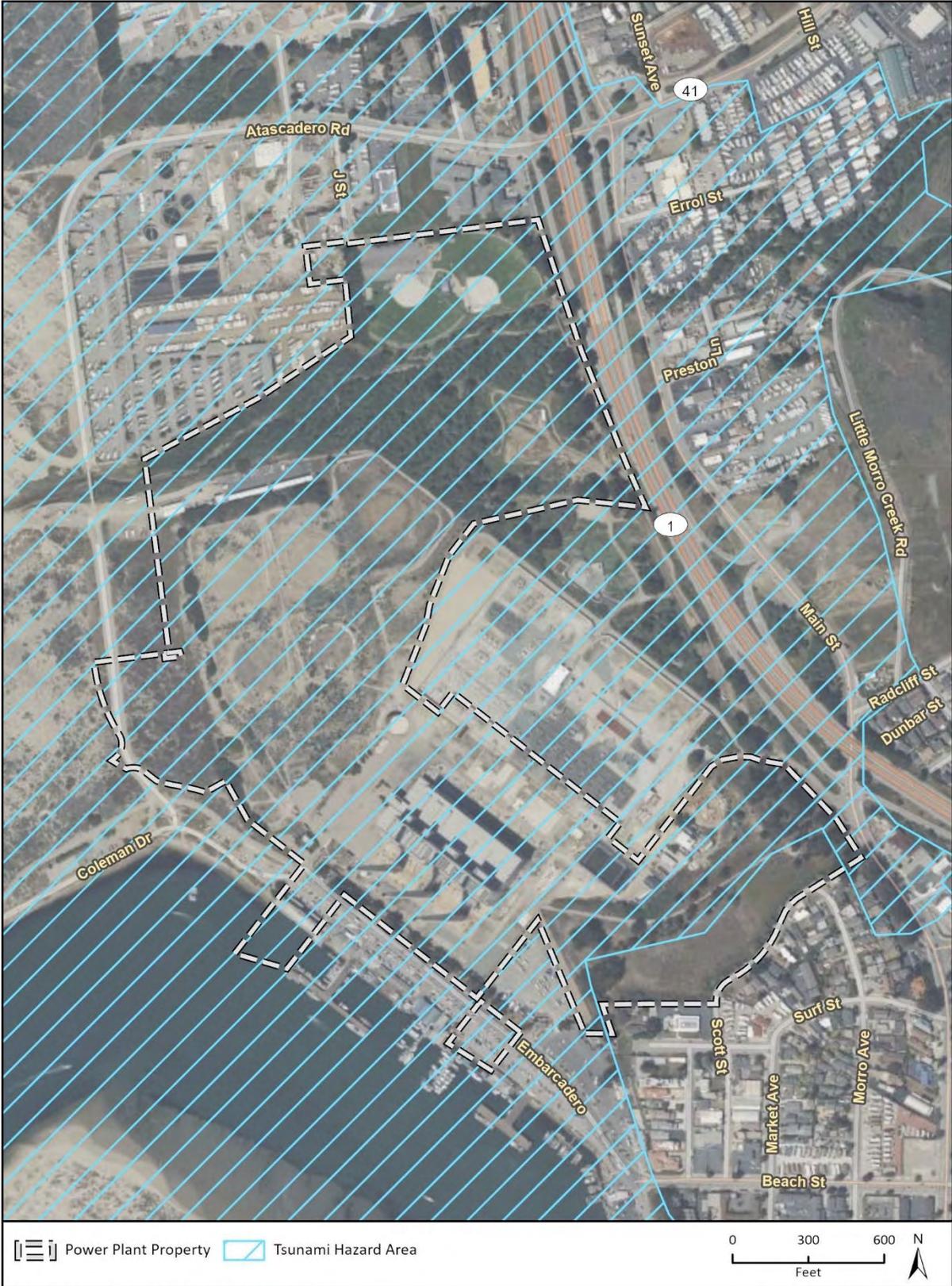
Figure 5 Flood Zones



Imagery provided by Microsoft Bing and its licensors © 2023.
Floodplain data provided by FEMA, 2021.

19-08915 MB, MB BESS EIR
Base Flood Elevations EIR

Figure 6 Tsunami Hazard Area



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Tsunami data provided by California Geological Survey, 2021.

