



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	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 closed May 28, 2024. Environmental consultant currently responding to submitted DEIR comments.	BLDG. - Approved 3/11/21 CO			kf
31	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				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 reivev		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	Sicily 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=aWZpTzcwTHIRk9xaTlMwVjNW/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. See [Exhibit A, Application Exhibits](#), and Figure 1, Site Plan.

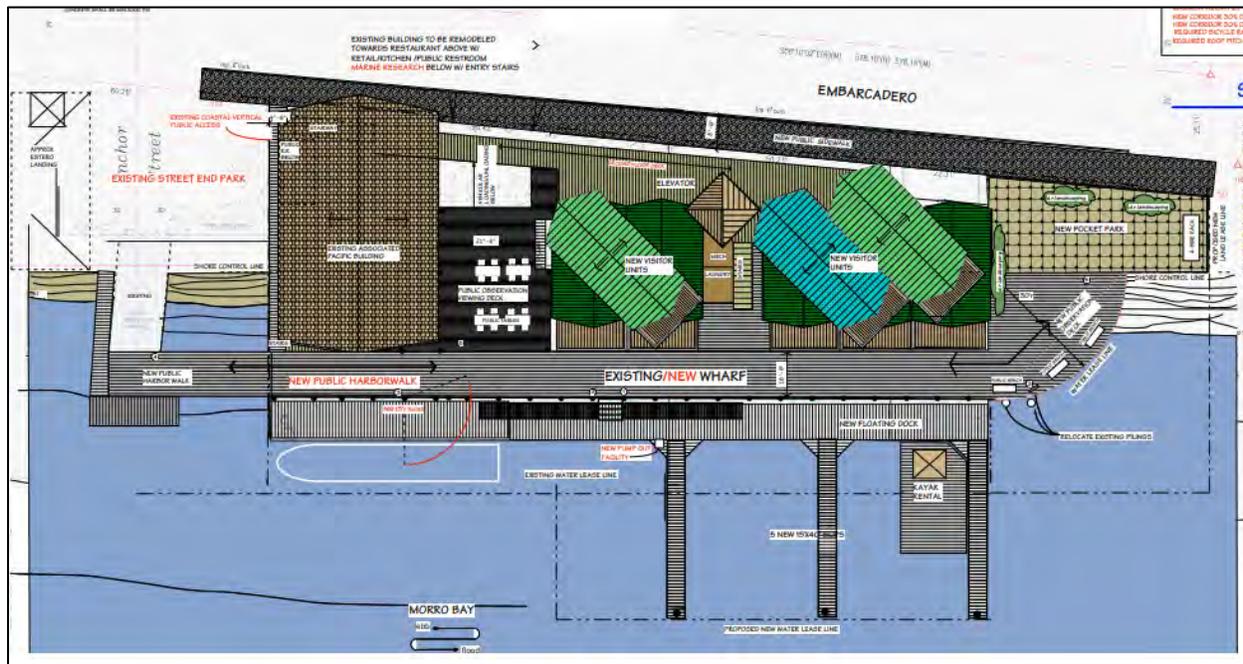


Figure 1 – Site Plan

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. DEVELOPMENT BACKGROUND:

A marine repair shop with a permanent dock, floating dock, and water slip was approved by the City in 1974. The following year, office space was approved on the second floor. In 1976, an existing residence was demolished, and the Planning Commission approved a two-story building with a dock and floating dock, with a workshop on the ground floor and retail on the upper floor. Associated Pacific Constructors, Inc. currently occupies the building as an office space.

In 2023, the City Harbor Department issued a Request for Proposals (RFP) for the redevelopment of 431 and 451 Embarcadero. Paul Gillen responded to the proposal with a redevelopment proposal that would include 495 Embarcadero (see Exhibit B, Harbor Department RFP Response Package) and the City Planning Commission responded to the proposal with a letter to the City Council (see Exhibit C, Planning Commission RFP Response). The Harbor Department has also drafted a Staff Report for the City Council recommending a Consent of Landowner (COL) so that the Applicant can move forward with a Conditional Use Permit (see Exhibit D, Harbor Department Staff Report).

The buildings at 451 and 471 Embarcadero were remodeled in 1993, with a change in exterior siding and roof pitch (at 471 Embarcadero). The buildings are not recommended eligible for listing on the California Register of Historical Resources and are not historical for the purposes of CEQA. See Exhibit E, Historic Resource Evaluation Report.

IV. PROJECT DESCRIPTION:

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.



Figure 2: Location Key

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. **Below in Figures 2 through 11 are photographs of existing conditions as well as renderings of the proposed project from various viewpoints.**



Figure 3: Location # 1 – Existing



Figure 4: Location # 1 – Proposed



Figure 5: Location # 2 – Existing



Figure 6: Location # 2 – Proposed



Figure 7: Location # 3 – Existing



Figure 8: Location # 3 – Proposed



Figure 9: Location # 4 – Existing



Figure 10: Location # 5 – Proposed



Figure 11: View from Upper Balcony

V. 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.

VI. PUBLIC NOTICE:

Although formal public notice is not required for conceptual review, Planning Commission agenda items are posted to the City's website prior to each meeting. As of this writing, one public comment letter has been received. This letter is included as Exhibit F, Public Comment Letter from Betty Winholtz.

VII. 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.

VIII. 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

IX. 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.**

Development Standards

<i>Waterfront (WF) Development Standards</i>		
	Required	Proposed
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% > 4:12 Pitch	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.

X. REQUIRED FINDINGS:

Findings are not required for conceptual review.

XI. 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 Exhibits
Exhibit B	Harbor Department RFP Response Package
Exhibit C	Planning Commission RFP Response
Exhibit D	Harbor Department Staff Report
Exhibit E	Historic Resource Evaluation Report
Exhibit F	Public Comment Letter from Betty Winholtz

GENERAL NOTES

THE CONSTRUCTION COORDINATORS INFORMATION SHALL BE POSTED ON SITE

CONSTRUCTION COORDINATOR SHALL BE PAUL GILLEN
495 Embarcadero 93442 805 772-7472
ALL WORK SHALL BE COMPLETED IN A GOOD WORKSMANSHIP MANNER
CONTRACTOR SHALL HAVE ON SITE 2021 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2021 C.B.C.

CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS, ARMY CORPS OF ENGINEERS AND REGIONAL WATER QUALITY CONTROL BOARD
CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL.

STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT STAGING AREA SHALL BE LOCATED INLAND
NOTE: CONCRETE WASHOUT SHALL BE RETURNED INTO CONCRETE TRUCK AND BE DISPOSED OFFSITE IN A APPROVED MANNER
CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSIONS CONDITIONS OF APPROVAL.
SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.

"Construction fencing proposed around shoreside lease site area for the dock construction. All work will be performed in the water. There will be no closures of the pedestrian accessways adjacent the project site during construction."

NOTE: PILING SHALL BE EMBEDDED MIN 10' OR REFUSAL AS PER SPECIAL INSPECTION & OBSERVATION AND APPROVED BY PROJECT ARCHITECT (SEE S-1)
ARCHITECT SHALL SUBMIT REPORT TO CITY OF THE INSTALLATION OF PILINGS FOLLOWING INSTALLATION OF THE PILINGS

NOTE: SPECIAL OBSERVATIONS FOR MARINE MAMMALS BY QUALIFIED PERSONAL SHALL BE REQUIRED DURING PILING DRIVING INSTALLATION

NOTE: PRIOR TO START OF CONSTRUCTION WORK AND PRIOR TO DAILY WORK ALL PERSONAL SHALL BE BRIEFED ON BEST MANAGEMENT PRACTICES
NOTE: A POST MEETING REPORT SHALL BE PROVIDED TO PLANNING TO DOCUMENT THAT TRAINING OCCURRED

CONCRETE SHALL BE MIN 3000 PSI

LEASE SITE DESCRIPTION

431,451,495 EMBARCADERO, Morro Bay, Calif.

EXISTING LAND LEASE SITE (50,51,52) AREA	5167 S.F.
EXISTING LAND LEASE SITE (49) AREA	1094 S.F.
EXISTING WATER LEASE SITE (50W,51W,52W) AREA	811 S.F.
EXISTING WATER LEASE SITE (49W) AREA	2500 S.F.
PROPOSED WATER LEASE SITE (49W) AREA	600 S.F.
PROPOSED LAND LEASE SITE (49,50,51,52) AREA	6261 S.F.
PROPOSED WATER LEASE SITE (49,50,51,52) AREA	11685 S.F.
EXISTING LAND LEASE BUILDING COVERAGE (50,51,52) AREA	3005 S.F. 58.1%
EXISTING LAND LEASE BUILDING COVERAGE (49) AREA	121 S.F. 11.1%
EXISTING LAND LEASE BUILDING COVERAGE (49,50,51,52) AREA	3126 S.F. 49.92%
PROPOSED TOTAL 1 ST.FLOOR LAND LEASE BUILDING COVERAGE(49,50,51,52) AREA	2294 S.F. 36.5%
PROPOSED LAND LEASE + WHARF (49,50,51,52) AREA	11453 S.F.
PROPOSED 1 ST. FLOOR BUILDING COVERAGE OVER LAND LEASE+ WHARF, --	3818 S.F. 33.3 %
EXISTING LAND LEASE 2 ND FLOOR BUILDING COVERAGE(A.P.)	946 S.F.
PROPOSED LAND LEASE 2 ND. FLOOR VISITOR UNITS BUILDING COVERAGE	850 S.F.
TOTAL PROPOSED LAND LEASE 2 ND. FLOOR BUILDING COVERAGE	1796 S.F. 78% OF 1ST FL.
PROPOSED 2ND FLOOR DECK COVERAGE	740 S.F.
TOTAL LAND LEASE 2ND FLOOR COVERAGE W/ DECK	2536 S.F. 110% OF 1ST FL..
EXISTING WATER LEASE 2 ND FLOOR BUILDING COVERAGE(A.P.)	457 S.F.
PROPOSED WATER LEASE 2 ND. FLOOR BUILDING COVERAGE(A.P.)	457 S.F.
PROPOSED WATER LEASE 2 ND FLOOR VISITOR UNITS BUILDING COVERAGE	312 S.F.
PROPOSED WATER 2 ND FLOOR VISITOR UNIT DECKING COVERAGE	284 S.F.
PROPOSED 2ND FLOOR PUBLIC OBSERVATION DECK	772 S.F.
BUILDING HEIGHT	
EXISTING	ASSOCIATED BUILDING TO REMAIN----- 24.66'
PROPOSED VISITOR SERVING UNITS	24'-0"
VIEW CORRIDOR	
LEASE FRONTAGE	213.66 LIN. FT.
OPEN VIEW CORRIDOR	58.23' LIN FT. = 27.3%
VIEW CORRIDOR W/ 2 ND FLOOR OBSERVATION DECK	79.97' LIN.FT. = 37.5% > 30% --O.K.
HARD LANDSCAPING	1244 S.F.
DROUGHT RESISTANCE LANDSCAPING	250 S.F.

LEGAL DESCRIPTION

OWNER--- ASSOCIATED PACIFIC CONTRACTORS INC.
495 EMBACADERO, MORRO BAY
LEASE SITE 52,51,50,49, 52W,51W,50W,49W



DEVELOPMENT STANDARDS

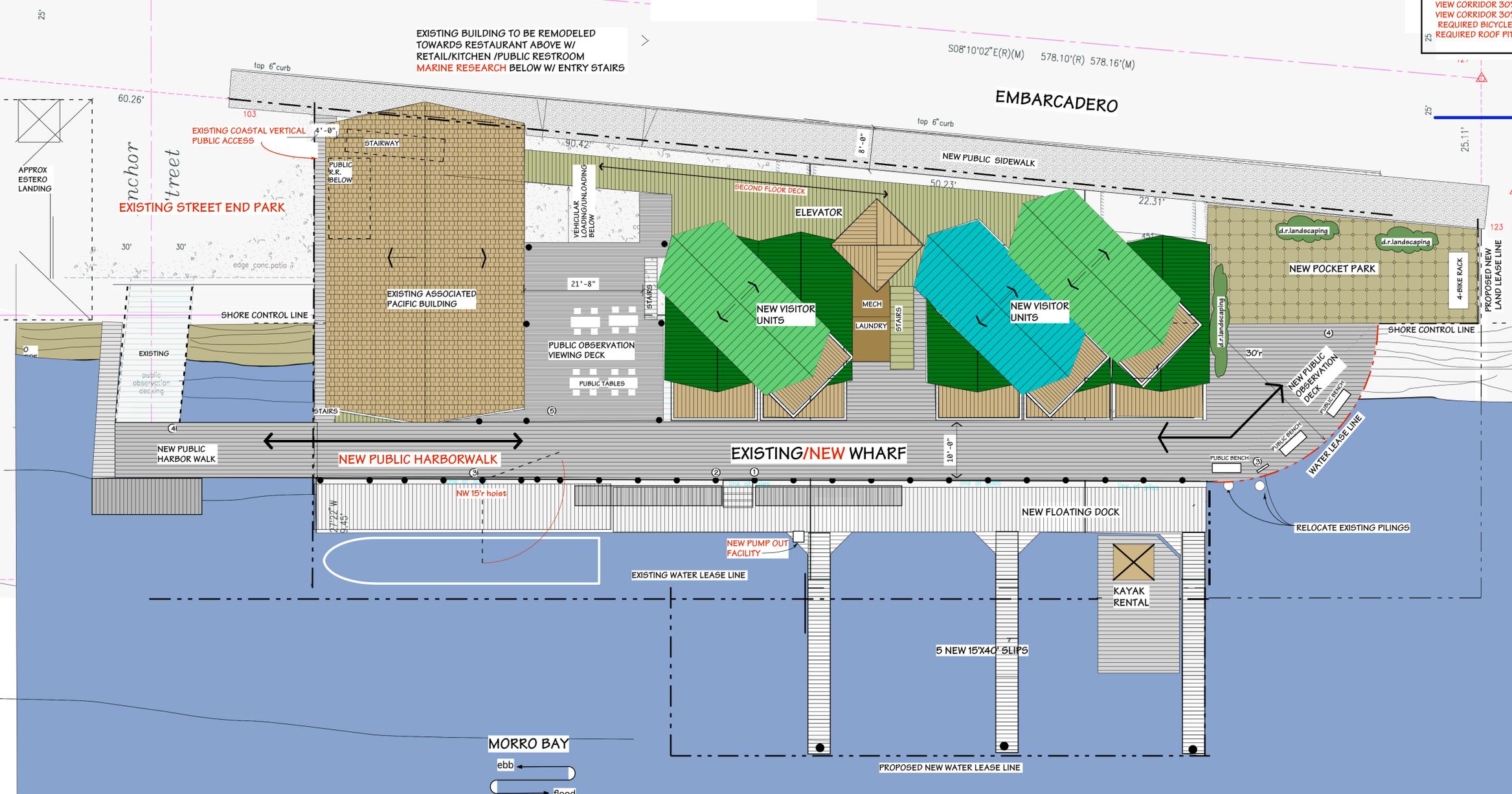
BASED ON WHARF INCLUDED IN CALCULATIONS

WATERFRONT MASTER PLAN GUIDELINE REQUIREMENTS	
REQUIRED FRONT SET BACK - AVERAGE 5' TO RIGHT-OF-WAY-11'-9"	17'-9" TO CURB
REQUIRED SECOND STORY 10' TO RIGHT-OF-WAY	8'-6" PROVIDED
REQUIRED 8' SIDEWALK	AVERAGE 10'-0" PROVIDED
REQUIRED INTERIOR SIDE SETBACK	4' PROVIDED
REQUIRED EXTERIOR SIDE SETBACK	30'-50' PROVIDED
REQUIRED REAR-0' SETBACK, 10' FOR HARBORWALK	10' PROVIDED
REQUIRED ROOF PITCH	4/12 PROVIDED
MAXIMUM LOT COVERAGE 1ST FLOOR 70%	3818 S.F. PROVIDED= 33%
MAX 2 ND FLOOR COVERAGE 70% OF 1ST FL	2556 S.F. PROVIDED= 67%
MAXIMUM HEIGHT 25' W/ PUBLIC BENEFIT	22', 24', 24'-10" PROPOSED
VIEW CORRIDOR 30% OF 213.19 LIN FT.FOR 2 STORY 58.23' PROVIDED	27.3%
VIEW CORRIDOR 30% OF 213.19 LIN FT.W/ OBSERVATION DECK 79.9'	37.4%
REQUIRED BICYCLE RACK	3 PROVIDED

SCOPE OF PROPOSAL

DEMOLITION OF 3 EXISTING VISITOR SERVING UNITS
CONSTRUCTION OF 8 NEW 384 S.F. VISITOR SERVING UNITS
W/ ELEVATOR & STAIRS & DECKING.
REMODEL OF EXISTING ASSOCIATED PACIFIC, BUILDING TOWARDS RESTAURANT ABOVE.
RETAIL/KITCHEN/RESTROOM MARINE RESEARCH BELOW ,NEW ENTRY STAIRS
INSTALL PUBLIC HARBORWALK ON NORTH SIDE TO CONNECT TO EXISTING OBSERVATION PLATFORM, INSTALL NEW HARBORWALK. ON THE SOUTH END TO THE INTO EXISTING STREET SIDEWALK/W NEW OBSERVATION DECK AND POCKET PARK
NEW 5 FLOATING SLIPS
KAYAK RENTAL WHALE WATCHING
NEW 2ND FLOOR PUBLIC OBSERVATION DECK
PROPOSED LEASE LINE ADJUSTMENT

