



City of Morro Bay
Community Development Department
Current & Advanced Project Tracking Sheet
 Shows the status of the work being processed in the Planning Division
 Approved projects are deleted in the next version of the log
 Updated 3/03/2026

Legend

CDP - Coastal Development Permit
 CUP - Conditional Use Permit
 DR - Design Review Permit
 MUP - Minor Use Permit
 PKG - Parking Exception Permit

SGN - Sign Permit
 VAR - Variance Permit
 ICR - Incomplete Letter
 LOI - Letter of Intent
 UPR - Under Planning Review

Planners

AS - Airlin Singewald - asingewald@morrobayca.gov
 ST - Susana Toner - stoner@morrobayca.gov
 EV - Erik Valentine - evalentine@morrobayca.gov
 LA - Lee Ackerman - lackerman@morrobayca.gov
 AT - Alexander Tassos - atassos@morrobayca.gov

| Permit Number | Type | Applicant | Address | Assigned Planner | Description | Zoning | Coastal Appealable? | Status | Notes | Date Initiated |
|-------------------------------|--|----------------|--------------------|------------------|---|--------|---------------------|---|------------------------------|----------------|
| CDP21-013, CUP21-04, PKG21-04 | Regular CDP, Conditional Use Permit, Parking Exception | | 545 Atascadero Rd. | AS | 16 attached residential units. This includes five (5) 'full-market' studio residences, four (4) 'full-market' one-bedroom residences, three (3) 'full-market' two-bedroom residences, two (2) 'full-market' three-bedroom residences, one (1) 'low-income' one-bedroom apartment, and 1 'very low-income' studio residence. This project also includes a common area building with a rental office and an exercise room in a separate building with a manager residential unit on the upper floor. 11 roof decks are proposed with access via spiral staircases. | RH | No | Deemed Complete, pending Environmental Studies. | Project application on hold. | 3/31/2021 |
| CUP22-05 | Combined Concept & Precise CUP | Morro 94 LLC | 3300 Panorama Dr. | AS | Tentative Tract Map and Conditional Use Permit for the development of 46 single family residences on a 10.06 acre parcel | RS-A | No | Complete | EIR in progress | 1/18/2022 |
| CDP24-012 | Administrative Coastal Development Permit | Johnnie Medina | 3398 Main St | AS/ST | Administrative Coastal Development Permit (CDP24-012) for an 800 SF ADU and 470 SF JADU within (attached) to a previously approved 2,697 SF single family residential structure (CDP# CP0-276) on a 34,321 gross SF (5,452 net SF) vacant parcel with an environmentally sensitive habitat area at 3398 Main Street. The proposed building, including the previously approved single-family residence (primary dwelling reduced to 1,373 SF), has a footprint of 1,680 SF and a total floor area of 2,643 SF. The project is within the coastal appeals jurisdiction. | NC-MUR | Yes | Complete | Applicant Withdrawn. | 3/25/2024 |

