



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

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

209 Surf Street, Morro Bay
Wednesday, May 18, 2011

Chairperson Rick Grantham
Vice-Chairperson – John Solu
Commissioner Paul Nagy
Commissioner Jamie Irons
Commissioner -Vacant
Rob Livick, Secretary

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- III. PLANNING COMMISSIONER ANNOUNCEMENTS
- IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

- V. 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.

- VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on May 4, 2011

- VII. 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.

A. None

- VIII. PUBLIC HEARINGS

- A. **Case No.:**UP0-311 and CP0-346
Site Location: 2749 Coral Avenue
Applicant/Project sponsor: Tony and Trudy Calandra/Nordic Builders
Request: New construction of an approximately 2,343 square foot single family residence with attached 558 square foot garage in the Cloister's subdivision. The project site is located within the Coastal Commission's Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303, Class 3
Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-311 and Coastal Development Permit #CP0-346.

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

IX. UNFINISHED BUSINESS

A. Current and Advanced Planning Processing List

X. NEW BUSINESS

A. Introduction of the draft Planning Commission By-laws—presented by Commissioners Jamie Irons and Paul Nagy

XI. DECLARATION OF FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, June 1, 2011 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

This Agenda is available for copying at ASAP Reprographics and at the Public Library

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services’ Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the agenda is posted on the City’s website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

AGENDA ITEM: VI-A

DATE: May 18, 2011

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
May 4, 2011

Chairperson Rick Grantham

Vice-Chairperson Vacant
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all four Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold and Sierra Davis.

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Sierra Davis led the pledge.

III. ELECTION OF VICE CHAIR

Commissioner Nagy nominated Commissioner Solu as Vice-Chair. Irons seconded the nomination. No discussion. The motion carried 4-0.

IV. PLANNING COMMISSIONER ANNOUNCEMENTS

Irons announced his regret at the loss of John Diodati as Planning Commissioner and appreciated his perspective, knowledge and dedication to the City of Morro Bay both as a Commissioner and parent and wished him well. The other Commissioners agreed.

Solu announced that Monday is Mother's Day, the Kite Festival was a success last week and the Annual Car Show starts this Friday, May 6th.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the April 26th meeting including the City Council's direction to staff to commence enforcement of the City's existing sign code and also briefed the Commission regarding agenda items for the upcoming May 10th City Council meeting.

VI. PUBLIC COMMENT - None

VII. CONSENT CALENDAR

A. Approval of minutes from the Planning Commission meeting held on April 6, 2011.

Irons asked that at the end of the fourth paragraph of page 3, to strike the words "...and seek a General Plan Amendment." to more accurately reflect his comments.

B. Approval of minutes from the Planning Commission meeting held on April 20, 2011

MOTION: Irons moved to approve both minutes.

Nagy seconded the motion. The motion carried unanimously 4-0.

VIII. PRESENTATIONS - None.

IX. PUBLIC HEARINGS

A. **Case No.:** CPO-325/UPO-285/SOO-103

Site Location: 593 & 595 Driftwood

Applicant/Project sponsor: Walter & Karen Roza / Cathy Novak, Novak Consulting

Request: The project site, 593 & 595 Driftwood is one parcel, 8,708 square feet in size with two existing homes, one approximately 1000 square feet and one 960 square feet in size. The applicant proposes to subdivide the property into two lots. Parcel one is proposed to be 5,213 square feet and parcel 2 is proposed to be 3,495 square feet. The applicant proposes to utilize the Compact In-fill Development regulations which allows for certain reductions in development standards. The proposed parcels will be 14% (Parcel 1) and 48% (Parcel 2) smaller than required under the R-2 zone district. The present home on Parcel 1 is proposed for demolition and a new two story home approximately 2,816 square feet in size will be constructed with a small secondary unit 640 square feet in size within the same structure on Parcel 1. The project will also include 956 square feet of common open space for the benefit of both properties. The space will be utilized for a horseshoe pit, a barbeque and fire pit area. In addition, the project will provide private open space.

CEQA Determination: Mitigated Negative Declaration.

Staff Recommendation: Approve Coastal Development Permit #CPO-325, Conditional Use Permit #UPO-285, and Parcel Map #SOO-103 with conditions.