LEASE SITE PLAN



SCALE 1" = 10'-0"
TRUE NORTH

TABLE OF CONTENTS

- A-1 SITE PLAN GENERAL NOTED
- A-2 SURVEY OF LEASE SITES
- A-3 PROPOSED REMODEL OF EXISTING OFFICE/WORKSHOP
- A-4 LOWER FLOOR PLANS
- A-5 UPPER FLOOR PLANS
- A-6 NORTH/SOUTH ELEVATIONS
- A-7 EAST/WEST ELEVATIONS
- A-8 SITE SECTIONS
- A-9 SEAGULL VIEW
- A-10 BIRDSEYE VIEW
- A-11 COLOR AND MATERIAL



gene DOUGHTY

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT 1-805-772-6436
C 18794

BAYSIDE LANDING AND SUITES
LEASE SITES 49,49W,50,50W,51,51W,52,52W
PAUL E. GILLEN

SITE PLAN
GENERAL NOTES

11-17-22
1-22-23
2-24-23
3-28-23
5-22-23
10-14-23
10-15-23
SCALE AS NOTED
DRAWING: GP

SHEET A-1 OF 11 SHEET



gene DOUGHTY

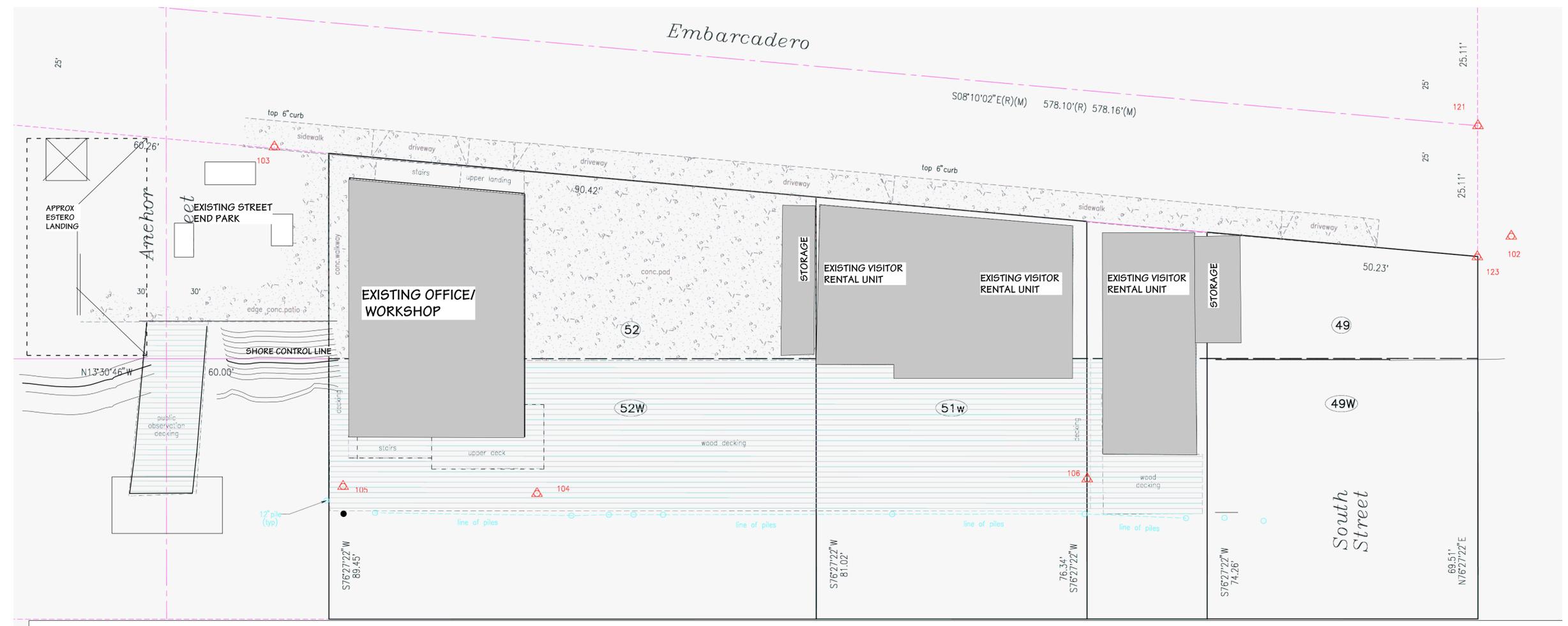
Professional Engineer Seal for Gene R. Doughty, State of California, No. C018794, Expires 10-31-23.

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT 1-805-772-0436
C 18794

ONSHORE/OFFSHORE DEVELOPMENT
FOR
PRELIMINARY SURVEY
495 EMBARCADERO

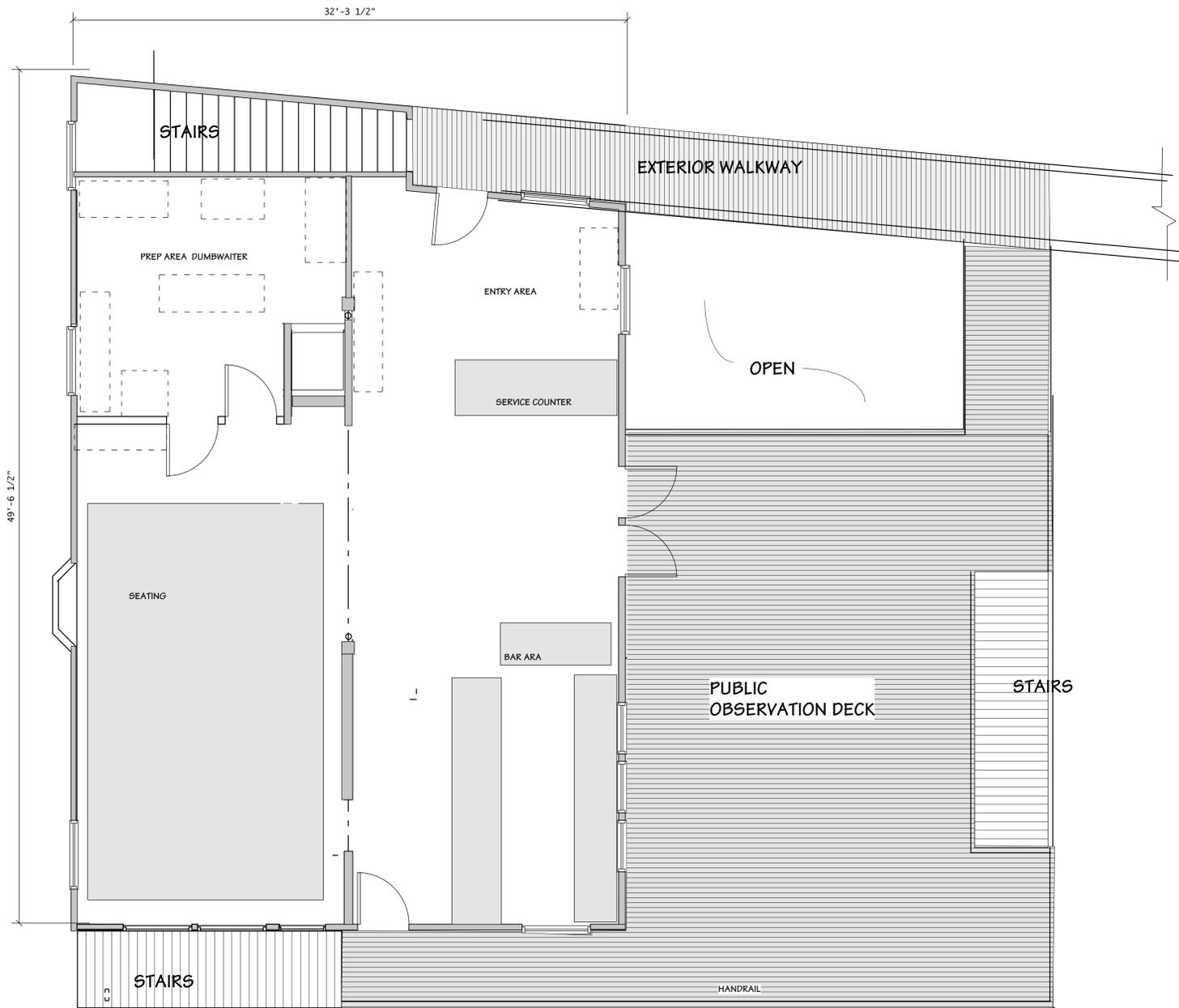
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7-18-17 2-5-18
10-11-17 2-15-18
11-21-17 2-27-18
1-7-18 3-5-18
2-1-18 6-15-18
12-27-18 11-17-22
12-29-22
SCALE AS NOTED
DRAWN: GD

SHEET
A-2
OF 9 SHEET



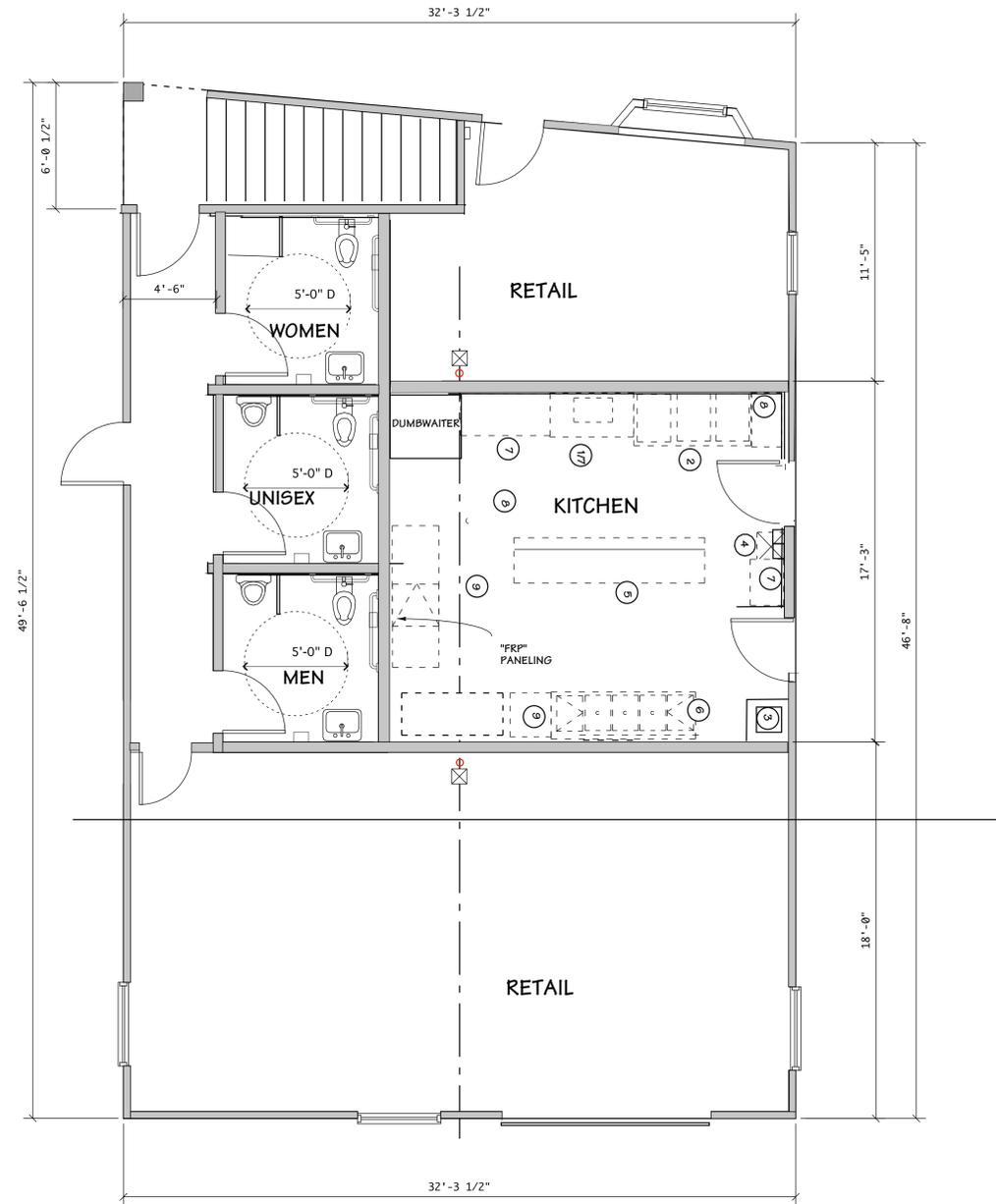
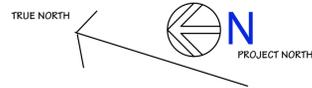
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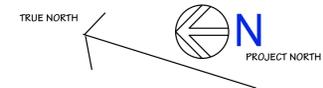
PROPOSED 2ND FLOOR

SCALE 1/4" = 1'-0"



PROPOSED 1ST FLOOR

SCALE 1/4" = 1'-0"



gene DOUGHTY

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LAND/SEA INTERFACE
 GENE DOUGHTY-ARCHITECT C 18794
 1-805-772-0436

**ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO**

REMODEL OF EXISTING
 OFFICE/WORKSHOP

2-5-18
 7-18-17 2-5-18
 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

SECOND FLOOR DECKING

HARDSCAPE LANDSCAPING

VEHICULAR/PEDESTRIAN
LOADING/UNLOADING

LOADING

TRASH/RECYCLE
BELOW STAIRS

SHORE CONTROL LINE

SHORE CONTROL LINE

ELEVATOR

MECH.

LAUNDRY

STAIRS

UNIT 1

UNIT 2

UNIT 3

UNIT 4
304 S.F.

UNIT 5

10'-0"

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
No. C 0118794
EXPIRES 10-31-23
STATE OF CALIFORNIA

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT C 18794
1-805-772-0436

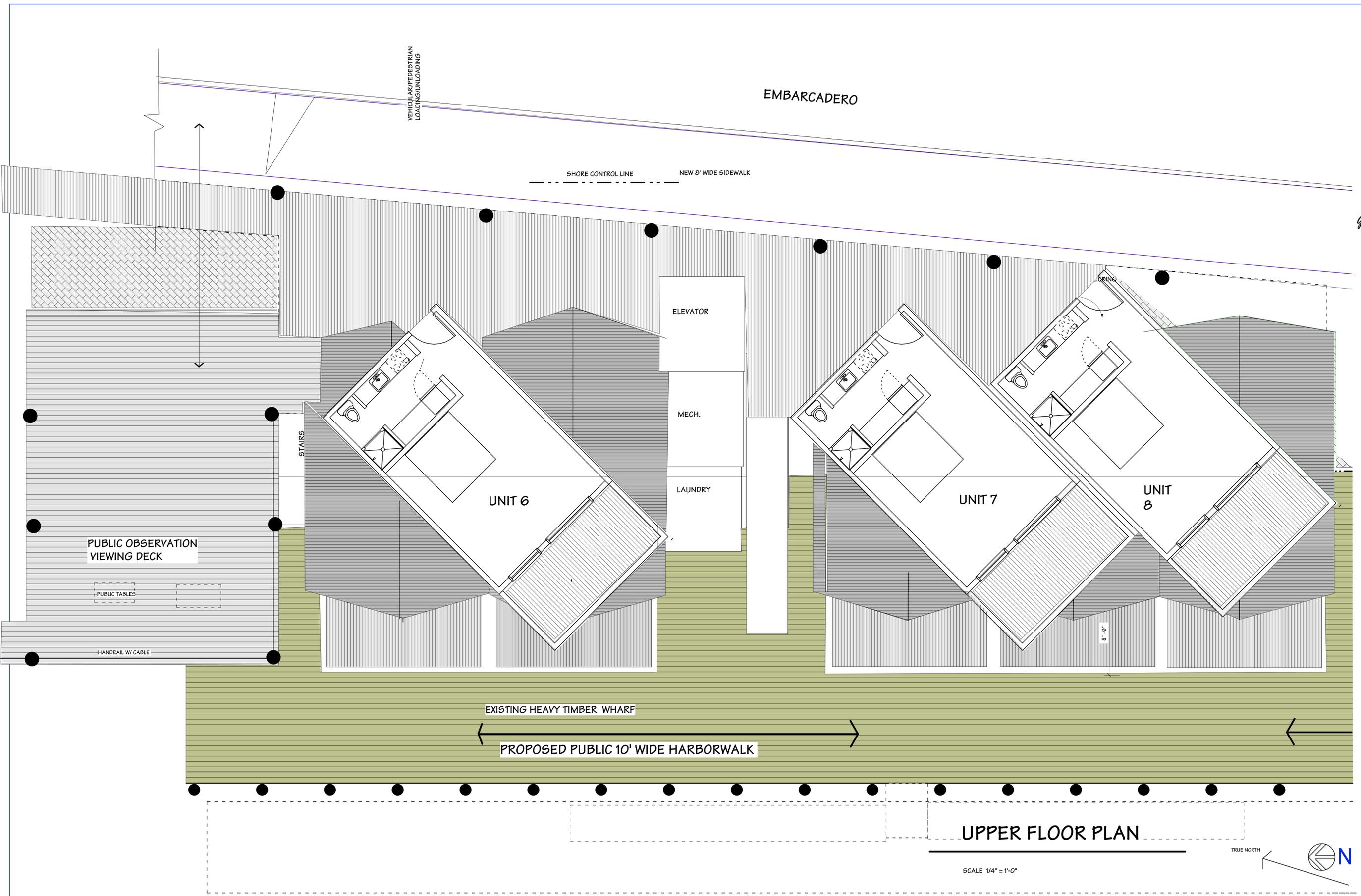
ONSHORE/OFFSHORE DEVELOPMENT
FOR
495 EMBARCADERO

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
9-25-19
12-27-20 11-17-22
12-29-22

SCALE AS NOTED
DRAWN: GD

SHEET
A-4
OF 9 SHEET



gene DOUGHTY

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

ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

UPPER FLOOR
 PLANS

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

SCALE AS NOTED
 DRAWN: GD

SHEET
A-5
 OF SHEET



TYPICAL CEDAR SIDING TO MATCH EXISTING



EXISTING COLORS TO BE USED FOR ACCESS COLORS, TRIM, DOORS ETC.



HEAVY TIMBER CONSTRUCTION TO REFLECT MARINE USE, PIERS, WHARFS



CONCRETE PILING FOR STRUCTURAL USE



TYPICAL BLUE METAL ROOFING



TYPICAL GREEN METAL ROOFING



gene DOUGHTY

No other qualifications, fees, or charges. This seal is the property of the State of California and shall not be used for any other project without the written consent of the State Architect.