19-08915 MB, MB BESS EIR
Tsunami Hazard Area EIR

Sea Level Rise

Sea level rise is the phenomenon of increasing ocean levels and is caused mainly by thermal expansion and melting ice sheets driven by global climate change. The extent of sea level rise varies along California’s coastline; however, low lying areas are most vulnerable. The degree to which California’s coastline actually experiences sea level rise depends on the amount of future greenhouse gas emissions and rate of Arctic and Antarctic ice sheet melting, as well as other climate change related uncertainties. Sea level rise will increase the frequency and severity of coastal hazards, including inundation and flooding.

A sea level rise analysis was prepared as part of the Power Plant Master Plan to identify sea level rise projections and potential impacts to the site. The analysis was prepared following the California Coastal Commission Sea Level Rise Policy Guidance, Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits (CCC 2018) (subsequently referenced in this report as Sea Level Rise Guidance) and the State of California Sea Level Rise Guidance (OPC 2018), which are currently considered by the California Coastal Commission and others state agencies as best available science for sea level rise projection along California’s coast.

Based on the Sea Level Rise Guidance, the sea level rise projections chosen for this analysis are the Medium-High Risk Aversion and the Extreme Risk Aversion (H++) scenarios for the years 2050, 2070, and 2100 for the Port San Luis Tide Gauge (Table G-7, CCC 2018). The projections for both scenarios for the defined years are presented in Table 7. This analysis selected the projections for the Port San Luis Tide Gauge (National Oceanic and Atmospheric Administration [NOAA] Station No. 9412110), since it is located in San Luis Obispo County and is the closest tide gauge to the Power Plant property (approximately 15 miles south). Since storm surges and sea level rise will interact with each other, with sea level rise exacerbating coastal flooding and potential damages to the site, the sea level rise analysis also considered the 100- year storm scenario estimated by NOAA at the Port San Luis Tide Gauge as well. The estimated value for the 100-year storm or Extreme High Water Level in coastal areas is the combination of tides, storm surges, and wave activity (NOAA 2013).

Table 7 Sea Level Rise Projections for the Port San Luis Tide Gauge

Year	Medium-High Risk Aversion (1-in-200 chance)	Extreme Risk Aversion H++ Scenario
2050	1.8 feet	2.6 feet
2070	3.3 feet	5.0 feet
2100	6.7 feet	9.9 feet

Source: Table G-7, CCC 2018.

The 100-year storm value estimated by NOAA at Port San Luis Tide Gauge is 7.67 feet. Therefore, the value for the 100-year storm was added to the sea level rise projections to illustrate potential inundation at the site under future sea level rise scenarios

combined with the 100-year storm. The values for the Medium-High Risk and H++ sea level rise projections combined with the value for the 100-year storm are presented in Table 8, and these are the values adopted to assess potential impacts due to sea level rise to the Power Plant property.

Table 8 Sea Level Rise Projections Combined with the 100-Year Storm for the Port San Luis Tide Gauge

Year	Medium-High Risk Aversion (1-in-200 chance)	Extreme Risk Aversion H++ Scenario
2050	9.47 feet	10.27 feet
2070	10.97 feet	12.67 feet
2100	14.37 feet	17.57 feet

Note: Based on the North American Vertical Datum of 1988 (NAVD 88)

The sea level rise analysis also used the Digital Elevation Model (DEM) to characterize the topography of the Power Plant property in order to assess potential impacts on the site under the Medium-High Risk and H++ scenarios for the years 2050, 2070, and 2100 (Table 8).

The sea level rise analysis also assessed the potential impacts to the property from changes in the groundwater table depth caused by sea level rise. The assessment was conducted using the results from the Coastal Storm Modeling System (CoSMoS) prepared by the U.S. Geological Survey. CoSMoS provides groundwater projections for specific sea level scenarios ranging from 0.8 feet to 16.4 feet.

The sea level rise analysis for the Project site concluded that considering the Medium-High Risk scenario with the 100-year storm, shown in Figure 7 below, the Power Plant property would not be impacted by sea level rise in 2050 and 2070. However, in 2100, with 6.7 feet of sea level rise, access to the property along Embarcadero Road could be inundated during storm events and high tides, potentially preventing access to the site. In addition, by 2100, limited areas adjacent to the generating plant building would be impacted by sea level rise as well. Morro Creek, which runs along the northern boundary of the site, would experience backflow water by 2050, which likely will be intensified in 2070 and 2100. However, the backflow water likely would not impact the remainder of the property.