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

Commissioner Irons recused himself due to being within the 500 foot perimeter of the project.

Wold presented the staff report and noted changes to the staff recommendations which should include a modification on Exhibit B, page 4 item 12 to remove the phrase, "No projections will be allowed in the reduced front yard setback including any portion of the building, columns or architectural projections." Condition #12 should be modified to add, "...allowed as shown on revised site plan and covered front porch not to exceed 60 square feet."

Commissioner Nagy asked Wold to clarify the project's setback and the encroachment of entry stairs into the right of way. Wold clarified staff is okay with the proposed setbacks and steps are routinely allowed to go into the right of way through an encroachment permit.

Commissioner Solu asked Wold to clarify the 30 year deed restriction requirement. The City's 2009 Housing Element approved by City Council and approved by the State has language that requires affordable housing to be restricted to 30 years. The restriction was placed in order to be consistent with the City's Housing Element.

Grantham opened the Public Comment period:

- Cathy Novak, Applicant's Representative, explained the proposed project and encouraged the Commission to approve the project;
- Wayne Adams, resident of Morro Bay spoke in favor of the project.
- Roger Ewing, resident of Morro Bay, spoke against the project and the requested exceptions and stressed the need for proper planning.
- Betty Winholtz, resident of Morro Bay, spoke on behalf of neighbors who are against the project due to the size and bulk of the project. Ms. Winholtz supported the changes recommended by staff.

Commissioners had discussion on the following:

- The reduction of side yard setbacks. Wold clarified the municipal code is very specific on the interpretation of side yard setbacks. In this example, on a subdivided corner lot, the narrow street, Shasta, becomes the front yard setback and Driftwood becomes the exterior;
- The encroachment of the stairs into the public right of way which would require an encroachment permit;
- The 30 year deed restriction. Wold clarified the deed restriction restricts occupancy of the secondary dwelling unit to a moderate income level. Wold also clarified the zoning ordinance allows the Applicant to seek exceptions in exchange for providing affordable housing which the Applicant offered to provide 1 unit of moderate affordable housing;
- The community benefit provided by the project.

Grantham closed the Public Hearing.

MOTION: Solu moved the Planning Commission accept staff recommendation that we conditionally approve Vesting Tentative Parcel Map (S00-103), Use Permit (UP0-285) and Coastal Development Permit (CP0-325) subject to the findings contained in Exhibit A and the Conditions of Approval in Exhibit B with the exception of the modification of planning condition #12 that was stated earlier. Nagy seconded the motion. The motion carried 3-0.

Chairperson Grantham called for a break.

Grantham resumed the meeting with Commissioner Irons in attendance.

X. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Wold briefed the Commission on updates to the Planning Work Program. Commissioners had no discussion.

XI. NEW BUSINESS – None.

XII. DECLARATION OF FUTURE AGENDA ITEMS

Commissioner Nagy requested to add to the next agenda the submittal of the rough draft of the Planning Commission bylaws. Livick responded that the City Attorney will review the bylaws and provide input.

Grantham asked if the next meeting is feasible. Livick responded yes. Commissioners agreed to agendaize for the next meeting.

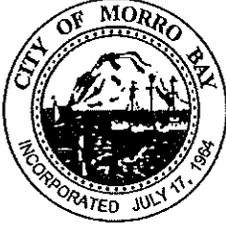
XIII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 6:58p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, May 18, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: VIII-A
MEETING DATE: May 18, 2011

Staff Report

TO: Planning Commission

DATE: May 18, 2011

FROM: Sierra Davis, Assistant Planner

SUBJECT: Coastal Development Permit #CP0-346 and Conditional Use Permit #UP0-311 for a New Single Family Residence in the Cloisters located at 2749 Coral Avenue.

RECOMMENDATION:

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

- A. Adopt the Findings included as Exhibit "A";
- B. Approve the Conditional Use Permit #UP0-311 and Coastal Development Permit #CP0-346, subject to the Conditions included as Exhibit "B" and the site development plans dated April 27, 2011.

