



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, June 4, 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=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*
- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov 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 the minutes from the Planning Commission meeting of May 7, 2024.

Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

C. NEW BUSINESS

C-1 **Case No.:** CUP23-04

Site Location: 431, 451 and 495 Embarcadero / City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W

Proposal: Conceptual Review of a potential new development and redevelopment of City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W at 431, 451 and 495 Embarcadero to include the renovation of the Associated Pacific Constructors, Inc. (APC) building to remove existing stairs, relocate the front entry, include a public restroom, two retail units on the east and west sides, delicatessen, food service, takeout window, and new observation/view deck. The existing vacation rental buildings will be demolished, and a new two-story building with eight (8) vacation rentals will be constructed. A new water area will include one (1) new floating dock, (3) new finger slips, and one (1) finger dock space with a low floating dock for a kayak rental business. A new Harborwalk connection is proposed to connect pedestrians along the Embarcadero to Tidelands Park.

Staff Recommendation: Review and provide comments.

Staff Contact: Kim Fowler, Planning Manager, (805) 772-6577

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 18, 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 06-04-2024

#	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	Gumm	780	Monterey Ave	1/2/2024	CDP23-028	Office conversion to retail and lodging	Incomplete letter sent 1/31. Resubmitted 5/13. Deemed complete 5/29. Noticing period tentatively scheduled from 6/5-6/16.				st
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
2	Frye	244	Shasta Ave	5/16/2024	CDP24-022	Conversion of an existing 360 sf detached garage into a 360 sf ADU.	Under Review				ao
3	Orrum Properties	850	Napa Ave	5/8/2024	CDP24-021	Conversion of an existing 528sf storage structure into an ADU.	Under Review.				ao
4	Warren	540	Monterey Ave	5/3/2024	CDP24-020	After the fact permit for to permit an illegally converted studio unit into an ADU.	Under review.				st
5	Beidleman	2810	Juniper Ave.	5/14/2024	MIN24-001	Minor Revision to CDP23-012 for a new one-story single family residence. Previous approval was for a two-story residence.	Under Review.				ao
6	Morro Bay LLC (Keller)	1108	Front Steet	4/19/24	CUP24-01/CDP24-08 (formerly 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). CUP/CDP incomplete letter sent 5/22.	BLDG. - Approved 11/17/21 CO			st
7	Morro Rock LLC	1260	Main	4/15/2024	DR24-001/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. Requires PC Design Review Permit. Applied, incomplete letter sent 5/15/2024.				st
8	Kingston	684	Ponderosa	4/15/2024	CDP24-019	Addition to existing workshop and convert to ADU. Convert existing garage to JADU.	Incomplete letter sent 5/13. Resubmitted 5/29, under review.	Bldg. - Approved 4/24/24			ao
9	Karp/Frietas	765	Pacific St	4/9/2024	CDP24-011	CDP for the conversion of an existing garage/workshop into an ADU	Incomplete letter sent 5/7. Awaiting resubmittal.				ao
10	Medina	3398	N. Main St	3/25/2024	CDP24-012	Admin CDP for ADU and JADU attached to a proposed single family home.	Incomplete letter sent 4/29. Awaiting resubmittal.				kf
11	Daniels	1180	Front St	2/15/24	CR24-001	Front Street Getaway Hotel - Conceptual Review	Tentatively scheduled for Planning Commission Conceptual Review 6/18/2024.				kf
12	Thus	1317	Berwick Dr.	1/30/2024	CDP24-007	Proposed 2 story single family dwelling unit with an attached garage and ADU on a vacant lot.	Incomplete letter sent 3/8. Awaiting resubmittal.				kf
13	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. Awaiting resubmittal.				st
14	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, comments emailed 2/6. Awaiting resubmittal.				st
15	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.				kf
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.				kf
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.				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.				st
19	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. Resubmitted 2/22. Incomplete letter sent 3/6	BLDG. - Disapproved CO			st

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20	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Scheduled for Planning Commission Conceptual Review 6/4/2024.	BLDG. - COND Approved CO			kf
21	McDonald	300	Sicily St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023. Resubmitted 12/7, application for Minor Use Permit, as well as new code needed for approval.	BLDG. - Approved 2/10/23 CO			st
22	Barton	983	Carmel St	11/15/2022	CDP22-038	Admin CDP for a new 857sf attached ADU to an existing 900sf single story home with a 491 f garage.	Incomplete letter sent 12/13/22. Resubmitted 1/17/24, incomplete letter sent 2/15/24. Resubmitted 4/19/2024, Incomplete letter sent 5/17.				st
23	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review. Planning disapproved and incomplete letter sent on 11/22/22. Resubmitted 1/29/24, incomplete letter sent 2/22. Resubmitted 5/7, Incomplete letter sent 5/20.	BLDG. - Approved 10/27/22 CO			ao
24	Shepler	2181	Sunset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.	BLDG. - Approved 8/25/22 CO			st
25	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			st
26	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			st
27	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			st
28	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursemet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent. Scheduled for a conceptual review at a PC hearing November 7, 2023. Project requires modifications based on the PC comments and resubmittal.	BLDG. - Approved 2/14/22 CO			kf
29	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.				kf
30	Visra	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 closed May 28, 2024. Environmental consultant currently responding to submitted DEIR comments.	BLDG. - Approved 3/11/21 CO			kf
31	Visra	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				kf
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:											
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none											