LAND/SEA INTERFACE
 GENE DOUGHTY-ARCHITECT C 18794
 1-805-772-0436

ONSHORE/OFFSHORE DEVELOPMENT
 FOR
 495 EMBARCADERO

COLOR AND
 MATERIAL
 BOARD

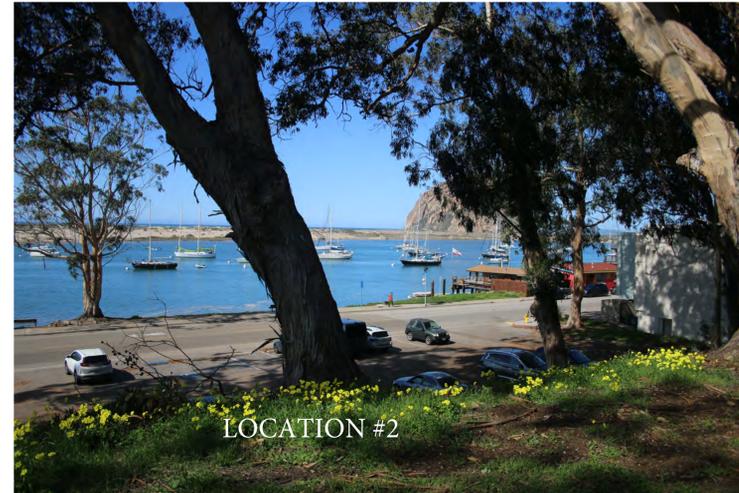
7-18-17 2-5-18 10-11-17 2-15-18 11-21-17 2-27-18 1-7-18 3-5-18 2-1-18 6-15-18 2-1-18 8-25-18 12-27-18 11-17-22 12-29-22
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SHEET
A-10
 OF 10 SHEET





LOCATION #1



LOCATION #2



LOCATION #3



PROPOSED #1



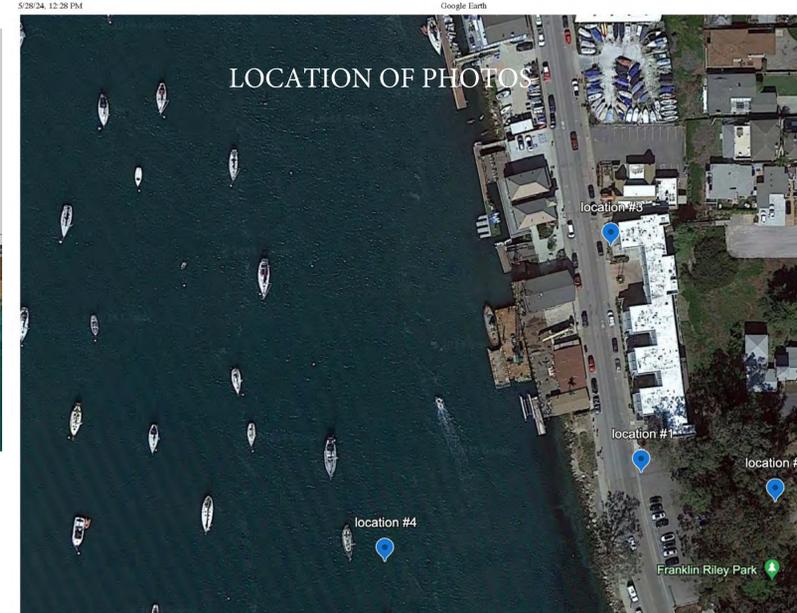
PROPOSED #2



PROPOSED #3



LOCATION #4



gene DOUGHTY

My name, qualifications, license and design registration numbers, and the seal of the State of California are hereby placed on this drawing for the purpose of certifying that I am a duly licensed and registered professional architect in the State of California.

LAND/SEA INTERFACE
GENE DOUGHTY-ARCHITECT 1-805-772-0436
C 18794

BAYSIDE LANDING AND SUITES

LEASE SITES 49-49W,50-50W,51-51W,52-52W

PAUL E. GILLEN

PHOTOGRAPHIC
SIMULATION

11-17-22
1-20-23
2-24-23
5-23-24
5-28-24
9-28-23
9-29-23
10-14-23
1-28-24
1-28-24
SCALE: AS NOTED
DRAWN: GP

SHEET
A-12
OF 12 SHEET



BAYSIDE LANDING AND SUITES

City of Morro Bay

Attn: City Clerk and Ted Schiafone, Harbor Director

595 Harbor St., Morro Bay, CA 93442

PROPOSED DEVELOPMENT OF LEASE SITES 49 L 49 w, 50 L 50 W, 51 L 51 w AND 52 L, 52 W



Submitted by:
Paul E. Gillen

paul@associatedpacific.com

805 234 5055

10/12/2023

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

Cover Letter

Signed Acknowledgement

Credit References

Introduction to Paul E. Gillen – Principal Shareholder Bayside Landing & Suites

Design/Engineering/Construction Team

Principal Financial Information on Developer

Credit References

Business References

Landlord References

Business Plan

Narrative on Design

Drawings

Site Plan

4 Side Elevations

Section Drawings

Colored Site Plan Rendering

Building

Water Portion

Proposed Terms of Lease

Schedule

Statement of Ownership of Materials

October 12, 2023

City of Morro Bay

RFP Response Date October 12, 2023

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

Attn: City Clerk and Ted Schiafone, Harbor Director
595 Harbor St.
Morro Bay, CA 93442

Dear Harbor Director and Selection Panel,

This proposal is in response to the RFP request for the Redevelopment for Sites 431 and 451 Embarcadero, Morro Bay. This proposal is not only to provide for the development of the vacant lease site 49/49W and re-development of 50-51/50W-51W, but to combine my current lease sites, 52/52W, as part of an overall larger project re-development. This comprehensive project development over the multiple lease sites will transform the south end of the Embarcadero to a significant visitor destination. This proposal is contingent on all these lease sites being approved for development.

This packet includes a project description, construction estimates, my qualifications, financial assurances to attest to my financial capabilities, and other pertinent information as outlined in the RFP. The project includes new retail shops, food and beverage services, floating docks, public space and more. The plan as presented meets or exceeds the City's regulations and standards for development along the waterfront.

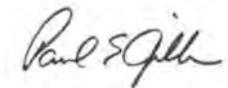
This proposal has several distinct advantages. The southern developed end of the Embarcadero has long suffered from limited visitor foot traffic, nothing really of interest from a commercial or retail perspective. This proposal creates retail, food and beverage and sweeps the HarborWalk viewing platform back onto the Embarcadero, plus eight boutique hotel rooms with spectacular southern and rock views. I am the current lease site holder of lease sites 52/52W with over 18 years in good standing with the City of Morro Bay plus I have the ability and resources to commence constructing this project sooner than other prospective developers if the agency permitting process was to go quickly. In addition, my proposal provides an abundance of comprehensive public benefit features incorporating public viewing decks, public restroom and commercial access to docks and watersports activities.

Please accept my project proposal and grant me this opportunity to construct a new project that can anchor the southern end of the Embarcadero and create a better visitor-serving and pedestrian environment.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Paul Gillen

Sincerely,



Paul E. Gillen
President
Associated Pacific Constructors, Inc.

ATTACHMENT 1

**Lease Site 49/49W and Lease Sites
50-51/50W-51W, 431 Embarcadero and
451 Embarcadero, Morro Bay, CA 93442
Project: MB-2023-HD01**

Initial Below

1. X I have reviewed all of the information in this Request for Proposals, and all additions, changes and answer provided on the City’s website and agree to all of the terms and conditions outlined therein.

2. X I understand each proposing party must review the City’s General Plan, Local Coastal Program, and any and all planning and permitting elements as they pertain to this lease site.

3. X Any new lease with the City must be in the City’s approved Master Lease format and should comply with the City’s Harbor Department Lease Management Policy.

4. X I have reviewed the City’s Master Lease format and Harbor Department Lease Management Policy and agree the lease policy and basic lease format is acceptable for any future lease negotiations.

5. X I agree the City may take all steps necessary to investigate any financial information provided in response to this Request for Proposals. The City has my permission and consent to investigate such information however it deems appropriate.

6. _____ Enclosed is a check or bank counter draft in the amount of \$5,000 made out to the City as a Deposit and an indication of good faith interest for consideration in this Request for Proposals. **A check is currently in with the City from a previous application on this project.**

7. X I agree that check will be handled as outlined in this Request for Proposals including that the check may be retained by the City as a processing fee under certain conditions.

8. X The parties signing below are all the parties in interest in our proposal to the City in response to this Request for Proposals, and, if part of a partnership or other entity, affirm that they have the authority to enter into this Request for Proposals.

<u>Paul E. Gillen</u> Printed Name	<u><i>Paul E. Gillen</i></u> Signature	<u> </u> Date
<u> </u> Printed Name	<u> </u> Signature	<u> </u> Date

ATTACHMENT 2
PROPOSER INFORMATION
REQUEST FOR PROPOSALS
Lease Site 49/49W and Lease Sites
50-51/50W-51W, 431 Embarcadero and
451 Embarcadero, Morro Bay, CA 93442
Project: MB-2023-HD01

Include the personal information for all individuals or entities submitting this proposal. If a corporation or partnership, then include corporation or partnership information (*i.e.*, type, state of incorporation, articles of incorporation and by-laws, officers’/members’ names and contact information and length of time of office or membership, when registered to do business in California):

Name Paul E. Gillen

Address 7970 Bella Vista Rd. Atascadero, California 93422

Phone(s) 805 234 5055 (home) 805 234 5055 (work)
805 234 5055 (cell)

Email paul@associatedpacific.com

Name _____

Address _____

Phone(s) _____ (home) _____ (work)
_____ (cell)

Email _____

Name _____

Address _____

Phone(s) _____ (home) _____ (work)
_____ (cell)

Email _____

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

Principal Owner/General Contractor

Paul E. Gillen - Associated Pacific Constructors, Inc.

Paul has a long history of creating and building waterfront projects. Paul's "water cooled" career started as a teenager growing up on a small Atlantic Island called Bermuda. Diving was a summer job that launched him into various commercial diving certifications, landing him a job in the North Sea as a Hyperbaric diver welder and saturation diver in the early 70s. Undertaking a range of u/w projects the likes of repairing pipelines, wet welding on platforms and salvaging sunken vessels, becoming a seasoned North Sea veteran at the age of 28 so after 7 years in the North Sea it was time to dry out a bit and it was off to various international marine construction projects around the world, landing in Singapore in the mid 80's through to the mid 90's, married and with a growing family, Paul formed a number of marine oriented business based in Singapore, assisting in the construction one of the first world class marinas in southeast Asia, a full-service boat yard and chandlery amongst numerous other varied projects in Malaysia, Thailand, Philippines and Indonesia. So leaving the tropics and returning to the US in 1994 Paul formed a new marine construction company with three other partners in Houston Texas, building power plants, marine loading terminals, bridges and wharfs on a turn-key basis throughout the Caribbean and Gulf Coast. In 2000 Paul returned to California and continued his international consulting services until teaming up with Reg Whibley in 2003 and eventually acquiring Associated Pacific Constructors (APC) in 2005. Since acquiring APC Paul has led the company the last 18 years with over \$92 million in revenue safely building and repairing marine structures from offshore platforms, pipelines, dredging, bridges, piers, and wharfs to commercial marina developments. APC has maintained a marine facility in Port of Los Angeles since 2008 and maintains a water and land lease in good standing. APC still manages the State Park Marina in Morro Bay under a

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
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concession from the State of California. So, Paul has a proven commitment to Morro Bay's marine presence and believes this development would truly enhance Morro Bay's waterfront appeal.

Paul E. Gillen's Personal and Customer References

2005 to Present

Thomas H. Anderson

SVP – Regional President 1st Capital Bank

Thomas.anderson@1stcapitalbank.com (805) 712-8625 (cell)

City of Morro Bay

Rick Algert – Ex MB Harbor Master

Eric Endersby- Ex MB Harbor Master

Local Clients current and existing

(note all our customers in Morro Bay are very satisfied customers)

Cliff Branch-Owner of Boatyard and ex Otter Rock

Travis Leage-HarborWalk Plaza

Brandon Leage-GAFCO owner

Troy Leage-Harbor Hut

Giovanni DeGarimore-Giovannis Fish Market

Paul & William Van Beurden-Dutchman

Smith Held- Harbor Center -Held Properties

Clayton Gambriel – Salt Building

Doug Redican – Roses Landing

Gene Doughty – Land and Sea Interface

Cathy Novak- Cathy Novak Consulting

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Construction Team Overview

Bayside Landing and Suites will operate as a Limited Liability Company (LLC) with Paul E. Gillen slated to become the Principal Shareholder. In this capacity, Mr. Gillen will assume critical responsibilities, including the selection of the management team, approval of the marketing budget, decisions related to online or cloud reservation systems, capital expenditures, and the formulation of the strategic business plan.

To ensure the seamless operation of Bayview Landing and Suites, the business will hire a General Manager. This individual will be tasked with overseeing the Profit and Loss of all revenue units, including the selection of staff for hotel front desk, maid services, maintenance services, and food services. Additionally, the General Manager will manage leases on retail and slip spaces, with previous boutique hotel experience being a valuable qualification for this role.

This future structure, with Mr. Gillen at the helm and the General Manager overseeing day-to-day operations, will ensure a well-organized and efficient management framework for Bayview Landing and Suites success in the hospitality industry.

Team

Paul E. Gillen - Principal Shareholder of a to be formed LLC.

Paul E. Gillen is a visionary entrepreneur and the driving force behind the creation of Bayside Landing and Suites. With a profound passion for Morro Bays waterfront and unwavering commitment to create a first-class facility, Paul will assemble a team of proven professionals in the hospitality management and guest serving industry to reach the objectives.

Principle Owner/Contractor

Paul E. Gillen Associated Pacific Constructors, Inc.

Paul has a long history of creating and building waterfront projects. In the mid 80's through to the mid 90's , 10 years in Singapore, Paul owned and operated several marine oriented businesses constructing one of the first world class marinas in southeast Asia, a full-service boat yard and chandlery amongst numerous other varied projects in Malaysia, Thailand, Philippines, and Indonesia. After returning to the US in 1994 Paul formed a new marine construction company with three other partners in Houston Texas, building projects throughout the Caribbean and Gulf Coast from its Houston Base. In 2000 Paul returned to California and continued his international consulting services until teaming up with Reg Whibley in 2003 and eventually acquiring Associated

BAYSIDE LANDING AND SUITES
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Pacific Constructors in 2005. Since acquiring APC Paul has led the company the last 18 years with over \$70 million in revenue building and repairing marine structures from offshore platforms, pipelines, piers, and wharfs to commercial marina developments.

As current sole owner of Associated Pacific Constructors, Inc. and master lease holder of Lease Site 52 & 52W, Paul plans form a new LLC corporation will be the General Contractor and Project manager for the design, permitting and construction of this project, in conjunction with the following team of consultants and engineering firms.

Architect

Gene Doughty
Land and Sea Interface
Morro Bay, Ca 93442
Land.sea.interface.morrobay@gmail.com

Permitting - Agency Liaison

Cathy Novak Consulting
CNovakConsulting@gmail.com

Environmental Consultant

Padre Associates Inc.
369 Pacific St.
San Luis Obispo, Ca. 93401
805 786-2650

Bayview Landing and Suites						1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	5th Quarter
Preliminary Construction Budget 10/17/2023										
	Units		Unit Cost	No. of Units	Extended					
Engineering			\$ 40,000.00	1	\$ 40,000.00	\$ 12,000.00	\$ 13,000.00	\$ 15,000.00		
Architectural	200	Hrs	\$ 200.00	1	\$ 40,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
Electrical Design			\$ 8,000.00	1	\$ 8,000.00	\$ 8,000.00				
Mechanical Engineering			\$ 20,000.00	1	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00			
City Building Permits			\$ 40,000.00	1	\$ 40,000.00	\$ 25,000.00	\$ 15,000.00			
Permitting Consultant			\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00				
Accommodation	384	sq ft	\$ 200.00	8	\$ 614,400.00	\$ -	\$ 400.00	\$ 200,000.00	\$ 200,000.00	\$ 214,000.00
Demo Site Prep	1		\$ 35,000.00	1	\$ 35,000.00	\$ 35,000.00				
Foundation	1		\$ 150,000.00	1	\$ 150,000.00	\$ 100,000.00	\$ 50,000.00			
Structural Steel /Framing	1		\$ 80,000.00	1	\$ 80,000.00	\$ 30,000.00	\$ 30,000.00	\$ 20,000.00		
Utilities	1		\$ 40,000.00	1	\$ 40,000.00	\$ 20,000.00		\$ 20,000.00		
Elevator	1		\$ 100,000.00	1	\$ 100,000.00				\$ 50,000.00	\$ 50,000.00
Roofing	450		\$ 45.00	4	\$ 81,000.00				\$ 45,000.00	\$ 36,000.00
Electrical	1	WAG	\$ 150,000.00	1	\$ 150,000.00		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -
Fire Suppression	1	WAG	\$ 35,000.00	1	\$ 35,000.00				\$ 35,000.00	
Plumbing	1	WAG	\$ 75,000.00	1	\$ 75,000.00			\$ 50,000.00	\$ 25,000.00	
Windows	1	WAG	\$ 4,500.00	8	\$ 36,000.00			\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Architectural Finishes	1	WAG	\$ 50,000.00	1	\$ 50,000.00				\$ 25,000.00	\$ 25,000.00
Accomd Decking	128	sq ft	\$ 45.00	8	\$ 46,080.00				\$ 30,720.00	\$ 15,360.00
Common area deck	1500	sq ft	\$ 30.00	1	\$ 45,000.00				\$ 45,000.00	
Railing	400	LF	\$ 350.00	1	\$ 140,000.00					\$ 140,000.00
Exterior lighting	1	WAG	\$ 45,000.00	1	\$ 45,000.00			\$ 20,000.00	\$ 20,000.00	\$ 5,000.00
Laundry	1	WAG	\$ 75,000.00	1	\$ 75,000.00				\$ 75,000.00	
					\$ 1,955,480.00					
					\$ 1,955,480	\$ 260,000.00	\$ 178,400.00	\$ 397,000.00	\$ 622,720.00	\$ 497,360.00
Renovate Existing Building 495 Embarcadero										
Demo	1	Est	\$ 23,000.00	1	\$ 23,000	\$ 12,000.00	\$ 11,000.00			
Reconstruction Structural	1	WAG	\$ 28,000.00	1	\$ 28,000	\$ 15,000.00	\$ 13,000.00			
Framing	1	WAG	\$ 15,000.00	1	\$ 15,000	\$ 5,000.00	\$ 10,000.00			
Electrical	1	WAG	\$ 20,000.00	1	\$ 20,000	\$ 10,000.00	\$ 10,000.00			
Utilities	1	WAG	\$ 10,000.00	1	\$ 10,000	\$ 5,000.00	\$ 5,000.00			
Plumbing	1	WAG	\$ 10,000.00	1	\$ 10,000		\$ 10,000.00			
Windows	1	WAG	\$ 12,000.00	1	\$ 12,000	\$ 6,000.00	\$ 6,000.00			
Fire	1	WAG	\$ 15,000.00	1	\$ 15,000	\$ 5,000.00	\$ 10,000.00			
Architectural Finish	1	WAG	\$ 30,000.00	1	\$ 30,000		\$ 30,000.00			
Roof	1	WAG	\$ 25,000.00	1	\$ 25,000		\$ 25,000.00			
Kitchen	1	WAG	\$ 70,520.00	1	\$ 70,520		\$ 70,520.00			
495 Embarcadero Repurpose Cost		WAG			\$ 258,520	\$ 58,000.00	\$ 200,520.00	\$ -	\$ -	\$ -
Marina Dock										
Docks	1800	sq ft	\$ 100.00	1	\$ 180,000	\$ 90,000.00	\$ 90,000.00			
Guide Piling	7	each	\$ 8,000.00	8	\$ 64,000		\$ 64,000.00			
Landing	2	EST	\$ 5,000.00	1	\$ 10,000		\$ 10,000.00			
Gangway	2	EST	\$ 8,000.00	1	\$ 16,000		\$ 16,000.00			
Utilities	8	EST	\$ 2,000.00	1	\$ 16,000		\$ 16,000.00			
Marina Dock System					\$ 286,000	\$ 90,000.00	\$ 196,000.00		\$ -	
Total Development Costs					\$ 2,500,000					\$ -
Contingency Allocation 20%					\$ 3,000,000					
Landside Improvements	\$ 2,656,800.0					\$ 408,000.00	\$ 574,920.00	\$ 397,000.00	\$ 622,720.00	\$ 497,360.00
Waterside Improvements	\$ 343,200.0									
Plus 495 Carry over	\$ 300,000.00									
Total Project Improvement Costs	\$ 3,300,000.0					\$ 489,600.00	\$ 689,904.00	\$ 476,400.00	\$ 747,264.00	\$ 596,832.00