ENVIRONMENTAL DETERMINATION:

Categorical Exemption, Class 3, CEQA Guidelines Section 15303 (a), (d), (e) (New Construction of a small structure). This exemption applies to the construction and location of limited numbers of new, small facilities or structures including single-family residences and related accessory structures and utility connections. There are no known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

BACKGROUND:

The proposed project site is located on a vacant site in the Cloister's subdivision (Tract 1996). The Cloister's subdivision project was approved with special design guidelines and is the only district where structures are reviewed and approved by an Architectural Review Committee.

The final map for the subdivision was recorded in October 1996 in Book 17 at Page 83 of Maps in the Office of the San Luis Obispo County Recorder. The Cloisters project consists of 120

Prepared By: SD

Dept Review: JW

City Manager Review: N/A

City Attorney Review: N/A

residential lots in two clusters and 3 open space lots that include a public park dedicated to the City and dune area dedicated to the State (California Department of Parks and Recreation). An assessment district was formed to maintain the public park (including the parking lot and restrooms) and open space areas. Public streets and street lighting are maintained by the City.

The Cloisters subdivision was reviewed and approved by the California Coastal Commission on July 9, 1992 (A-4-MRB-91-44). The Planning Commission gave final approval of the Conditional Use Permit (CUP 28-90, Precise Plan) and tentative tract map (TM 01-90) on August 16, 1993. The City Council accepted the public improvements for this subdivision on January 26, 1998.

In accordance with the conditions of approval for the overall subdivision, the Planning Commission is required to perform design review of each proposed residence as part of the Coastal Development Permit review. The design guidelines can be found in *The Cloister's Design Guidelines Manual*.

Adjacent Zoning/Land Use			
North:	CRR/GC/PD	South	CRR/GC/PD
East:	CRR/GC/PD	West:	Highway 1

Site Characteristics	
Site Area	12,218 square feet
Existing Use	Vacant
Terrain	Level
Vegetation/Wildlife	None
Archaeological Resources	No known cultural resources
Access	Coral Avenue

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mix Use Area "G" Area 2 Atascadero Beach
Base Zone District	Coastal Resource Residential
Zoning Overlay District	Planned Development Overlay
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Coastal Commission Appeal Jurisdiction

Three different height limits were established in the design guidelines to preserve views and minimize visual impacts while complementing adjacent neighborhoods and providing for a

variety of skylines. Lot 42 allows for a maximum building height of 14 feet above average natural grade of the building footprint. Garage structures should be set back behind the front of the house a minimum of 4-feet and must be at least 25-feet from the front property line and must not dominate the street facade. Driveway access for each lot has been designed so that two driveways are not side-by-side de-emphasizing the dominance of the automobile.

DISCUSSION:

The project meets all of the Morro Bay Municipal Code Requirements. The property is located within the Coastal Resource Residential (CRR), Golf Course (GC) district and the Planned Development (PD) overlay district. The GC district is no longer applicable to the subdivision. Section 17.40.030 requires a Precise Plan review for each of the new lots.

The project is located within the appealable Coastal Development Permit (CDP) jurisdiction, thus requiring the permit for development of each lot to be reviewed and approved at a noticed public hearing. The Cloisters was approved as a comprehensive plan and environmental impacts of future homes that would be built on the lots were considered and it was determined there are no significant issues to be resolved related to coastal impacts. The view corridors, boardwalks and fenced off areas were all designed in accordance with the subdivision conditions of approval to protect and enhance coastal resources and provide coastal access consistent with the policies of Chapter 3 of the California Coastal Act. Development of single family residences is consistent with approved Design Guidelines and conditions of approval, therefore there will not be any adverse impacts on coastal resources or coastal access.

The individual project review is intended to ensure that the development of each of the lots within the tract continues to comply with the provisions of the Coastal Act. The various height limitations, setbacks and design criteria were established with the intent to create a built environment that will be in harmony with the natural surroundings. As proposed, the project is consistent with the design criteria, architectural and use restrictions as contained in the approved CC&Rs.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Telegram-Tribune newspaper on May 6, 2011, and all property owners of record within 300 feet of the subject site and occupants within 100 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 all applicable development standards of the Zoning Ordinance, Cloister's Tract Conditions, CC&R's and Design Guidelines, and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development requirements are proposed. The project has been recommended to be exempt from CEQA.

