



# CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

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

209 Surf Street, Morro Bay  
Monday, December 6, 2010

Nancy Johnson - Chairperson  
Vice-Chairperson - Gerald Luhr  
Commissioner - Michael Lucas  
Commissioner - John Diodati  
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 November 1, 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. PUBLIC HEARINGS**

A. **Site Location:** Main Street between Harbor and Pacific, Morro Bay Farmers Market

**Applicant:** Chamber of Commerce

**Agent:** Don Doubledee

**Request:** The applicant requests approval of Use Permit #UP0-298, this request includes the closure of Main Street between Harbor and Pacific every Saturday from 2 p.m. through 7 p.m. for a Farmers Market consisting of approximately 50 vendors.

**Recommended CEQA Determination:** Categorical Exempt, Class 11, Section 15311.

**Staff Recommendation:** Review and take action on the Conditional Use Permit #UP0-298.

**Staff Contact:** Sierra Davis, Assistant Planner, 805-772-6270.

B. **Site Location:** 801 Embarcadero, lease sites 87-89/87W-89W and a portion of Morro Bay Boulevard Street

**Applicant:** Burt Caldwell & Doug Redican

**Request:** The concept plan for the project #UP0-212 was approved September 26, 2008 by the Planning Commission. The project was then submitted to the California Coastal Commission for Coastal Development Permit #3-08-052 and approved on November 20, 2009. Due to circumstances out of the applicant's control it is necessary for the applicant to request a time extension of one calendar year to allow additional time for submittal of the precise plan pursuant to Municipal Code section 17.40.0303.

**CEQA Determination:** Mitigated Negative Declaration was filed for the project and was approved by the State Clearinghouse # 2008071074.

**Staff Recommendation:** Consider request and take action on project #UP0-212.

**Staff Contact:** Kathleen Wold, Planning Manager, 805-772-6211.

**XI. OLD BUSINESS**

A. Current Planning Processing List/Advanced Work Program.

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Monday, December 20, 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>

AGENDA ITEM: \_\_\_\_\_

DATE: December 6, 2010

ACTION: \_\_\_\_\_

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  
November 1, 2010

Vice-Chairperson Gerald Luhr  
Commissioner Jamie Irons

Chairperson Nancy Johnson

Commissioner Michael Lucas  
Commissioner John Diodati

Rob Livick, Secretary

I. CALL MEETING TO ORDER

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

II. PLEDGE OF ALLEGIANCE

Rob Livick 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, City Attorney

IV. ACCEPTANCE OF AGENDA

Luhr moved to accept the Agenda and Irons seconded the motion. The motion passed unanimously. (5-0).

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on action taken at the October 25, 2010 City Council meeting and items scheduled for the November 8, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened the public comment period.

- John Barta, resident of Morro Bay encouraged people to vote on Election Day. He also stated that the proposal to cancel the joint City Council / Planning Commission meeting is not unusual and has been cancelled in past years when an election was pending such as in 2006.

Johnson closed the public comment period.

VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on October 18, 2010  
Irons asked to correct the minutes on page 3 to state that both Diodati and Irons accepted the amendment to the motion.  
Irons moved to approve the minutes as amended. Lucas 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. 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, support structures (3 solar arrays will be utilized as carports) and the associated mechanical equipment. 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 exemption under CEQA.  
Staff Recommendation: Conditionally Approve Project Coastal Development Permit #CP0-322.  
Staff Contact: Kathleen Wold, Planning Manager, 772-6211.

Wold presented the staff report and explained that due to circumstances associated with the public noticing requirements for the previous public hearing on October 4, 2010, the previous action on the project is now null and void and requires a new public hearing to be held for approval.

Commissioners asked staff to clarify:

- The condition for tree trimming shall be for one calendar year from date of construction, not date of Commission approval. Wold confirmed.
- Lucas asked Rob Schultz, City Attorney to clarify if it is valid for the School District to take over the CEQA part of the project. Schultz responded that yes, it is valid with the Commission's concurrence and that it has been done on previous projects.

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

- Applicant's Agent, Brad Parker, briefly summarized the proposed project.
- Julie Tacker, resident of Los Osos, spoke against the project and objected to the omission of materials presented at the October 4<sup>th</sup> hearing and also not included in tonight's staff report. She spoke in favor of providing more information for the public and in favor of placing solar panels on the rooftops due to the large size project in order to minimize impacts to trees and the scenic views from the highway.