BAYSIDE LANDING AND SUITES
495 EMBARCADERO
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Principal Investor Financial information

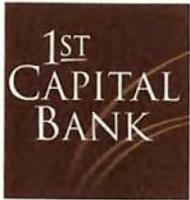
Paul E. Gillen will be the Principal investor and has a long-standing relationship with the Primary Banker who has attached a letter of support for this project. Paul considers his financial information highly confidential and will provide specific information after obtaining a NDA from the individual in the City of Morro Bay responsible for evaluating this information.

As an alternative the City individual may contact my banker to obtain any assurances on my financial ability to construct and execute this business plan.

THOMAS H. ANDERSON

SVP, Regional President
Office: (805) 592-2043
Mobile: (805) 712-8625

599 Higuera Street, Suite B
San Luis Obispo, CA 93401
www.1stcapital.bank



October 12, 2023

Mr. Paul Gillen, CEO
Associated Pacific Constructors, Inc.
495 Embarcadero Road
Morro Bay, CA 93442

Re: Request for Construction and Permanent Financing

Dear Mr. Gillen:

Pursuant to our meeting on 09.20.23, Steven and I reviewed your plans, financials, and projections for the 495 Embarcadero Project to build and operate a boutique hotel property.

As your banker of roughly 20 years, I'm well-acquainted with your capacity and character to perform on your financial obligations. Your financial behavioral scores (also known as your credit scores) are impeccable. Your plans and proposal are sufficiently supported by your financial resources. Your personal cash reserves demonstrate substantial equity in excess of required levels. After reviewing your project with our senior credit officer, my confidence in your ability to carry this project to completion is in no way diminished.

We hold your financial privacy to the highest level of importance. That said, should the City of Morro Bay require anything in addition for your RFP, please let me know...I'm happy to speak with them given your authority to do so. Thank you again for choosing 1st Capital Bank for your business financing needs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas H. Anderson", with a large blue scribble or flourish extending across the signature and into the text below.

Thomas H. Anderson
SVP / Regional President
1st Capital Bank
599 Higuera St, STE B
San Luis Obispo, CA 93401
805.592.2043

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

Credit References

Associated Pacific Constructors, Inc.

As of: Oct. 1, 2023

495 Embarcadero Tax ID #: 95-3501283, Corporation Morro Bay, CA 93442
Contractor's License #: 394886 11/30/18
Phone: (805) 772-7472 DUNS: 08-717-3118
Fax: (805) 772-5803
Email: Accounting@AssociatedPacific.com

Name or Number Contact: Robin Ludwig (805) 234-2763

The business started in 1975. Incorporated in 1980 in California. 36 years at the above referenced address. Effective January 1, 2006 the company was purchased by Paul E. Gillen through the sale of company stock. Paul is President and Chief Operating Officer and manages the daily operations.

TRADE REFERENCES:

Company	Contact	Phone	Email
Gemini Forest Products	Jill Epton	(562) 594-8948	
Cat Finance	Credit Department		NABC.customerrelations.com
Miners Hardware	Natalie	(800) 489-0158 x 112	ar@minershardware.com
Contractors Maintenance	AR	(805) 541-4558	
JD Fields	Chris Risso	(978) 505-1740	chris@jdfields.com
Techno Coatings	Jennifer Alvarez	(714) 635-1130 x 243	Jennifer.a@technocoatings.com
Bluewater Marine	Jim Booth	(619) 449-2007	jim@bluewaterdocks.com

BANK REFERENCE:

Primary Bank	Contact
1 st Capital Bank	Thomas H Anderson
599 Higuera Street, Suite B	SVP Regional President
San Luis Obispo, CA 93401	Office (805) 592-2043
www.1stcapital.bank	Mobile (805) 712-8625

Business References

City of Morro Bay

Rick Algert

Eric Endersby

City of Newport Beach

Public Works Director – Dave Webb- DAWebb@newportbeachca.gov

Harbor Resources Director – Chris Miller CMiller@newportbeachca.gov (949) 644-3043

City of Newport Beach - Harbor Master – Paul Blank pblank@newportbeachca.gov (949) 270-8158

Private Custom Home Builders Newport Beach

JC Dyer – Chris Dyer owner- chris@jcdyer.com (949) 715-8916

PMR Construction – Chris Miller owner chris@pmr-construction.com (714) 754-4111

RD Olson Development – Robert D Olson – President
bob.olson@rdodevelopment.com (949) 271-1101

City of San Clemente

Senior Civil Engineer – Amir K. Ilkhanipour IlkhanipourA@san-clemente.org-(949) 361-6140

City of Avalon

Director of Public Works – Bob Greenlaw (210) 510-0220 Ext 129
bgreenlaw@cityofavalon.com

BAYSIDE LANDING AND SUITES
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Landlord References

Port of Los Angeles – Waterfront and Commercial Real estate

Sr. Real Estate Officer – Kevin Kim

KKim@portla.org

Business Plan

Forecast

Revenue

The revenue is expected to begin in September 2026, following a 15-month construction phase commencing in July 2025. Our revenue streams are categorized as Hotel Room, Food Service, Beer & Wine, Marina Slips, and Retail Rental. We anticipate the first year of operation, being that it will be opening at the end of our summer season our conservative 12-month revenue is forecasted to be \$ 1,887,655, with year two \$ 2,166,895 and year three \$2,251,815. We are projecting a conservative 5% growth in revenue the following 7 years, subject to many different economic factors.

Net Profit

Our primary focus is on sustainable growth, with a target net profit percentage between %10-20%.

Financing

We have tentatively set up financing this project with a combination of the principal investor meeting the initial cash requirements of \$ 600,000 and 1st Capital Bank supporting the construction loan of up to \$2,600,000. The initial working capital will be made available by the principal shareholder of \$400,000.

Key Assumptions used in this Business Plan

- Average Hotel Room Rates adjusted per seasonality.
- Combined TOT at 14 ½ %
- Food Service 3%
- Beer and Wine 5%
- Marina Slips 10%
- Retail Sublet of space 3-5%
- Annual Min Rental \$ 60,000.
- 50 year lease term

BAYSIDE LANDING AND SUITES
Revenue Projections
YEAR 1

Hotel Units	August	September	October	November	December	January	February	March	April	May	June	July				
Occupancy Rate per month	20%	30%	45%	65%	90%	90%	65%	70%	80%	90%	90%	100%		Percentage of Occupancy		
Revenue	\$ 12,200.00	\$ 18,300.00	\$ 27,450.00	\$ 39,650.00	\$ 54,900.00	\$ 54,900.00	\$ 39,650.00	\$ 42,700.00	\$ 48,800.00	\$ 54,900.00	\$ 54,900.00	\$ 61,000.00		\$ 509,350.00		ANNUAL ROOM REVENUE
Days Occupancy	48.8	73.2	109.8	158.6	219.6	219.6	158.6	170.8	195.2	219.6	219.6	244		2037.4		ANNUAL TOTAL DAYS OCCUPANCY
IT Management Software	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500		\$ 18,000.00		Annual management software
Direct Costs	\$ 1,171.20	\$ 1,756.80	\$ 2,635.20	\$ 3,806.40	\$ 5,270.40	\$ 5,270.40	\$ 3,806.40	\$ 4,099.20	\$ 4,684.80	\$ 5,270.40	\$ 5,270.40	\$ 5,856.00		\$ 48,897.60		ANNUAL COST
Management	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00		\$ 120,000.00		Annual Management
Net Operating Income	\$ (471.20)	\$ 5,043.20	\$ 13,314.80	\$ 24,343.60	\$ 38,129.60	\$ 38,129.60	\$ 24,343.60	\$ 27,100.80	\$ 32,615.20	\$ 38,129.60	\$ 38,129.60	\$ 43,644.00		\$ 322,452.40		Net Profit before tax and depreciation
refer below detail	TOT PER NIGHT PER RM	\$ 1,769	\$ 2,654	\$ 3,980	\$ 5,749	\$ 7,961	\$ 7,961	\$ 5,749	\$ 6,192	\$ 7,076	\$ 7,961	\$ 7,961	\$ 8,845	\$ 73,855.75		TOT BED TAX PAID CITY OF MB
Light food service	August	September	October	November	December	January	February	March	April	May	June	July				
100 meals day	50%	50%	50%	50%	65%	65%	65%	90%	80%	90%	90%	90%		% of Revenue of 100%		
Av \$20 per meal	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,800.00	\$ 1,600.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00				Daily Revenue by Month
Monthly Rev	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 39,000.00	\$ 39,000.00	\$ 39,000.00	\$ 54,000.00	\$ 48,000.00	\$ 54,000.00	\$ 54,000.00	\$ 54,000.00		\$ 501,000.00		Annual Revenue 6 day week
Monthly DC	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 15,600.00	\$ 15,600.00	\$ 15,600.00	\$ 21,600.00	\$ 19,200.00	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00		\$ 200,400.00		Direct Cost
Wait Staff 2 persons	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00		\$ 156,000.00		Labor
Fast Food, Delicatessen 5%	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,950.00	\$ 1,950.00	\$ 1,950.00	\$ 2,700.00	\$ 2,400.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00		\$ 25,050.00		Percentage Gross 5%
Net Operating Income	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ 650.00	\$ 650.00	\$ 650.00	\$ 5,900.00	\$ 3,800.00	\$ 5,900.00	\$ 5,900.00	\$ 5,900.00		\$ 19,350.00		Net Profit before tax and depreciation
Beer and Wine	August	September	October	November	December	January	February	March	April	May	June	July				
150 x \$25	\$ 1,875.00	\$ 1,875.00	\$ 1,875.00	\$ 1,875.00	\$ 2,437.50	\$ 2,437.50	\$ 2,437.50	\$ 3,375.00	\$ 3,000.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00				
6 days week	\$ 48,750.00	\$ 48,750.00	\$ 48,750.00	\$ 48,750.00	\$ 63,375.00	\$ 63,375.00	\$ 63,375.00	\$ 87,750.00	\$ 78,000.00	\$ 87,750.00	\$ 87,750.00	\$ 87,750.00		\$ 814,125.00		Annual Revenue 6 day week
DC at .40	\$ 19,500.00	\$ 19,500.00	\$ 19,500.00	\$ 19,500.00	\$ 25,350.00	\$ 25,350.00	\$ 25,350.00	\$ 35,100.00	\$ 31,200.00	\$ 35,100.00	\$ 35,100.00	\$ 35,100.00		\$ 325,650.00		Direct Cost
Wait Staff 2 persons	\$ 15,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00		\$ 158,000.00		Labor
Beer and Wine 10% gross	\$ 4,875.00	\$ 4,875.00	\$ 4,875.00	\$ 4,875.00	\$ 6,337.50	\$ 6,337.50	\$ 6,337.50	\$ 8,775.00	\$ 7,800.00	\$ 8,775.00	\$ 8,775.00	\$ 8,775.00		\$ 81,412.50		Beer and Wine at 10%
Monthly Net	\$ 9,375.00	\$ 11,375.00	\$ 11,375.00	\$ 11,375.00	\$ 18,687.50	\$ 18,687.50	\$ 18,687.50	\$ 30,875.00	\$ 26,000.00	\$ 30,875.00	\$ 30,875.00	\$ 30,875.00		\$ 249,062.50		Net Profit before tax and depreciation
Marina Slips	August	September	October	November	December	January	February	March	April	May	June	July				
4 slips at 50	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00		\$ 18,000.00		Annual Revenue
1 slip at 65	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00		\$ 11,700.00		Annual Revenue
total Revenue	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00	\$ 2,475.00		\$ 29,700.00		Sip Revenue
Direct Cost	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00		\$ 1,200.00		Direct Costs R and M
marina slips 10% gross	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50	\$ 247.50		\$ 2,970.00		Slips at 10%
Net Income	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50		\$ 25,530.00		Net Profit before tax and depreciation
Retail Rental	August	September	October	November	December	January	February	March	April	May	June	July				
Downstairs 1,200 sq ft	\$ 1,080.00	\$ 1,080.00	\$ 1,080.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00		\$ 33,480.00		annual Revenue
Direct Costs	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00		\$ 1,200.00		Direct Costs
Percentage of retail sales 3-5%	?	?	?	?	?	?	?	?	?	?	?	?				tenant retail sales percentage tax ?
Net Income	\$ 980.00	\$ 980.00	\$ 980.00	\$ 2,780.00	\$ 2,780.00	\$ 2,780.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00		\$ 32,280.00		Net Income
Public Restrooms	August	September	October	November	December	January	February	March	April	May	June	July				
240 sq ft	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00		\$ 8,640.00		
Maintainance	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00		\$ 1,800.00		Annual Cost maintain public restroom
Cost per month provided FOC to city	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00	\$ 870.00		\$ 10,440.00		
SUMMARY																
Hotel	\$ (471.20)	\$ 5,043.20	\$ 13,314.80	\$ 24,343.60	\$ 38,129.60	\$ 38,129.60	\$ 24,343.60	\$ 27,100.80	\$ 32,615.20	\$ 38,129.60	\$ 38,129.60	\$ 43,644.00		\$ 509,350.00	\$ 248,596.65	Net Profit before tax and depreciation
																less TOT tax
Food Service	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ 650.00	\$ 650.00	\$ 650.00	\$ 5,900.00	\$ 3,800.00	\$ 5,900.00	\$ 5,900.00	\$ 5,900.00		\$ 501,000.00	\$ 19,350.00	Net Profit before tax and depreciation
Beer and Wine	\$ 9,375.00	\$ 11,375.00	\$ 11,375.00	\$ 11,375.00	\$ 18,687.50	\$ 18,687.50	\$ 18,687.50	\$ 30,875.00	\$ 26,000.00	\$ 30,875.00	\$ 30,875.00	\$ 30,875.00		\$ 814,125.00	\$ 249,062.50	Net Profit before tax and depreciation
Marina Slips	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50	\$ 2,127.50		\$ 29,700.00	\$ 25,530.00	Net Profit before tax and depreciation
Retail Rental (not retail sales)	\$ 980.00	\$ 980.00	\$ 980.00	\$ 2,780.00	\$ 2,780.00	\$ 2,780.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00		\$ 33,480.00	\$ 32,280.00	Net Profit before tax and depreciation
Annual Cost maintain Public Restr	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)		\$ (1,200.00)		Cost to maintain public restroom
Utility Costs	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)		\$ (12,000.00)		Utility Costs
Property Insurance	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)		\$ (24,000.00)		Property Insurance
Minium Annual Rental	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)	\$ (5,000.00)		\$ (60,000.00)		Annual Minimum Rent estimate
Bank Mortgage Payment	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)	\$ (17,000)		\$ (204,000.00)		
	\$ (15,588.70)	\$ (8,074.30)	\$ 197.30	\$ 13,026.10	\$ 37,274.60	\$ 37,274.60	\$ 24,208.60	\$ 44,403.30	\$ 42,942.70	\$ 55,432.10	\$ 55,432.10	\$ 60,946.50		\$ (109,432.50)		Food, Beer/Wine, MarinaSlips, Percentage Rent
																Year 1 Start up
														\$ 1,887,655.00	\$ 164,186.65	
														Revenue	Net	
															9%	

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 DOUGHTY ARCHITECT
1400 778 4436
C 18794