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| CUP24-02 | Conditional Use Permit | City of Morro Bay | 551 Embarcadero Rd. | ST | Demo/reconstruct for Grays Inn 2 (currently known as the Morro Bay Paddlesports Building). Proposed project would include 3 hotel rooms, retail, and new dock/gangway, and kayak rental float plus lease line adjustment | WF | No | Incomplete | Tentatively Withdrawn. | 5/23/2024 |
| CDP24-028 and PAR24-01 | Admin CDP and Parcel Map | 2900 Alder LLC | 2900 Alder Ave. | AS/EV | Subdivision of 6,000 square-foot parcel into three (3) lots; each with one attached single-family residence. | RM | No | Incomplete | ICR#2 sent 10/4/2024. Awaiting input from HCD. | 7/16/2024 |
| CDP24-031 through CDP24-040 | Regular CDP | John Hinchey | 301 - 390 Sea Shell Cove | AS | 10 New Two-Story SFR on 10 separate lots with a JADU and detached ADU on each lot. Each single family residence has a proposed square footage of 1,500 sf, not including the garage square footage. Each JADU has a proposed square footage of 496 sf. There are two proposed detached ADU plans, the first with a proposed square footage of 940 sf, the other with a proposed square footage of 440 sf. The project is located at 301-390 Sea Shell Cove, the project is partially within the Cultural Resources Overlay and partially within the Coastal Appeals Jurisdiction. | RL | Yes | Incomplete | Resubmitted 2/12/2026. Under Planning Review. | 8/21/2024 |
| CDP25-003, MUP25-02, DR25-001 | Regular CDP, Minor Use Permit, Design Review Permit | Joey Cox | 1180 Front St. | ST | Proposed 6,561 sf two-story, 10-unit luxury hotel located at 1180 Front St. Concurrent with Minor Use Permit application MUP25-02 for a reduction in required parking and Design Review Permit application DR25-001. The project is zoned VSC (Visitor Serving Commercial) and is within the Cultural Resources Overlay and the Coastal Appeals Jurisdiction. | VSC | Yes | Deemed Complete. | Project deemed complete. Awaiting applicant to set hearing date. | 1/15/2025 |
| CDP25-004, DR25-002, VAR25-003,004,005 | Regular CDP, Design Review Permit, Variance Permit | Ignazio and Mary D'Anr | 2880 Juniper Ave. | EV | New 7,398 sf 3-story single-family residence with 3-car garage on hillside. | RS-A | No | Complete | Planning Commission denied variance request on 10/7/25. Awaiting applicant resubmittal. | 1/28/2025 |
| CDP25-006 | Admin CDP | Justo Padron | 365 Driftwood St. | EV | Adding a JADU to existing residence and an ADU to the site. | RM | No | Incomplete | Resubmit 8/22/25. UPR | 3/10/2025 |
| CDP25-009 | Admin CDP | Noah Harpster | 416 Main St. | EV | Conversion of a 359 sf detached garage (and addition of 67 additional sf) to create a 426 sf Accessory Dwelling Unit. | RH | No | CDP - Complete; MUP - Complete | CDP Issued 9/2/25; MUP Issued 10/22/25. | 4/21/2025 |

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| CDP25-010 | Admin CDP | Brad & Sharon Bolger | 720 Luisita St. | EV | Remodel + Addition to existing 5,581 sf SFR and conversion of detached garage to ADU. | RS-A | No | Issued | Permit Issued on 8/19/25 | 4/22/2025 |
| SGN25-04 | Sign Permit | Santa Maria Signs Inc. | 3118 Main St. B | AT | Install 3'4" x 6' LED-illuminated channel "Cloud" letter sign to building facade | NC | No | Incomplete | ICR sent 7/23/25 | 6/2/2025 |
| MUP25-03 | Minor Use Permit | Noah Harpster | 416 Main St. | EV | 387sf addition to a 571sf legal nonconforming home. Minor Use Permit approval will bring the dwelling into conformance and allow for the proposed addition. The project is located in the RH district and is located outside of the Coastal Appeals Jurisdiction. | RH | No | CDP - Complete; MUP Complete | CDP Issued 9/2/25; MUP Issued 10/22/25. | 6/17/2025 |
| SGN25-06 | Sign Permit | Quality Tinting and Sigr | 351 Quintana Rd. | | Exterior building signage for (2) wall mounted 25 sf ea (30" tall) at Bay Auto & Tire | DC | No | Incomplete | Awaiting fees | 7/14/2025 |
| CDP25-017 | Admin CDP | Keith Pooler | 112 Kodiak | LA | Administrative Coastal Development Permit (CDP25-017) for the demolition of existing SFR and construction of new 2,305 sq ft 4-bed, 3 1/2 bath SFR with 552 sq ft attached 4-car garage and 532 sq ft roof deck. The property is zoned Residential Single-Unit (RS-B) and located outside of the coastal appeals jurisdiction. | RS-B | No | Complete | Issued 2/23, Effective 3/5/26 | 9/22/2025 |
| CDP25-023 | Admin CDP | Charles Ogle | 934 Pecho | AT | Administrative Coastal Development Permit (CDP25-023) for the construction of a new 593 sf ADU and 395 sf JADU within the first floor of an existing 2-story SFR, and remodel of 27.5 sf of 2nd story. The property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction. | RS-A | No | Complete | Noticing 2/18 - 3/2 | 11/18/2025 |
| DR25-007 | Regular DR | Marshall & Mary Witkowski | 200 Kern Ave | LA | Regular Design Review Permit (DR25-007) for the remodel of an existing single-story home, expanding the ground level to 2,260 sf with a 451 sf garage and new 194 sf JADU. The project also includes the addition of a 2,577 sf second story with a 451 sf deck. This property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction. | RS-A | No | Incomplete | ICR sent 1/16 | 12/23/2025 |

