



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, November 2, 2011
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner Jessica Napier

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so at this time. 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 comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

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

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. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting held on October 19, 2011
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** S00-109 and AD0-065
Site Location: 821 Pacific and 700, 710 and 710 ½ Bernardo
Applicant/Project Sponsor: Ruth Viau/ Cathy Novak
Request: Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property line from under an existing building. Project also includes a parking exception to allow tandem parking and a variance to provide for existing reduced setbacks, lot size and a reduce setback for the existing building adjacent to the adjusted property line.
CEQA Determination: Categorically Exempt Section 15305, Class 5
Staff Recommendation: Conditionally Approve Lot Line Adjustment (S00-109) and Variance (AD0-065).
Staff Contact: Kathleen Wold, Planning and Building Manager (805) 772-6211

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, December 7, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6261 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the

Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

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.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning 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.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the 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 within 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 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

AGENDA ITEM: A-1

DATE: November 2, 2011

ACTION: _____

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 19, 2011
VETERANS MEMORIAL HALL – 6:00 P.M.

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

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Jamie Irons	Commissioner
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning Manager
	Sierra Davis	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS
PUBLIC COMMENT - None.
PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 City Council approved minutes from the joint City Council and Planning Commission meeting held on September 13, 2011

STAFF RECOMMENDATION: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting held on October 5, 2011

STAFF RECOMMENDATION: Approve minutes as submitted.

MOTION: Chairperson Grantham moved to approve the Consent Calendar. The motion was seconded by Commissioner Napier and carried with Commissioners Solu and Irons abstaining. (3-0-2)

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 19, 2011

B. PUBLIC HEARINGS

B-1 **Case No.:** UP0-338/CP0-360

Site Location: 3000 Hemlock Drive

Applicant/Project Sponsor: Estero Bay United Methodist Church

Request: The church has an existing use permit; therefore a use permit amendment and coastal development permit will be processed for the placement of two new modular classrooms and two sheds for a preschool on site. Parking is not adequate on site for all uses and a parking exception will be reviewed by the Planning Commission. The Planning Commission shall review all special uses because the characteristics of such unique and special form makes it impractical to include the uses in any class of use set forth in the various zoning districts.

CEQA Determination: Categorically Exempt Section 15303, Class 3

Staff Recommendation: Conditionally approve Conditional Use Permit #UP0-338 and Coastal Development Permit #CP0-360.

Staff Contact: Sierra Davis, Assistant Planner (805) 772-6270

Chairperson Grantham recused himself from the hearing due to being within 500 feet of the subject property and turned the meeting over to Vice-Chairperson Solu.

Davis presented the staff report.

Commissioners discussed with staff the number of parking spaces, the proposed deed restriction, and the issue of traffic safety in the neighborhood. Irons asked specifically about the comment letter stating there are existing issues with traffic in the area.

Livick clarified the traffic issues in this area are existing issues. Wold clarified the modification to the use permit is not considered an intensification of use, as a deed restriction will be recorded limiting uses on site.

Solu opened the Public Comment period.

Paul Knutson of Core Design Group spoke as the Applicant's representative and stated the floor plan for the proposed modular buildings is only a sample of typical floor models.

Hearing no further comment, Solu closed the Public Comment period.

Commissioners had further discussion regarding traffic safety. Commissioners Irons offered a suggestion to the Applicant's representative that the Church manage traffic at the gate on Ironwood by directing parents to use Ironwood as a way to alleviate traffic congestion away from Hemlock. Mr. Knutson stated he would forward the suggestion to the Church Pastor.

MOTION: Commissioner Napier moved to adopt the findings included as Exhibit A and conditionally approve CP0-360 and UP0-338 subject to the conditions included as

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – OCTOBER 19, 2011

Exhibit B and the site development plans dated October 17, 2011. The motion was seconded by Commissioner Irons and carried 4-0.

Chairperson Grantham rejoined the meeting.

UNFINISHED BUSINESS

C-1 Current Planning Processing List/Advanced Work Program

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS - None

DECLARATION OF FUTURE AGENDA ITEMS

Commissioners agreed to agendize a discussion to review changes to the Subdivision Ordinance in order to streamline projects.

ADJOURNMENT

The meeting adjourned at 6:40pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, November 2, 2011 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1
MEETING DATE: November 5, 2011

Staff Report

TO: Planning Commissioners

DATE: October 26, 2011

FROM: Kathleen Wold, Planning and Building Manager

SUBJECT: Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property lines from under existing buildings. Project includes a parking exception to allow tandem parking and a variance to provide for reduced setbacks and reduced lot sizes

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally approve Lot Line Adjustment S00-109 and Variance AD0-065, subject to the Conditions included as Exhibit "B" and the preliminary lot line adjustment map date stamped October 12, 2011.

