



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday, October 18, 2010

Nancy Johnson - Chairperson

Vice-Chairperson - Gerald Luhr

Commissioner - John Diodati

Commissioner - Michael Lucas

Commissioner - Jamie Irons

Rob Livick - Secretary

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ACCEPTANCE OF AGENDA

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

VI. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

VII. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on October 4, 2010.

VIII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

IX. FUTURE AGENDA ITEMS

A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. NEW BUSINESS

- A. Potential topics for the Planning Commission/City Council joint meeting on November 15, 2010.

XI. PUBLIC HEARINGS

- A. Site Location: 1099 Embarcadero

Applicant: Giovanni DeGarimore

Request: The applicant has applied for Conditional Use Permit #UP0-301 to utilize an existing retail commercial building for retail sales of wine with wine tasting. The applicant proposed phasing of business; phase 1 – retail of wine and wine accessories with wine tasting only and phase 2 – retail with “On Premise” wine service with a type 42 (Bar and Tavern) Alcohol Beverage Control license. The applicant proposes to serve full glasses of wine along with various palate cleansers such as crackers and chocolate along with meat and cheese platters. The site is located in the Coastal Commission Original Jurisdiction.

CEQA Determination: Categorically exempt from CEQA under Class 1.

Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-301.

Staff Contact: Sierra Davis, Assistant Planner, 772-6270.

XII. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program.

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Monday, November 1, 2010 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours; Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning 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 Department 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 come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium 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.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of 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. The appeal form is available at the Public Services 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 with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 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 and the City Zoning Ordinance. 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.

This Agenda is available for copying at Mills Copy Center and at the Public Library

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: <http://www.morro-bay.ca.us/planningcommission>

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
October 4, 2010

Vice-Chairperson Gerald Luhr Commissioner Jamie Irons	Chairperson Nancy Johnson Rob Livick, Secretary	Commissioner Michael Lucas Commissioner John Diodati
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I. CALL MEETING TO ORDER

Chairperson Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Sierra Davis led the pledge.

III. ROLL CALL

Chairperson Johnson took roll and noted that all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis and Rob Schultz.

IV. ACCEPTANCE OF AGENDA

Luhr moved to accept the Agenda and Irons seconded the motion. The motion passed unanimously.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken at the September 27, 2010 City Council meeting and items scheduled for the October 11, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened the public comment period.

Richard Sadowski, resident of Morro Bay, worked at the Cayucos Sanitary District in 2003-2004. He stated the current capacity of the wastewater treatment plant is undersized and stressed problems with the design could lead to unnecessary change orders and increased costs.

Johnson closed the public comment period.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 16, 2010

Irons moved to approve the minutes. Luhr seconded and the motion carried unanimously (5-0).

B. Approval of minutes from hearing held on September 7, 2010

Luhr moved to approve the minutes. Irons seconded and the motion carried unanimously (5-0).

VIII. PRESENTATIONS - None

IX. FUTURE AGENDA ITEMS

- A. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

Commissioners reviewed future agenda items and did not add any new items.

X. NEW BUSINESS

- A. Receive Comments on Wastewater Treatment Plant Environmental Impact Report (State Clearinghouse Number-2008101138)

Livick introduced Jennifer Jacobus of ESA who gave a presentation on the EIR explaining:

- An overview of what CEQA is and the associated requirements;
- The proposed project upgrade objectives of the Wastewater Treatment Plant; and
- The timeline of the public comment and review period with public comments on the EIR due by November 4, 2010.

Johnson opened the public comment period:

- Barry Brannon, resident of Morro Bay, spoke against the proposed plant design and location and spoke in favor of the design of the plant located in Santa Paula. He requested the Planning Commission reject the EIR.
- Bill Martony, resident of Morro Bay, spoke in favor of the Morro Valley as an alternative and questioned why it was not included as an alternative site location. He also questioned why the EIR did not address an alternative design, like a PERC Water-type design versus the current oxidation ditch design.
- Jane von Koehe, resident of Morro Bay, spoke in favor of the free compost program and asked about the termination of this program.
- Jack McCurdy, resident of Morro Bay, urged the Commission to consider the complex nature of this issue and therefore address the need to inform residents by holding workshops that would allow residents to ask questions.

Johnson closed the public comment period.

Commissioners discussed concern about the proposed plant location with no real alternative site location citing flood hazards, emergency management preparedness implications, increased energy consumption and a desire to see viable alternative locations.

Commissioners also noted that the site location was already dictated by the JPA and therefore the scope of the EIR was limited to address the specific site.

XI. PUBLIC HEARINGS

- A. **Site Location:** 235 Atascadero Road, Morro Bay High School

Applicant: San Luis Coastal Unified School District, **Agent:** FIRMA

Request: The project proposal includes the installation of 9 solar photovoltaic arrays and support structures (3 of the solar arrays structures will be utilized as carports), and 2 electrical inverters. The trees on-site are proposed to be pruned in order to allow more passive solar radiation. The trees proposed to be pruned include 4 Monterey Cypress at the north end of the property at a ratio of 10% to 20% of the live canopy and the remaining trees will be pruned to a moderate level and 80 new shrubs will be planted.

CEQA Determination: School district adopted categorical exemptions under CEQA.

Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-322.

Coastal Appeals Jurisdiction: Project is located within the Coastal Appeals Jurisdiction.

Staff Contact: Kathleen Wold, Planning Manager, 772-6211.

Wold presented the staff report noting the School District took the lead role on the environmental due to their status as a government agency.