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| CDP25-025 | Admin CDP | Rachel Aljilani Heidi Brodmarkle- | 444 Fresno Avenue | AT | Coastal Development Permit to convert existing 360 sf detached garage into an ADU, and add new concrete driveway. The property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction. | RS-A | No | Complete | Appeals Period 2/18-2/28 | 1/7/2026 |
| SGN26-01 | Sign Permit | Brun | 844 Main Street | AT | Sign Permit for "805 Fearless" signs on building exterior & windows. | CC | No | Incomplete | ICR sent 2/10/26 | 1/20/2026 |
| CDP25-021 / CUP25-01 | Regular CDP / CUP | Chief Daniel McCrain | 460 Bonita Street | EV | Demolition of existing Fire Department living quarters and construction of new living quarters next to fire apparatus bay to remain. | RS-A | No | Complete | Scheduled for Planning Commission hearing on 4/7/27. | |
| CDP26-001 | Admin CDP | Sean Green | 361 Dunes Street | EV | CDP to construct a detached 1,194 sf ADU with attached 400 sf garage located at rear of property, plus ADU conversion of existing garage. Also includes bathroom addition to existing SFR. | RH | No | Incomplete | ICR sent 2/3/26. | |
| CDP26-002 | Admin CDP | Johnie Medina | 3398 Main Street | EV | CDP for an attached 799 sf ADU and attached 470 sf JADU to already approved 1,194 sf SFR. | NC | Yes | Incomplete | ICR sent 2/17/26. | |
| PAR26-01 | Parcel Map | Walkers MHP LLC | 1105 Morro Ave | EV | PAR application to split two existing homes from an existing mobilehome park. | RM | No | Incomplete | ICR sent 2/24/26. Needs to apply for a CDP/CUP and seek HCD approval. | |
| CUP26-01 | Conditional Use Permit | Neal Maloney - Morro Bay Oyster Company | 1287 Embarcadero | EV | CUP for tenant improvement to convert existing storage space into retail space. | CF | No - Coastal Original Jurisdiction | Incomplete | UPR | |
| CDP26-003 | Regular CDP | Patrick Mulholland and Russel Curtis | 630 Embarcadero | LA | Regular Coastal Development Permit to renovate existing two-story building at the rear of the property at 630 Embarcadero into a two-unit hotel. Project includes ADA-compliant accessibility improvements to the ground floor unit and adjacent parking lot. Project is located in the Visitor Serving Commercial (VSC) zone and is inside the Coastal Appeals Jurisdiction. | VSC | Yes | Incomplete | UPR | 2/2/2026 |
| CDP26-004 | Admin CDP | Richard and Lisa Keltel | 1124-A Front St | LA | After the fact Administrative Coastal Development Permit for the conversion of a retail unit to a 1400 sf 2-bed, 2-bath ADU. | VSC | Project is in the Coastal Appeals Jurisdiction, however ADUs cannot be appealed. | Incomplete | UPR | 2/11/2026 |



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AT - Alexander Tassos - atassos@morrobayca.gov