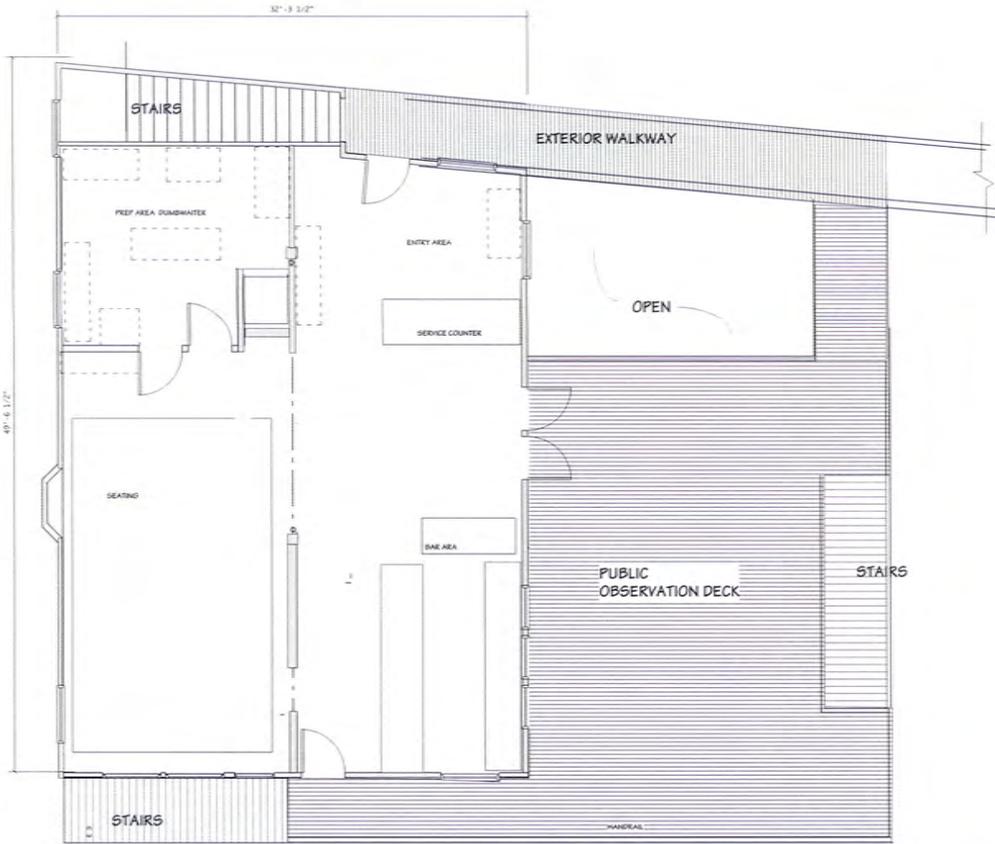
LAND/SEA INTERFACE
GENE DOUGHTY ARCHITECT 1400 778 4436
C 18794

BAYSIDE LANDING AND SUITES
LEASE DATED 49/49W/50/50W/51/51W/52/52W
PAUL E. GILLEN

PRELIMINARY SURVEY

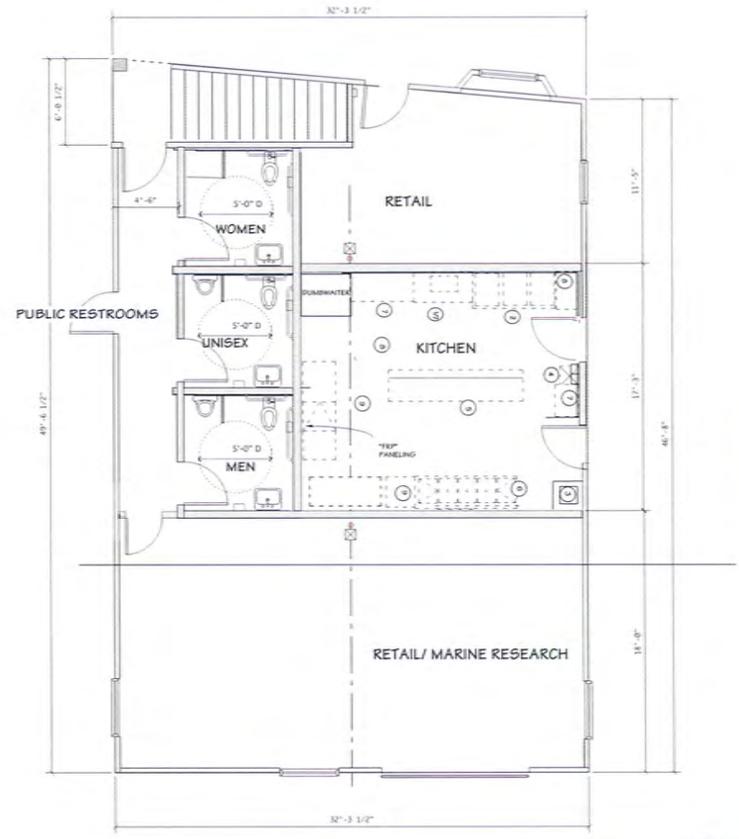
DATE: 07/20/24
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/20/24

SHEET **A-2**
OF 11 SHEETS



PROPOSED 2ND FLOOR

SCALE 1/4" = 1'-0"



PROPOSED 1ST FLOOR

SCALE 1/4" = 1'-0"



gene doughty

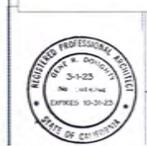
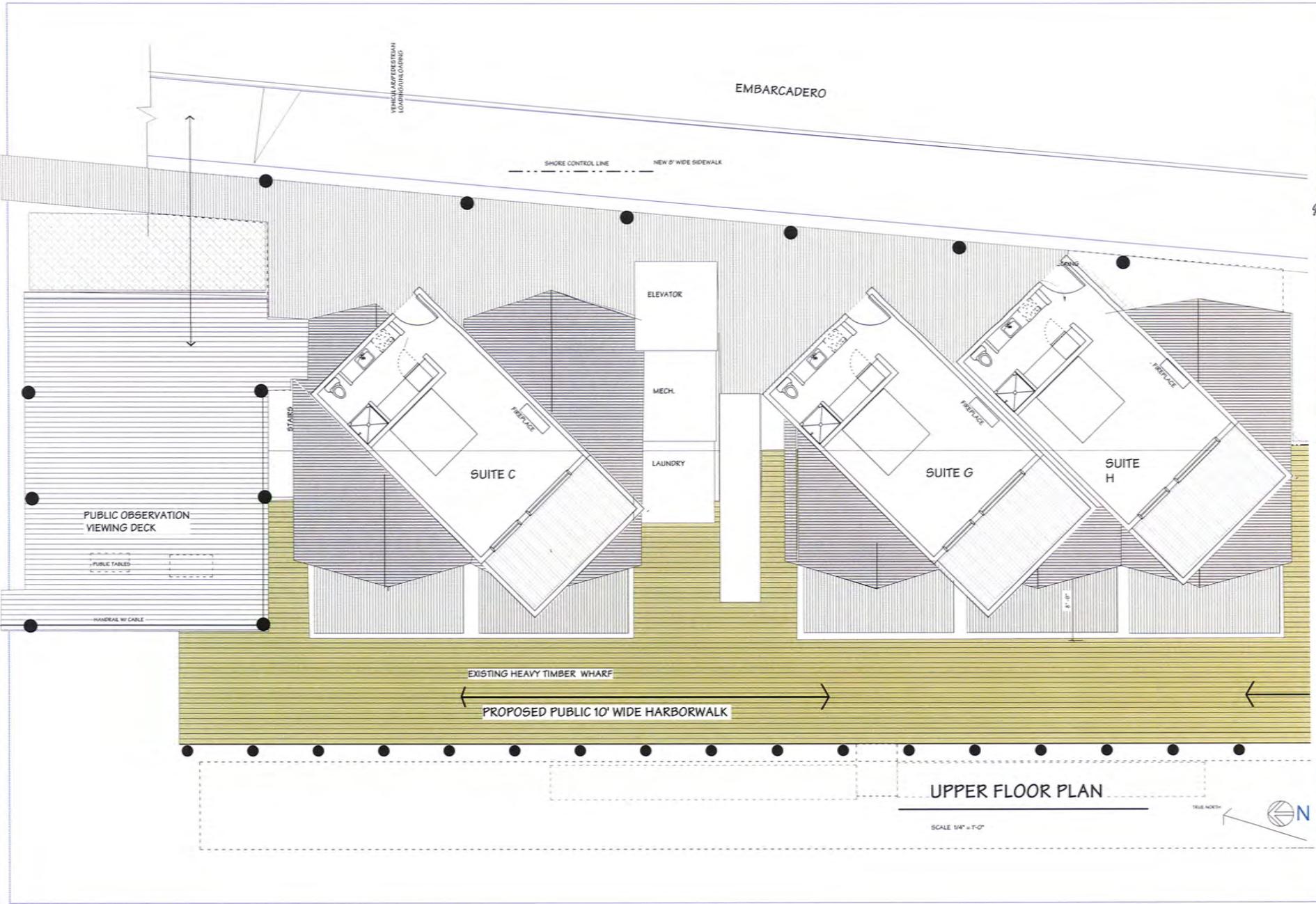
LAND/SEA INTERFACE
GENE DOUGHTY ARCHITECT L-R09-772-0-35
C 18794

BAYSIDE LANDING AND SUITES
LEASE 01ED-49-49W-50-50W-51-51W-52-52W
PAUL E. GILLEN

REMODEL OF EXISTING
OFFICE/WORKSHOP

NO. 22
DATE: 06/04/2024
SCALE: 1/4" = 1'-0"
SHEET: A-3
PROJECT: BAYSIDE LANDING AND SUITES
DRAWN BY: PEGGY L. HAYES
CHECKED BY: PAUL E. GILLEN
DATE: 06/04/2024

SHEET
A-3
OF 11 SHEETS



gene Doughty

LAND/SEA INTERFACE
 GENE DOUGHTY ARCHITECT
 1-800-772-8456
 C 18794

BAYSIDE LANDING AND SUITES
 LEASE SITES 405-409-410-500-501-502-503-504
 PAUL E. GILLEN

UPPER FLOOR PLANS

NO. 22
 10/22/24
 24 x 36
 1/4" = 1'-0"
 10/22/24
 PAUL E. GILLEN
 PROJECT NO. 2024-001
 SHEET NO. 01

SHEET **A-5**
 OF 11 SHEETS



gene doughty

GENE DOUGHTY ARCHITECT
 1500 17TH AVENUE, SUITE 100
 BERKELEY, CA 94709
 TEL: 415.863.1111
 WWW.GDOUGHTY.COM

LAND/SEA INTERFACE
 GENE DOUGHTY ARCHITECT
 1500 17TH AVENUE, SUITE 100
 BERKELEY, CA 94709
 TEL: 415.863.1111
 WWW.GDOUGHTY.COM

BAYSIDE LANDING AND SUITES
 LEASE 0105-49-49W/50-50W/51-51W/52-52W
 PAUL E. GILLEN

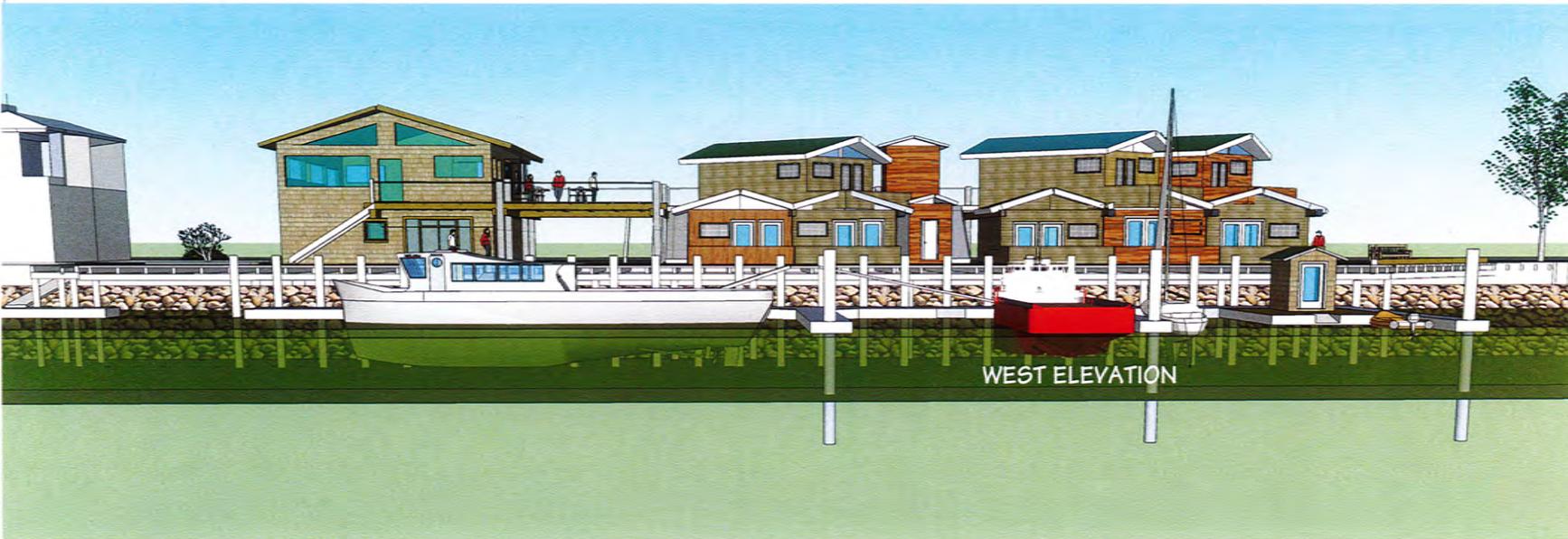
EASE/SOUTH ELEVATIONS

DATE: 06/04/24
 TIME: 10:00 AM
 PROJECT: BAYSIDE LANDING AND SUITES
 SHEET: A-6
 OF 11 SHEETS

A-6
 OF 11 SHEETS



EAST ELEVATION



WEST ELEVATION



GENE DOUGHTY

PAUL E. GREEN
 LICENSED PROFESSIONAL ARCHITECT
 STATE OF CONNECTICUT
 NO. 10784
 EXPIRES 10-31-25

LAND/SEA INTERFACE
 GENE DOUGHTY ARCHITECTS 1609 172 6436
 C. 10784

BAYSIDE LANDING AND SUITES

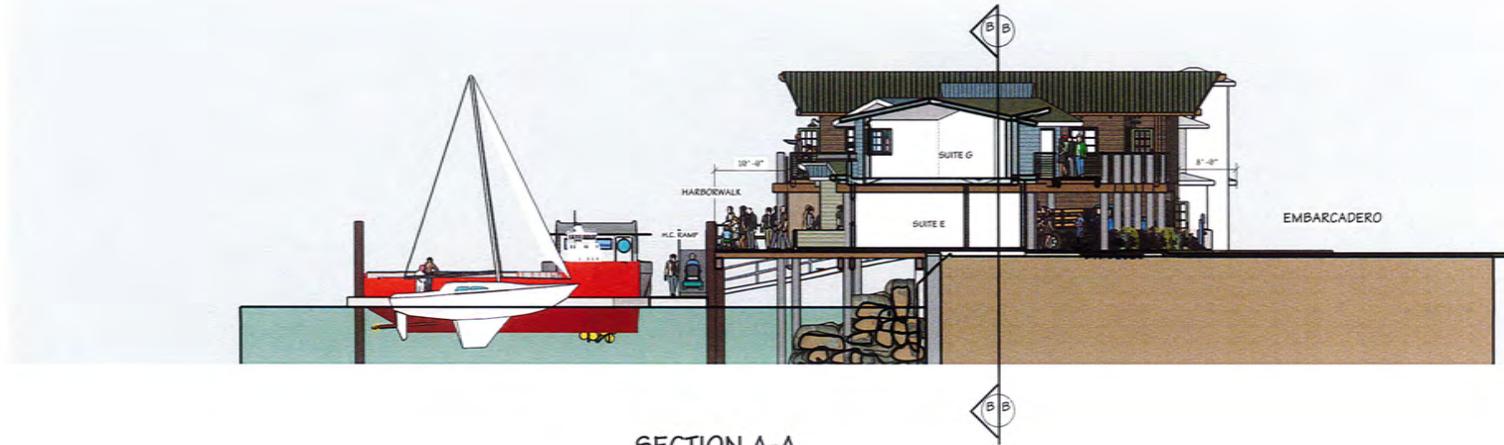
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PAUL E. GREEN

EAST ELEVATION
 WEST ELEVATION

DATE: 06-04-2024
 TIME: 10:00 AM
 PROJECT: BAYSIDE LANDING AND SUITES
 SHEET: A-7
 OF 110 SHEET

A-7



SECTION A-A

SCALE 1/8" = 1'-0"



SECTION B-B

SCALE 1/8" = 1'-0"



GENE DOUGHTY

LAND/SEA INTERFACE

BAYSIDE LANDING AND SUITES

SITE SECTION A-A
SITE SECTION B-B

SHEET
A-B

OF 10 SHEET



SEAGULL VIEW



gene DOUGHTY

LAND/SEA INTERFACE
 GENE DOUGHTY ARCHITECT 1-800-772-6426
 C. 1979/84

BAYSIDE LANDING AND SUITES
 LEASE SITES 49, 49W, 50, 50W, 51, 51W, 52, 52W
 PAUL E. GILLEN

SEAGULL VIEW

DATE: 06-04-2024
 TIME: 10:00 AM
 SHEET: A-9
 OF 11 SHEET



Gene Doughty

Gene Doughty
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 (310) 274-1111
 www.gene-doughty.com

LAND/SEA INTERFACE
 GENE DOUGHTY ARCHITECT
 1-405-772-8486
 C 10/2014

BAYSIDE LANDING AND SUITES
 LEASE SITES 40-40W, 50, 60W, 51W, 52, 52W
 PAUL E. GILLEN

BIRDS EYE VIEW

10/24
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SHEET **A-10**
 OF 119 SHEET



TYPICAL CEDAR SIDING TO MATCH EXISTING



EXISTING COLORS TO BE USED FOR ACCESS COLORS, TRIM, DOORS ETC.