Commissioners asked staff to clarify:

- The applicability of the Solar Rights Act.
- The School District's decision to act as the lead agency and not the city. Staff confirmed that although uncommon, it is within their rights as an agency to do so.
- Why the solar arrays were not placed on the roof. Staff confirmed that the School District determined that since the solar arrays would have a much longer life span than the roof and its associated maintenance costs, it would be more cost effective to not place the arrays on the rooftops.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

- Applicant, Brad Parker of the San Luis Coastal Unified School District explained his proposed project.
- Nancy Bast, resident of Morro Bay spoke against the proposed project questioning why the project has taken a long time and expressed concern that there has not been adequate public review.
- Barry Branin, resident of Morro Bay, spoke against the proposed project urging the Planning Commission to reject the proposal due to its conflict with the State Highway Scenic Program and view shed impacts to Highway 1.
- Bill Martony, resident of Morro Bay, spoke in favor of placing solar on rooftops. He expressed concern about the proposal to trim the trees and the potential that the trees would die.
- Dawn Beattie, resident of Morro Bay and resident of the Cloisters neighborhood and as its representative stated she gave some written questions to Mr. Brad Parker and if the information is accurate, they have no problem with the proposed location of the solar arrays.
- Robbin Gross, resident of Morro Bay, expressed concern about the location and view of solar array #8 from her property. She requested additional vegetative screening be planted to protect the view.
- Julie Tacker, resident of Los Osos, expressed that the project's environmental impacts could have been avoided had the solar arrays been placed on the rooftops.
- Mark Buchman, member of the San Luis Coastal Unified School District Board of Directors, asked the Planning Commission to support the project which is good for the community and for the students that they teach.
- Kathryn Eisendrath-Rogers, Trustee for the School District Board of Trustees, spoke in favor of conserving resources and the benefits of solar energy.
- Jane von Koehe, resident of Morro Bay, spoke against the proposed project and expressed concern for the proposal to trim the trees.

Commissioners had discussion with Mr. Parker regarding the following:

- The project's design parameters and why rooftop installation of solar arrays was not pursued. Parker clarified the school district determined that due to higher costs, the rooftop installation was not appropriate;
- The lack of data on sun studies from the applicant which would justify the proposed placement of the arrays and cutting down of trees;
- The position and vegetative screening of the solar arrays; and
- Whether to include a condition that replaces trees that die.

Commissioners asked Rob Schultz, City Attorney, for his view on the applicability of the Solar Rights Act. Schultz responded that upon reviewing the project, staff believes it does apply to this project. Additional questions included proposed tree removal and the aesthetic issues associated with the designation of Highway 1 as a scenic highway. Schultz clarified that the tree cutting will not adversely affect this designation.

Additional discussion continued between Commissioners and Mr. Parker regarding:

- Safety and design of carport structures in the event of damage;
- Clarification on the proposed location of solar array #8. Parker responded that generation is tied to the meter. One of the meters is used for the ballfield light which the array will offset 80-85% of the annual electrical usage; and
- Whether the applicant would be willing to note the productivity of the panel first to see how they perform before trimming the trees. Parker responded that he did not know at this point and that such a condition may result in rate increases.

Johnson closed the public hearing and brought it back to the Commission for discussion.

Commissioners continued discussion on the following:

- Their general support for the solar project and the solar arrays but concern about the transition of the trees with additional discussion regarding whether the trees are in fact overcrowded and should be thinned to improve the health of the trees;
- Concern about the applicant's request to trim trees at a time when there is no solar reduction during peak day hours with no data to support the trimming;
- Concern about future construction and whether roof top arrays would be preferable to the proposed design; and
- Whether conditions should be included which require replacement of dead trees to screen the solar array and adding shrubbery to hide bare spots.

MOTION: Diodati moved the Planning Commission conditionally approve the project by adopting a motion including the following actions:

- A. Adopt the Findings for Approval included as Exhibit "A" of the staff report for the Coastal Development Permit; and
- B. Approve Coastal Development Permit, subject to the Conditions included as Exhibit "B" and the site plans dated June 29, 2010 on record with the Public Services Department and incorporate the following amendments:
- C. For Planning Condition #5, a sentence is added that a certified arborist will supervise tree trimming as necessary; and new conditions are:
 1. Any Monterey cypress tree that dies shall be replaced by a Monterey cypress tree unless otherwise determined by the Public Services Director it will result in overcrowding;
 2. No tree trimming shall occur on the east side of the school boundary on trees number 1 through 29 for one calendar year to determine if solar production is adequate. If solar production is not adequate after one year, the school district may appeal to the Planning Commission for appropriate tree trimming and shall provide relevant supportive data.
 3. The lower level screening will be native and non-invasive vegetation; and
 4. Along the northern boundary of the school site, the vegetative gaps shall be planted with appropriate vegetation to screen solar array #8.

Luhr seconded the motion.

Irons asked to eliminate the words “as necessary” from the condition that stated a certified arborist will supervise tree trimming as necessary, so the revised condition would read “...a certified arborist will supervise tree trimming...” Diodati and Luhr concurred with the requested change.

The motion carried 4-1. Irons dissented.

XII. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed with staff the Work Program and agenda items to be discussed at the next Planning Commission meeting. Commissioner Diodati recommended that staff hold a workshop on the Waste Water Treatment Plant EIR to allow members of the public an additional chance to educate themselves on this project.

XIII. NEW BUSINESS – None.

XIV. ADJOURNMENT

Johnson adjourned the meeting at 8:50 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, October 18th, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA ITEM: _____
ACTION: _____

CITY OF MORRO BAY PLANNING COMMISSION

October 18, 2010

PROJECT SUMMARY

The applicant has applied for Conditional Use Permit #UP0-301 to utilize an existing retail commercial building for retail sales of wine with wine tasting. The applicant proposed phasing of business; phase 1 – retail of wine and wine accessories with wine tasting only, phase 2 – retail with “On Premise” wine service with a type 42 (Bar and Tavern) Alcohol Beverage Control license. The applicant proposes to serve full glasses of wine along with various palate cleansers such as crackers and chocolate along with meat and cheese platters. The site is located in the Coastal Commission Original Jurisdiction.



Vicinity Map

FILE NUMBER

UP0-301

SITE ADDRESS

1099 Embarcadero

APN

066-033-002

APPLICANT:

Giovanni DeGarimore

ATTACHMENTS

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan reductions, Exhibit C
4. Plans, Exhibit D

STAFF RECOMMENDATION

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt the Findings included as Exhibit “A”, including findings required by the California Environmental Quality Act (CEQA); and
- B. Approve Conditional Use Permit #UP0-301, subject to the Conditions included as Exhibit “B” and the site development plans dated October 6, 2010.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act the project is Categorically Exempt under class 1, section 15301, for existing facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public facilities or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

BACKGROUND

Historically the site has been used for retail uses and temporary uses. The site is currently being utilized for a short term seasonal retail.