| Permit Number | Type | Applicant | Address | Assigned Planner | Description | Status | Notes | Initiated Date |
|---------------|----------------------------|--------------------------|---------------------|------------------|--|------------|---|----------------|
| B25-0357 | Addendum | Sisu Collective | 390 Morro Bay Blvd. | ST | Addendum #1 to B23-0298, Reroute ADA path of travel to existing commercial building for an approved electric vehicle charging station with canopy. | Incomplete | Awaiting FD Review | 12/22/2025 |
| B19-0075 | Single Family - Alteration | Richard and Patty Birch | 565 Mimosa St. | EV | Installation of 13' x 27' Absolute Steel detached R.V. carport structure. | Incomplete | 4/25/19 Open Code Enforcement Case | 4/24/2019 |
| B22-0269 | Single Family - Addition | Craig and Connie Vejvoda | 305 Arbutus Ave. | ST | 390 sf addition to an existing 2,067 sf SFR, 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 375 sf rear deck. | Approved | Planning Approved 7/20/23, Bldg Approved 6/12/23, PW Approved 7/20/23, On Hold for now 8/28/23. | 12/13/2022 |
| B22-0273 | Single Family - New | Morro Bay Ventures, LLC | 201 Verdon Ct. | ST | New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage. | Incomplete | Planning disapproved 1/11/23. Planning conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed. | 11/29/2022 |
| B22-0274 | Single Family - New | Morro Bay Ventures, LLC | 205 Verdon Ct. | ST | 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. | Incomplete | Planning disapproved 1/11/23. Planning conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. Resubmittal needed. | 12/20/2022 |
| B22-0275 | Single Family - New | Morro Bay Ventures, LLC | 210 Verdon Ct. | ST | 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. | Incomplete | Planning disapproved 1/11/23. Planning conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. – Conditionally Approved 7/20/23, Approved 4/17/24, PW - Disapproved 5/1/24. Resubmittal needed. | 12/20/2022 |

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| B22-0276 | Single Family - New | Morro Bay Ventures, LLC | 206 Verdon Ct. | ST | New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. | Incomplete | Planning disapproved 1/11/23. Planning conditionally approved 7/26/23 (nh), Planning – Disapproved 7/2/24, Bldg. – Approved 7/20/23, PW - Disapproved 5/1/24. 7/19 Resubmittal needed. | 12/20/2022 |
| B22-0277 | Single Family - New | Morro Bay Ventures, LLC | 202 Verdon Ct. | ST | New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage. | Incomplete | Planning disapproved 1/11/23. Planning conditionally approved 7/26/23 (nh), Planning – Disapproved 7/8/24, Bldg. - Approved 7/20/23, PW - Disapproved 5/1/24. 7/19 Resubmittal needed. | 12/20/2022 |
| B23-0189 | Single Family - Alteration | Ingrid Siegel | 535 Bernardo Ave. | AT | Install a 10'x20' with 12" overhang detached carport in front of existing residence. | Incomplete | Bldg Disapproved 8/15/23, Planning Disapproved 8/16/23, Resubmittal needed. | 8/9/2023 |
| B23-0309 | Single Family - Addition | Cavan Hadley and Sarah Hart | 381 Tahiti St. | ST | 242 sf addition and renovation to an existing 977 sf single family residence. Repairs and mediation due to mold damage, foundation deficiencies, and sub-standard/non-compliant construction. | Incomplete | Bldg Approved 3/21/24, Planning Approved 3/18/24, PW Approved 4/17/24, Ready to Issue. | 1/5/2024 |
| B23-0318 | Single Family - Alteration | Maria Pantoja | 440 Mindoro St. | AT | Adding 141 sf 2nd story deck, w/ access door from upper bedroom. (Removing existing window to install access door. | Incomplete | Bldg & Planning Disapproved 12/14/23, PW Approved 12/11/23, Resubmittal needed. | 12/6/2023 |
| B24-0046 | Single Family - New | Abdul and Lolita Salbi, Trustees the Salbi Family Trust | 450 Marina St. | ST | New two story single family residence (SFR), the second level becomes 1,525 sf primary living space, 682 sf attached 3 car garage, 167 sf 2nd level deck. See Permit B24-0065 for ground floor attached ADU. | Incomplete | Property Owner paid application extension fee, application (approved plans) now expire on December 31, 2025. NOTE: CDP expires 1/4/2026 | 2/28/2024 |
| B24-0371 | Single Family - Demolition / Reconstruction | Mindy Laster | 2840 Alder Ave. | EV | Installation of 1,800 sf new manufactured home on a permanent foundation. The home is designed as two units, the primary home being 960 sf of living. (No Garage). See separate permit B25-0005 for 840 sf attached ADU (Accessory Dwelling Unit). | Incomplete (approved by Planning) | Per BLDG Supervisor instructions, waiting to issue permits until the issued demolition permit has been finalized and closed out. | 1/17/2025 |
| B25-0100 | Single Family - Addition | Noah Harpster | 416 Main St. | EV | Major remodel of existing 1-story SFR and addition; construct new deck. | Incomplete | Applicant resubmitted 2/12/26. UPR | 4/21/2025 |