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Grants:											
32	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		kf
33	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.				kf
Projects in Building Plan Check:											
1	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 On HOLD for now 8/28/23	PW - Approved 7/20/23		st
2	Morro Strand One/ Marchell	210 & 220	Atascadero	4/8/2024	B24-0102	Repair standard drainage improvements and provide proper parking lot drainage for Morro Strand RV Park (both locations, see separate permit for location across Atascadero Road) and Flippos.	Planning disapproved 5/9/24	Bldg - Approved 5/1/24	Under Review		ao
3	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.	Planning disapproved 2/6/24	Bldg. - Disapproved 2/14/24	PW - Disapproved 2/23/24		ao
4	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)	Planning disapproved 2/23/24	Bldg. - Disapproved 2/22/24	PW - Disapproved 3/13/24		st
5	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			kf
6	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, Approved 10/17/23	Bldg. Disapproved 9/21/21, Bldg approved 3/12/24	PW - Disapproved 3/22/24, Under Review		st
7	Fidell	3026	Beachcomber Dr	5/21/24	B24-0167	Demo of lean-to-shed, reroof guest room, interior repair/remodel @ guest room, bath 3, & bar. Remove and replace windows & door. Add door @ bedroom 1.	Under review	Under review			ao
8	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home with 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	PW - Disapproved 3/4/24		kf
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	PW - Disapproved 2/9/24		kf
10	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	Planning disapproved 12/12/23	Bldg. -Approved 11/28/23			ao
11	Baker	1288	Berwick Dr.	4/3/24	B24-0109	Main bathroom remodel - remove existing shower floor and wall tile, enlarge shower 11", add a freestanding tub right of the current shower. Remove a wall and door that separates the main bath from closet, move toilet 4', build a 36"x77" wall, relocate sink vanity to the wall L of opening.	Planning disapproved 4/30/24	Bldg - Approved 4/25/24	PW - disapproved 5/2/24		ao
12	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22 am	Bldg. - Approved 3/24/22	PW - disapproved 3/23/22		st
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 UPDATE 3/29/24 Owner wants to extend permit, still considering contractors.			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
14	Bartolic	525-A	Bonita St	5/14/24	B24-0019	DIGEPLAN - Detached ADU, convert an existing guest room over an existing garage to an ADU by installing sink, oven/range, hood and exhaust fan, and additional exterior stairs (4' x 14.5').	Under review	Under review			st
15	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.	Planning approved 11/7/23	Bldg. - Disapproved 11/1/23	PW - Disapproved 10/31/23		kf
16	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	PW-Disapproved 1/13/23		st
17	Morro Strand One/ Marchell	221	Highway 41	4/8/24	B24-0112	Repair sub-standard drainage improvements and provide proper parking lot drainage (continuation of B24-0102, as Morro Strand RV Park encompasses three properties, two are located across Atascadero Rd).	Planning disapproved 5/9/24	Bldg - Approved 5/1/24	Under Review		ao
18	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, Ready to issue.	PW - Approved 8/8/23		st
19	Kraft	2660	Juniper Ave.	3/15/24	B24-0082	DIGEPLAN - Convert an existing 88 sf laundry room to new bathroom and add 64 sf to an existing 242 sf garage.	Under review	Under review	Under Review		kf
20	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 Owner looking for contractor.			kf
21	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, 4/3/24. Under review	Bldg. - Disapproved 10/5/23, Approved 3/27/24	PW - Disapproved 4/12/24 Under reivew		st
22	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, 4/3/24	Bldg. - Disapproved 10/5/23, Approved 3/27/24	PW - Disapproved 4/15/24		st
23	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28/22.	Ready to issue	PW - Approved 6/27/22		st
24	Carpenter/Ferreira	470-A	La Jolla St	4/8/24	B24-0114	DIGEPLAN - Detached ADU, convert an existing 361 sf detached garage (formerly converted to habitable space) to a 361 sf Accessory Dwelling Unit.	Planning approved 5/13/24	Bldg - Disapproved 5/14/24	Under Review		ao
25	Albano/Campbell	551	La Jolla St	4/1/24	B24-0100	204 sf self suporting second story deck adjacent to home, with stairs, guardrail and handrails. No direct access to home.	Planning disapproved 4/8/24, approved 4/10/24	Bldg. - Approved 4/3/24 Ready to Issue			
26	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 ON HOLD			kf
27	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			st
28	El-Asmar & Boyko	2670	Laurel Ave.	5/21/24	B24-0166	Addendum #1 to permit B20-0186 - Change underground PG&E service to overhead.	Under review	Bldg - Approved 5/22/24	Under Review		kf
29	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.			kf
30	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"	Planning approved 1/18/24	Bldg - Approved 2/26/24 Issued 2/28/24			ao

#	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
31	Meisterlin	844	Main St.	4/22/24	B24-0130	Adding ADA bathroom to commercial space.	Planning disapproved 5/21/24	Under review	Under Review		ao
32	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			st
33	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.)	Planning disapproved 12/14/23	Bldg - disapproved 12/14/23	PW - Approved 12/11/23		ao
34	Scenic Coast Board of Realtors/Hakker	830	Morro Bay Blvd.	3/27/24	B24-0099	Commercial T.I.- Remodel existing Association of Realtor offices, relocate restroom with ADA upgrades, interior & exterior accessibility upgrades (parking & path of travel), replace doors, windows, HVAC, electrical, and reroof with tile roofing.	Planning disapproved 5/7/24	Bldg - Disapproved 4/12/24 Fire conditional approval 4/23/24	PW - Approved 4/26/24		ao
35	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., Approved 11/28/23	Bldg. - Approved 9/18/23 Ready to Issue			kf
36	Currey	154	Orcas St	4/23/24	B24-0131	Addendum to permit B22-0062 - Addendum #1 to Permit B22-0062 - Change includes changing subfloor to concrete slab in ADU portion, additional shear walls.		Bldg - Approved 5/1/24 Ready to issue			
37	Rossi	240	Pacific St	5/14/24	B24-0161	Replacing the front deck w/ new. Like for like. Size 5' x 25'. Using pressure treated lumber for framing and composite deck boards.	Planning approved 5/21/24	Bldg - Approved 5/20/24			ao
38	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.	Planning disapproved 2/6/24	Bldg - Disapproved 3/6/24	PW - Disapproved 3/4/24		st
39	Wall	938	Pecho	4/23/24	B24-0132	Remodel interior of existing 1 story SFR and add 113 sq ft living area.	Planning disapproved 5/21/24	Under review	Under Review		ao
40	Myers	961	Pelican	4/25/24	B24-0136	Changing deck material from traditional wood to timber tech tvek. Also fixing/changing dry rot wood in current deck joist.	Planning conditionally approved 5/13/24	Bldg - Approved 5/1/24 Ready to issue			ao
41	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	PW - approved 4/13/23		st
42	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	PW - Disapproved 9/15/21		st
43	Austin	360	Piney Way	5/14/24	B24-0160	Removal of old deck and build new in same footprint.	Planning disapproved 5/21/24	Bldg - Approved 5/20/24			ao
44	Phelps	490	Piney Way	10/19/23	B23-0267	Addendum #1 to B22-0017 - Drainage details that were not included on the landscape or erosion control sheets in the approved plans	Approved 10/23/23	Bldg - Approved 10/23/23 Ready to issue	PW - Approved 11/13/23		

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
45	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	PW - Disapproved 2/26/21		kf
46	Cook	353	Quintana Rd	5/9/24	B24-0155	Retaining wall to prevent future damage from hill side.	Under review	Under review	Under Review		kf
47	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 Permit Expired 3/6/24			kf
48	Sand Dollar Inn LLC, Ben Tilbury	310, 312, & 314	San Jacinto St	5/9/24	B24-0153	DIGEPLAN - Application to remodel four residential units. Removal of all materials down to studs, and construct new kitchens, baths, replace drywall, insulation, water heater, furnace, electrical, plumbing, exterior siding, roof,	Under review	Under review	Under Review		kf
49	Corsiglia	3027	Sandalwood Ave	3/26/24	B24-0098	282 sf addition to single level SFR consisting of new master bathroom and walk-in closet, interior remodel includes an additional full bath, kitchen remodel, new gas FP insert, furnace, tankless water heater, windows, and doors.	Planning disapproved 4/9/24, approved 5/21/24.	Bldg - Approved 4/25/24	PW - Disapproved 4/18/24. Under review		ao
50	Gellerman/Wiese	154	Sandpiper Lane	3/26/24	B24-0085	Kitchen remodel, demo kitchen and remove stud wall (or portion of) new electrical, mechanical and plumbing also remove fireplace and hearth and install new fireplace.	Planning disapproved 4/23/24. Approved 5/22/24	Bldg - Approved 4/25/24 Ready to issue.	PW - Approved 4/17/24		ao
51	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, approved 3/5/24	Bldg. - Approved 8/15/23 Ready to Issue			st
52	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	PW - Disapproved 10/2/20		kf
53	Doughty/Erfanian	310	Sicity St	12/22/23	B23-0337	New Single Family Residence, 1,991 sf living, 287 sf garage with 2nd story 180 sf deck. Congruant with MUP23-04.	Under review	Bldg - Disapproved 1/31/24	PW - Disapproved 1/26/24		st
54	James	360	Tulare Ave	4/12/24	B24-0121	DIGEPLAN - 111 sf addition from converting existing garage space to conditioned space (reduced garage size 601 sf). Remove & replace windows throughout, remodel kitchen, hall bath, and primary bath. New 205 sf deck and stairs at rear (new home size 2666 sf).	Planning disapproved 5/21/24	Bldg - Disapproved 5/22/24	Under Review		ao
55	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 conditionally approved 7/26/23	Bldg. - Approved 7/20/23	PW - Disapproved 5/1/24		kf
56	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 conditionally approved 7.26.23	Bldg. - Approved 7/20/23	PW - Disapproved 5/1/24		kf
57	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 conditionally approved 7/26/23	Bldg. - Conditionally Approved 7/20/23	PW - Disapproved 5/1/24		kf
58	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, Approved 4/17/24	PW - Disapproved 5/1/24		kf
59	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	PW - Disapproved 5/1/24		kf