PROJECT DESCRIPTION

The applicant has applied for a Conditional Use Permit to change the use in existing facilities from retail to retail with wine tasting. The applicant has proposed the business with the anticipation that approximately 75% of the sales will be retail (gifts and off-sale wine), with approximately 25% for wine tasting. This ratio may change over time, due to the demand for retail and wine tasting at this location. The Conditional Use Permit and the Department of Alcohol Beverage Control license will allow for the ratio to fluctuate as the business grows. If at any time the applicant proposes new uses or changes to the ABC license the project will be reviewed.

Wine Tasting

The applicant has proposed a use that is limited to wine tasting, wine by the glass, and retail of bottled wine. The applicant is currently in the application process with the Department of Alcohol Beverage Control in order to acquire a type 42 license. The type 42 license authorizes sale of beer and wine for consumption on or off the premise where sold, however the license does not allow for distilled spirits neither for sale nor consumption on premise. The license does not allow for minors to enter or remain in the licensed area.

Although food service is not required with a type 42 license, the business expects to serve small palate cleansing plates such as cheeses, breads, crackers and the like eventually the applicant would like to proposed hot food service with the wine tasting, however hot food services are not proposed with this Conditional Use Permit applicant.

Retail

The applicant also proposes retail sales inside the existing structure including the winery’s wine and wine related products including, but not limited to wine related items such as: wine openers, decanters, painting, glasses, clothing, food items, beverages, furniture type items, art, cookbooks, and more.

Tenant Improvements

The business is proposed for retail and wine tasting, therefore the applicant expects that the use will be utilized by minors as well as people of legal age. The Department of Alcohol Beverage Control (ABC) authorizes facilities with type 42 licenses to construct a barrier between the area where alcohol is served and the other uses in the building. Located on the northern side of the existing structure, the applicant has proposed, as required by the ABC license, to install a temporary barrier to separate the wine tasting area from the retail sales area prevent minors from entering the tasting area. The applicant is proposing a decorative style barrier such as ½ size wine barrels or a decorative style fence that will accomplish separating the areas however will fit the design of the business operation. The approximately 356 square foot barricaded area will contain the approximately 20 foot long wine bar, an employee area behind the tasting bar, and three tables approximately 3'x3' with two chairs for patrons.

The approximately 787 square foot retail area will be a strictly retail use and will have shelving and display racks for the wine and other merchandise.

In addition the applicant proposes replacing the carpet and paint the building. Other than the items provided above, there will be no other interior tenant improvements or structural modification to the building.

Signs

The site is located in the waterfront zoning designation which allows visitor serving and recreational uses, therefore the proposed use would fall under a commercial designation. The sign code regulations in commercial zones allow for surface signs, which are proposed at this location, are permitted to a maximum area of two square feet for each one linear foot of building frontage on site. The site has 20 feet of building frontage on Embarcadero, therefore the site has a maximum allowable sign are of 40 square feet. The applicant has proposed a vertical sign to the south of the front and reads “STAX” in black uppercase lettering. The sign measures 48 inches by approximately 14 inches.

Parking

The uses on site are proposed to be changed from a strictly retail use to a more intense use of wine tasting, therefore the parking required for the uses will increase. The commercial uses that utilized the existing building historically required 4.8 parking space or 5 full parking spaces. Please refer to the table below for the existing uses and parking requirements.

Use	Square Footage	Parking Ratio	Parking Requirement
Storage	270	1 parking space/300 sf.	270 sf./300 sf. = .9
Retail Restroom	1,143	1 parking space/300 sf.	1,143 sf./300 sf. = 3.81
Restroom	28	1 parking space/300 sf.	28 sf./300 sf. = .09
Total	1,441	1 parking space/300 sf.	4.8 parking spaces

There are multiple uses proposed with this application and as such the following Municipal Code sections from the parking chapter apply to the project.

Section 17.44.020(A)(4), Mixed Function Buildings, Where a building occupied by a single use contains several functions the parking requirement is to be determined as that required for the principal use based on the total area of all internal functions.

Section 17.44.020(C)(3)(o)(4)(a), General [Retail Commercial Uses], one space for each three hundred square feet of gross floor area.

Section 17.44.020(C)(3)(o)(4)(b), Restaurants, cafes, bars: one space for each sixty square feet of floor area to be occupied by customers.

In reference to the code sections above please refer to the table below please refer to the table below for proposed uses and parking spaces required for each use.

Use	Square Footage	Parking Ratio	Parking Requirement
Storage Area	270	n/a	0 spaces
Retail Area	787	1 parking space/300 s.f.	2.62 spaces
Wine Tasting Employee Area	176	n/a	0 spaces
Wine Tasting Area	180	1 parking space/60 s.f.	3 spaces
Restroom	28	n/a	0 spaces
Total	1,441	-	5.62 spaces

The proposed use requires 5.62 spaces or 6 full parking spaces for the new uses. The historical parking credit will be granted to the proposed use, therefore requiring the applicant to provide one additional parking space. The applicant has a parking lot adjacent to the proposed project that consists of one accessible space, 2 reserved for the proposed floating dock project at Giovanni's Fish Market, and 18 spaces that are not dedicated to any use. The applicant controls the parking lot and has proposed reserving the one required parking space in the parking lot.

<u>Adjacent Zoning/Land Use</u>			
North:	Commercial/Recreation Fishing (CF /PD)	South:	Waterfront (WF/PD/S.4)
East:	Commercial-Visitor Serving (C-VS/PD/S.4/S.6)	West:	Harbor (H)

<u>Site Characteristics</u>	
Existing Use	Commercial Development
Terrain	Graded, flat.
Vegetation/Wildlife	Urban, no landscaping.
Archaeological Resources	No archaeological resources.
Access	Embarcadero

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Mixed Use Area “C”
Base Zone District	Waterfront (WF)
Zoning Overlay District	Planned Development
Special Treatment Area	S.4 Design Overlay
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Coastal Commission’s Original Jurisdiction

GENERAL PLAN AND LOCAL COASTAL PLAN CONSISTENCY

The proposed project is located in Mixed Use Area “C” as seen on the Land Use Map and defined by Policy LU-71 in the Land Use, Open Space and Conservation Elements of the Morro Bay General Plan. Policy LU-71 states, “Lower cost visitor-serving uses shall be protected, encouraged, and where feasible provided in this area. Existing lower cost uses shall be protected and maintained; vacant parcels suitable in size and location shall be designated for such use. In Mixed Use Areas A, B, and C, additional general commercial, general office, professional office and non-priority use commercial development shall be prohibited.”