When considering the potential impacts of sea level rise combined with a 100-year storm for the H++ (Extreme Risk Aversion) scenario (Figure 8), in 2100, with 9.9 feet of sea level rise, a considerable area of the Power Plant property would be impacted by sea level rise during storm events, including the access to the site at Embarcadero Road. The former tank farm site is not expected to be impacted by this sea level rise scenario due to its location and topography (including existing berms). Impacts from sea level rise in 2100 could extend to roads adjacent to the property as well, possibly impacting access.

Figure 7 Medium Risk Sea Level Rise



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19-00115 MR, MR-BUS-ER
 Fig. 7 Medium High Risk SLR Scenario and 100-Year Storm EIR

Figure 8 Sea Level Rise Extreme Aversion Scenario



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19-0013 MB, MR, BCSA EIR
Fig 8 H++Risk SLR Scenario and 100-Year Storm EIR

Due to the potential risk of sea level rise on the Power Plant property and overall coastal areas in California, adaption strategies and detailed, site-specific analysis will need to be conducted to understand more precisely how sea level rise would impact the types of development or uses proposed on site.

2.6 Circulation

The transportation network is an integral component of the master planning process as it relates to site access for vehicles and pedestrians, including recommended improvements to the existing network. The Power Plant property fronts the northern portion of Embarcadero Road near Morro Rock, which is the City's historic wharf area along the Bay and major draw for visitors to the coast. The property is currently accessed through a main entrance off Embarcadero Road as well as a rear entrance off Quintana Road and Main Street. The site is currently not open to public access, so future uses of the site would impact nearby roadways and intersections, but also provide opportunity for improvements to the existing system.

Roadways and Circulation

The Power Plant is situated at the end of Embarcadero Road and is surrounded by Embarcadero Road to the west, Surf and Scott Street to the south, Highway 1 to the east, and Atascadero Road/Park Street to the north. Existing roadways adjacent to and with access to the property are detailed in Table 9 below and shown in The main roadway interfacing with the Power Plant property is Embarcadero Road. The eastern portion of Embarcadero Road fronting the property is not improved with sidewalks or bike lanes. Embarcadero Road ends to the north near Morro Creek, where there is only an outlet for emergency vehicles; personal vehicles typically turn around at the Morro Rock parking area to leave the area. During weekends in the summer or when special events occur, this stretch of the Embarcadero becomes congested due to the lack of circulation connections in the area, which was mentioned many times during the various community outreach events. Residents and interested parties expressed a need for additional circulation connections from northern Embarcadero Road.

Future use of the Power Plant property would potentially add to congestion issues in the North Embarcadero area, as well as other city roadways used to access the area. However, future development could aid in financing and adding new connections. Plan Morro Bay identifies new circulation connections which would reduce congestion at various intersections as well as traffic in Northern Embarcadero.

Access over Morro Creek would allow vehicles to connect to State Route 41 and Highway 1, significantly improving circulation in the area and along the Embarcadero/Downtown. Protection of environmental resources, resiliency of new infrastructure, and safety of pedestrians and bicyclists will need to be prioritized.

Public access to the Power Plant property would allow for connections from the Embarcadero through the property to the Quintana/Main Street entrance. Intersection

improvements for vehicle and pedestrian safety will need to occur depending on recommendations on future transportation studies that will need to occur.

Figure 9.

Table 9 Power Plant Property Nearby Roadway Descriptions

Roadway and Bike Facility Name/Classifications	Location	Description
Embarcadero Road- Minor Arterial	Fronting the western portion of the Power Plant property	Arterials carry moderate amounts of vehicles and serve adjacent land uses. Minor arterials lack a median and have uncontrolled access. Embarcadero Road along the western property frontage contains one lane in each direction, with periodic left-hand turn lanes to access the pier and waterfront.
Embarcadero Road- Local Roadway	Beginning at the intersection of Coleman Drive north until Morro Creek	Local roads provide access to adjacent land uses and connect to the main collector/arterial street networks. Embarcadero Road becomes a local roadway towards its northern terminus. The road here is primarily gravel and is prone to flooding near Morro Creek. The roadway ends at the pedestrian bridge over Morro Creek and restarts to the north of the Creek.
Scott and Surf Streets- Local Roadways	These roads are located above the hillside on the south portion of the Power Plant property to access existing neighborhoods on the hillside.	These two-way roads are narrow, local roads to access existing neighborhoods. Only portions of these roads are improved with sidewalks.
Atascadero Road - Collector Roadway	This roadway starts at Embarcadero’s northern terminus when it turns east and connects into State Route 41 after crossing Main Street.	Atascadero Road collects traffic from Morro Bay High and Lila Keiser Park and connects it to State Route 41 and Main Street. Only portions of Atascadero Road are improved with sidewalks and bike facilities, primarily fronting Morro Bay High School.