#	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
60	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, Approved 4/17/24	PW - Disapproved 5/1/24		kf
61	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, Approved 4/17/24	PW - Disapproved 5/1/24		kf
Planning Projects & Permits with Final Action											
	Baker	499	Little Morro Creek Rd	4/4/2024	CDP24-014	CDP for the demolition of a residence damaged beyond repair by the early 2023 storms. The residence will be replaced with a 2,240 sf modular home, the existing garage shall remain.	Planning disapproved 4/30, minor corrections needed. Set for 5/21 Planning Commission meeting.				st
	Lor	1145	Morro Ave	2/20/2024	CDP24-010	Proposed demolition of existing 561 sf single story garage and creation of a two story 1,461 sf residence with a 497 sf ADU and a 968 sf garage.	Incomplete letter sent 3/14. Resubmitted 4/15. Deemed complete 5/8/2024. Noticing period set from 5/9-5/20. Planning decision on or after 5/21.				st
Staff Directory: Michael Codron - mc Chad Ouimet - co Kim Fowler - kf Pam Newman - pn Susana Toner - st Alex Ortega - ao											

AGENDA ITEM: A-2

DATE: June 04, 2024

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 7, 2024
VETERANS MEMORIAL HALL – 6:00 PM

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

STAFF: Michael Codron Interim Community Development Director
 Kim Fowler Interim Planning Manager
 Lona Laymon City Attorney

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
<https://youtu.be/0m8E1Dzvwqo?t=76>

PLANNING COMMISSIONER ANNOUNCEMENTS
<https://youtu.be/0m8E1Dzvwqo?t=118>

None

PUBLIC COMMENT PERIOD
<https://youtu.be/0m8E1Dzvwqo?t=124>

Terry Simons, Morro Bay, commented on how he hoped the commissioners wouldn't voice their opinions on the night's agenda subject.

Joyce Hunter, Morro Bay, commented on the last Vistra meeting she attended and the history of EIRs.

Bill Martony, Morro Bay, stated that the Coastal Commission's meeting on June 12th or 13th at the Inn at Morro Bay, is a good place to voice concerns about the BESS project.

Carla Wixom, Morro Bay, Mayor of Morro Bay, mentioned she will be holding office hours on Saturday, May 11th, 9am-11am at the Community Center and encouraged anyone to stop by and share whatever they wanted to talk about.

Dorn Williams, Morro Bay, commented on the California Coastline and voiced to Vistra we will not be bought.

Betty Winholtz, Morro Bay, commented on the Campaign Sign Ordinance versus the Business Sign Ordinance, it's been overlooked and wasn't put back in, she would like staff to bring it back to the planning commission, then city council, since it's not the same as the Business Sign Ordinance.

Chair Roschen closed the Public Comment Period

<https://youtu.be/0m8E1Dzvwqo?t=607>

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=aWZpTzcwTHIRTk9xaTlmWVNW/RWFUQT09>

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: Vice-Chairperson Rodriguez moved to approve and receive and file current and advanced planning processing list. Commissioner Meyer seconded, and the motion passes 5-0, with King, Roschen, Rodriguez, Ingrassia, and Meyer voting yes.

B. PUBLIC HEARING

None

C. NEW BUSINESS

C-1 Workshop to Receive Public Comments on the Draft Environmental Impact Report (DEIR) for the Vistra Battery Energy Storage System (BESS) Project (1290 Embarcadero - CDP20-026/CUP20-14); Morro Bay Power Company LLC).

This Planning Commission Workshop will provide members of the public an additional opportunity to make comments on the DEIR.

Michael Codron, Interim Director introduced Kim Fowler, Interim Planning Manager, Lona Laymon, City Attorney's office, Rincon representative and EIR Lead, Chris Bersbach, and consultant, John Rickenbach.

Michael stated tonight's meeting was a workshop, staff and commissioners' job was to listen to the public comments on the Draft EIR, no decisions or deliberations were being made tonight, and recommended the best way to make a public comment on an EIR, is by writing a letter or an email.

Chair Roschen clarified the commissioners need to keep their comments or questions to staff and applicant, as informational questions only.

Vice Chair Rodriguez confirmed the close of public comments for the EIR is May 28, 2024.

Chris Bersbach, Senior Environmental Planner, Rincon Consultants, presented the workshop information.

Chair Roschen opened the Public Comment period.
<https://youtu.be/0m8E1Dzvwqo?t=2418>

Steve Ray, Morro Bay, commented on the DEIR.

Paul Donnely, Morro Bay, commented on the DEIR.

Bill Martony, Morro Bay, commented on the DEIR.

Natalia Merzoyan, Morro Bay, commented on the DEIR.

Steve Page, Morro Bay, commented on the DEIR

Judy Setting, Morro Bay, commented on the DEIR.

Doug Hall, Los Osos, commented on the DEIR.

Pam Dougherty, Morro Bay, commented on the DEIR.

Rachel Wilson, Morro Bay, commented on the DEIR.

Terry Simons, Morro Bay, commented on the DEIR.

Carol Swain, Morro Bay, commented on the DEIR.

Tina Metzger, Morro Bay, commented on the DEIR.

Joyce Hunter, Morro Bay, commented on the DEIR.

Nicole Dorfman, Morro Bay, commented on the DEIR.

Pedro Toscano, commented on the DEIR.

Chair Roschen closed the Public Comment period.

<https://youtu.be/0m8E1Dzvwqo?t=5057>

Commissioners provided comments.

D. UNFINISHED BUSINESS

None

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

Commissioner King commented on continuing the housing discussion, possibly having a speaker come in.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Director Codron commented on meetings from March and April that were cancelled, and there would be agenda items in the foreseeable future.

G. ADJOURNMENT

The meeting was adjourned at 7:33pm to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 21, 2024, at 6:00 p.m.



Staff Report

TO: Chairperson Roschen and Members of the Planning Commission

FROM: Kim Fowler, Planning Manager, Planning Division

SUBJECT: Conceptual Review – Conditional Use Permit No. 23-04 – Associated Pacific Constructors, Inc.

I. SUMMARY:

Associated Pacific Constructors, Inc. (APC) proposes development and redevelopment of City lease sites 49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W at 495 Embarcadero to include the renovation of the APC building to remove existing stairs, relocate the front entry, include a public restroom, two retail units on the east and west sides, delicatessen, food service, takeout window, and new observation/view deck. The existing vacation rental buildings will be demolished, and a new two-story building with eight (8) vacation rentals will be constructed. A new water area will include one (1) new floating dock, (3) new finger slips, and one (1) finger dock space with a low floating dock for a kayak rental business. A new Harborwalk connection is proposed to connect pedestrians along the Embarcadero to Tideland Park. See Figure 1, Site Plan.