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| B25-0123 | Single Family - Addition | Thomas and Catherine Funk | 2541 Nutmeg Ave | LA | 165 sf main level addition and major remodel to three levels of an existing 3,422 sf three-story single family residence (down slope lot), new 115 sf porch, demo single car garage. | Incomplete | All Departments have approved; waiting on fee payment and recycling form from applicant. | 5/9/2025 |
| B25-0145 | Single Family - New | Jeff and Maureen Motoyasu | 590 Radcliffe Ave. | ST | New two-story SFR, 1,868 sf living, 611 sf attached garage, 247 sf upper level deck, 119 sf covered upper level deck with exterior stairs. | Incomplete | | 6/3/2025 |
| B25-0193 | Single Family - Alteration | Randy Ramsay | 900 Ridgeway St. | ST | Relocate an existing 852 sf single family residence within 5' of the interior side yard lot line, (approx. 60' east of current location). Existing shed & rear porch to be removed and construct new 288 sf rear covered porch in new location. | Incomplete | | 7/19/2025 |
| B25-0235 | Single Family - Alteration | Staci Downs | 640 Elena St. | LA | Construct 24 lineal ft retaining wall (4' in height) adjacent to an existing leaning masonry retaining wall along east property line. | Incomplete | All Departments have approved; waiting on final fee payment and O/B declaration page from applicant. | 9/9/2025 |
| B25-0285 | Single Family - Alteration | | 320 Sicily St. | LA | Extension of existing balcony. | Incomplete | ICR sent 1/12/26 | 12/16/2025 |
| B25-0297 | Single Family - Demolition / Reconstruction | Dennis Kennedy | 1188 Allesandro St. | | | Incomplete | | |
| B25-0299 | Single Family - Alteration | Linda Peneff | 355 Kings Ave. | ST | Demo existing carport, and construct new 671 sf attached garage (15'5" x 43'1"). | Incomplete | | 11/3/2025 |
| B25-0300 | Single Family - Alteration | Robert and Monica Hood | 482 Yerba Buena St. | ST | Convert existing unpermitted rooftop deck to roof of SFR by shortening the guardrail to a 6" parapet, preserve existing drainage scuppers, install waterproofing membrane, remove existing stucco lid and replace with lightweight wood siding. | Incomplete | | 11/3/2025 |
| B25-0302 | Single Family - Alteration | Wayne Gilmore | 196 Sicily St. | | Work consists of the repair of all damages caused by vehicular collision into existing home. | Incomplete | | 11/20/2025 |
| B25-0304 | Single Family - New | Joshua Thus | 1317 Berwick Dr. | EV | New two-story single family residence, 2489 sf living, 453 sf attached garage, 172 sf main level covered patio, and 172 sf lower level covered patio. Also 767 sf lower level attached ADU by separate permit (see B25-0321). | Incomplete | Last comments sent 1/6/26. | 11/18/2025 |