APPLICANT: Ruth Viau

AGENT: Cathy Novak

LEGAL DESCRIPTION/APN (ADDRESS):

066-075-026 & 27, LOTS 13, 14, 15, 16, 17 in Block 3 of the Resubdivisions of Block 2 and 3 of Morro Heights, in the City of Morro Bay, County of San Luis Obispo, State of California, according to Map recorded February 5, 1925 in Book 3, Page 52 Maps.

PROJECT DESCRIPTION:

Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property lines from under existing buildings. Project includes a parking exception to allow tandem parking and a variance to provide for reduced setbacks and reduced lot sizes.

Prepared By: _____	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-4 (Multiple-Residential District)	South:	R-1 (Single Family Residential District)
East:	R-4 (Multiple-Residential District)	West:	R-4 (Multiple-Residential District)

<u>Site Characteristics</u>	
Site Area	10,772 Square feet
Existing Use	Single family residence, triplex and an accessory building.
Terrain	Split level lot. Portion of lot adjacent to each street is level and then the rear portion of the lot drops off approximately 6 feet to another flat area.
Vegetation/Wildlife	Ornamental/None
Archaeological Resources	None
Access	Pacific Street and Bernardo

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	High Density
Base Zone District	R-4 (Multiple-Residential District)
Zoning Overlay District	NA
Special Treatment Area	NA
Combining District	NA
Specific Plan Area	NA
Coastal Zone	Yes, outside of the Coastal Appeal area

PROJECT ANALYSIS:

Background

The project site consists of three legal lots (lots 15, 16 and 17) created by a subdivision map (3 MAPS 52) in 1925. The site currently has one residential structure that is a triplex, a single family home and one accessory structure. The triplex consists of two units which have two bedrooms and one unit which has one bedroom. Staff was unable to verify the age of these units but it would appear that the units are older. At the time the units were built they crossed property lines placing portions of the structures on lot 15, 16 and 17. In order to facilitate the sale of the units the property lines must be adjusted so that all structures are clearly on one parcel only.

Project analysis

The project proposes to adjust the orientation of the lines from a horizontal location parallel to Pacific Street to a vertical position perpendicular to Pacific Street. This configuration will establish two parcels eliminating one parcel. Parcel 1 is proposed to be 5,620 square feet and Parcel 2 is proposed to be 5,152 square feet. The minimum lot size for parcels in the R-4 zone district is 6,000 square feet. Since the proposed lot size and setbacks established by this proposal do not meet minimum Zoning Ordinance requirements the applicant has submitted a request for a variance. The existing garage will be converted into an accessory building by removing the garage door (vehicle access).

Zoning Requirements

<i>Development Standards</i>	R-4 Zone District Requirements	Proposed Setbacks Lot 1	Proposed Setbacks Lot 2	Variance Request
Front yard setback	15 feet	9.52 feet	9.64 feet	Variance request to allow the reduction in front yard setback to accommodate existing structures. Orientation of the lots change with the adjustment of property lines making Pacific the front of the properties.
Side yard (Interior) setback	5 feet	5 feet	5 feet, 16.83 feet	None
Side yard (Exterior) setback	20% of width of lot with 15 feet maximum and 10 feet minimum.	22.97 feet	N/A	None
Rear yard setback	5 feet except where abuts an R-1 or R-2 zone, in which case the R-1 criteria applies.	18 feet	43 feet	None
Lot Coverage	60%	37%	27%	None
Minimum Lot Area Per Unit	1,800 square feet	1,806 square feet per unit.	5,152 square feet per unit.	None
Lot Size	6,000 square feet	5,620 square feet	5,152 square feet	Variance to allow reduced lot size.
Building Height	30 feet above average natural grade	Existing building. No height submitted.	Existing one story building.	None
Landscaping	n/a	n/a	n/a	n/a