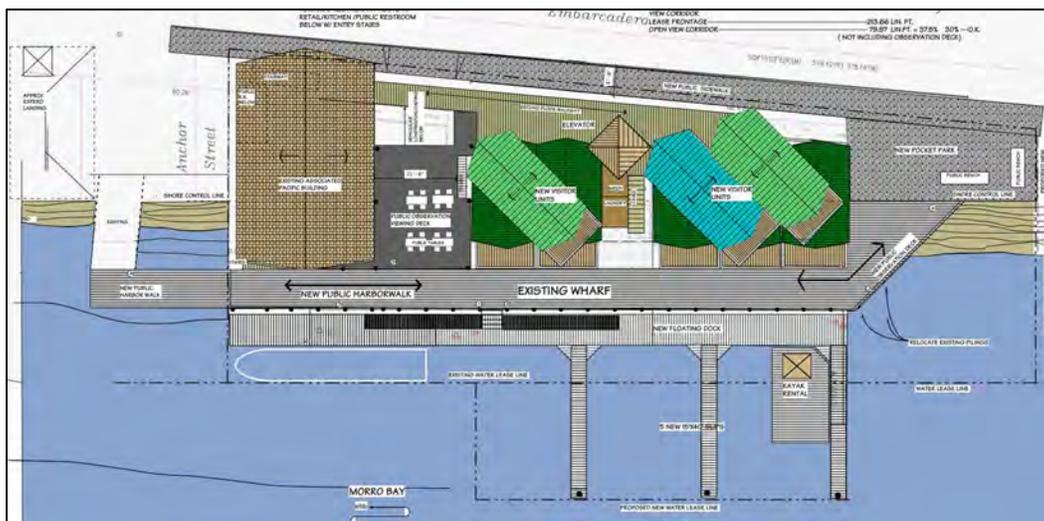


Figure 1 – Site Plan

II. RECOMMENDED ACTION:

REVIEW STAFF REPORT AND PROVIDE COMMENTS; THE APPLICANT INTENDS TO BRING THIS PROJECT TO THE PLANNING COMMISSION FOR REVIEW AND CONSIDERATION AT A FUTURE MEETING.

III. PROJECT DESCRIPTION:

The Applicant previously provided a detailed project description in their RFP package to the Harbor Department for proposed development of leased sites. See Exhibit A: Applicant Project Description, and Exhibit B, Application Exhibits. The existing street (east) view is provided below in Figure 1. Figures 2 and 3 provide a conceptual rendering of the proposed east and west views.



Figure 1: Existing Street View – East Elevation



Figure 2: Conceptual Rendering – East Elevation



Figure 3: Conceptual Rendering – West Elevation

IV. AUTHORIZATION/GUIDELINES:

Morro Bay Zoning Code Section 17.36.030 authorizes the Planning Division to conduct a conceptual review for the purposes of providing information on relevant policies, zoning regulations, and procedures. The Director may refer items to the Planning Commission when in his/her opinion the conceptual review would benefit from Planning Commission input.

If the Applicant chooses to submit a formal application after receiving Planning Commission feedback, the project scope will require a Planning Commission-approved Conditional Use Permit and California Coastal Commission-approved Development Permit.

V. PUBLIC NOTICE:

Public notice is not required for conceptual review.

VI. ENVIRONMENTAL REVIEW:

Categorical Exemption: The proposed project may be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 3 – New Construction of Limited Small New Facilities) and 15332 (In-fill Development Projects in Urban Areas). Under these exemptions, no further environmental analysis is required. However, before a conclusion on the categorical exemption can be made, a historic resource analysis must be conducted for the proposed building demolitions. Section 15300.2.f prohibits the use of a categorical exemption if the project may have an impact on historic resources, such as through demolition. As a result, an architectural historian's report will be required as part of a complete application for the project. If no historical resources are identified in the report, then the project would qualify for the categorical exemption. There is no environmental public review required for a categorical exemption. A Notice of Exemption will be filed with the San Luis Obispo County Clerk's Office after Planning Commission approval.

VII. PROJECT BACKGROUND:

Applicant:	Associated Pacific Constructors, Inc. Paul Gillen 495 Embarcadero, Morro Bay, CA 93442 (805) 772-7472 paul@associatedpacific.com
Architect:	Land and Sea Interface Gene Doughty 201 Main Street, Morro Bay, CA 93442 (805) 772-8436 Land.sea.interface.morrobay@gmail.com
Property Location:	431 Embarcadero 451 Embarcadero 495 Embarcadero
State-granted Tidelands Lease Sites:	49 L 49 W, 50 L 50 W, 51 L 51 W and 52 L 52 W
General Plan/Coastal Local Plan Designation:	Waterfront Commercial/Industrial
Zoning Classification:	Waterfront (WF)
1996 Waterfront Master Plan (WMP):	Planning Area 3: Embarcadero Visitor Area
Surrounding Land Uses:	North: Mariner Park South: Vacant East: Embarcadero Inn and Suites West: Morro Bay Harbor
Coastal Zone:	Coastal Commission original jurisdiction. Applicant is required to obtain a Coastal Development Permit from the California Coastal Commission prior to issuance of any building permit.

Additional Regulatory Documents	Applicability
2018 Downtown Waterfront Strategic Plan (DWSP)	Not applicable
North Main Street Specific Plan	Not applicable
Beach Street Specific Plan	Not applicable
2015 Residential Design Guidelines	Not applicable
1997 Cloisters Design Guidelines	Not applicable
Seashell Estates CC&Rs	Not applicable

VIII. ANALYSIS:

1996 Waterfront Master Plan (WMP)

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

Chapter 5 of the Waterfront Master Plan includes design guidelines applicable to all waterfront projects. The design guidelines require that projects consider three key areas in the design review process noted below with staff response in bold:

1. Sidewalks that provide connection along the Embarcadero. **The existing sidewalk width is non-conforming. The WMP would require a minimum width of 8-foot sidewalks on new projects.**
2. Boardwalks. **This project proposes to provide new 10-foot wide Harborwalk access with public seating adjacent to the building.**
3. Architectural compatibility. Architectural character should be consistent with a working fishing village character with building design treatment to include that areas adjacent to the sidewalk be pedestrian oriented with windows, entries, and display area; front façade to be in scale and character of the waterfront area; articulated wall surfaces such as board and batt, engaged pilasters, multilevel trim, cornices, and built-up fascias, varied rooflines, and use of materials and colors to break up larger building masses and large wall planes. **Conceptual plans depict a modern maritime building design with roofline variation, horizontal plank siding, glass balconies, multiple windows, doors, and entry points for pedestrian orientation.** See Figures 4-5 depicting 'seagull views' of the project.