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| B25-0316 | Single Family - Alteration | Ryan Kent Hudson | 530 Piney Way | LA | Construct 10'x12' free-standing deck in front of house; remove existing concrete pad and steps; remove asphalt driveway and repour concrete driveway, same dimensions. | Incomplete | | 11/13/2025 |
| B25-0327 | Single Family - Alteration | Richard and Teddy Fanucchi | 2232 Emerald Circle | LA | Create a third bedroom addition utilizing space from an existing bedroom and the existing attached garage, add egress window to newly created bedroom. | Incomplete | Awaiting Resubmittal | 11/24/2025 |
| B25-0342 | Single Family - Alteration | Doug Storm | 2120 Sunset Ave. | LA | Remodel of existing 880 sf SFR to include reinforcing subfloor, new windows, electrical service, plumbing and fixtures, forced air heater, and replace flat roof with trussed roof. See permit B25-0343 for attached ADU. | Incomplete | | 12/16/2025 |
| B25-0346 | Single Family - Alteration | Don Daniels | 2631 Nutmeg Ave. | AT | Replacement and expansion of two exterior decks and exterior stairs. Remove 543 sf of 1st and 2nd floor deck space. Construct 748 sf 1st floor deck, and 508 sf 2nd floor deck. | Incomplete | Awaiting Resubmittal | 12/11/2025 |
| B25-0351 | Single Family - New | Morris Pham | 300 Sicily St. | ST | New two-story single family residence, 1,806 sf living, 430 sf attached garage, and 374 sf decking (including roof top deck). | Incomplete | | 12/22/2025 |
| B25-0355 | Single Family - New | Mike Williams | 660 Bernardo Ave. | LA | | Incomplete | | |
| B25-0359 | Single Family - Addition | Irene Rosato | 341 Kodiak St. | AT | Remodel of existing 963 sf SFR, addition of 237 sf and replacement of flat roof to a 4:12 gable roof, new windows and doors. | Hold | Awaiting CDP Issuance | 1/8/2026 |
| B25-0360 | Single Family - Demolition / Reconstruction | Rudy and Monika Vasquez | 2930 Greenwood Ave. | LA | Demolition of existing 480 sf SFR and reconstruct new 1,343 sf home with 334 sf attached garage, 150 sf deck, and 96 sf porch. See permit B25-0358 for a detached garage conversion to ADU. | Incomplete | | 12/23/2025 |
| B25-0366 | Single Family - Alteration | Roger & Darlene Haley | 2461 Koa Ave | LA | Replace existing driveway, new concrete retaining wall to bring driveway to street level, concrete stairs, and an elevated wooden walkway to connect driveway to remodeled 385 sf deck. | Incomplete | | 1/9/2026 |

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| B26-0036 | Single Family - Alteration | Tom & Jane Witzbach | 120 Bradley Ave | N/A | Bathroom remodel - R/R existing shower, tub and sink cabinet, new tile shower and tile floor, new window | In Review | | 2/18/2026 |
| B22-0279 | ADU - New | Morro Bay Ventures, LLC | 205-A Verdon Ct. | ST | New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR. | Incomplete | Planning disapproved 1/11/23. Planning approved 7/26/23 (nh), Disapproved 7/8/24, Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24, PW - Disapproved 5/1/24. Resubmittal needed. | 12/21/2022 |
| B22-0280 | ADU - New | Morro Bay Ventures, LLC | 210-A Verdon Ct. | ST | New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR. | Incomplete | Planning disapproved 1/11/23. Planning approved 7/26/23 (nh) Disapproved 7/8/24, Bldg.- Conditionally Approved 7/20/23, Approved 4/17/24 PW - Disapproved 5/1/24. 7/19 Resubmittal needed. | 12/21/2022 |
| B24-0065 | ADU - New | Abdul and Lolita Salbi, Trustees the Salbi Family Trust | 450-A Marina St. | ST | NEW 648 sf attached Accessory Dwelling Unit (ADU) becomes the first level of new two story SFR. See Permit B24-0046 for new SFR. | Incomplete | Approved, fees and final documents to be collected before issuance. | 2/28/2024 |
| B25-0005 | ADU - New | Mindy Laster | 2835 Birch Ave. | EV | 840 sf accessory dwelling unit, 2nd unit of an 1800 sf manufactured home designed with two units. See permit B24-0371 for primary SFR permit. | Incomplete | Per BLDG Supervisor instructions, waiting to issue permits until the issued demolition permit has been finalized and closed out. | 1/17/2025 |
| B25-0177 | ADU - New | Marc Eisemann | 541 Atascadero Rd, Unit 5 | ST | ATTCHED ADU, 733 sf Accessory Dwelling Unit, constructed as a portion of a lower level four unit multi-family structure (B25-0176). | Incomplete | | 6/26/2025 |
| B25-0179 | ADU - New | Janice Bryant & Peter DeMaio | 2665-B Juniper Ave. | N/A | After the fact permit to legalize an established lower level ADU in an existing two story single family residence. Upper level will remain the primary dwelling. | Incomplete | | 6/30/2025 |
| B25-0192 | ADU - New | Jeff Borges | 640-A Kings Ave. | LA | DETACHED ADU - 795 sf detached two-bedroom accessory dwelling unit constructed above new 511 sf two-car garage. Garage includes an additional 174 sf storage area and half bath for a total of 685 sf. | Incomplete | Awaiting Resubmittal | 7/17/2025 |
| B25-0207 | ADU - New | Gene and Jackie Appleby Revocable Trust | 381-A Fresno Ave. | ST | Detached ADU, 1196 sf detached Accessory Dwelling Unit with a 409 sf rooftop deck. | Incomplete | | 7/31/2025 |