The proposed business is utilizing an existing commercial space that would otherwise be vacant due to the current retail use closing. The proposed business would offer services and retail of merchandize to tourist and residents of Morro Bay. The new mix of commercial space with wine tasting is a new business model that does not include non-priority commercial uses, therefore is found to be consistent with the General Plan land use policy of Mixed Use Area “C”.

The Local Coastal Plan designates the site as located in the Area 6-Bayfront planning area. Area 6 is “bounded generally on the north by the PG&E [Dynergy] Morro Bay power plant property, on the east by Morro Avenue and the Tidelands Park eastern boundary, on the south by Morro Bay State Park and on the west by the bay.” The Plan states the following:

a. Existing Land Use

The majority of this area is used for harbor-related, commercial fishing, and tourist commercial uses. There is some residential development in this area.

b. Potential Development

Most of this area is developed. Potential development includes increase in efficiency of the commercial areas along the Embarcadero, including additional visitor-serving commercial uses, increase in public access opportunities, and increase in commercial fishing uses. The Tidelands Park is planned for improvement.

c. Major Coastal Issues

The major coastal issues within the Bayfront Planning Area include commercial fishing, visual resources, recreation (boating) and access.

The proposed project is consistent with the existing land uses and has a potential to increase the efficiency of the commercial use at this specific location. The site has the opportunity of offering greater services the residents and tourist of Morro Bay as a bar and retail space. The proposed change in use is consistent with the existing and future of the Bayfront Planning Area.

Commission must review the project for consistency with the Municipal Code, General Plan, Local Coastal Plan, California Coastal Act and Waterfront Master Plan. Staff has reviewed the proposal and found the Conditional Use Permit for change in use in an existing commercial unit to be consistent with the above mentioned documents and City standards.

PUBLIC NOTICE

Notice of this item was published in the San Luis Obispo Tribune newspaper on October 8, 2010, and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION

The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions. The project is located within the Coastal Commission Original Jurisdiction.

Report prepared by: Sierra Davis, Assistant Planner

EXHIBIT A

FINDINGS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is Categorically Exempt under class 1, section 15301, for existing facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public facilities or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

CONDITIONAL USE PERMIT FINDINGS

- B. The proposed business will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, because it is an allowable use in the zoning district.
- C. The proposed business it will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City, as it will be complimentary to other visitor serving uses in the surrounding area.

EXHIBIT B

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated October 18, 2010 for the project depicted on the attached plans labeled "Exhibit D", dated October 6, 2010, on file with the Public Services Department, as modified by these conditions of approval.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director of Public Services, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director of Public Services. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval (b) This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director of Public Services and/or as authorized

by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.

7. Acceptance of Conditions: Prior to obtaining a building permit the applicant shall file with the Director of Public Services written acceptance of the conditions stated herein.

PLANNING CONDITIONS

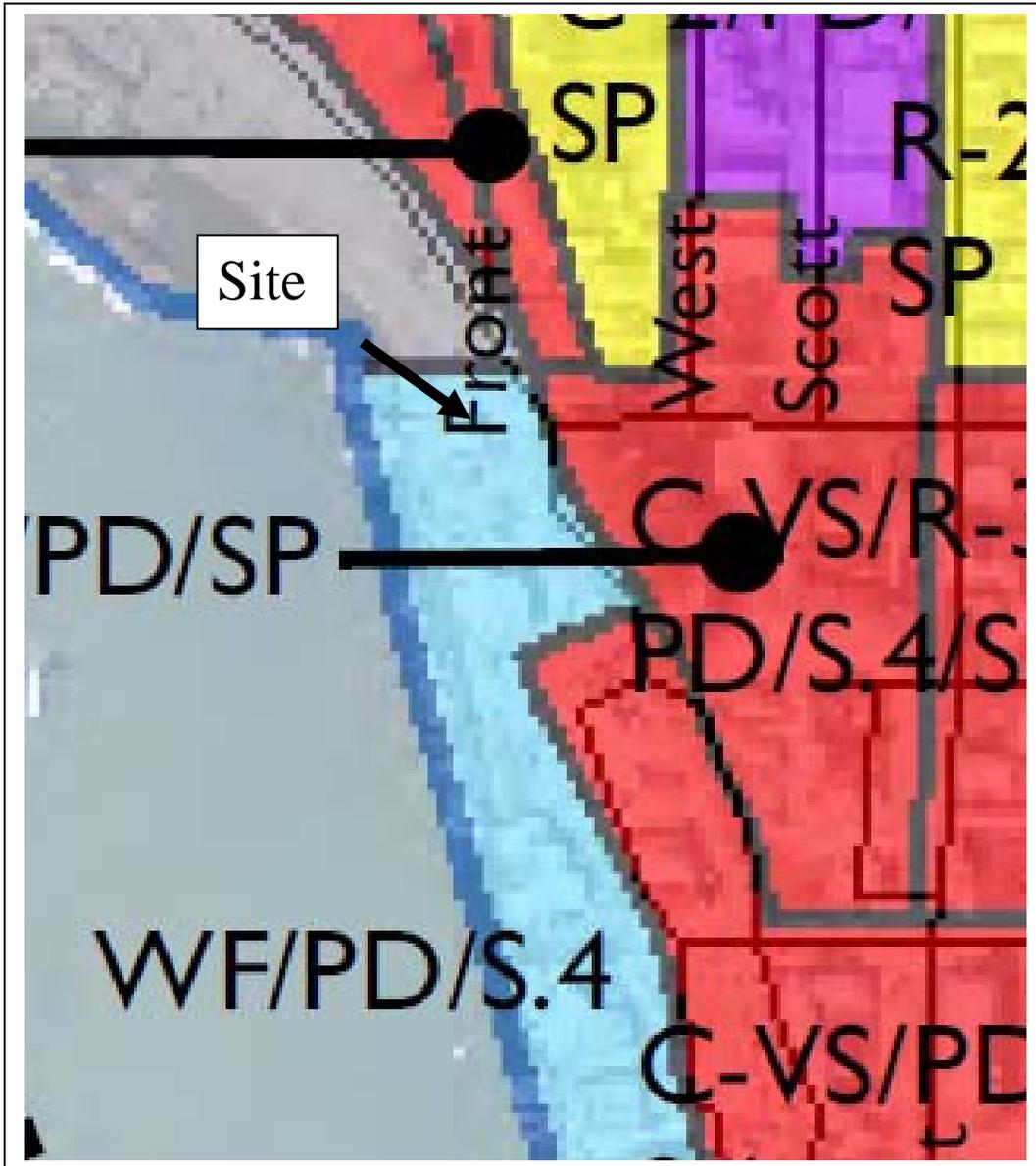
1. Signs: Signage on site shall be in substantial conformance to the sign program as seen in “Exhibit C” of this staff report.
2. Parking Space: The circulation and parking space as designated “Reserved for STAX Wine” on plans dated October 6, 2010, shall remain unobstructed and open during business hours. A directional sign shall be placed on the parking lot chain link fence directing STAX patrons to the parking space.