Figure 4 – West Elevation Seagull View



Figure 5 – East Elevation Seagull View

Development Standards

<i>Waterfront (WF) Development Standards</i>		
	<i>Required</i>	<i>Proposed</i>
Setbacks	Front: 5 feet average Interior Side: 0 feet Exterior Side: 5 feet average Rear: Harborwalk access 10 feet	Front: 5 feet average Interior Side: 0 feet Exterior Side: 3 feet on west side (existing non-conforming) Rear: Harborwalk access 10 feet
Waterfront Building Setbacks	First floor: 5 feet front Second floor: 10 feet front	Existing building at 495 Embarcadero – First floor: 5 feet front, Second floor: 5 feet front (existing non-conforming) New building at 451 Embarcadero – First floor: 5

		feet front, Second floor: 0 feet front
Height	Maximum height is 17 feet or up to 25 feet may be allowed by PC with finding of significant public benefit per WMP.	Existing building at 495 Embarcadero – 24.66 feet (existing non-conforming) New building at 451 Embarcadero – 24 feet
Roof Area Requirement: 80%> 4:12Pitch	Minimum of 80%> at 4:12 pitch	Unknown
Lot Coverage land side of lease	90% lot coverage for land side and 70% lot coverage on waterfront side	Existing building at 495 Embarcadero - 78% Proposed building at 451 Embarcadero – 36.5% (Not differentiated between land v. water)

Parking

Morro Bay Zoning Code Section 17.27 regulates vehicular parking. In the Waterfront District, parking requirements may be satisfied on-site, off-site, or via in-lieu fee.

Required number of spaces by proposed use is as follows:

<i>Commercial: 1 per 300 square feet of floor area</i>	165 square feet of retail = 0 spaces required
<i>Eating and Drinking Establishments: 1 per 100 square feet of seating area plus 1 per 200 square feet of outdoor seating area in excess of 350 square feet</i>	375 square feet of seating area = 3 spaces required
<i>Hotels and Motels: 1 for each guest room plus one space for each 10 rooms</i>	8 rooms = 8 spaces required

A total of 11 parking spaces are required.

Where it can be demonstrated that the reasonable and practical development of property in a Commercial or Mixed Use District precludes the provision of required off-street parking on the property, the Planning Commission may permit the applicant to satisfy parking requirements by payment of an in-lieu parking fee. The Planning Commission will determine the total parking requirements for each individual project at the time of permit review.

IX. REQUIRED FINDINGS:

Findings are not required for conceptual review.

X. PLANNING COMMISSION ACTION:

The Planning Commission should provide input on site plan and architectural design given the project's highly visible location. This project offers an opportunity to redevelop an existing underutilized office building as well as lodging units. The proposal is to retain the existing building at 495 Embarcadero and renovate to increase the viability of the building, add new uses, and provide a source of overnight accommodations in a desired waterfront area, including meeting the requirement for low-cost visitor serving accommodations.

Input provided by the Commission will be used to develop a formal application for a Coastal Development and Conditional Use Permit.

Approved:

Michael Codron
Interim Community Development Director

Exhibit A Applicant Project Description
Exhibit B Application Exhibits

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

Project description:

Current Setting:

The proposed combined project sites in our proposal are:

- 495 Embarcadero Lease sites 52/52 W The property is located on the western side of Embarcadero Road and adjacent to the city park known as Mariner Park and the Estero Inn north of the park.
 - Land 3,185 sq ft,
 - Water 4,500 sq. ft,
 - Total 7,685 sq ft.
- 451 Embarcadero Lease sites 50-51/50-51W The vacation rental site has single story buildings with a wood wharf and a single floating dock.
 - Land 2,020 sq ft,
 - Water 3,611 sq. ft.
 - Total 5,631 sq. ft.
- 431 Embarcadero (currently vacant site)
 - Land 1,650 sq. ft.
 - Water 1,300 sq. ft.
 - Total 2,950 sq ft

Currently Lease sites of 50 and 51 are an old single story visitor serving motel with these other uses in their lease: "Visitor serving motel. Design, sales, repair of marine electronic and instrumentation equipment. Rental of dock space, use of work dock, operation of mooring inspection & installation service. Retail sales, marine construction materials, sails, marine woodworking & repair, diving service & marine and general engineering services. Sail loft.

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

These structures are most likely 1940-50 vintage and have no value in restoring. They have no foundations or pile support pier structure worth retaining. We are proposing demolition of the entire two lease sites for our development.

495 Embarcadero, Lease site 52/52W currently is the office and workshop of Associated Pacific Constructors, Inc. and both the building and pier structure are in very good structural condition. The pier was completely rebuilt two years ago and upgraded to support the 60-ton hydraulic crane of APC at a cost of \$300,000. It is the intention of this development proposal to incorporate the existing building and pier into the new plan. By way of background information, the capital improvement money spent for this work has been a “paper” credit for the 495 Embarcadero master lease and should receive commiserate lease years at the time of a new lease.

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

Project Summary:

Summary: The Associated Pacific Constructors, Inc. (APC) building has been used for many years for marine construction business with offices on the second floor and equipment with material storage on the first floor. The wood wharf has been used for vessel tie-up and supports a large crane to load materials on the barges and other marine equipment necessary to carry out the business operations.

Associated Pacific is in the process of downsizing their construction operations so the lease site now lends itself to a redevelopment of not only this site but proposing a larger and more cohesive project that will encompass the current vacation rentals and vacant lease parcels to the south.

First, the APC building will be remodeled in the following ways:

1. Remove the existing stairs that currently encroaches into the sidewalk area which will allow for an 8-foot-wide sidewalk.
2. Relocate the front entry for the second floor to the northeast (inside) corner of the building. This new upstairs entry will be open and readily seen by pedestrians walking south along the Embarcadero and will create an inviting atmosphere.
3. The first floor will include a public restroom located on the north side, two retail units on the east and west sides, and the food preparation and delicatessen.

The second floor will become the beer /wine and light food service equipped with a dumbwaiter to serve the food from the first floor. There will be a takeout window located on the south side which the public will have access to from the new observation/view deck.

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

4. A new window will be added to the first-floor west side of the building to provide a pedestrian and customer experience while walking along the new HarborWalk.
5. The existing building has a wooden wharf on the west side however it is not open to the public due to the current construction operations. The project as proposed will open this area as the HarborWalk and provide a new connection to Mariner Park.
6. The current configuration to access the APC building from Mariner Park is along the north side of the APC building and is only 4 feet wide. The project as proposed will construct a new 10-foot wide HarborWalk from the end of the park view deck to the APC building and new HarborWalk. This new connection will vastly improve the pedestrian harbor side walkway in this area.
7. The building will retain the existing wood siding exterior and marine type appearance.

Second, the existing vacation rental buildings will be demolished and a new 2 story building with 8 vacation rentals will be constructed.

The following are highlights for the new building:

1. There are 5 units located on the first floor and 3 units located on the second floor.
2. The first-floor units will have an east to west orientation while the second-floor units are angled and will have more of a north/south orientation.

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

3. The angled or offset units from the first floor to the second floor create better articulation for the site by eliminating a long, large flat expanse of the building.
4. Each of the units will have a deck on the west side with views of the harbor and/or southward towards Montana de Oro.
5. A connecting second floor walkway along the east side of the building to the APC building will allow for installation of one elevator unit to service the rental units, the public observation deck and new restaurant. This combination of use will provide a better layout for both the APC building and rental units as there will not be the need to take additional space for a second elevator and therefore lose potential retail or other business space.
6. In addition, this second-floor walkway will be connected to a 20 foot plus wide public observation/view deck. This view deck will be accessed from four points. 1) Set of stairs on the north side of the rental building, 2) The elevator, and 3) Two from the second floor of the APC building.

The view deck will have a public seating area to allow visitors a chance to relax and enjoy the views. While there will be a “takeout” window installed to the delicatessen style light food and snacks, there will be clear signage that the area is open to the public with no purchase necessary and no wait service allowed. This is consistent with the other waterfront projects that have been approved over the years. This new public deck will only cover the second floor and will be open underneath to allow for a pedestrian

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

view corridor and for vehicle loading/unloading space off the Embarcadero.