EXHIBIT A
FINDINGS

Coastal Development Permit #CP0-346 and Conditional Use Permit #UP0-311 located at 2749 Coral Avenue (Lot 42): Construction of a 2,343 square foot single-story residence with an attached 558 square foot garage.

Staff recommends that the Planning Commission make the following findings:

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-311/CP0-346 is Categorically Exempt, CEQA Guidelines Section 15303(a, d, e) New Single Family Residence as indicated in the attached staff report.

Conditional Use Permit & Coastal Development Permit Findings

- B. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because the single family residence and associated attached garage are permitted uses within the zoning district applicable to the project site and said structures will be constructed in accordance with all applicable project conditions and City regulations.
- C. The project will not be injurious or detrimental to property and improvements in the neighborhood because the single family residence and associated attached garage are designed to be consistent with the Design Guidelines, project conditions, and City regulations applicable to this development.
- D. The project will not be injurious or detrimental to the general welfare of the City because the single family residence and attached garage are permitted uses within the zone district and plan designation applicable to the site and said structures are designed to be constructed in accordance with all applicable project conditions and City regulations.
- E. The project is an allowable use in the zoning district and is also in accordance with the certified Coastal Land Use plan for the City of Morro Bay, and is in conformance with the coastal access policies of Chapter 3 of the California Coastal Act.
- F. The project is in conformance with the applicable conditions of approval for Tract 1996 (Case No. CUP 28-90/TM 01-90) as indicated in the attached staff report.
- G. The project design is consistent with the elements contained in the approved CC&R's for Tract 1996, the Cloisters, that are intended to create a unified architectural and aesthetic consistency and tone so that each residence will harmonize with the beauty and natural surroundings and coastal nature of the property.

EXHIBIT B
CONDITIONS OF APPROVAL

Coastal Development Permit #CP0-346 and Conditional Use Permit #UP0-311 2749 Coral Avenue (Lot 42): Construction of a 2,343 square foot single-story residence with an attached 558 square foot garage.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated May 18, 2010, for the project depicted on the attached plans dated April 27, 2011, labeled "Exhibit C", on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

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 Public Services Director, 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 Public Services Director. 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 Public Services Director 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. Compliance with Morro Bay Standards: This projects 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.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

PLANNING CONDITIONS

1. Compliance with Conditions of Approval for Tract 1996: The approved projects shall comply with all applicable conditions of approval for approved Conditional Use Permit and Tract Map, Case No. CUP 28-90/TM 01-90, including, but not limited to, required noise standards, residential fire sprinklers, building and fence height limitations, lot coverage, and undergrounding of all utilities.
2. Design Review: The exterior finishes and materials shall remain in substantial conformance to the plans reviewed and on file with this approval. The city shall require a final clearance letter from the Cloister's Design Review Committee. Any approved changes shall meet the intent as stated in Section 5.1 of the approved CC&R's for Tract 1996.
3. Building Height Verification: Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structure is in accordance with the approved plans and complies with the height requirement of **14 feet maximum above average natural grade of the building footprint as accepted by the Building Official**. The finish grade shall not exceed the

minimum elevation necessary to flood-proof the residence, and in any event, shall not exceed the finished grade as shown on the grading plan for Tract 1996 approved by the City.

4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
5. Maintenance of Landscaping: All plant materials shall be maintained diligently to ensure proper health, growth and appearance. Replacement materials shall have similar functional characteristics as that originally approved.
6. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist, knowledgeable in Chumash Culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
7. Driveway Design: In accordance with the Cloister's Design Guidelines, the driveway width is limited to a maximum of 16 feet.
8. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the Clerk's Office then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form. The Notice of Exemption along with the fee may be filed after the appeal period has ended and the planning permit is effective. This filing has the effect of starting a 30-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
9. Parkway: It shall be the owners responsibility to maintain the landscaping in front of the sidewalk located in the right-of-way, unless this is covered by the assessment district.
10. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. daily, unless an exception is granted by the Director of Planning & Building pursuant to the terms of this regulation.