TYPICAL SUITE COLORS



HEAVY TIMBER CONSTRUCTION TO REFLECT MARINE USE, PIERS, WHARFS



CONCRETE PILING FOR STRUCTURAL USE



TYPICAL BLUE METAL ROOFING



TYPICAL GREEN METAL ROOFING



gene DOUGHTY

Gene Doughty
1000 Lakeside Blvd
San Francisco, CA 94133
Tel: 415.772.8456
Fax: 415.772.8456
www.gene-doughty.com

LAND/SEA INTERFACE
GENE DOUGHTY ARCHITECT
C 1878A
1-415-772-8456

BAYSIDE LANDING AND SUITES
LEASE SITES 415-419-5050/5051/51W/52/52W
PAUL E. GILLEN

COLOR AND MATERIAL BOARD

NO. 01
DATE 06-04-24
BY G.D.
CHECKED BY G.D.
SCALE AS SHOWN
DRAWN BY

SHEET
A-11
OF 11 SHEET

Proposed Lease Terms

Proposed Lease Terms of Lease sites 52/50/51 and 49 under one a new Lease Agreement

Considerations

- 1) Currently the south end of the Embarcadero has very little retail traffic appeal. Any development of retail businesses will be slow in building traffic and will not attract the level of revenue or draw for several years.
- 2) Cost of development of any project over these sites will take special engineering methodology and will be at least double the cost of a “conventional slab on grade” foundation.
- 3) Given the small land footprint for construction, virtually all construction materials must be staged offsite and moved onto site on a just in time basis. Another added cost for construction.
- 4) All these factors make this development site costly and difficult to construct. This also leads to Paul Gillen and Associated Pacific Constructors, Inc. being the most qualified and capable group to execute this project in a timely and cost-effective manner.

These are the general Terms of Lease being proposed by the proposer.

- Lease Term 50 years – approximately \$2.5-\$3 million investment
- Minimum Annual Base rent will not commence until final occupancy permit is issued. It will be based on final development costs.
- Following gross % reductions to allow business to build profitably.
 - Hotel TOT - no change proposed combined 14.5%
 - food and beverage – 3% for first 5 years
 - Restaurant 3%
 - Snack Bar , Delicatessen 2.5%
 - Fast Food, Convenience Food 2.5%
 - Bar/Lounge, Beer & Wine Sales 5%
 - Retail Sales and Service – Tennant 3%
 - Fish and Seafood
 - Retail Sales 3%

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

- Wholesale Sales 0%
 - Moorings, Ties and Slips 10%
 - Two liveaboard
 - Boat Repair and Sales 1%
 - Motel / Hotel Per TOT
 - All other uses 2.5%
- No Dedicated Parking requirement

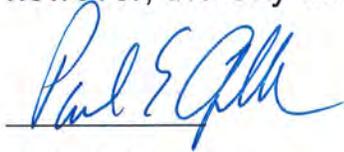
Preliminary Development Schedule
 Bayside Landing & Suites
 Lease Sites 49, 50/51 and 52
 Land and Water

ID	Task Name	Duration	Start	Finish
1	Submittal of RFP	0 days	Thu 10/12/23	Thu 10/12/23
2	Award and Consent of Landowner	0 days	Fri 12/29/23	Fri 12/29/23
3	Submit Project for CUP	0 days	Fri 12/29/23	Fri 12/29/23
4	Planning Commission Approval	111 days	Fri 12/29/23	Fri 5/31/24
5	City Council Approval	30 days	Mon 6/3/24	Fri 7/12/24
6	Start of Agency Submittal for Approval	0 days	Fri 7/12/24	Fri 7/12/24
7	Obtain Agency Approval	200 days	Mon 7/15/24	Fri 4/18/25
8	City Permit is issued	47 days	Mon 4/21/25	Tue 6/24/25
9	Demo/Start Construction	33 days	Wed 6/25/25	Fri 8/8/25
10	Foundation/Primary Utilities	65 days	Mon 8/11/25	Fri 11/7/25
11	Framing and Roof Structure	45 days	Mon 11/10/25	Fri 1/9/26
12	Marina and Gangways	20 days	Mon 1/19/26	Fri 2/13/26
13	Rough Utilities	30 days	Tue 1/20/26	Mon 3/2/26
14	Interior build out	45 days	Tue 2/17/26	Mon 4/20/26
15	Final Interior Exterior Finishes	50 days	Tue 4/7/26	Mon 6/15/26
16	Finish Electrical Plumbing	45 days	Tue 6/2/26	Mon 8/3/26
17	Final Inspections	6 days	Tue 8/4/26	Tue 8/11/26
18	Furnishing and Prep	14 days	Wed 8/12/26	Mon 8/31/26
19	Grand Opening Official Launch	0 days	Mon 8/31/26	Mon 8/31/26

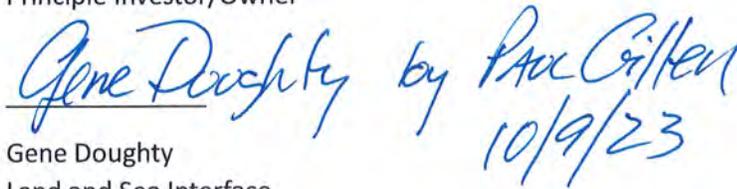
Paul E. Gillen
 10/12/23

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

Paul Gillen acknowledges, with added permission from the project architect, that drawings, plan documents, proposals and other materials submitted by him shall become the permanent property of the City however, the City does not have the rights to use the plans.



Paul E. Gillen
Principle Investor/Owner



Gene Doughty
Land and Sea Interface
Architect

October 26, 2023

Re: MB Planning Commission Response to a recent Embarcadero Request for Proposal (RFP)

To the Morro Bay City Council;

The small “cottages” duplex at the far south end of the Embarcadero was recently the subject of a Request for Proposal (RFP) for lease and redevelopment. At a recent Planning Commission meeting, there was a public discussion weighing the value of restoring and preserving these structures, rather than demolishing them as part of a proposal for a larger redevelopment of the site, a redevelopment that could result in greater revenue to the city. As a result of that discussion, the Planning Commission decided to ask the City Council to examine and clarify the Morro Bay lease policy and how that clarification might direct the new leasehold for the “cottages” duplex. This letter is the formal request to the Council for those actions and a brief summation for our reasons for the request.

The Planning Commission offers a few insights into what is actually contained in the Morro Bay Lease Management Policy, the document that authorizes the RFP. While the policy is explicit in its vision statement that one of the purposes is to maintain a positive cash flow to the Harbor Fund, other values are also explicitly listed including adherence to the various community general plans. These plans frequently reference protecting, preserving and enhancing the unique character of Morro Bay as a small town and fishing village, an appeal vanished from most of the California coast south of San Francisco. This protection for the Embarcadero embraces the unobstructed views of the harbor and bay. For those unique Embarcadero sites which have not yet been developed to second story heights, have not yet been aggregated into larger properties and have not yet become islands surrounded by more intense development, special dispensation could be given. In addition, there is explicit inclusion in the policy document that the MB City Council is empowered to consider more than revenues to be generated when approving tidelands redevelopment leases. At the very least, there is nothing in the policy that suggests that maximum rental revenue must be pursued to the exclusion of other values. We also note that a decision by the Harbor director with respect to a negotiated new lease requires approval by the City Council and close coordination with the community development office for any redevelopment.

We acknowledge that Morro Bay has a responsibility to increase revenues in order to address the ever increasing costs of urgent public needs. The majority of Morro Bay citizens seem not opposed to revenue maximization on the Embarcadero as the general rule. Rather, citizens seem

to believe that there should be room for the occasional, worthwhile exception to the rule where the existing structure makes a significant contribution to the character of Morro Bay.

Rising citizen interest in the cause of preservation in general might also suggest a refinement of policy. We note increasing interest in preserving the former middle school campus, in adopting a voluntary historical preservation ordinance and in the progress made in establishing a downtown design district. Buildings such as the “cottages” duplex on the Embarcadero may not be linked to a prestigious architect or to a person or event of undisputed historical significance to Morro Bay, but they could have cultural or emotional significance, making them at least worthy of consideration. Moreover, we shouldn’t discount that quaint, iconic buildings in Morro Bay make significant contributions to Morro Bay’s tourism appeal. The Pacific Ocean and the bay may be breathtaking, but Morro Bay’s small town vibes are an economic driver as well and should be part of the leasehold economic calculation.

It is the Planning Commission’s understanding that the city has received only one proposal under the RFP for the “cottages” duplex site. We are mindful that there could be legal consequences if the City Council were to subsequently and unilaterally modify the provision of this specific RFP and make it more onerous for the applicant to comply. Moreover, because the response to the RFP is still in the preliminary stage, the Planning Commission is not privy to the details of the proposal and can not offer an opinion with respect to the specific proposal. To be clear, in 1985, in an effort to ensure efficient management and consistency, management of Tidelands Trust Land (TTL) was given to a Harbor Director with the Harbor Commissioners assigned an advisory role. As a result, the Harbor Director solicits potential new leaseholders, analyzes offers and negotiates agreements for the leases. Given the Harbor Director’s authority and given the complexity and multitude of issues involving any redevelopment on the Embarcadero, the Planning Commission acknowledges that it would be wise to call upon the experience of the Harbor Director and the Harbor Advisory Board to inform our concerns about the Embarcadero duplex and similar properties that may arise in the future. We suggest that there be a joint meeting of our two boards and directors to share experiences and knowledge and discuss cooperation. In the process we would gather insights about the inevitable, unintended consequences associated with managing development of those special few Embarcadero TTL lease sites.

In addition,, the Planning Commission asks that the Council evaluate the Morro Bay Lease Policy as applied to structures that are likely representatives of Morro Bay’s character before making a specific decision about the “cottages” leasehold.

As commissioners, we would like to close by stating that unique Embarcadero lease sites, such as the cottages duplex, are part of a much larger vision for the central Embarcadero area. The

Planning Commission's hope is that the city's decision makers will remain united in their support for that vision. Among others, that vision embraces the following:

Utilizing the Morro Bay Waterfront Master Plan for overall guidance;
Preserving unobstructed views of the bay, sand spit and Pacific Ocean;
Creating flexible public spaces at the intersecting street ends;
Improving organization of the Embarcadero parking resources;
Improving management of vehicular traffic;
Increasing pedestrian amenities to make the Embarcadero a shopping, strolling and dining destination;
Establishing appropriate overall design guidelines for redevelopment;
and
Safeguarding the structures that represent the unique character of Morro Bay and foster an emotional appeal among residents and visitors alike.

Respectfully,
Morro Bay Planning Commission



AGENDA NO: [leave blank]

MEETING DATE: January 9, 2023

Staff Report

TO: Honorable Mayor and City Council

DATE: December 27, 2023

FROM: Ted Schiafone, Harbor Director

SUBJECT: Approval of COL for Lease Sites 49-49W, 50-50W, 51-51W and 52-52W, Bayside Landing and Suites project, presented by Paul Gillin.

RECOMMENDATION

Staff recommends Council approve this Consent of Landowner (COL) so that the Developer can move forward with an application for a Conditional Use Permit thus allowing the Planning Commission, Community Development Department, and the public with the opportunity to review the proposed project and make the appropriate decisions.

FISCAL IMPACT

Total rent revenue on all lease sites equals approximately \$35,000 per year. If the project were to move forward as proposed, the annual rent and percentage income to the Harbor after three years would be approximately \$170,000.

BACKGROUND

Lease Site 49-49W has always been vacant and unsuccessful in attracting a developer. Lease Site 50-50W/51-51W has been a residential rental with a lease that expires on June 30, 2025. The lessee of Lease Site 50-50W/51-51W has had no interest in extending the lease or proposing any development.

An RFP for the development of Lease Site 49-49W/50-50W/51-51W was issued June 15, 2023. Proposals were due October 12, 2023. Paul Gillin was the only proposal submitted. The proposal was reviewed, evaluated by the Harbor Department, Public Works, and Community Development. All three Departments recommended moving forward with the development process for Paul Gillin's project.

DISCUSSION

This project brings a much-needed development to the south end of the Embarcadero. The proposer has the ability to finance and complete this project. The project will add significant revenue to the Harbor Enterprise Fund. The proposed COL provides timeframes that must be met in order for the project to be completed in a timely manner. Note: only response times for the Developer are outlined in the COL, as control over the response of other agencies is not possible. If the project moves forward and is approved by Council, staff will pursue a Master Lease that follows the current

Prepared By: TS

Dept Review: TS

City Manager Review: _____

City Attorney Review: _____

Harbor Department Lease Management Policy

CONCLUSION

Staff recommends Council approve this Consent of Landowner (COL) so that the Developer can move forward with an application for a Conditional Use Permit thus allowing the Planning Commission, Community Development Department, and the public with the opportunity to review the project and make the appropriate decisions.

ATTACHMENTS

- 1) Proposed COL
- 2) RFP
- 3) RFP Submittal – Bayfront Landing and Suites

HISTORICAL RESOURCE EVALUATIONS OF 451 AND 471 EMBARCADERO ROAD, MORRO BAY, CALIFORNIA

Amber Long, M.A.

Prepared for

Paul Gillen
Associated Pacific Constructors, Inc.
495 Embarcadero Road
Morro Bay, CA 93442

June 2024



LONG HISTORIC
PRESERVATION SERVICES

P.O. Box 882
Santa Maria, CA 93456

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1.0 INTRODUCTION

At the request of Paul Gillen of Associated Pacific Constructors, Inc., Long Historic Preservation Services, LLC (LHPS) completed a Historical Resources Evaluation (HRE) of the buildings at 451 Embarcadero Road, Assessor's Parcel Numbers (APN) 066-137-014, tidelands lease site 50/50W; and 471 Embarcadero Road, APN 066-137-002 respectively, tidelands lease site 51/51W, in Morro Bay (Figures 1-3). To complete the HRE, LHPS evaluated the buildings using the eligibility criteria for the California Register of Historical Resources (CRHR).

1.1 Purpose of the Investigation

The proposed project may include demolition of two single story buildings and the expansion of Associated Pacific Constructors (APC) business onto the property. This investigation is part of preliminary due diligence on behalf of APC. If the proposed project requires a discretionary permit from the City of Morro Bay (City), the City is accountable under the California Environmental Quality Act (CEQA), to consider the impacts of actions on the cultural environment (Public Resource Code [PRC] 5020 and 21000 et. seq. and California Code of Regulations [CCR] 15000 et. seq.). Therefore, applicants are required to assess potential impacts of proposed projects on historical resources. The investigation results provided herein will assist future development planning for the property and document the assessment of potential impacts to cultural resources under CEQA.

1.2 Personnel Qualifications

LHPS Principal Architectural Historian Amber Long (M.A) prepared this HRE. Ms. Long has over 11 years of experience in cultural resource management and meets the Secretary of the Interior's Standards as a historian and architectural historian. She conducted a site visit and archival research, prepared eligibility evaluations, and authored this report. She is approved for listing on the San Luis Obispo County Qualified Consultant List and a resume is available upon request.