FIRE CONDITIONS

1. Premises Identification. New and existing buildings shall have approved numbers placed in a position that is plainly legible and visible from the street fronting the property. Numbers shall contrast with their background. Address numbers shall be a minimum of 4 inches high with ½ inch stroke. (CFC 505.1)
2. Key Box. Project shall provide a Knox Box, to be installed and maintained on the exterior of the structure. Please obtain a Knox Application from the Fire Department. (CFC 506)
3. Fire Extinguishers. Project shall provide two (2) 2A:10-B:C fire extinguishers at locations identified on Sheet A2.1. (CFC 906.3)
4. Means of Egress. Exit doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. Exception: The main exterior door or doors are permitted to be equipped with key operated locking devices from the egress side provided a sign is posted on the egress side stating: “**This door to remain unlocked when building is occupied**”. (CFC 1008.1.8.3)
5. Electrical Panel. A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical services equipment. Storage is prohibited within this designated working space. (CFC 605.3)
6. Electrical. Power taps and extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor subject to impact. (CFC 605.5)
7. Housekeeping-Storage. Combustible materials shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms. (CFC 315.2.3)

EXHIBIT C

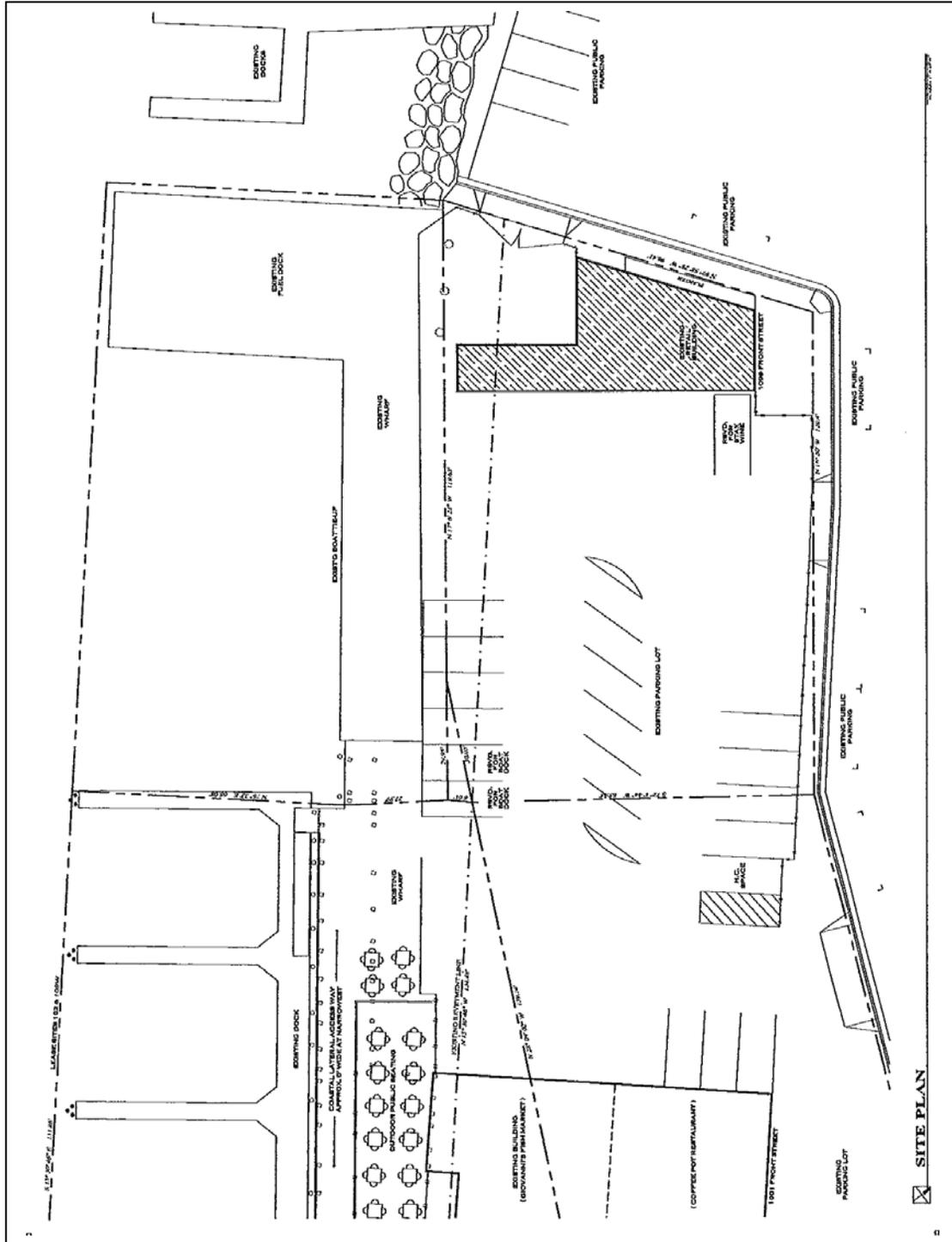
GRAPHICS/PLAN REDUCTIONS



Planning Commission
1099 Embarcadero



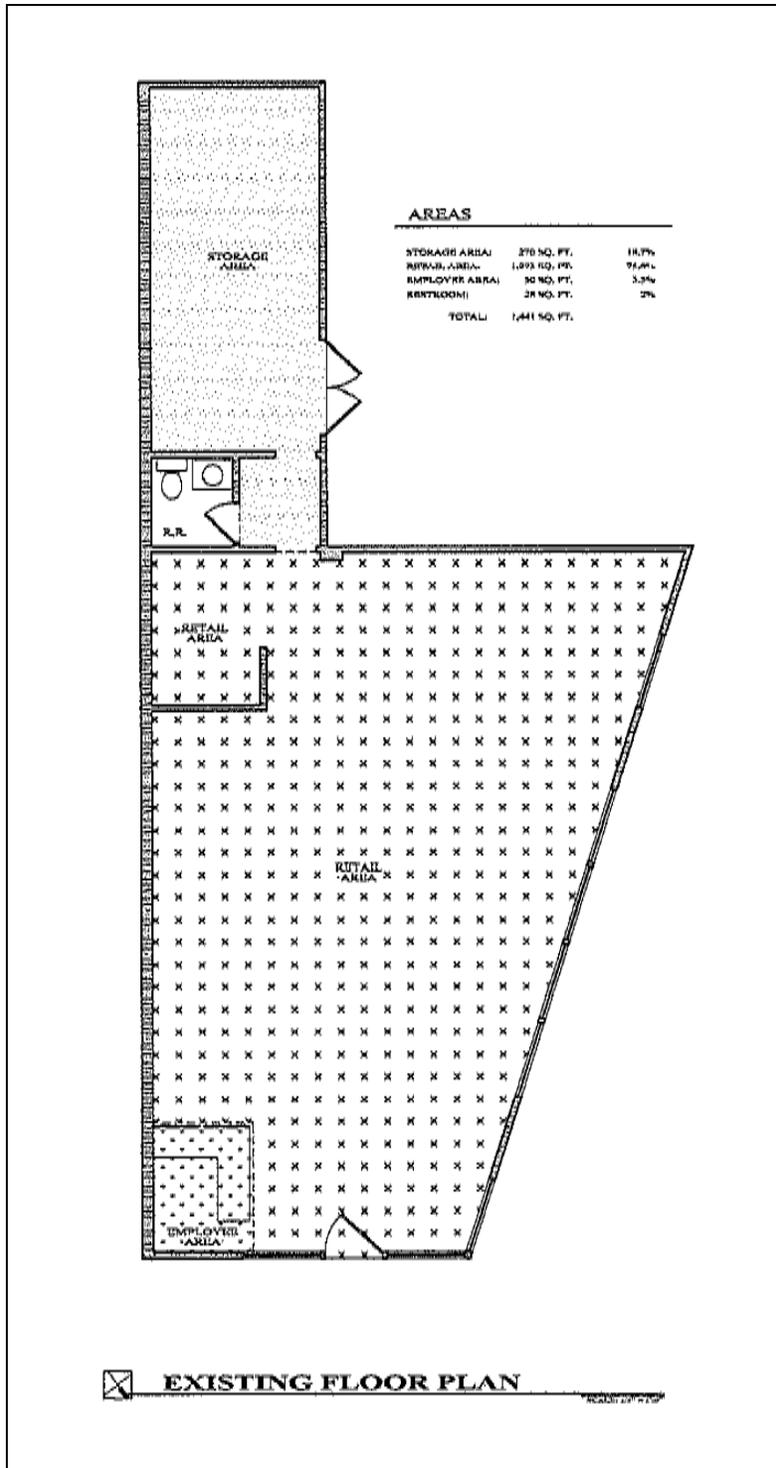
ZONING MAP



Planning Commission
1099 Embarcadero



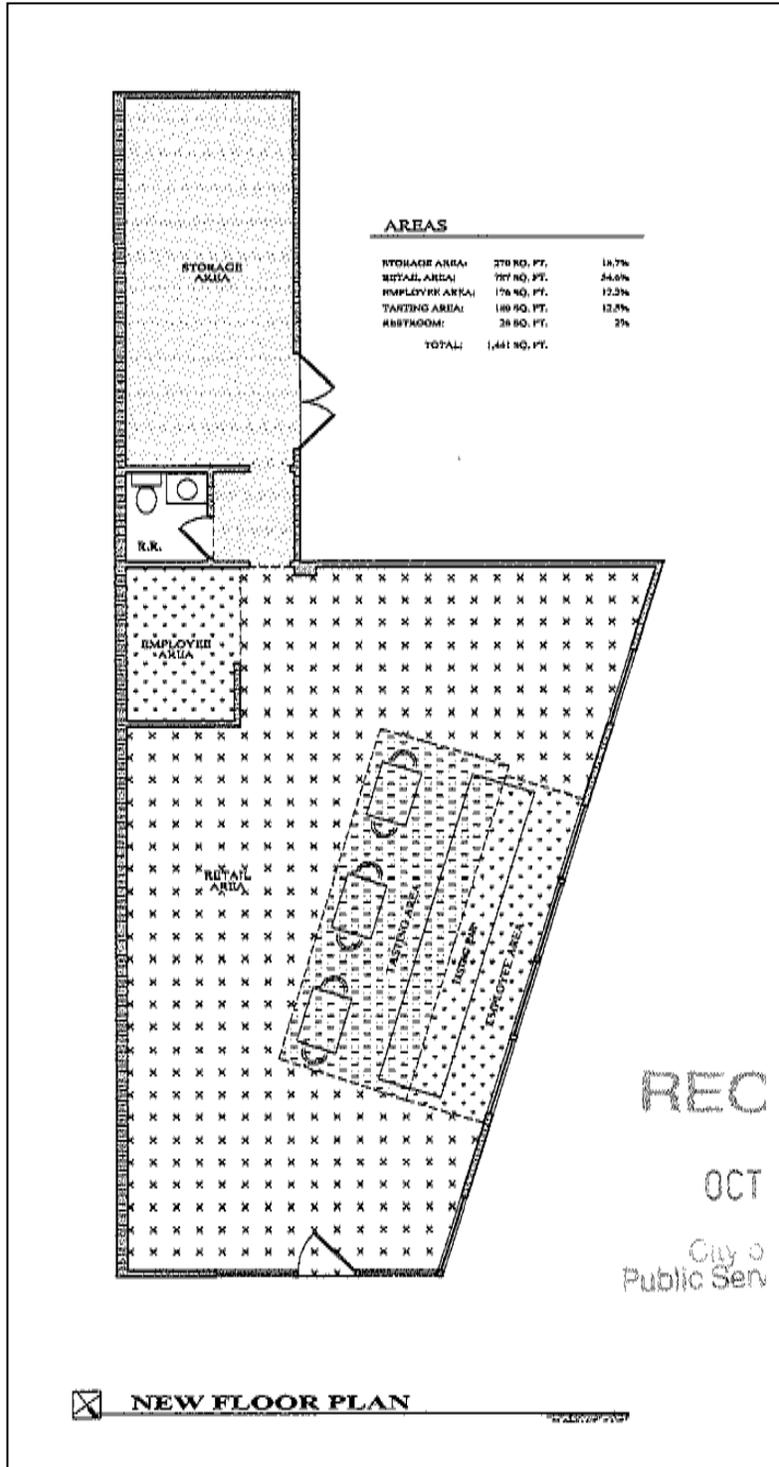
SITE PLAN



Planning Commission
1099 Embarcadero



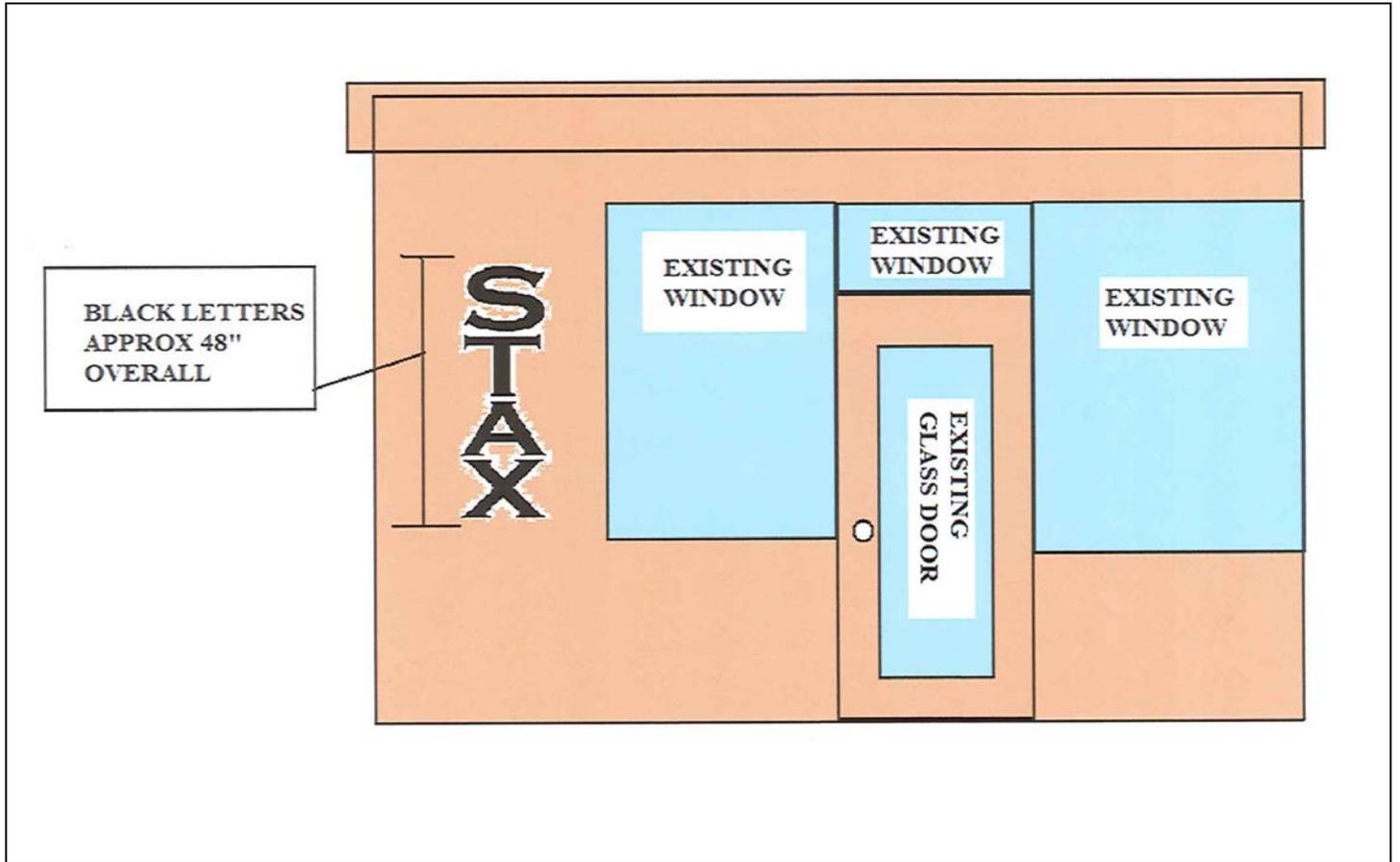
EXISTING FLOOR PLAN



Planning Commission
 1099 Embarcadero



PROPOSED FLOOR PLAN



Planning Commission
1099 Embarcadero



SIGN



City of Morro Bay Public Services Current Project Tracking Sheet

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
<i>1</i>	<i>Gio Degarimore</i>	<i>1099 Embarcadero</i>	<i>9/7/10</i>	<i>UP0-301</i>	<i>Retail Wine Shop.</i> Scheduled for 10/18/10 PC Meeting.	<i>SD</i>	<i>AD</i>