Commissioners had discussion with Parker regarding the following:

- Why location of photovoltaic arrays were not considered in area west of gym in order to minimize tree trimming. Parker responded that after analysis, this area was not chosen due to cost impacts.

- The status of grants and financing for the project. Parker responded that the recovery zone bonds have elapsed, but that other funding alternatives from Sun Edison are available to pursue.
- Whether there is a master plan for the high school for future build out. Parker clarified that yes there is a master plan for additional buildings in the future, but at this point there are no plans to implement or construct those buildings.
- The inverter noise and whether this is constant. Parker said that inverter noise happens at maximum production, which is during peak hours during the day.

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

Commissioners had discussion on the following:

- Irons, as the dissenting vote from the Oct. 4<sup>th</sup> meeting, noted that he is in favor of solar projects in general. Irons clarified his concern on the project centered on the shading issues as it pertained to some of the trees and the impacts to the scenic corridor if the project is approved and whether the trees proposed to be trimmed would survive the tree trimming;
- The issue of tree trimming and replacement trees and whether the existing trees may have been planted too close together and also the remaining natural life span of those trees;
  - Lucas asked if staff had vetted Exhibit C. Wold responded yes and noted that condition 2 where the school district requests an administrative permit is not consistent with code and any appeal would need to come back to the Planning Commission for approval. Wold expressed concern about condition 1 which states that any tree that dies as a result of pruning would be replaced and stated it would be hard to enforce.
  - Rob Schultz, City Attorney spoke to suggest that condition 1 be left as it is.
  - Diodati proposed an alternate condition to modify planning condition 1 that would state “replacement tree size, location and spacing shall be subject to the direction of the Public Services Director. Maximum replacement tree size shall be a 24-inch box.
- Alternate design ideas with better location of arrays. If the Applicant considers the conditions onerous, then they can redesign it to come back with better project; and
- How to determine a baseline for an economic rate of return to test against a loss of efficiency. Commissioners discussed in detail the differences between unshaded versus shaded measurements for the purpose of determining a point of reference and an array’s predicted output and best time for production. Luhr noted that production will change according to an array’s orientation.

**MOTION:** Diodati moved the Planning Commission conditionally approve CPO-322 by adopting a motion including the following actions:

- A. Adopt the Findings for Approval included as Findings of Approval included in Exhibit “A”, including the following amendments:

To amend Planning Commission condition #1 to read:

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. Replacement tree size, location and spacing shall be subject to the direction of the Public Services Director. Maximum replacement tree size shall be a 24-inch box.

To amend Planning Commission condition #2 to read:

2. No tree trimming shall occur on the east side of the school boundary on trees number 1 through 29 for one calendar year after start up of operations to determine if solar production is adequate. If solar production and economic rate of return is not adequate after one year the

school district may appeal to the Planning Commission for appropriate tree trimming and provide relevant supportive data. Approval of tree trimming shall not be reasonably denied if the economic and production information is supportive of an incomplete economic return. Solar production and economic return shall be based on a comparison of solar panel array 8 compared to solar panel array number 2, 3 and 4.

3. The lower level screening shall be native and non-invasive vegetation.
4. Along the northern boundary of the school site the vegetative gaps shall be planted with appropriate vegetation to screen the solar array number 8.

Luhr seconded the motion.

The motion carried (4-1). Irons dissented.

## XI. 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.

Luhr commented that it is not appropriate to grant to landowners or leaseholders exceptions from the boardwalk area because it is good for tourists to see what goes on in a commercial harbor. Commissioners agreed to add this topic as a future agenda item.

Diodati proposed moving the December 6<sup>th</sup> Planning Commission meeting to start earlier in the day in order to allow enough time to review and hear public comment on the final Environmental Impact Report (EIR). Schultz noted that 6p.m. is the customary start time for regular meetings. It would be preferable to start at 6p.m. rather than start early and risk having members of the public unknowingly arrive late if they came at 6p.m. Schultz stated that he prefers the Commission start the meeting and then if it goes late, to continue the meeting to another day. As long as the continued Planning Commission meeting is held within 5 days, new public noticing is not legally required.