7. To be consistent with the existing APC building and current rentals, each of the proposed room doors facing the Embarcadero will be painted bright and colorful as they are now and will also have the wood siding exterior.

Third, the existing waterside of both the APC and rental unit buildings are being used for large and small vessel tie-up with a wharf and floating docks.

The new proposed water area will include the following:

1. A new 162' foot long, 8-foot-wide floating dock parallel to the existing wharf. This includes a long tie-up for larger boats that could include fishing or work boats.
2. 3 new 4' x 40' finger slips. Will allow mono hull and multi hull yachts, recreational or commercial boats to tie up.
3. One finger dock space is proposed with a low floating dock for a kayak rental business. There will be a low-profile building on the dock for the kayak office and storage space. This set up is similar in nature to the one constructed at the "Boatyard" down the street.

Fourth, the existing lease site, #49 to the south is a vacant parcel. The following are proposed improvements to this area:

1. This parcel on the land side is relatively small at 1,650 sq. ft. and has made it difficult for applicants to propose a development in that space. In addition, there is a very large eelgrass bed offshore which

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
MORRO BAY, CA. 93442

makes it nearly impossible to develop or construct any floating docks in this location. Overall, because of the site constraints, the city has not received any formal proposal for development over the years. With the APC proposal to take over this lease, it makes much more sense to utilize this area for public benefit and connection to the other proposed development as provided above.

An angled HarborWalk connection can be made to the Embarcadero for pedestrians to continue to Tidelands Park. This decking will conform to the current light penetration standards to enhance the promotion of eelgrass, as well as the waterfront standards, specifically height and coverage. This area of the Embarcadero has a progressively smaller land side lease area to develop which significantly limits the ability of applicants to propose a feasible project. The challenges and costs associated with most of the development being supported on a pile structure as opposed to a slab on grade greatly increase the difficulty and costs. Paul Gillen and Associated Pacific are uniquely qualified and experienced to accomplish this challenge in a cost effective and timely manner. This applicant has incorporated many aspects to the project to meet the objectives of the waterfront master plan and community needs. The applicant believes that this project overall will be a big benefit to the city and a welcome redevelopment.



gene DOUGHTY

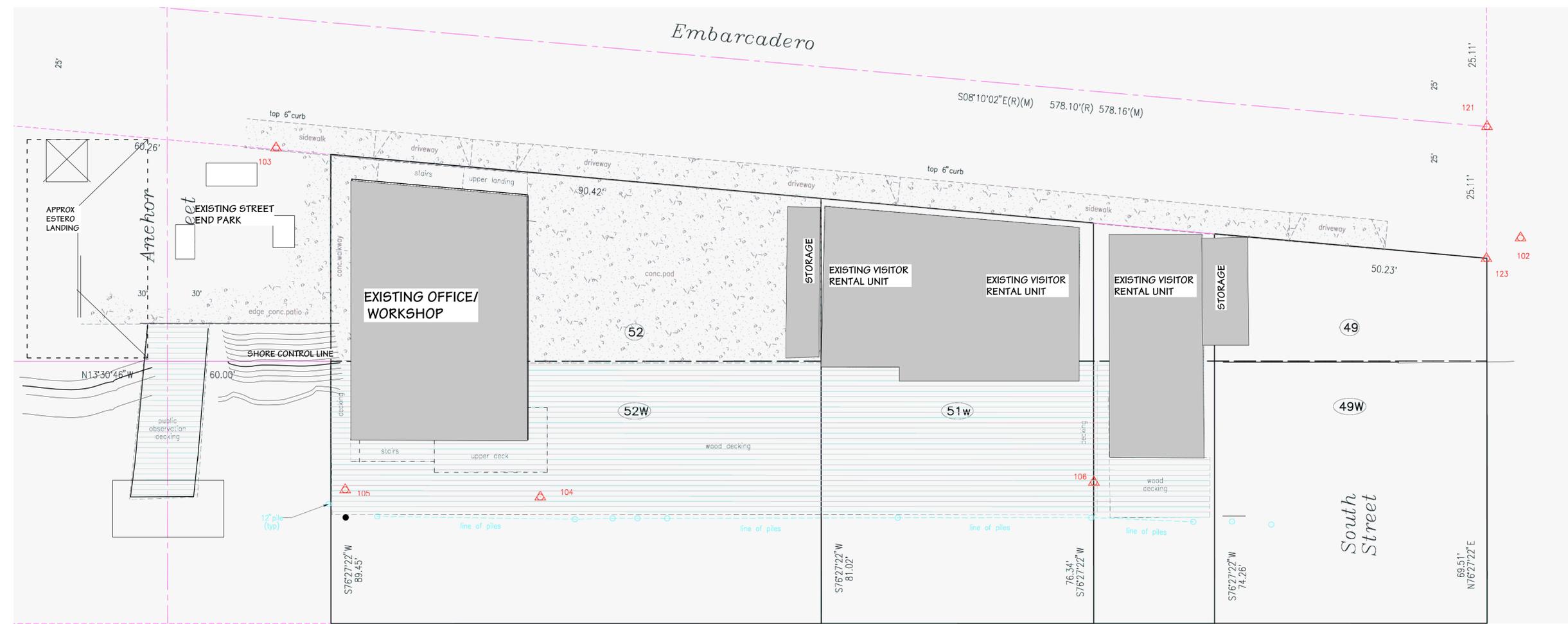
Gene R. Doughty, Architect
1-805-772-0436
C 18794