2	David Foote	235 Atascadero	12/16/09	CP0-322	CUP and Coastal Development Permit. Solar Arrays. Solar arrays located on carport structures at Morro Bay High School. Incomplete letter sent . 1/15/10. Mtg follow up letter sent 1/29/10. Resubmittal - change in project description 3/16/10. Comments sent 4/16/10. Resubmittal 5/18/2010. Project deemed complete for processing 5/25/2010. Agent indicates that the project has been revised so that no trees will be removed. Resubmittal 6/29/10. School district revised environmental. Project Scheduled for 10/4/10 P.C. Project was heard at the 10/4/10 P.C. but noticing was wrong. The project will be renoticed for 11/1/2010 P.C. meeting	KW	PC
30 -Day Review, Incomplete or Additional Submittal Review							
3	Valley and Crafton	430 Olive	11/23/09	S00-102	Lot Line Adjustment. Incomplete letter sent 12/23/09. Resubmittal 4/16/10. Project does not meet Zoning Standards, letter sent indicating the project is deficient. Applicant resubmitted new plans 9-22-2010. Project approval pending.	KW	AD
4	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10. Incomplete Letter and Request for Addition funds 8/24/10.	SD	PC
5	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10.	KW	PC
6	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
7	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised.	SD	PC
8	<i>Robert and Elizabeth Mastro</i>	<i>582 Zanzibar</i>	<i>6/29/10</i>	<i>CP0-332</i>	<i>New SFR. Incomplete Letter 7/29/10. Resubmittal 9/3/10. Incomplete letter 9/10/10. Applicant resubmitted 10/12/2010</i>	<i>SD</i>	<i>AD</i>
9	Doug Hoppe	505 Yerba Buena	8/17/10	CP0-334	New SFR. Incomplete letter 8/25/10. Resubmittal 9/10/2010. Noticed project on 9/20/2010. Renoticed because of inconsistencies 9/27/10. Approval pending	SD	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
10	Bob and Janet Bradford	3025 Ironwood	9/1/10	CP0-336	New SFR. Contacted agent, requested CC &Rs 9/7/2010. Noticed Project 9/28/10. Approval pending.	SD	AD
11	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10.	SD	PC
Projects in Process							
12	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	Morro Mist 20 Lot SFR Subdivision. Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted. Revised Initial Study pending submittal of new Geotechnical study by applicant	KW	PC
13	Frank Loving	247 Main	10/27/07	UP0-192	Docking for Vessels. Submitted 10/29/07, Incomplete 11/19/07 PC 2/4/08, Continued to PC 3/17/08, continued to PC 9/15/08 Applicant has indicated to staff that they wish to move ahead with the project. Met with applicant 5/24/10.	KW	PC