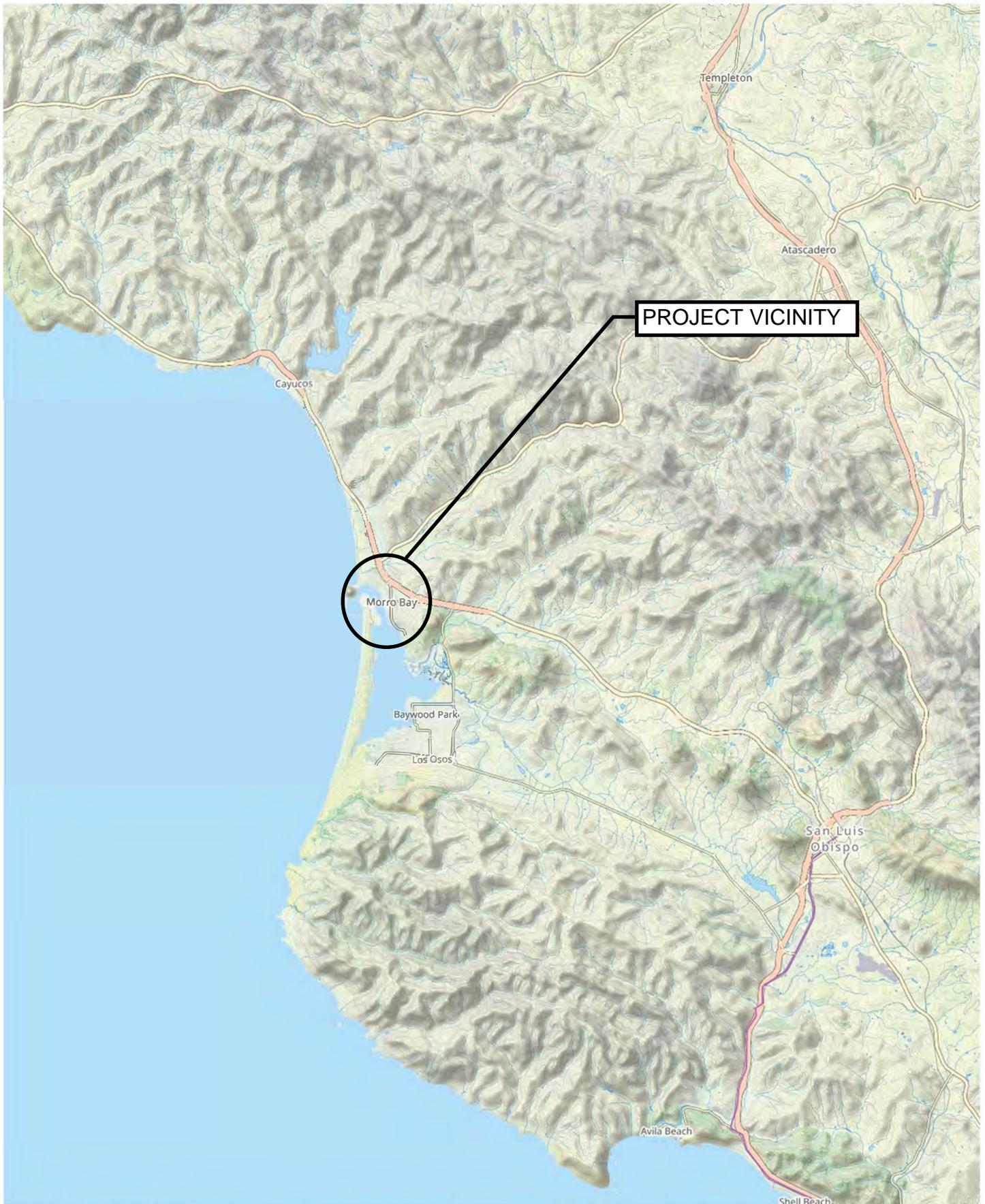


Figure 1: Vicinity Map

WGS84

UTM Zone 10S



Scale **1:200000** 1 inch = 3.2 miles



MN
12.2°



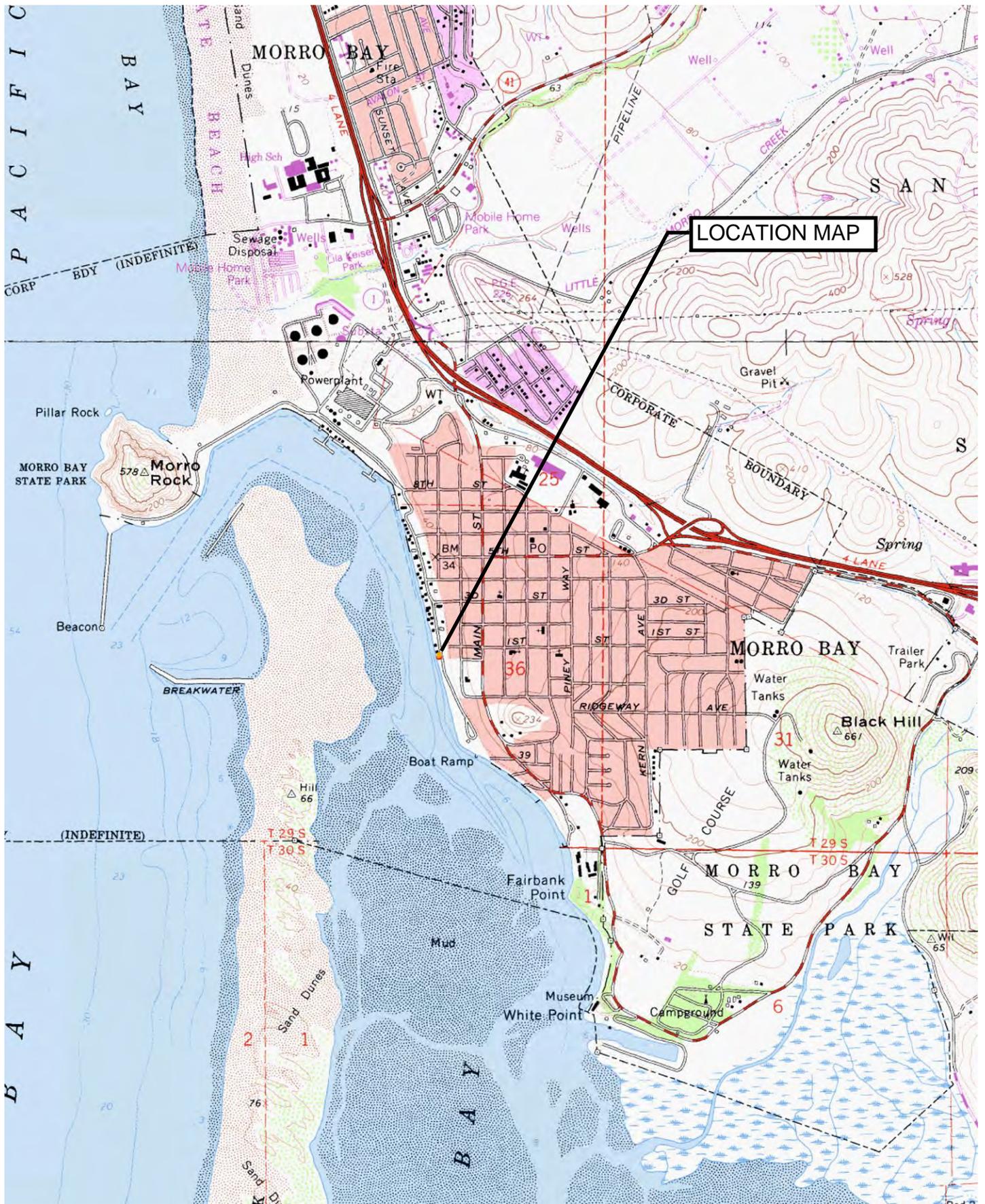


Figure 2: Location Map

WGS84

UTM Zone 10S



Scale **1:24000** 1 inch = 2000 feet

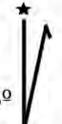
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451 and 471 Embarcadero Road, Morro Bay



MN

12.3°



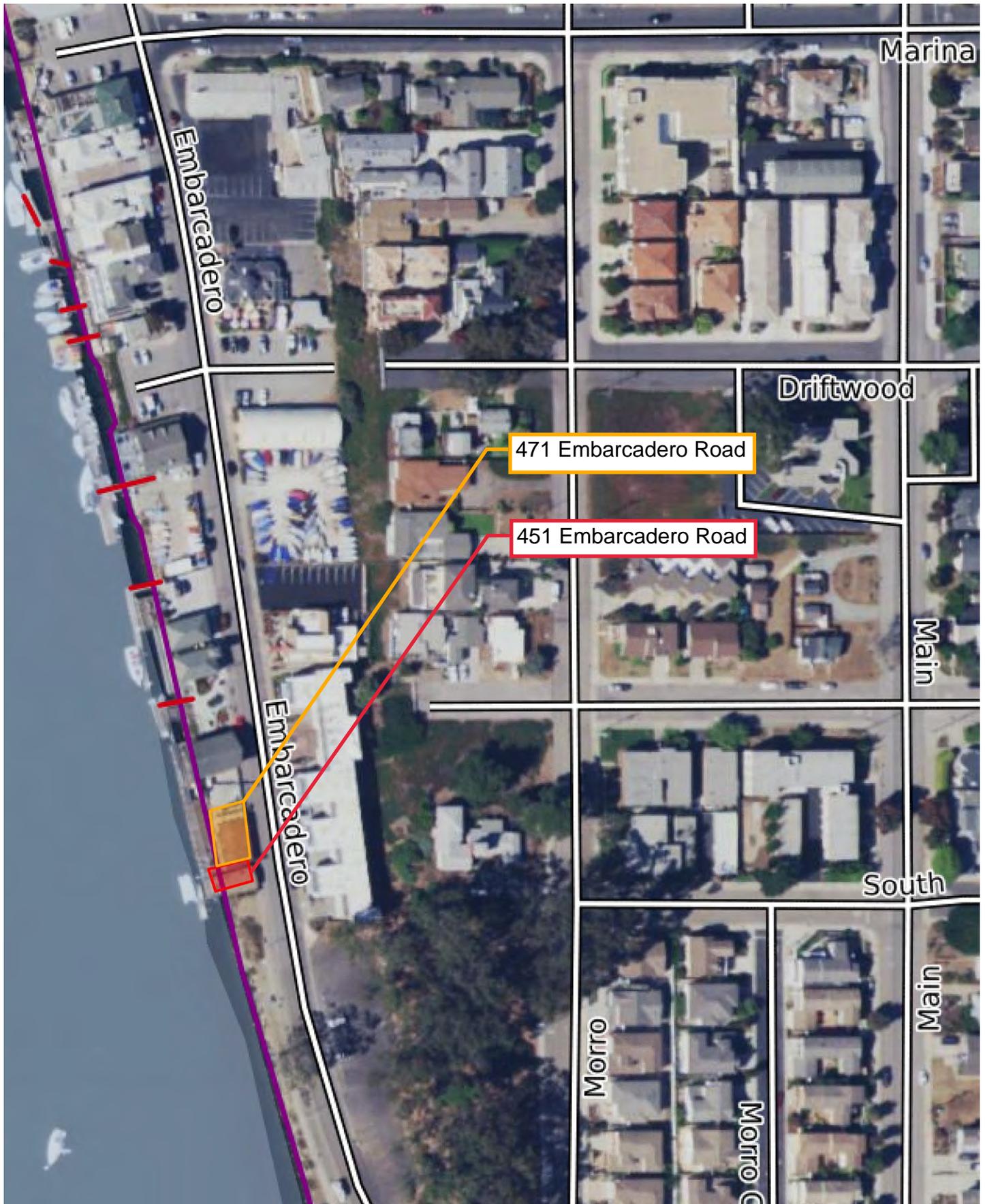


Figure 3: Aerial View
 WGS84
 UTM Zone 10S




Scale **1:1600** 1 inch = 133 feet
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2.0 HISTORIC CONTEXT

This chapter provides a partial history of San Luis Obispo County, Morro Bay, and the buildings at 451 and 471 Embarcadero Road to create a historic context through which the properties will be evaluated. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the surrounding area (National Park Service, 2002).

2.1 History of San Luis Obispo County

European exploration of the central coast began with the expedition of Juan Rodriguez Cabrillo, who sailed the California coast in 1542 (Angel, 1883). It was not until 1769 with the overland expedition of Gaspar de Portolá that long-term contact between the Northern Chumash and Europeans was initiated. This expedition resulted in the founding of two missions in Northern Chumash territory: San Luis Obispo de Tolosa in 1772 and San Miguel Arcángel in 1797. The missions had a significant and direct impact on the indigenous people, who suffered the combined effects of forced acculturation, disease, and outright conflict (Angel, 1883).

California became a Mexican territory in 1822. Mexican authorities opened the door to foreign trade and immigration in California. The beneficiaries of this policy were predominantly the missions, which could legally expand their hide and tallow trade to foreign merchants (Hoover, Rensch, Rensch, & Abeloe, 1990). The Colonization Act of 1824 and the Supplemental Regulations of 1828 afforded private individuals—both Mexican nationals and immigrants—the right to obtain title to land, although mission lands were not available. Immigrant-friendly laws directly contributed to the migration and eventual permanent presence of Anglo-Americans in California. The Secularization Act of 1833 officially ended the church's monopoly of prime California lands and redistributed the mission estates to private individuals in the form of land grants. Land grants surrounding Morro Bay included Rancho Canada de Los Osos (southeast), Ranch San Luisito (east), Rancho San Bernardo (north), and Rancho Morro y Cayucos (north). Pockets of open land available for public settlement between rancho boundaries often drew a concentration of settlers. One such area became Morro Bay (Hammond, 2010). California became a state in 1850 and with that San Luis Obispo County was created.

2.2 History of Morro Bay

Franklin Riley was the first to homestead in Morro Bay, arriving from Cambria in 1864 (Hammond, 2010). He built the first house in town at what is now Morro Street between Morro Bay Boulevard and Harbor Street (Robinson, 1957). In 1870, Riley commissioned a survey of the 160-acre homestead that plotted out streets and lots, which became the town of Morro Bay. Like the neighboring towns of Cambria and San Simeon, local trade in Morro Bay was heavily dependent on steamship traffic (Hammond 2010). During the 1870s, schooners were often seen picking up wool, potatoes, barley, and dairy products (Robinson 1957). Morro Bay continued to grow, drawing more settlers with available public land and room for farming. By the turn of the century, recreation was an important part of the local economy (Hammond 2010). Prompted by the intense heat in the interior valleys of the state, large groups traveled to the coast to camp and spend the summer. Following World War I, the local and national economies were booming. The Coast Highway, now State Route 1, was completed in 1922. New housing subdivisions were surveyed (Gates & Bailey, 1982). The Great Depression brought an abrupt halt to development in Morro Bay and new subdivisions sat empty for decades (Gates & Bailey 1982; Hammond 2010).

In 1933, the U.S. Army Corps of Engineers (ACOE) surveyed Morro Bay's waterfront to determine if creating a breakwater across the north channel between the shore and Morro Rock was feasible for creating a harbor (Silloway, 2021). If a case could be made that a harbor would help connect the industry of the Central Valley, then the National Industrial Recovery Act might fund the project. Instead, Public Works Administration funds were used and the north breakwater was completed in 1936. Fruitless efforts to gain additional funding for more improvements to the harbor continued until 1941, when the U.S. Navy appropriated money to build a Section Base in cooperation with the U.S. Coast Guard, in anticipation of U.S. entry into World War II. The Navy built bulkheads using fill dredged from the harbor that created new land for facilities to service patrol craft. The project was the beginning of a permanent harbor facility for ocean-related activities (Silloway, 2021).

Work on the harbor halted in May 1943 when the Navy ran out of appropriated funding (Silloway, 2021). The Navy determined that the patrol boats based out of Port San Luis were adequate to patrol Central Coast waters and concluded the Section Base in Morro Bay was no longer useful. The Morro Bay Chamber of Commerce stepped in to support the creation of a Harbor District to complete the harbor. San Luis Obispo County supervisors entertained the idea of a county wide Harbor District; however, in November 1943 the U.S. House of Representatives approved the completion of the harbor to support the offensive strategy of the war. In March 1944, Congress appropriated funds to build an amphibious training base at the Section Base. Between the spring of 1944 and August 1945, more than 45,000 troops and 5,000 officers received training in amphibious warfare. The base was decommissioned in 1945 and given to the Coast Guard. The harbor took its current shape when the trestle bridge to the sandspit, built by the U.S. ACOE in 1942, was removed in 1947 (Silloway, 2021).

After World War II, very few businesses existed on the waterfront and ownership of the tidelands south of the Section Base was under dispute (Silloway, 2021). Tidelands were defined as the lands between high and low tides, submerged lands, and navigable waterways, and were public lands managed by a government jurisdiction (Silloway, 2022). The dispute over public versus private ownership of the tidelands would not be resolved until 1968 as local landowners felt their land included tidelands property. In 1946, the State Lands Commission granted San Luis Obispo County a 15-year lease of the tidelands and in 1947 Senate Bill 1558 passed, granting management of the tidelands to the County. In 1949, the Navy declared the Section Base surplus property and the City purchased the 120-acre site from the Navy. Morro Bay grew substantially after this due to factors such as the establishment of the commercial fishing industry around the harbor, an increasing population of returning veterans, and tourism to the coast and local state parks (Historic Resources Group 2013; Silloway, 2022). In 1953, Pacific Gas and Electric began development of their steam generating power plant on the former Navy property (Bailey & McGuire, 2017).

The original intent of the tidelands grant policy was to foster harbor development, focusing on facilities for commerce and navigation (Silloway, 2022). Permitted uses were water dependent and residential uses were prohibited, although leases were not well enforced. Modifications to the policy in the 1950s and 60s allowed for recreational uses. During that time the development of the waterfront was slow, with open lots on the south end through the 1960s. The County was lax in administering the terms of the leases until 1961, when May Pipkin filed a lawsuit against the County to terminate their authority over the tidelands. Pipkin and 22 plaintiffs argued that the upland owners of lands adjacent to the tidelands had valid claims of ownership over the tidelands. Morro Bay was incorporated in 1964, and management

of the tidelands was transferred to the City. A compromise in the lawsuit was achieved in March 1968 that declared that parcels east of the easterly edge of Embarcadero Road were private and those to the west were part of the tidelands grant administered by the City. The City also agreed to make \$175,000 of improvements to the harbor. This agreement still shapes the harbor where tideland leases run from Coleman Park to Tidelands Park (Silloway, 2022).

In 1963 quarrying was prohibited on Morro Rock. In 1965, 4,500 acres were sold to the state to create Montana de Oro State Park and in 1968 Morro Rock was declared State Historical Landmark #821. In 1970, the city council approved an ordinance making Morro Bay a bird sanctuary. An alarm system was installed on Morro Rock in 1975 to protect nesting peregrine falcons and in 1976 the Redwood Centennial Staircase and oversized chessboard were built on Embarcadero Road (Bailey & McGuire, 2017).

2.3 Property Specific History

Information on the property specific history was found primarily in documents provided by the City Clerk's office including copies of the tideland leases, board resolutions, and planning documents. The history of the lease sites is separated until 1986 when APC took ownership of both lease sites in addition to lease site 52/52W where the business is now physically located.

451 Embarcadero Road. 451 Embarcadero Road is tidelands lease site 50/50W and is the southernmost tidelands lease site on Embarcadero Road. The original lease included 72 feet of frontage, but the County took back the southerly 50 feet for "roadway purposes" leaving only 22 feet of frontage. The County leased the site to Lee Knight Jordan and Kathryn Houston Jordan on March 13, 1961. The precise build date of the single-family residence is unknown. Reg Whibley, future owner, believed it was built sometime in the 1960s. The City Directory for 1961 states the Jordan's address as 400 Embarcadero and identified Lee as a geologist (R. K. Polk and Company, 1961). Newspapers relate that Jordan requested an extension of time to complete construction per the terms of his lease in September 1961, but it was denied (Grover City Press, 1961). By 1969, the Jordan's were living in Santa Barbara (R. K. Polk and Company, 1969). The Jordan's sold the lease to Arthur R. and Elaine Fry on October 26, 1971. Arthur Fry was a general surgeon and opened his office in Morro Bay in 1970 (San Luis Obispo Telegram-Tribune, 1970). In 1972, Fry received approval to use part of the residence for an underwater maintenance survey operation (San Luis Obispo Telegram-Tribune, 1972).

In 1977, Reg Whibley, Edward Strasser and Arthur Fry founded Associated Divers, processor to APC, at 451 Embarcadero Road (San Luis Obispo County Telegram-Tribune, 1977). Reg Whibley majored in Industrial Arts at California State Polytechnic University (Cal Poly) in San Luis Obispo and became a teacher at Morro Bay High School. He was also a fisherman and was appointed to the first Morro Bay Harbor Advisory Committee in 1979 (San Luis Obispo County Telegram-Tribune, 1979; The Tribune, 2020). On February 18, 1983, Reg Whibley and Edward Strasser doing business as Associated Divers Construction purchased the lease. Strasser was a professor in the Industrial Technology Department at Cal Poly from 1960 to 1984 (Five Cities Times-Press-Recorder, 1985). On May 24, 2004, Reg Whibley purchased the lease back from the company, then known as APC.

471 Embarcadero Road. 471 Embarcadero Road is tidelands lease site 51/51W. The County leased the site to Robert and Mary Batteiger on January 23, 1961, and they built the duplex the same year. The Batteiger's fished commercially, and Robert was a carpenter. Their address in 1961 was 405 Embarcadero

(R. K. Polk and Company, 1961). Robert passed away in 1975 and on February 1, 1976, the lease was converted to a city lease under Mary Batteiger's name. Mary Batteiger sold the lease to APC on June 12, 1986. APC requested a permit to build a new work dock along the back sides of lease sites 50/50W, 51/51W, and 52/52W. A special condition of the permit was that they rebuild and reconstruct the revetements and seawall beneath the lease sites.