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| B25-0253 | ADU - New | Noah Harpster | 416-A Main St. | EV | Convert an existing 355 sf detached garage and add an additional 71 sf to create a 426 sf detached accessory dwelling unit. | Incomplete (approved by Planning) | Last comments sent 2/6/26. | 9/19/2025 |
| B25-0310 | ADU - New | Thomas Soares | 935-A Pacific St. | EV | 463 sf detached Accessory Dwelling Unit in rear yard. | Incomplete (approved by Planning) | Last comments sent 2/11/26. | 11/18/2025 |
| B25-0319 | ADU - New | Charles Ogle | 934-A Pecho St. | | Convert 593 sf of existing 1st floor living space from an existing 2,128 sf SFR to an Accessory Dwelling Unit. Also remove closet in primary bedroom and construct new laundry closet. | Incomplete | | |
| B25-0321 | ADU - New | Joshua Thus | 1317-A Berwick Dr. | EV | 767 sf lower level accessory dwelling unit constructed with a new single family two story residence (see permit B25-0304 for SFR). | Incomplete | Last comments sent 1/6/26. | 11/18/2025 |
| B25-0343 | ADU - New | Doug Storm | 2120-A Sunset Ave. | LA | 736 sf two bedroom, one bath attached Accessory dwelling unit located in the front yard. | Incomplete | | 12/16/2025 |
| B25-0358 | ADU - New | Rudy and Monika Vasquez | 2930-A Greenwood Ave. | LA | Convert an existing 320 sf detached garage to an Accessory Dwelling Unit, with a 99 sf ground level deck. | Incomplete | | 12/23/2025 |
| B25-0364 | ADU - Addition | Randazzo Properties LLC | 444-A Fresno Ave | | Convert existing 360 sf detached garage into an accessory dwelling unit, also a new 20' x 20' concrete parking pad in front yard of primary dwelling. | In Review | | 1/8/2026 |
| B25-0367 | ADU - New | Sean Green | 361-A Dunes St | | 1194 sf two story with loft, accessory dwelling unit. ADU is located at rear of property (behind existing SFR), with attached 400 sf garage, 152 sf upper level terrace with 80 sf walkway. | In Review | | 1/22/2026 |
| B25-0368 | ADU - New | Sean Green | 361-B Dunes St | | Conversion of an existing garage and laundry room to a 229 sf detached accessory dwelling unit with a roof top deck. Also, 65 sf bathroom addition to the rear of the primary dwelling. | In Review | | 1/22/2026 |
| B25-0320 | JADU - New | Charles Ogle | 934-B Pecho St. | | Convert 395 sf of existing 1st floor living space from an existing 2,128 sf SFR to a Junior Accessory Dwelling Unit. | Incomplete | | 11/14/2025 |