14	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoting. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010	RL	PC/CC/RW QCB
15	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments recieved on MND.	JH/KW	PC
16	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
17	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011.	SD	AD
18	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs.-5/17/2010	KW	PC/CC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Environmental Review							
19	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10.	SD	PC
20	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared.	KW	PC
Coordinating with Other Jurisdictions							
21	Burt Caldwell	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal.	SD	PC/CC/CCC
22	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
23	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely or No Response to Date on Incomplete Letter							
24	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
25	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
26	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
27	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
28	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
29	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
30	Cathy Novak	263 Main Street	09/12/07	CP0-258/S00-078	Lot line Adjustment. Application has had no activity from the applicant since 2007. A Parcel Map was finalized for the property.	SD	AD
31	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
32	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
33	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
34	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
35	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10.	KW	PC
36	Debbie Dover	500 Quintana	4/21/10	UP0-289	UP0-289, Use Permit Outdoor Fitness Classes. Incomplete letter sent 5/11/010. Applicant resubmitted 5/14/2010. Spoke to Ginger 6/3/10 discussed project. Comment letter 6/3/10. Project Noticed for Admin Action 6/16/10. Waiting on addition information.	SD	AD
Projects in Building Plan Check							
37	John & Alair Hough	285 Main	2/16/10	Building	SFR Addition. Second unit over detached garage. Comments sent 3/19/10. Resubmittal 6/10/10. Comments sent 6/16/10. Resubmittal 9/8/10. Project plans not consistent with approved planning plans.	SD	N/A