On June 17, 1991, APC

proposed exterior upgrades to the buildings at 451 and 471 Embarcadero Road, including horizontal wood siding to connect the buildings visually, with light blue walls and white wood trim, and conversion of the garage to a carport. The details of the project were revised several times and in 1993 a project was approved that converted both residential buildings into a motel complex. The single-family residence at 451 Embarcadero Road was the manager's unit and the duplex at 471 Embarcadero Road became two motel rooms. The pitch of the duplex's roof was raised eight inches, and the garage was not converted to a carport. The duplex was never painted the approved color scheme, however the City approved the vibrant colors after the fact.

3.0 METHODS

LHPS conducted several tasks to complete the HRE, including a pedestrian survey to photo document the property, archival research, and reviews of historic maps and aerial photography. LHPS then evaluated the significance of the residence within the historic context developed through background research. These methods are described in greater detail below.

3.1 Fieldwork

On April 2, 2024, Amber Long, Principal Architectural Historian, conducted a pedestrian survey of 451 and 471 Embarcadero Road and photo documented the buildings. Photo documentation was done using digital photography.

3.2 Archival Research

LHPS conducted archival research to develop the historic context of the property using tidelands lease information provided by the City Clerk through a Public Records Act request. Newspaper archives were searched using Newspapers.com. Ancestry.com was used to obtain demographic information regarding the lease holders. Local history books *Morro Bay: Then and Now* by Roger Castle and Gary Ream, and *Morro Bay's Yesterdays* by Dorothy Gates and Jane Bailey were consulted as well as websites focusing on the history of Morro Bay such as the Historical Society of Morro Bay and Old Morro Bay websites. In-house archives were also searched.

3.3 Maps and Aerial Photography Review

Historic U.S. Geological Survey topographic maps of Morro Bay were reviewed to discern the patterns of development and were accessed online. Historic aerial photography was also reviewed through the University of California, Santa Barbara's Aerial Photography archive, accessed online. Historic Sanborn fire insurance maps were reviewed through the Library of Congress.

3.4 Regulatory Setting

The buildings at 451 and 471 Embarcadero Road were evaluated for eligibility for listing on the CRHR. Per CEQA, a historical resource is one that is listed on or eligible for listing on the CRHR.

3.4.1 California Register of Historical Resources

The evaluation for listing on the CRHR uses the following criteria for determining historical significance (California Office of Historic Preservation, 2020):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource must also, except in rare circumstances, be 50 years old or older. In addition, the resource must retain enough of its historic character to convey the reason for its significance, also known as integrity. The seven aspects of integrity must be addressed, which are defined as follows (National Park Service, 2002):

1. Location is the place where the historic property was constructed or the place where the historic event occurred;
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting is the physical environment of a historic property;
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time;
7. Association is the direct link between an important historic event or person and a historic property.

“Integrity is based on significance: why, where, and when a property is important” (National Park Service, 2002). Only after significance is fully established is the issue of integrity addressed. Ultimately, the question of integrity is answered by whether the property retains sufficient character-defining features to continue to convey its historical significance. It is important to note that structural integrity is not considered in the analysis of historical integrity.

4.0 PHYSICAL DESCRIPTION

The buildings at 451 and 471 Embarcadero Road are a combination of the American Vernacular and Modern architectural styles. They were built on tideland leases operated by the City. The east side of the sites are on land created by fill from dredging the harbor and stone quarried from Morro Rock before and during World War II. The west side of the sites are on piers that were later connected with decking, over the harbor.

4.1 Architectural Style – American Vernacular and Modern

The American Vernacular architectural style includes simple geometric forms, uncomplicated roofs, walls clad in one dominant material, and was popular beginning in 1930 through today (McAlester, 2020, pp. 753-755). The Modern architectural style, sometimes known as Contemporary, includes low-pitched gable roofs with wide overhanging eaves, windows in the gable or just below the roofline, use of natural materials, broad expanses of uninterrupted wall surface, and was popular from 1945 to 1990 (McAlester, 2020, p. 629).

4.2 451 Embarcadero Road

The building at 451 Embarcadero Road was used as a residence and then the manager's unit for the duplex at 471 Embarcadero Road. Three walls are clad in horizontal rows of wood shingles with a low-pitched gable roof and overhanging exposed eaves.

4.2.1 East Elevation

Due to the unique orientation of the site, the primary elevation of the building is the one seen from the public right of way, facing east on Embarcadero Road, and not the entry on the north elevation (Figure 4). The east elevation has two aluminum sliding windows with wood trim. The gable is filled with two panes of glass. Horizontal wood boards block the view of the foundation. A vertical board-and-batten style fence is on the left (south) side of the building.



Figure 4 East elevation, facing Embarcadero Road, view southwest.

4.2.2 South Elevation

The south elevation faces Tidelands Park and is partially hidden by the vertical board-and-batten fence (Figure 5). Two fixed, solid paned windows and one sliding vinyl window are visible on the harbor side, with wood planks and metal railing beneath them. One sliding vinyl window and a door opening fitted with an old submarine hatch style door are within the area surrounded by the fence (Figure 6). Within the fenced area is a small wood cabinet affixed to the wall and patio space with wood decking.



Figure 5 South elevation, view north.



Figure 6 Detail of south elevation, view northwest.

4.2.3 West Elevation

The west elevation faces the harbor and has three fixed floor-to-ceiling windows and one door with a full light window (Figure 7). The shallow gable has two fixed panes of glass and a carved wooden decoration at the ridge.



Figure 7 Southeast elevation, view west.

4.2.4 North Elevation

The north elevation was difficult to photograph due to the proximity of the neighboring building and the edge of the deck. Towards the harbor (west) is a large, fixed picture window, a vinyl sliding window and the front door with a half-moon shaped front step (Figure 8). A vertical wood gate separates the building from the neighboring building (Figure 9).



Figure 8 View of north and west elevations, view southeast.



Figure 9 North elevation with neighboring building, view southwest.

4.3 471 Embarcadero Road

The duplex at 471 Embarcadero Road was residential before being converted for motel use. There is a combination of siding including horizontal wood siding, vertical wood siding, and board-and-batten siding. The low-pitched roof has narrow, exposed eaves.

4.3.1 East Elevation

The east elevation faces Embarcadero Road and is clad in horizontal wood siding (Figure 10). Two Dutch style entry doors are recessed from the elevation and reached by a brick step and concrete landing. A small louvered window is on each wall perpendicular to the entry doors. Three glass blocks create a window to the left (south) of the entryway. There is a fixed picture window with a transom above, an asymmetric window with two sections that include wood shutters and a utility window, and a sliding window with a fixed transom above. A single-wide, roll up garage door is at the north end of the building.



Figure 10 East elevation, view northwest.

4.3.2 South Elevation

The south elevation has horizontal wood and board-and-batten siding. The window is louvered with a fixed sidelight.



Figure 11 South elevation, view northwest.

4.3.3 West Elevation

The west elevation faces the harbor and is clad in board-and-batten siding (Figure 12). There is a pair of fixed picture windows and an entry door with a fixed window on the top half. There is also a ribbon of five fixed picture windows. The fifth window has a transom with a sliding window and is around the

corner in an alcove with three doors (Figure 13). The door to the right leads to one motel unit. There is a sliding vinyl window past the alcove on the left (north) end.



Figure 12 West elevation, view east.



Figure 13 Detail view of alcove, view east.

4.3.4 North Elevation

The north elevation has horizontal wood siding and a storage unit with a shed roof and vertical wood paneling. There is an access door in the center of the storage unit made of wood paneling.



Figure 14 North elevation, view southeast.

5.0 EVALUATIONS

This chapter provides the analysis for the eligibility evaluations, that focus on the archival information provided in the historic context and property specific history up through 1974, the 50-year age limit for historic significance per CEQA.

5.1 Evaluation of 451 Embarcadero Road

The evaluation uses the CRHR criteria provided Section 3.4.1 to determine if 451 Embarcadero Road is eligible for listing in the CRHR, and therefore, considered a historical resource under CEQA.

5.1.1 Criterion 1

The precise date of construction of the single-family unit is unknown but archival research narrowed the date down to the 1960s. It was built on a tideland lease site and the system of tideland leases was hotly contested during the 1960s and development of the waterfront was slow. Residential uses were prohibited on the lease sites, but people lived on the sites regardless until the leases came under fire by the Pipkin lawsuit in 1961. The property is tied to the history of the harbor, the Embarcadero, and tideland leases by the virtue of its location. However, to be significant under Criterion 1, a property must be associated with an important event defined in the historic context (National Park Service 2002, 12). The simple association of the property to an important event or pattern of history is not enough. The association itself must be significant. The archival record revealed little information specific to this lease site through 1974. Whether the Jordan's lived onsite is uncertain, and the Fry's had another home in Morro Bay. Arthur Fry, Reg Whibley, and Edward Strasser founded Associated Divers, the predecessor to Associated Pacific Constructors on the property in 1977, less than 50 years ago. The property is not significantly associated with any events or patterns of history. Therefore, 451 Embarcadero Road is **not significant** under Criterion 1.

5.1.2 Criterion 2

The first lease owners, Lee Jordan and Kathryn Jordan owned the lease until 1971. Lee was a geologist, and records are unclear if the Jordan's lived on the property. Arthur and Elaine Fry purchased the lease in 1971. Arthur was a local surgeon and one of the founders of Associated Divers at 451 Embarcadero in 1977, the predecessor to Associated Pacific Constructors. Reg Whibley and Edward Strasser were his partners. Edward Strasser was an Industrial Technology professor at California State Polytechnic University. Reg Whibley was a fisherman and teacher at Morro Bay High School during the early 1970s. To be significant under Criterion 2, the building must be associated with the productive life of a person important to the past and be illustrative of their important achievements (National Park Service 2002, 14). Reg Whibley was involved in management of the harbor and became more prominent in the years after 1974. However, 451 Embarcadero Road was not illustrative of his productive life. Arthur Fry's productive life achievements were related to his career as a surgeon. Edward Strasser is associated with the property after 1974. Their productive lives associated with the property did not result in important achievements. Therefore, 451 Embarcadero Road is **not significant** under Criterion 2.

5.1.3 Criterion 3

The residence currently exhibits the American Vernacular and Modern architectural styles. Permit information from 1993 describes the plan for conversion of 451 and 471 Embarcadero Road into a motel, which involved changing all siding to horizontal wood siding. The current siding is horizontal wood

shingling; however, it cannot be confirmed if this is the original siding or was introduced later. To be significant under Criterion 3, a property must embody the distinctive characteristics of the type, period, or method of construction, represent the work of a master, possess high artistic value, or be a component of a historic district (National Park Service 2002, 17). The residence at 451 Embarcadero Road does not meet any of these requirements; therefore, is **not significant** under Criterion 3.

5.1.4 Criterion 4

This criterion is most relevant for archaeological sites, but it can be applied to built environment resources if further study has the potential to yield more information that cannot be obtained from other sources. Historical information about the American Vernacular and Modern architectural styles are prevalent, and further study of the building would not add any new information to the historic record. Therefore, the residence at 451 Embarcadero Road is not significant under Criterion 4 for built environment resources.

5.1.5 Integrity

The integrity of a resource is only assessed when a resource is determined to be significant under one of the criteria above. The residence at 451 Embarcadero Road is not significant under any of the CRHR criteria; therefore, integrity will not be addressed.

5.2 Evaluation of 471 Embarcadero Road

The evaluation uses the CRHR criteria provided Section 3.4.1 to determine if 471 Embarcadero Road is eligible for listing in the CRHR, and therefore, considered a historical resource under CEQA.

5.2.1 Criterion 1

The duplex was built on a tidelands lease site in 1961. The system of tideland leases was hotly contested during the 1960s and development of the waterfront was slow. Residential uses were prohibited on the lease sites, but people lived on the sites regardless until the leases came under fire by the Pipkin lawsuit in 1961. The property is tied to the history of the harbor, the Embarcadero, and tideland leases by the virtue of its location. However, to be significant under Criterion 1, a property must be associated with an important event defined in the historic context (National Park Service 2002, 12). The simple association of the property to an important event or pattern of history is not enough. The association itself must be significant. The archival record revealed little information specific to this lease site through 1974. The lease was sold to Associated Pacific Constructors in 1986, less than 50 years ago. The property is not significantly associated with any events or patterns of history. Therefore, 471 Embarcadero Road is **not significant** under Criterion 1.

5.2.2 Criterion 2

The duplex was built by Robert and Mary Batteiger in 1961. The Batteiger's fished commercially, and Robert was a carpenter. Their address in 1961 was listed 405 Embarcadero, so it cannot be confirmed whether they lived in the duplex (R. K. Polk and Company, 1961). Robert passed away in 1975 and the lease was converted to Mary's name in 1976. Mary sold the lease to Associated Pacific Constructors in 1986 and the archival record did not reveal any further information about the Batteiger's productive lives. To be significant under Criterion 2, the building must be associated with the productive life of a person important to the past and be illustrative of their important achievements (National Park Service 2002, 14). Therefore, 471 Embarcadero Road is **not significant** under Criterion 2.

5.2.3 Criterion 3

The duplex currently exhibits the American Vernacular and Modern architectural styles. Permit information from 1993 describes the plan for conversion of 451 and 471 Embarcadero Road into a motel, which involved changing all siding to horizontal wood siding. The current siding is horizontal wood siding on the north, east, and part of the south elevations. The remaining siding is the earlier board-and-batten. The 1993 permit also included raising the pitch of the building by 8 inches. To be significant under Criterion 3, a property must embody the distinctive characteristics of the type, period, or method of construction, represent the work of a master, possess high artistic value, or be a component of a historic district (National Park Service 2002, 17). The duplex at 471 Embarcadero Road does not meet any of these requirements; therefore, is **not significant** under Criterion 3.

5.2.4 Criterion 4

This criterion is most relevant for archaeological sites, but it can be applied to built environment resources if further study has the potential to yield more information that cannot be obtained from other sources. Historical information about the American Vernacular and Modern architectural styles are prevalent, and further study of the building would not add any new information to the historic record. Therefore, the duplex at 471 Embarcadero Road is not significant under Criterion 4 for built environment resources.

5.2.5 Integrity

The integrity of a resource is only assessed when a resource is determined to be significant under one of the criteria above. The duplex at 471 Embarcadero Road is not significant under any of the CRHR criteria; therefore, integrity will not be addressed.

6.0 FINDINGS

The following conclusions and recommendations constitute the findings of the investigation.

6.1 Conclusions

The buildings at 451 and 471 Embarcadero Road currently exhibit the American Vernacular and Modern architectural styles, however, planning documents detail a remodel from 1993 that changed exterior siding and the pitch of the roof at 471 Embarcadero Road. The history of the properties is vague, indicating their lack of association to significant events, trends in history, or important individuals. Reg Whibley became an important person in the community after 1974 and neither property is illustrative of any potentially significant associations with Whibley. The buildings are not significant under any of the CRHR eligibility criteria; therefore, they are **not recommended eligible** for listing on the CRHR and are not historical resources for the purposes of CEQA.

6.2 Recommendations

No further built environment investigations are recommended for either site. Any proposed projects that include substantial remodel or demolition of the buildings will not be considered a significant impact under CEQA.

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Fw: correspondence for agenda item c-1

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Tue 6/4/2024 10:39 AM

To: Angie Buoncristiano <abuoncristiano@morrobayca.gov>



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From: betty winholtz <[REDACTED]>

Sent: Monday, June 3, 2024 11:25 PM

To: Bill Roschen <broschen@morrobayca.gov>; Joseph Ingrassia <jingrassia@morrobayca.gov>; Mike Rodriguez <mrodriguez@morrobayca.gov>; Asia King <aking@morrobayca.gov>; Eric Meyer <emeyer@morrobayca.gov>

Cc: Kim Fowler <kfowler@morrobayca.gov>

Subject: correspondence for agenda item c-1

You don't often get email from winholtz@sbcglobal.net. [Learn why this is important](#)

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear Planning Commissioners:

1.) The staff report states:

"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)."

It also states:

"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."

I think that "A new water area" does not qualify for an environmental Categorical Exemption because it is Harbor not Urban. Whether or not you agree, there are eelgrass and other water impacts that must be addressed due to the over the water development. In addition, is there remediation that needs to be addressed due to the nature of the previous business?

This concern is in addition to the historical questions.

2.) To exceed the 17-foot height limit, what is the justification or "significant public benefit" for allowing the proposed new building at 451 Embarcadero to be 24 feet? Also, the proposed roof area requirement is unknown; make this known.

3.) In the table on page 7 of 8, what does this mean: Lot Coverage land side of lease. 90% lot coverage for land side and 70% lot coverage on waterfront side. (Not differentiated between land v. water)

4.) Off-street parking has been required on all Embarcadero hotels until the last 2 buildings, i.e. Harborwalk Inn and Libertine. The Embarcadero's south end, which is where this proposal is located, has a number of "unhosted hotels," each of which provides off-street parking. Being in the same area, this development should also provide off-street parking. Even the businesses on the east side of the Embarcadero in this area provide off-street parking. Parking is limited in this area; street parking should not be impacted with 11 more spaces, a minimum of 8 of which will be 24 hours for the duration of the visitors' stay. If off-street parking is not required, the 8 hotel rooms will take away from recreational parking at Tidelands 24 hours a day for the extent of their stay. How will the police know to differentiate between legal and non-legal over-nighters in the Tidelands parking lot or on the street? Is no parking required for the boat slips? Please don't create parking problems.

5.) What makes this proposed development "meeting the requirement for low-cost visitor serving accommodations?"

6.) I find it harmful for a new hotel to block the views of an existing hotel. While private views are not protected, allowing new 2 stories on the west side, which should be kept to 17 feet, will impact the financial productivity of the established hotel across the street, 456 Embarcadero Inn. Is that what the City should participate in? **An option:** redesign the new building to put off-street parking underneath, as other developments have done. This can address both the height exception and parking requirements. The 2-story building could also be turned into hotel rooms, maybe with a public coffee bar; more retail, and eating and drinking establishments are not needed: the Embarcadero is flooded with these types businesses.

7.) My first choice would be to see the one-story buildings stay as STRs and the 2-story building turned into the hotel. Parking can go in between the buildings and to the south of the one-story buildings.

Sincerely,
Betty Winholtz