ENGINEERING CONDITIONS

1. Provide a Drainage Report prepared by a Registered Civil Engineer that includes a Storm water Management Plan explaining how the project will provide water quality

treatment and will manage increased runoff from the site. The facilities recommended by the Drainage Report must be shown on the plans at the preliminary design level.

- a. For water quality treatment, the report shall include a volumetric or flow based treatment control design, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff. The calculation of Water Quality Volume (WQV) shall be performed with the public domain Basin Sizer program developed by Sacramento State University for Caltrans. BMP design criteria shall follow the recommendations in the California Storm water BMP Handbook: Development and Redevelopment (2003).
 - Volumetric Treatment Control BMP: The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area (0.75in/24-hr), or equivalent method to be approved by the City Engineer.
 - Flow Based Treatment Control BMP: The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area ($2 \times 0.193 \text{ in/hr} = 0.385 \text{ in/hr}$); or equivalent method to be approved by the City Engineer.
 - b. For runoff quantity management, the report shall include design of a system that reduces post-development peak runoff flows to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. For the purposes of runoff quantity management the pre-construction condition shall be natural soil and vegetation.
 - c. The applicant is encouraged to incorporate Low Impact Development (LID) techniques to meet storm water management goals. Please contact City engineering staff regarding the parameters for LID design.
2. Provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

Add the following Notes to the Plans:

1. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item : <u>IX - A</u>
Date: <u>5/18/11</u>
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
Hearing or Action Ready							
1	Calandra	2749 Coral Avenue	2/8/11	CP0-346/UP0-311	Single Family in the Cloisters. Incomplete letter 3/21/10. Resubmitted 4/27/11. Deemed complete and scheduled for 5/18/11 Planning Commission Meeting.	KW	PC
30 -Day Review, Incomplete or Additional Submittal Review							
2	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. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11. Incomplete Letter 4/28/11.	SD	PC
3	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. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders.	SD	PC
4	Ortega	525 & Atascadero 527	12/21/10	CP0-340 UP0-308	Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Working on environmental document.	SD	PC
5	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
6	Cotti Corporation	1700 Main Street	1/24/11	CDP-343	Coastal Development Permit for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11. Resubmittal 4/11/11.	SD	PC
7	Daniels	606 Agave	3/3/11	CP0-338	Minor Modification to CDP. Incomplete letter 3/29/11.	SD	AD
8	Stepelmann	361-363 Main	3/8/11	CP0-347	Tree Removal. Incomplete letter 4/13/11.	SD	AD
9	Tellian	3039 Ironwood	3/11/11	CP0-348	New Single Family Residence. Incomplete Letter 4/15/11.	SD	AD
10	Swain	305 Bernardo	3/31/11	UP0-317	Addition to nonconforming residence. Incomplete letter 3/21/11.	SD	PC
11	Sanders	2198 Nutmeg	4/11/11	Pre-App	Pre- App. DRT meeting 4/18/11, discussed project. Meeting with applicant to discuss concerns.	SD	AD
12	<i>Cade</i>	<i>1190 Main Street</i>	<i>4/19/11</i>	<i>SP0-134</i>	<i>Sign.</i>	<i>SD</i>	<i>AD</i>
13	<i>Moore</i>	<i>1169 Market</i>	<i>4/20/11</i>	<i>UP0-318</i>	<i>Virg's Landing, MUP.</i>	<i>SD</i>	<i>AD</i>
14	<i>Fageol</i>	<i>270 Shasta</i>	<i>4/22/11</i>	<i>CP0-352</i>	<i>Remodel and Addition.</i>	<i>SD</i>	<i>AD</i>
15	<i>Robbins</i>	<i>450 Morro Bay Blvd</i>	<i>4/26/11</i>	<i>SP0-135</i>	<i>Sign.</i>	<i>SD</i>	<i>AD</i>
16	<i>Leage</i>	<i>833 Embarcadero</i>	<i>5/3/11</i>	<i>UP0-321</i>	<i>Care Taker Unit.</i>	<i>SD</i>	<i>PC</i>