38	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10.	SD	N/A
39	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10.	SD	N/A
40	William Fraker	575 Acacia	7/19/10	Building	SFR Alteration. Express Check. Incomplete Letter 8/6/10. Resubmittal 8/24/10. Sent covenant 9/8/10. Waiting for covenant to be recorded.	SD	N/A
41	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009. Incomplete Letter 8/24/10.	SD	N/A
42	Steve & Tammy Wark	399 Tulare	8/23/10	Building	Demo/Addition. Incomplete letter 9/2/10. Resubmittal 10/4/10.	SD	N/A
43	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
44	Bob and Janet Bradford	3025 Ironwood	9/1/10	Building	New SFR. Contacted agent, requested CC&Rs 9/7/10. Pending Planning Permit review.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
45	Billingsley	300 Fairview	9/9/10	Building	Alterations to an existing garage. Covenant given to applicant, waiting to be recorded.	SD	N/A
46	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10.	SD	PC
47	Luce	2431 Reno	9/28/10	Building	Single Family Addition.	SD	N/A
48	Camee	977 Las Tunas	10/11/10	Building	Tenant Improvements	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
49	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
50	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
51	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
52	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
53	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
Projects & Permits with Final Action							
54	David Pabinquit	760 Alta Court	8/18/10	Building	SFR Addition/Remodel. Incomplete Letter 8/25/10. Resubmittal 9/20/10. Approved 10/4/10.	SD	N/A
55	Doug and Karen Classen	470 Sunset Court	7/27/10	Building	SF Addition and Remodel. Incomplete Letter 8/6/10. Variance approved for project, plans under review	SD	N/A
56	Canaday	418-420 Avalon	9/20/10	Building	Installing of 2 small wind turbines on roof. Incomplete Letter 10/11/10. Approved	SD	N/A



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
AB811	continuing with updates				120 to 160
Safety Element	Approved	TBD			20 to 40
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	Continued to hold workshop	TBD			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission				TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800