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| B25-0176 | Multi-Family - New | Marc Eisemann | 541 Atascadero Rd, Units 1-4 | ST | New two-story multi-family structure consisting of four apartment units totaling 2,738 sf living; two garages totaling 788 sf; and 618 sf unconditioned spaces (balconies, mech room). Also an attached lower level ADU by separate permit (B25-0177). | Incomplete | | 6/26/2025 |
| B25-0349 | Multi-Family - Alteration | Renee Arbor Cuevas | 3100 Main St. | | CONVERSION OF (E) STORAGE/MAINTENANCE UNIT TO ADU APARTMENT UNIT | Incomplete | | |
| B25-0350 | Multi-Family - Alteration | 405 Pacific LLC, Roderwick Rodewald Agent | 405 Pacific St. | LA | Remodel existing 1,085 sf residential Unit A (only), in a four unit multi family complex, creating 2nd bedroom in existing footprint, convert gable roof to parapet roof, and remodel kitchen and bathroom. | Incomplete | Planning Disapproves, Awaiting PW and FD Review | 12/11/2025 |
| B24-0099 | Commercial - Alteration | Scenic Coast Board of Realtors, a CA Corp. | 830 Morro Bay Blvd. | AT | Commercial remodel of existing Assoc 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. | Incomplete | PW approved, Fire conditionally approved, Bldg & Planning disapproved - Resubmittal required | 3/26/2024 |
| B24-0254 | Commercial - Alteration | Run DMCT LLC, Davin Gumm | 780 Monterey Ave. | EV | Comm T.I. of 2 story commercial building. First floor commercial space with accessible restrooms, and 2nd level conversion to a two unit boutique/hotel use. | Incomplete | Fire conditionally approved, Bldg, Planning, & PW disapproved - Resubmittal required | 8/16/2024 |
| B25-0102 | Commercial - Alteration | City of Morro Bay | 1215 Embarcadero, Ste. C | LA | Convert previous retail space into retail snack shop (Linda's Sweets) add new flooring, lighting, electric oven, refrigerators, plumbing for hand and food prep sinks, new counters and prep tables. There will be no inside seating. | Incomplete | All Departments have approved, awaiting final fees and other required paperwork. | 4/24/2025 |
| B25-0150 | Commercial - Alteration | Colin Bekemeyer & Hoai Ngo | 1698 Main St. | EV | Remodel of an existing 2,116 sf commercial restaurant structure due to flood damage. (Wee Shack). | Approved | Waiting for Health Department approval. | 6/5/2025 |

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| B25-0204 | Commercial - Alteration | City of Morro Bay | 1287 Embarcadero | EV | Commercial TI, Morro Bay Oyster Co. Existing bathroom to accessible restroom, convert existing storage room to retail, remove windows, add doors (roll up and entry) add electrical, plumbing, update lighting, add coving to floors, water proof walls up to 4' (tile or FRP). | Incomplete | Informed Applicant of need of CUP. CUP application filled out, but awaiting payment as of 2/12/26 before review can begin. | 7/31/2025 |
| B25-0258 | Commercial - Alteration | Imperial Coast Limited Partnership | 60 State Park Rd. | | Installation of three, 40 amp, level two electric vehicle (EV) chargers at the Inn at Morro Bay parking lot. | Incomplete | | 9/25/2025 |
| B25-0275 | Commercial - Alteration | Morro Palms LP and The Jeanne Hephestine Trust | 540 Quintana Rd. | AS | Comm T.I. from former retail to massage therapy establishment (Oasis Massage). Installation of 8' partition walls to create 4 massage rooms, employee room, waiting area, remove existing non-compliant accessible restroom and construct new compliant restroom in new location. | Incomplete | | 10/13/2025 |
| B25-0365 | Commercial - Addition | Ericksson Hotels, Inc. Abhilash Patel | 1050 Morro Ave | ST | 10,332 sf 2nd story addition to an existing 6,450 sf single story hotel (Beach Bungalow Inn). The addition will add 11 units to the existing 16, a 2,240 sf manager's unit, gym, storage, community room, and new kitchen and dining area for guests. | Incomplete | | 1/9/2026 |
| B26-0022 | Commercial - Alteration | City of Morro Bay | 833 Embaradero, Units E & F | ST | Commercial T.I. of the vacant restaurant space, the shell area will be renovated to house a bar, sushi restaurant, pizza restaurant, cafe, soft serve ice cream shop, and dining areas. | Incomplete | | 2/2/2026 |
| B26-0034 | Commercial - Alteration | City of Morro Bay | 512 Embarcadero (497 Embarcadero) | | Repair and replace damaged pier pilings, floating dock, and gangway. Replace two treated pilings with new treated pilings, wrap w/ hdp wrapping. | | | |
| G22-0002 | Grading | Morro Bay Ventures, LLC | 2783 Coral Ave. | EV | On-site Grading, drainage, and improvements (utilities, CMU's, irrigation, and landscaping) for a new five lot single-family residence subdivision. | Incomplete | Bldg, Planning and Fire approved. PW disapproved - Resubmittal required again as of 10/24/24. | 12/20/2022 |