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
17	Swain	305 Bernardo	5/5/11	UP0-317	SFR Remodel and Addition.	SD	PC
Projects in Process							
18	Dan Reddell	1 Jordan Terrace	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 received on MND.	JH/KW	PC
19	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
20	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. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued.	KW	PC/CC
Environmental Review							
21	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. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
22	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. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11.	SD	PC
Coordinating with Other Jurisdictions							
23	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 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. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information.	RL	PC/CC/RW QCB
24	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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
25	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, No Response to Date on Incomplete Letter or inactive							
26	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
27	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
28	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
29	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
30	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
31	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
32	Burt Caldwell, (Embarcadero 801 LLC)	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. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/CCC
33	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
34	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
35	Candy Botich	206 Main Water 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
36	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
37	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. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
38	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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
39	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. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
40	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
Projects in Building Plan Check							
41	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed. Applicant needs to submit plans for building permit.	SD	N/A
42	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Resubmitted 3/16/11. Incomplete memo 3/28/11.	SD	N/A
43	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
44	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11.	SD	N/A
45	Lapp	1548 Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
46	Abbot	843 Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11. Incomplete letter 4/14/11.	SD	N/A
47	Lankford	2780 Juniper	3/3/11	Building	Single Family Remodel/Addition. Incomplete memo 4/12/11.	SD	N/A
48	Swain	350 Bernardo	3/14/11	Building	Express Check. Incomplete letter 3/24/11.	SD	N/A
49	Piper	2998 Greenwood	4/11/11	Building	Demo/Rebuild. Noticed 4/20/11 for CDP. Incomplete letter 5/11/11	SD	N/A
50	Rowland	2630 Maple	4/14/11	Building	Elevator. Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11.	SD	N/A
51	Kimbrell	323 Shasta	4/15/11	Building	Stairs and Railing Replacement. Incomplete Letter 4/18/11.	SD	N/A
52	City	715 Harbor	4/25/11	Building	Fire Station Phase II.	SD	N/A
53	Olson	2740 Dogwood	5/4/11	Building	SFR Remodel and Addition.	SD	N/A
54	Fitness Works	500 Quintana	5/10/11	Building	Exercise room on mezzanine.	SD	N/A
55	Hansen	221 Dunes	5/10/11	Building	Single Family Alteration.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
56	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
57	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
58	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
59	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
60	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
61	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. Incomplete Memo 11/16/10.	SD	N/A
62	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
63	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
64	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
Projects & Permits with Final Action							
65	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. Environmental documents sent to State Clearinghouse for thirty day review. Scheduled for the 5/4/11 PC meeting. Approved at 5/4/11 Planning Commission Meeting.	KW	PC
66	Steve & Gayla Miller	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. New I.S./MND routed for review and review period completed as of November 29, 2010. Applicant preparing documents for Planning Commission hearing once submittal is received project will be scheduled. Resubmittal 2/15/2011. Project scheduled for 3/16/2011. Project Continued to 4/6/2011. Planning Commission forwarded a favorable recommendation to City Council. To be scheduled for CC meeting. Concept Plan Approved at 5/10/11 Planning Commission Meeting.	KW	PC
67	Kircher	350 Java	4/18/11	CP0-351	Demo. Reviewed and deemed complete 4/19/11. Noticed on 4/20/11. Permit Issued May 3, 2011.	SD	AD
68	Kircher	350 Java	3/31/11	Building	Express Check. Addendum to building permit. Incomplete memo 4/14/11. Spoke to applicant 4/15 and proposed project may change. Applicant submitted a new project and will not pursue addendum.	SD	N/A
69	Seymour	1140 Front	3/28/11	Building	Express Check. Requested permits/waivers from applicant from the California Coastal Commission 4/18/11. Approved.	SD	N/A
70	Piper	2998 Greenwood	4/11/11	CP0-350	Demo/Rebuild. Reviewed and deemed complete 4/19/11. Noticed on 4/20/11. Permit Issued May 5, 2011.	SD	AD
71	Hintz	445 San Joaquin	3/16/11	Building	Express Check. Incomplete Memo 4/18/11. Resubmitted 4/26/11. Incomplete Letter 5/4/11. Deemed complete 5/5/11.	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			
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	2/16/11	5/10/11		Item continued from 5/10/11 CC Mtg.	50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	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