Parking	<p>Single family dwellings: two spaces for each dwelling, which shall be covered and enclosed.</p> <p>Studio apartments, one space per unit; for units with one or more bedrooms, one and one-half for the first bedroom plus one-half space for each additional bedroom not to exceed two spaces per unit, plus one space for each five units in development of five or more units for guest parking. All spaces except for those reserved for guest parking shall be covered.</p>	<p>Three spaces provided in garages. Proposed project will eliminate one garage space.</p>	<p>One enclosed garage.</p>	<p>Parking exception proposal is to allow one enclosed garage space and one tandem space for parcel 2 and two enclosed garage spaces and two tandem parking spaces for the one bedroom units and one open space to the north of the existing building for the studio unit.</p>
Accessory structure	<p>A detached accessory building in an R district shall meet the setback, height and coverage requirements of the zone and be at least six feet from any dwelling existing or under construction on the same lot or any adjacent lot except temporary, nonpermanent buildings.</p>	<p>N/A</p>	<p>Front setback—64 feet, Side setback—1 foot and 39 feet. Rear Setback—4.22 feet. Distance from dwelling on parcel 1-6 feet, dwelling on parcel 2-25 feet and adjacent parcel -9 feet.</p>	<p>Variance requested to allow reduced setback for the accessory structure including rear and side setbacks.</p>

Variance

The proposed adjustment of the property lines will change the orientation of the properties making Pacific the front of each lot. When this occurs what historically had been the exterior side yard now becomes the front yard. The existing structures are approximately 9.50 feet away from the property line. Since the structures have existed at this location for many years it is anticipated that there will no negative impacts from the adjusting the lots lines and the orientation of the lots. Staff supports the request for a variance to the front yard setback for all existing structures and will condition the variance that any further development of the lot will be to the R-4 standards.

The main issue with the project is the disposition of the existing garage situated on the northeast side of the property. Currently the garage is accessed from the driveway located on what is proposed to be Parcel 1. The applicant proposes to convert this structure from a garage to an accessory structure by removing the vehicle door. This will eliminate the need for access to the structure from Parcel 1. In addition in order to remove the property line from underneath this structure modifications to the building are proposed. The applicant proposes to remove enough of the structure to allow for a one foot separation from the property line to the structure. While this will meet the requirements of the building code it will not meet the zoning requirements. Current code requires a 5 foot setback from the property line. The applicant has requested a variance to this requirement. Staff has reviewed this request as finds that a variance is warranted in this situation as the applicant is seeking to remedy an existing situation (property lines under buildings) and while modifications to the building are proposed requiring the applicant to remove 5 feet of an existing building would be excessive.

The lot line adjustment will result in the two lots which will not meet minimum lot standards of 6,000 square feet. The applicant has proposed a variance to the minimum lot standard to allow for a 5,162 square foot lot and a 5,620 square foot lot. Staff supports this request as the only way to meet the 6,000 square foot minimum would be to merge all parcels together creating a 10,772 square foot parcel and eliminating the potential for the single family home currently existing from being sold separately. In addition, staff would like to highlight that the current proposal does eliminate one parcel creating parcels more in line with the minimum size requirements.

Parking Exception

The applicant has proposed a parking exception to allow one enclosed garage space and one tandem space for parcel 2 in lieu of providing two enclosed spaces. Two enclosed garage spaces and two tandem parking spaces for the one bedroom units are proposed and one open space to the north of the existing building for the studio unit in lieu of providing the spaces not in tandem. Staff has reviewed this proposal and finds that that the approval of this request will allow the full enjoyment of the property while still providing adequate parking facilities for the project as a whole. Modification of the property to provide parking not in tandem is not feasible as the property is fully developed and as developed does not provide for additional parking opportunities beyond providing the parking in tandem.

ENVIRONMENTAL DETERMINATION

The project has been found to be categorically exempt from CEQA pursuant to Section 15305, Class 5. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on October 21, 2011, and all property owners of record within 300 feet and occupants within 100

CONCLUSION: The proposed lot line adjustment will remedy an existing situation where an existing building crosses existing property lines. In correcting this situation the adjusted lot lines cannot remedy all nonconforming issues on site but will remedy the most important, the property lines under existing buildings without creating new impacts. Staff supports the project including the granting of the variance and parking exception based on the submitted proposal and the justification contained in this staff report.

ATTACHMENTS:

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

EXHIBIT A

FINDINGS

SITE: 821 Pacific and 700, 710 and 710 1/2 Bernardo

Project description: Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property line from under an existing building. Project also includes a parking exception to allow tandem parking and a variance to provide for existing reduced setbacks, lot size and a reduce setback for the existing building adjacent to the adjusted property line

California Environmental Quality Act (CEQA)

A. The project has been found to be categorically exempt from CEQA pursuant to Section 15305, Class 5. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel. The project as proposed is within an area characterized as a relatively flat residential area. The project proposes a lot line adjustment as well as a variance both of which qualify under this exemption as no new lot will be created.