The main roadway interfacing with the Power Plant property is Embarcadero Road. The eastern portion of Embarcadero Road fronting the property is not improved with sidewalks or bike lanes. Embarcadero Road ends to the north near Morro Creek, where there is only an outlet for emergency vehicles; personal vehicles typically turn around at the Morro Rock parking area to leave the area. During weekends in the summer or when special events occur, this stretch of the Embarcadero becomes congested due to the lack of circulation connections in the area, which was mentioned many times during the various community outreach events. Residents and interested parties expressed a need for additional circulation connections from northern Embarcadero Road.

Future use of the Power Plant property would potentially add to congestion issues in the North Embarcadero area, as well as other city roadways used to access the area. However, future development could aid in financing and adding new connections. Plan Morro Bay identifies new circulation connections which would reduce congestion at various intersections as well as traffic in Northern Embarcadero.

Access over Morro Creek would allow vehicles to connect to State Route 41 and Highway 1, significantly improving circulation in the area and along the Embarcadero/Downtown. Protection of environmental resources, resiliency of new infrastructure, and safety of pedestrians and bicyclists will need to be prioritized.

Public access to the Power Plant property would allow for connections from the Embarcadero through the property to the Quintana/Main Street entrance. Intersection improvements for vehicle and pedestrian safety will need to occur depending on recommendations on future transportation studies that will need to occur.

New Vehicular Connections

- Vehicle access over Morro Creek
- Vehicle access through the Power Plant property to Quintana Road/Main Street

Figure 9 Existing Circulation Network



Imagery provided by Microsoft Bing and its licensors © 2024. Additional data provided by City of Morro Bay, 2018. Roadway and Bikeway Classifications georeferenced and digitized by Rincon Consultants, Inc.

19-08915 MB, MB BESS EIR
Fig X Roadway and Bikeway Classifications

Parking

There are various parking lots and areas along the Embarcadero near the Power Plant property. These include on-street parking along Embarcadero Road, the triangle parking lot where the Maritime Museum is located, parking lots along the commercial uses and piers adjacent to the Bay, and an unpaved dirt parking lot near Morro Rock for access to Morro Rock beach. While there are a number of facilities, Morro Bay is a popular destination for visitors which creates a high demand for parking near popular areas, such as the Embarcadero. A 2016 parking study showed that parking along Embarcadero was fully utilized during holiday weekends¹. In addition, a 2021 Parking Management Study found that parking demand during peak times had high utilization rates of about 89 percent². Feedback from community outreach indicated an overall consensus of parking deficiencies along the northern Embarcadero area near the Power Plant, primarily associated with accessing Morro Rock and the Class I and pedestrian paths nearby.

Plan Morro Bay calls for the City to study ways to consolidate parking along the Embarcadero. New commercial uses and uses on the Power Plant site would increase parking demand, in addition to increasing regional tourism. Feedback from outreach showed interest in the Power Plant property to help alleviate parking issues along the Embarcadero with a parking structure or other on-site parking facilities.

Pedestrian and Bicycle Facilities

There are various types of pedestrian and bicycle infrastructure in the area around the Power Plant, but there remains potential to create more cohesive connections of the nearby infrastructure along the property frontage, as well as with other pathways and trails. A Class 1 path, which is a multi-use trail that is separate from streets where vehicles drive, is located on the bay-side of the Embarcadero, starting near the main entrance of the Power Plant property and going along Coleman Drive to the Morro Bay Rock parking area, as seen in The main roadway interfacing with the Power Plant property is Embarcadero Road. The eastern portion of Embarcadero Road fronting the property is not improved with sidewalks or bike lanes. Embarcadero Road ends to the north near Morro Creek, where there is only an outlet for emergency vehicles; personal vehicles typically turn around at the Morro Rock parking area to leave the area. During weekends in the summer or when special events occur, this stretch of the Embarcadero becomes congested due to the lack of circulation connections in the area, which was mentioned many times during the various community outreach events. Residents and interested parties expressed a need for additional circulation connections from northern Embarcadero Road.