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT
C 18794

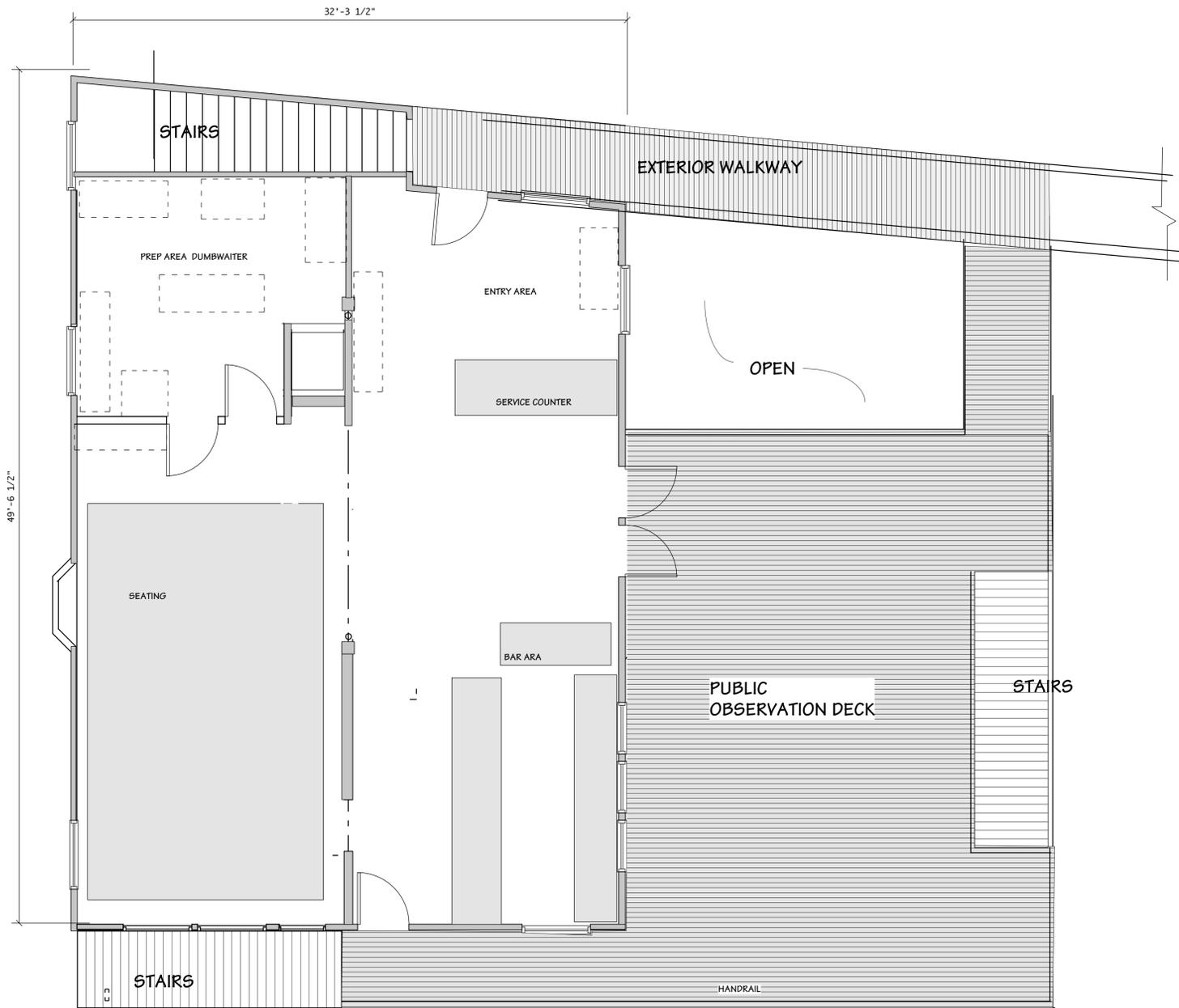
ONSHORE/OFFSHORE DEVELOPMENT
FOR
PRELIMINARY SURVEY
495 EMBARCADERO

2-5-18
7-18-17 2-5-18
10-11-17 2-15-18
11-21-17 2-27-18
1-7-18 3-5-18
2-1-18 6-15-18
12-27-20 11-17-22
12-29-22
SCALE AS NOTED
DRAWN: GD

SHEET
A-2
OF 9 SHEET

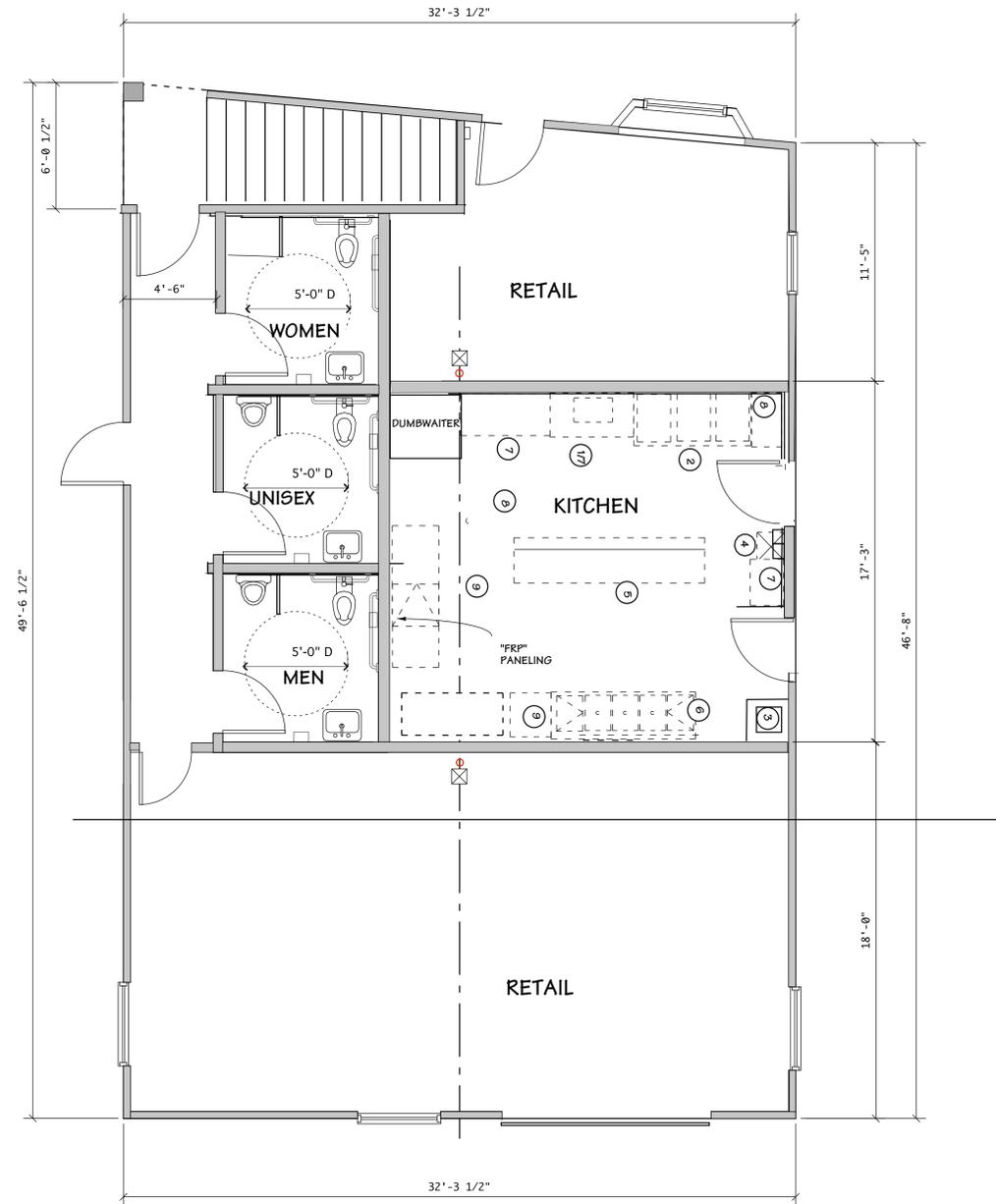
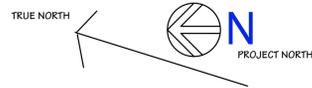


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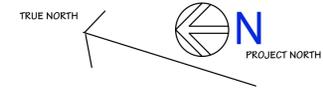
PROPOSED 2ND FLOOR

SCALE 1/4" = 1'-0"



PROPOSED 1ST FLOOR

SCALE 1/4" = 1'-0"



gene DOUGHTY

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LAND/SEA INTERFACE
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ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

REMODEL OF EXISTING
 OFFICE/WORKSHOP

2-25-18
 7-18-17 2-15-18
 10-11-17 2-27-18
 11-21-17 3-5-18
 1-7-18 6-15-18
 2-1-18 9-25-19
 12-27-20 11-17-22
 12-29-22
 SCALE AS NOTED
 DRAWN: GD

SHEET **A-3**
 OF 9 SHEET

EMBARCADERO

NEW 8' WIDE SIDEWALK

HARDSCAPE LANDSCAPING

HARDSCAPE LANDSCAPING

SECOND FLOOR DECKING

ELEVATOR

MECH.