## XII. NEW BUSINESS

### A. Consider cancelling the November 15, 2010 Planning Commission meeting

Wold discussed with Commissioners the staff reasoning for requesting cancellation of the PC meeting. Lucas moved to accept the staff report and cancel the November 15, 2010 Planning Commission meeting. Luhr seconded the motion. The motion carried unanimously (5-0)

## XIII. ADJOURNMENT

Johnson adjourned the meeting at 7:49 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, December 6<sup>th</sup> 2010 at 6:00 p.m.

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Nancy Johnson, Chairperson

ATTEST:

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Rob Livick, Secretary





## Memorandum

**TO:** PLANNING COMMISSION      **DATE:** DECEMBER 6, 2010  
**FROM:** KATHLEEN WOLD, PLANNING MANAGER  
**SUBJECT:** EXTENSION REQUEST FOR USE PERMIT UP0-212 (CONCEPT PLAN) FOR  
801-833 EMBARCADERO FOR THE CONFERENCE CENTER PROJECT

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### **BACKGROUND/DISCUSSION:**

The Morro Bay Municipal Code requires that a project within the Planned Development overlay zone with Concept Plan approval obtain Precise Plan approval within a year from the date of the City Council approval of the Concept Plan or a year from the date the project receives approval from the California Coastal Commission on the associated Coastal Permit. The subject project received City Council approval on their Concept Plan on September 22, 2008 and California Coastal Commission approval for the project on December 11, 2009. In accordance with Municipal Code Section 17.40.030.H.1 a Precise Plan shall be submitted by December 11, 2010 unless an extension of time is granted by the Planning Commission pursuant to section 17.40.030.H.3.

The applicant's reasoning for requesting the extension is that they are currently in negotiations with the City on lease terms for the site and as such are not ready to go forward until they have secured a lease.

Staff would like to point out that due to the current down turn in the economy the State of California recently passed legislation that granted two automatic extensions for tentative maps currently active. This legislation acknowledged the down turn in the economy and the need to keep entitlements active during this period. Granting this extension would be consistent with the intent of that legislation.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve an extension allowing an additional one year time frame (until December 11, 2011) to submit for a Precise Plan for Use Permit UP0-212.

**McElhinney & McElhinney**

*Attorneys at Law*  
800 Quintana Road, Suite 2F  
Morro Bay, CA 93442  
(805) 772-7877

RECEIVED

NOV 04 2010

Susan McElhinney  
Stuart McElhinney

November 4, 2010

Mr. Rob Livick  
Public Services Director  
955 Shasta Ave.  
Morro Bay CA 93442

Re: Embarcadero 801, LLC  
Lease Sites 87-89/87W-89W and a portion of Morro Bay Boulevard Street End  
Request for Extension of Time to File Precise Plan for Approval

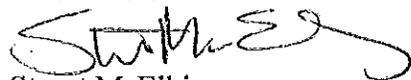
Dear Mr. Livick:

Embarcadero 801, LLC, hereby requests a one year Extension of Time to File Precise Plan for Approval, for the lease sites at 801 and 833 Embarcadero.

This request is made pursuant to Morro Bay Municipal Code §17.40.030 (H)(3), on the grounds that Embarcadero 801, LLC, is currently negotiating lease terms with the City of Morro Bay.

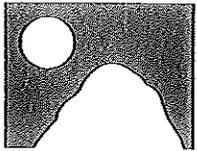
Thank you for your cooperation.

Very truly yours



Stuart McElhinney

cc: Mr. Rob Schultz  
Morro Bay City Attorney  
595 Harbor St.  
Morro Bay CA 93442  
Burt Caldwell



# City of Morro Bay

Morro Bay, CA 93442 • 805-772-6200  
www.morro-bay.ca.us

November 16, 2010

Stuart McElhinney  
McElhinney & McElhinney  
800 Quintana Road, Suite 2F  
Morro Bay, Ca 93442

Re: Extension for Use Permit UPO-212 (Concept Plan for 833 Embarcadero)

Dear Mr. McElhinney:

The City of Morro Bay is in receipt of your letter requesting an extension to the time allowed for a Precise Plan to be filed under Section 17.40.030.H.1 for the project located at 801 and 833 Embarcadero. Your application is incomplete due to the lack of the necessary filing fees not being paid and as such cannot be further processed until such time as the fees are paid. Pursuant to the City of Morro Bay's Municipal Code (17.60.140.b.1 & 17.40.030H.3) extension requests of this nature require a public hearing before the Planning Commission. The fee to hear an extension request before the Planning Commission is \$493.00 and in addition there will be a \$135.00 fee for the required public noticing for a total of \$628.00. Once these fees have been paid staff will schedule your request for a hearing date. If you have any questions concerning this issue I can be reached at 805-772-6211.