Future use of the Power Plant property would potentially add to congestion issues in the North Embarcadero area, as well as other city roadways used to access the area. However, future development could aid in financing and adding new connections. Plan

¹ Plan Morro Bay

² Walker Consultants. 2021. Morro Bay Public Parking Management Study.

Morro Bay identifies new circulation connections which would reduce congestion at various intersections as well as traffic in Northern Embarcadero.

Access over Morro Creek would allow vehicles to connect to State Route 41 and Highway 1, significantly improving circulation in the area and along the Embarcadero/Downtown. Protection of environmental resources, resiliency of new infrastructure, and safety of pedestrians and bicyclists will need to be prioritized.

Public access to the Power Plant property would allow for connections from the Embarcadero through the property to the Quintana/Main Street entrance. Intersection improvements for vehicle and pedestrian safety will need to occur depending on recommendations on future transportation studies that will need to occur.

Figure 9. The Class 1 path also continues down the northern terminus of the Embarcadero until the road ends at Morro Creek. Bikes and pedestrians can continue over the bridge to connect over to Atascadero Road and other Class 1 paths within the Cloisters neighborhood. Another Class 1 path is located on the eastern side of the property, which starts at the Quintana/Main Street entrance of the property and continues along the site to Atascadero Road to connect with Class 1 paths that run north along Highway 1.



Class 1 Path traveling towards Morro Creen Bridge (left), Class 1 Path at the Quintana Road entrance (right)

The Harborwalk pedestrian walkway is located along the bayfront near the commercial and pier/wharf areas, fronting the remainder of the Power Plant site along the Embarcadero. However, the Harborwalk ends near the center of the Power Plant property and pedestrians must cross through the parking lot to access the Class 1 path which starts near the main Power Plant property entrance. There are no bike facilities along the section of the Embarcadero Road south of the main entrance until further south near Harbor Street. This creates risk to bicyclists as the Embarcadero is heavy traveled with residents and visitors in cars and on foot. In addition, on-street parking

along the Embarcadero adds additional risk with conflicts with bicyclists and those trying to park or access their parked car.

In addition to a lack of bicycle facilities on this stretch of the Embarcadero, there is a lack of pedestrian connections connecting the east and west side of the street. The main roadway interfacing with the Power Plant property is Embarcadero Road. The eastern portion of Embarcadero Road fronting the property is not improved with sidewalks or bike lanes. Embarcadero Road ends to the north near Morro Creek, where there is only an outlet for emergency vehicles; personal vehicles typically turn around at the Morro Rock parking area to leave the area. During weekends in the summer or when special events occur, this stretch of the Embarcadero becomes congested due to the lack of circulation connections in the area, which was mentioned many times during the various community outreach events. Residents and interested parties expressed a need for additional circulation connections from northern Embarcadero Road.

Future use of the Power Plant property would potentially add to congestion issues in the North Embarcadero area, as well as other city roadways used to access the area. However, future development could aid in financing and adding new connections. Plan Morro Bay identifies new circulation connections which would reduce congestion at various intersections as well as traffic in Northern Embarcadero.

Access over Morro Creek would allow vehicles to connect to State Route 41 and Highway 1, significantly improving circulation in the area and along the Embarcadero/Downtown. Protection of environmental resources, resiliency of new infrastructure, and safety of pedestrians and bicyclists will need to be prioritized.

Public access to the Power Plant property would allow for connections from the Embarcadero through the property to the Quintana/Main Street entrance. Intersection improvements for vehicle and pedestrian safety will need to occur depending on recommendations on future transportation studies that will need to occur.

Figure 9 identifies the locations of the existing crosswalks near the Power Plant property. There are no crosswalks from Embarcadero Road's intersection with Beach Street until the Power Plant's main entrance. This creates a safety hazard as there is parking along the entire eastern stretch of the Embarcadero to access the west. Future uses of the Power Plant property would increase the need for improved pedestrian connections across the Embarcadero.