LAUNDRY

STAIRS

VEHICULAR/PEDESTRIAN
LOADING/UNLOADING

LOADING

TRASH/RECYCLE
BELOW STAIRS

SHORE CONTROL LINE

SHORE CONTROL LINE

UNIT 1

UNIT 2

UNIT 3

UNIT 4
384 S.F.

UNIT 5

EXISTING HEAVY TIMBER WHARF

PROPOSED PUBLIC 10' WIDE HARBORWALK

GANGWAY

LOWER FLOOR PLAN

GANGWAY

8' WIDE MAIN FLOAT

SCALE 1/4" = 1'-0"

TRUE NORTH



Gene DOUGHTY

REGISTERED PROFESSIONAL ARCHITECT
GENE R. DOUGHTY
No. C 1118794
EXPIRES 10-31-23
STATE OF CALIFORNIA

LAND/SEA INTERFACE
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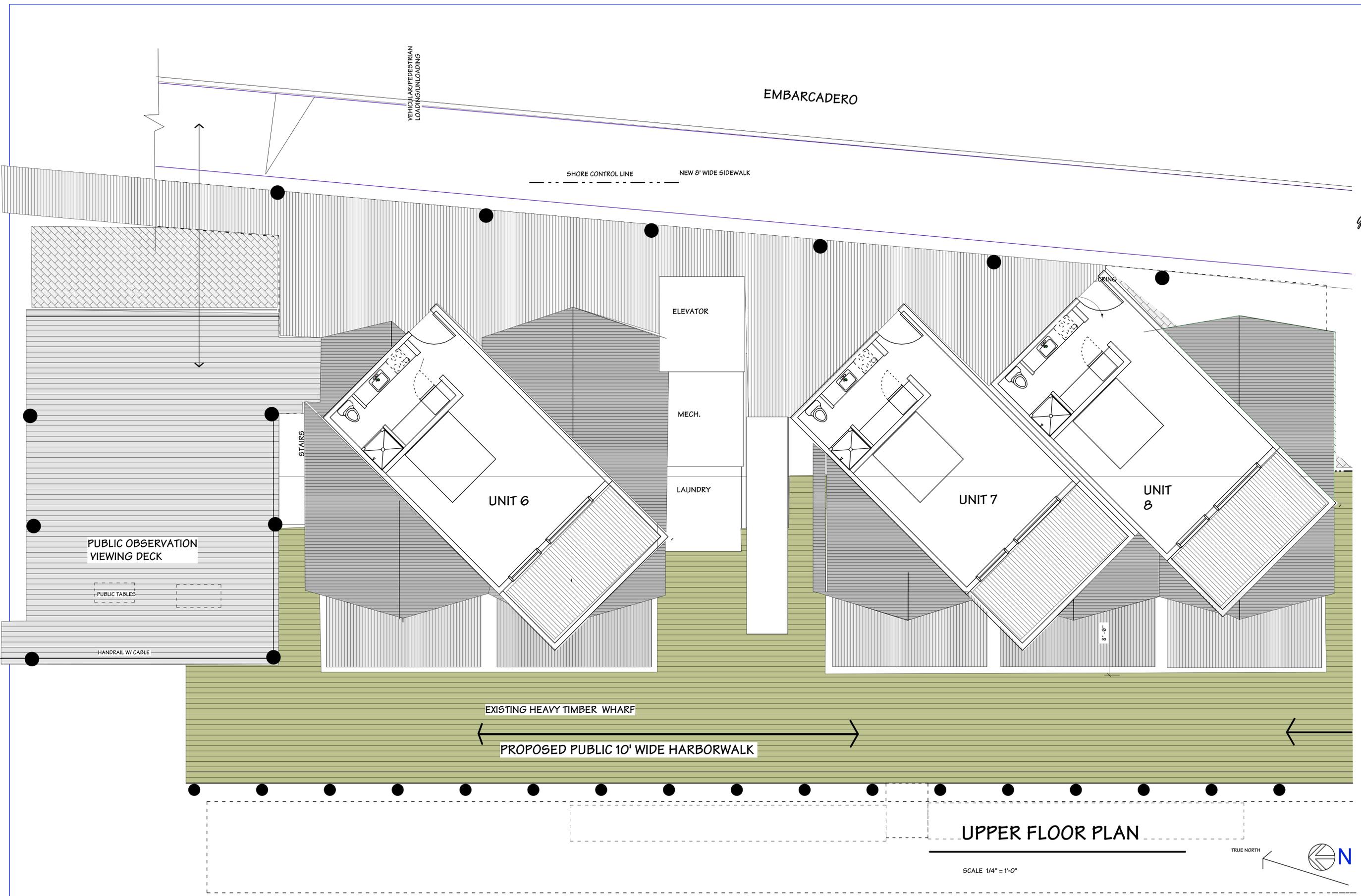
ONSHORE/OFFSHORE DEVELOPMENT
FOR
495 EMBARCADERO

LOWER FLOOR
UNITS

7-18-17 2-5-18
10-11-17 2-15-18
11-21-17 2-27-18
1-7-18 3-5-18
2-1-18 6-15-18
8-25-18
12-27-18 11-17-22
12-29-22

SHEET
A-4
OF 9 SHEET

SCALE AS NOTED
DRAWN: GD



gene DOUGHTY

Gene R. Doughty, Architect
 No. C 18794
 Expires 10-31-23
 State of California

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

ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

UPPER FLOOR
 PLANS

2-5-18	7-18-17	1-20-23	2-24-23
2-5-18	10-11-17	3-1-23	3-1-23
2-5-18	11-21-17		
2-5-18	1-7-18		
2-5-18	2-1-18		
2-5-18	6-15-18		
2-5-18	9-25-19		
2-5-18	11-17-22		
2-5-18	12-27-22		

SHEET **A-5** OF SHEET

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NORTH ELEVATION



SOUTH ELEVATION



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ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

EASE/SOUTH
 ELEVATIONS

7-18-17 2-5-18
 10-11-17 2-15-18
 11-21-17 2-27-18
 1-7-18 3-5-18
 2-1-18 6-15-18
 12-27-18 11-17-22
 12-29-22
 SCALE AS NOTED
 DRAWN: GD

SHEET
A-6
 OF 9 SHEET



EAST ELEVATION



WEST ELEVATION



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ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

EAST ELEVATION
 WEST ELEVATION

7-18-17 2-5-18 1-20-23 2-24-23
 10-11-17 2-15-18 2-27-18 3-1-23
 11-21-17 2-27-18 3-5-18
 1-7-18 6-15-18 9-25-19
 2-1-19 11-17-22 12-29-22
 SHEET A-7 OF 9 SHEET
 12-30-22 SCALE AS NOTED DRAWN: GD



Gene Doughty

No other qualifications, fees, and
designs, specifications, terms, and
conditions of any kind shall be
binding on the architect or
owner unless they are in
writing and signed by the
architect or owner.

LAND/SEA INTERFACE
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**ONSHORE/OFFSHORE DEVELOPMENT
FOR
495 EMBARCADERO**

BIRDS EYE VIEW

7-18-17 2-5-18
10-11-17 2-15-18
11-21-17 2-27-18
1-7-18 3-5-18
2-1-18 6-15-18
8-25-18-
12-27-18 11-17-22
12-30-22 2-9-22
SCALE AS NOTED
DRAWN: GD

SHEET **A-9**
OF 9 SHEET