Sincerely,

Kathleen Wold  
Planning Manager

FINANCE

595 Harbor Street

HARBOR DEPARTMENT

275 Embarcadero Road

ADMINISTRATION

595 Harbor Street

CITY ATTORNEY

955 Shasta Avenue

FIRE DEPARTMENT

715 Harbor Street

POLICE DEPARTMENT

850 Morro Bay Boulevard

PUBLIC SERVICES

955 Shasta Street

RECREATION AND PARKS

1001 Kennedy Way



# City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item _____
Date: _____
Action: _____

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
<b>Hearing or Action Ready</b>							
1	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors	SD	PC
2	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	<b>Conference Center</b> . 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. Applicant has submitted a request for a time extension on November 4, 2010	SD	PC/CC/CCC
3	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	<b>WWTP Upgrade</b> . Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010.	RL	PC/CC/RW OCB
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>							
4	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<b>Parcel Map</b> . CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10.	KW	PC
5	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00- 103 CP0-325	<b>Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR &amp; 2nd Unit</b> . VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10. Staff working on project environmental.	KW	PC
6	Hamrick Associates	1129 Market	6/10/10	UP0-291	<b>Remodel and Addition</b> . 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	<b>Farmer's Market</b> . 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	Frantz	499 Nevis	9/27/10	CP0-337	<b>New SFR</b> . Incomplete Letter 10/7/10.	SD	PC
9	Daniels	606 Agave	10/13/10	CP0-338	<b>New SFR</b> . Incomplete Letter 11/16/10.	SD	AD
10	Taurus Sulaitis	540 Fresno	11/15/10	UP0-306	<b>SFR Addition</b> . Incomplete letter 7/13/10. Resubmittal 11/15/10.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
<b>Projects in Process</b>							
11	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	<b>Morro Mist 20 Lot SFR Subdivision.</b> 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. New I.S./MND routed for review and review period completed as of	KW	PC
12	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	<b>New SFR.</b> 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
13	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	<b>Solar Panels</b> 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
14	Tank Farm	1290 Embarcadero	2/27/10	N/A	<b>Tank Demo.</b> 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
15	City of Morro Bay	Citywide	5/1/10	AD0-047	<b>Text Amendment</b> 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
<b>Environmental Review</b>							
16	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	<b>Embarcadero-Maritime Museum (Larry Newland).</b> 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
17	Chevron	3072 Main	12/31/08	CP0-301	<b>Remove Underground Pipes.</b> 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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
18	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	<b>Floating Dock.</b> 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. Staff is currently working on environmental documents.	SD	PC
<b>Coordinating with Other Jurisdictions</b>							
19	City of Morro Bay	887 Atascadero	3/9/09	N/A	<b>Nutmeg Water Tank Upgrade (City of Morro Bay CIP project).</b> Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
20	John King	60 Lower State Park	7/2/08		<b>Lower parking lot resurface and construction of 2 new stairways.</b> Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
<b>Projects Continued Indefinitely or No Response to Date on Incomplete Letter</b>							
21	SLO County	60 Lower State Park	09/28/04	CP0-063	<b>Master Plan for Golf Course.</b> 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
22	Cameron Financial	399 Quintana	04/11/07	CP0-233	<b>New Commercial Building.</b> Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
23	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	<b>Mixed-use building.</b> 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
24	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	<b>Addition to nonconforming residence.</b> 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
25	Jeff Gregory	1295 Morro	09/25/07	CP0-254	<b>Coastal Development Permit to allow a second single family residence on lot with an existing home.</b> 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