2.7 Land Use Consistency

The existing land use of the Power Plant property is Visitor Serving Commercial with a Mixed-Use Residential Overlay over portions of the property, as well as Open Space along the Morro Creek and Lila Keiser Park area. Land uses permitted under Visitor Serving Commercial include visitor-oriented uses such as restaurants, bars, visitor accommodations, and coastal access facilities. As mentioned previously, a Land Use

Covenant extends over the former tank farm site, which prohibits permanent or temporary lodging, recreation and community open spaces and only allows industrial and general commercial uses. This former tank farm site is the location of a proposed Battery Energy Storage System, which would be considered an industrial use and require a land use change to General (Light) Industrial and Zoning Map change to Industrial-General. The community workshop and survey indicated a strong disapproval of the use of the former tank farm site for a Battery Energy Storage System. However, interviews with interested parties and several responses in the Community Survey showed support for the strategic use of the Power Plant property for renewable energy.

Plan Morro Bay and Coastal Act Consistency

A land use consistency analysis of the industrial use of the former tank farm site with an industrial use similar to the proposed Battery Energy Storage System was conducted with Plan Morro Bay. The consistency analysis is included as Appendix B to the Master Plan, which concluded that an industrial use of the former tank farm area would overall be consistent with goals, policies, and the overall vision of Plan Morro Bay.

Plan Morro Bay

"Future potential energy uses in Morro Bay will focus on renewable energy, which is in line with the state direction and the vision for Morro Bay"

The land use plan in Plan Morro Bay identifies approximately 145 acres of land designated for visitor-serving uses, which include hotels and other lodging, restaurants, parking facilities, shopping, and entertainment. A change in land use from Visitor Serving Commercial to General (Light) Industrial and a Zoning Code change from Visitor Serving Commercial to Industrial-General would remove 24 acres of land designated for Visitor Serving Commercial uses. Due to the Land Use Covenant over this portion of the Power Plant property, many of the uses allowed under a Visitor Serving Commercial designation would not be allowed due to hazardous soil and groundwater conditions. A General (Light) Industrial land use would be consistent

with the allowed uses under the Land Use Covenant and allow for the area to achieve the goals and vision of the City to produce more renewable energy. Plan Morro Bay Policy C-6.1, Renewable Energy Incentive Programs, states that the City should, "create incentives that promote renewable and sustainable energy systems as a component of new development or reuse project."

Table LU-2 in Plan Morro Bay identifies the maximum buildout potential of all land uses in Morro Bay, including buildout of the Power Plant site under its existing Visitor Serving Commercial designation. According to the buildout, the city can accommodate an estimated maximum population of up to 12,149 people by 2040, which is below Measure F, a voter-approved growth management ordinance that limits the city to 12,200 residents. A change in land use to General (Light) Industrial would reduce the overall residential buildout and not exceed the existing buildout of Plan Morro Bay.

The property is also located in the Coastal Zone and is subject to the Coastal Act, which seeks to maximize public access to the coast and protect environmental resources. A change in land use on the former tank farm area from Visitor Serving Commercial to General (Light) Industrial could create a conflict with provisions of the Coastal Act. However, the area has soil hazards which would only allow uses on the site that are not focused on coastal access.

The change in land use and zoning would allow for the proposed Battery Energy Storage System, which would meet various other State and local initiatives for renewable energy. The Coastal Act recognizes the need to balance coastal resource utilization for:

- Social and economic needs of the people of the state
- Coordination with State and local initiatives to implement planning and development for mutually beneficial uses

Senate Bill (SB) 1078 established California’s Renewables Portfolio Standard (RPS), which requires electricity retailers to procure at least 60 percent of their electricity from renewable energy sources by 2030 and be carbon free by 2045.

While a majority of participants at the Community Workshop and Survey stated a strong opposition for a Battery Energy Storage System on the former tank farm site, most interested parties, which work and manage resources in the area were in favor of the strategic use of the former tank farm site for renewable energy. A land use change to General (Light) Industrial would overall be consistent with Plan Morro Bay and the Coastal Act due to the site constraints and existing industrial nature area. The remaining Power Plant property area would be available for Visitor Serving Commercial uses.

Public Utilities Commission

The Commission has set a target for utilities to procure energy storage in addition to renewable generation to support the transition to a reliable electricity grid.

Community Character and Compatibility



Character of piers along western Embarcadero (left), water intake and surrounding boats/structures from the piers (right).

The Power Plant site is within the North Embarcadero Area which offers a clear view of Morro Rock and is currently characterized by the waterfront and industrial type uses and structures. The area has a working waterfront with piers, docks, restaurants and supporting retail, and commercial fishing infrastructure. A land use change to General (Light) Industrial on the former tank farm site would be compatible with the overall existing industrial conditions on the Power Plant property and working waterfront area. An industrial use such as the proposed Battery Energy Storage System would not create impacts to views of the waterfront and Morro Rock more than visitor-serving uses. The area also would not interface with users of the Embarcadero as it is setback from the Embarcadero and has existing berms.



Harbor boat house on the northwest of the property (left), PG&E Switchyard along the eastern property (right).

While the North Embarcadero is currently characterized by the waterfront and industrial uses, future redevelopment of the Power Plant property would change the character of the area by bringing in a potential mix of new visitor serving uses. An industrial use, such

as the proposed Battery Energy Storage System, would potentially have compatibility issues with certain uses that can be developed under the Visitor Serving Commercial designation. However, the Battery Energy Storage System or other industrial use, would be similar to the existing PG&E Switchyard, which is an industrial use adjacent to the tank farm area and generating plant building. Public outreach indicated a preference for harbor-related uses and parking, which would be compatible with the PG&E Switchyard and a proposed Battery Energy Storage System or other industrial use. Land use site planning on the Power Plant property would need to consider strategic site planning to ensure compatible uses near the existing PG&E Switchyard and potential industrial use.



3

Vision and Guiding Goals and Objectives

3 Vision and Guiding Goals and Objectives

Key themes identified in the public participation and from the existing conditions and constraints analysis set the foundation for the Master Plan’s vision for the future of the Morro Bay Power Plant. With the overall vision, goals and policies were developed for the overall site as well as for various unique areas on the site depicted in Figure 10.

Figure 10 Power Plant Areas



3.1 Vision

A vision for the overall Power Plant site is a destination that showcases Morro Bay's history and natural beauty, provides varied, new open spaces and pedestrian connections, and supports existing industries and catalyzes economic development.

3.2 Guiding Goals and Policies

Embarcadero Area

A vibrant northern Embarcadero featuring a mix of commercial uses that prioritizes creating pedestrian connections and open spaces.

- Create a multi-use, promenade-type path with open spaces that preserve existing wildlife resources and provides landscaping for resting and viewing the waterfront
- Create an economic driver for the local economy by establishing a range of commercial uses such as dining, hotels, retail, recreation, and commercial fishing
- Promote visitor-serving uses that will attract visitors to the city and northern Embarcadero
- Ensure sufficient access capabilities for commercial fishing activities
- Establish safe pedestrian connections across the Embarcadero
- Provide opportunities to showcase local history and wildlife

Power Plant Building Area

A strategic location to support commercial retail and fishing uses along Embarcadero with amenities such as hotels and educational opportunities, parking, and boat facilities.

- Establish an educational center to highlight the community's diverse wildlife and cultural history, in addition to preserving Pacific Wildlife Care
- Prioritize open spaces for gathering, with connections to other areas on the Power Plant site
- Provide hotel/lodging opportunities and housing to support visitors and residents of the City
- Reduce parking constraints along the Embarcadero by providing public parking opportunities
- Support the commercial fishing industry through additional boat storage and maintenance opportunities

Scott Street Hillside Area

An important natural area for pathways, scenic vistas, and open space with opportunities to connect new housing with existing neighborhoods.

- Establish pathways and trails that connect the Scott Street neighborhood with the hillside and other areas on the Power Plant site
- Provide lookouts and benches to the coastline for visitors and the residents
- Preserve the existing natural features and topography
- Utilize opportunities to add new housing to the Scott Street neighborhood

Morro Creek and Lila Keiser Park Area

An ecologically and recreationally important area with opportunities for circulation improvements

- Preserve and restore the riparian habitat along Morro Creek to protect wildlife and help mitigate flood risks
- Support existing sports park operations and create more opportunities for regional sporting events by connecting with new sport fields
- Alleviate vehicle congestion through establishing a new connection to Highway 1 and State Route 41 over Morro Creek

Tank Farm Site Area

An area with existing hazardous materials constraints and nearby electrical infrastructure with key opportunities for renewable energy

- Strategic reuse of the area to utilize existing infrastructure
- Ensure compatibility of industrial uses with nearby uses through buffers and site design
- Ensure the safety of residents and visitors is prioritized