26	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	<b>Appeal of Demo/Rebuild SFR and 2 trees removal.</b> Continued to a date uncertain.	KW	PC
27	Cathy Novak	263 Main Street	09/12/07	CP0-258/S00-078	<b>Lot line Adjustment.</b> Application has had no activity from the applicant since 2007. A Parcel Map was finalized for the property.	SD	AD
28	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	<b>New SFR.</b> 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
29	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	<b>Convert commercial space to residential use.</b> 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
30	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	CP0-310	<b>New Parking.</b> 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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
31	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	<b>Oak Street Parking Exception.</b> 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
32	Debbie Dover	500 Quintana	4/21/10	UP0-289	<b>UP0-289, Use Permit Outdoor Fitness Classes.</b> 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
<b>Projects in Building Plan Check</b>							
33	John & Alair Hough	285 Main	2/16/10	Building	<b>SFR Addition.</b> 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. Incomplete memo 11/8/10.	SD	N/A
34	Lou McGonagill	690 Olive	6/7/10	Building	<b>SFR Addition.</b> 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
35	Taurus Sulaitis	540 Fresno	6/23/10	Building	<b>SFR Addition.</b> Incomplete letter 7/13/10. Resubmittal 11/15/10.	SD	N/A
36	Frantz	499 Nevis	9/27/10	Building	<b>New SFR.</b> Incomplete Letter 10/7/10.	SD	N/A
37	Luce	2431 Reno	9/28/10	Building	<b>Single Family Addition.</b> Incomplete memo 11/8/10.	SD	N/A
38	Camee	977 Las Tunas	10/11/10	Building	<b>Tenant Improvements</b>	KW	N/A
39	Daniels	606 Agave	10/13/10	Building	<b>New SFR.</b> Incomplete Letter 11/16/10.	SD	N/A
40	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	<b>New Commercial Building.</b>	SD	N/A
41	St. Timonhy Church	8/19/02 Piney Way	11/23/10	Building	<b>New Commercial Addition.</b>	SD	N/A
<b>Aging Building Permits - No response from applicant in more than 90 days.</b>							
42	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	<b>Mixed Use Project - Ciano.</b> Comments sent 2/25/10.	SD	N/A
43	Valori	2800 Birch Ave	2/10/10	Building	<b>Remodel/Repair.</b> Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
44	Colhover	2800 Dogwood	3/8/10	Building	<b>New SFR.</b> Comments sent 3/25/10.	SD	N/A
45	Ronald Stuard	490 Avalon	4/22/10	Building	<b>SFR Addition.</b> 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
46	Joe Silva	570 Avalon	5/12/10	Building	<b>SFR Addition.</b> 84 sf. addition. Comments sent 5/17/10.	SD	N/A
47	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	<b>New SFR. CP0299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009.</b> Incomplete Letter 8/24/10.	SD	N/A
48	Mike Wilson	957 Pacific	8/24/10	Building	<b>Demo/Rebuild.</b> Incomplete letter 8/26/10.	SD	N/A
<b>Projects &amp; Permits with Final Action</b>							
49	Steve & Tammy Wark	399 Tulare	8/23/10	Building	<b>Demo/Addition.</b> Incomplete letter 9/2/10. Resubmittal 10/4/10. Approved 11/4/10.	SD	N/A
50	Putnam	2252 Emerald Circle	10/28/10	Building	<b>Single Family Addition. Express Check.</b> Approved 11/4/10.	SD	N/A
51	David Foote	235 Atascadero	12/16/09	CP0-322	<b>CUP and Coastal Development Permit. Solar Arrays.</b> 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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
52	Robert and Elizabeth Mastro	582 Zanzibar	6/29/10	CP0-332	<b>New SFR.</b> Incomplete Letter 7/29/10. Resubmittal 9/3/10. Incomplete letter 9/10/10. Applicant resubmitted 10/12/2010. Deemed complete and noticed 10/18. Permit Issued 11/2/10.	SD	AD
53	Dooley	565 Marina	11/4/10	Building	<b>Single Family Addition.</b> Approved 11/8/10.	SD	N/A
54	William Fraker	575 Acacia	7/19/10	Building	<b>SFR Alteration.</b> Express Check. Incomplete Letter 8/6/10. Resubmittal 8/24/10. Sent covenant 9/8/10. Covenant given to applicant to record 11/12. Recorded 11/12.	SD	N/A
55	Mastro	582 Zanzibar	11/3/10	Building	<b>New SFR.</b> Incomplete items 11/18/10. Resubmittal 11/22/10. Approved 11/29/10.	SD	N/A
56	Vallely and Crafton	430 Olive	11/23/09	S00-102	<b>Lot Line Adjustment.</b> 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



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