Variance Findings

A. That the granting of the variance will not be contrary to the intent of this title or to the public safety, health and welfare; and

The granting of the variance will not be contrary to the intent of this title or the public safety, health and welfare. The project proposed seeks to remedy a situation where lot lines exist under buildings. There is no proposal to add onto the building therefore granting a variance to existing structures will not change the physical environment but will allow the applicant to adjust the property lines establishing two parcels without building crossing property lines.

B. That due to special conditions or exceptional characteristics of the property, or its location, the strict application of this title would result in practical difficulties and unnecessary hardship; and
The strict application of this title would result in the applicant being required to merge all lots into one or removing large portions of buildings. Either of these situations would create practical difficulties and unnecessary hardships.

C. That the variance request is consistent with the intent of the Coastal Land Use Plan and the General Plan.

The reduction in the front yard setback for the main structures and the side and rear setbacks for the accessory structure will allow the physical environment to remain and will not create any new inconsistencies. The variance request does not affect any Coastal Land Use Plan or

General Plan policies but rather is involves minor reductions in setbacks.

Parking Exception findings

1. Special Circumstances. The exceptions will not constitute a grant of a special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use.
The parking proposed will not constitute the granting of a special privilege as many properties in the vicinity utilize tandem parking if they are able to demonstrate that the project site cannot feasibly accommodate non-tandem parking. The parking proposed will be sufficient to meet all needs on site as there is no reduction in the number of spaces provided only a request to provide them in tandem.

2. Health Safety and General Welfare. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of parking standards.
Request to provide required parking spaces in tandem will not affect the health, safety or general welfare of the persons working or residing in the vicinity and will not create traffic safety problem.

3. Applicant's Full Enjoyment. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.
Modification of the property to provide parking not in tandem is not feasible as the property is fully developed and as developed does not provide for additional parking opportunities beyond providing the parking in tandem therefore the exception is necessary for the applicant's full enjoyment of the property.

Lot Line Adjustment Findings

- A. The proposed lot line adjustment is consistent with the General Plan and Coastal Land Use Plan, and the given parcel sizes are allowed under the land use designation and zoning and subdivision ordinance, and it meets all applicable provisions of the Morro Bay Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 821 Pacific and 700, 710 and 710 1/2 Bernardo

Project description: Lot line adjustment between 821 Pacific and 700, 710 and 710 1/2 Bernardo to remove property line from under an existing building. Project also includes a parking exception to allow tandem parking and a variance to provide for existing reduced setbacks, lot size and a reduce setback for the existing building adjacent to the adjusted property line

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated October 26, 2011, for the project depicted on the preliminary lot line adjustment map date stamped October 12, 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.

PLANNING CONDITIONS

1. : The variance approved shall be as follows:

Lot Size	Parcel 1, 5,620 square feet	Parcel 2, 5,152 square feet
Accessory Structure located on Parcel 2		Reduced side setback (west side) 1 foot Reduced rear setback 4.22 feet
Front yard setback	Parcel 1 reduced front yard setback for existing structure 9.52 feet	Parcel 2 reduced front yard setback for existing structure 9.64 feet

2. The variance granted shall be for existing structures only, any new structure proposed on either site shall conform to all current standards in place at the time.

ENGINEERING CONDITIONS

1. Each parcel shall be serviced by a separate sewer lateral, if an existing sewer lateral is going to be used the existing sewer lateral shall be video inspected for City approval prior to the final parcel map or certificates.

2. Prior to the recordation of the final parcel map or certificates each parcel shall be serviced by separate water meters.
3. The final parcel map or certificates shall provide easements for all shared utilities, except sewer and water.
4. The applicant shall provide the City evidence that the property taxes have been prepaid on all of the subject parcels.

BUILDING CONDITIONS

1. The applicant shall obtain a building permit for the conversion and modification of the existing garage to comply with the California Residential Code.
2. Prior to recordation of the parcel map or certificates, the existing garage building shall be modified so as to be setback a minimum of one foot from the property line, with no openings, eaves or other projections. The west wall shall have a minimum fire-resistance rating of 1 hour from both sides.
3. The parcel map or certificates shall demonstrate compliance with the applicable building codes, to the satisfaction of the Building Official.

EXHIBIT D

Viau Project Variance Application Supplement 871 Pacific Street, Morro Bay

II. Explanation of Findings:

A.

This variance request does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category.

The Pacific & Bernardo project is zoned R-4. The surrounding area is a higher density neighborhood however; there are a mixture of single family residences, condos, apartment style buildings, and duplexes. This variance does not authorize a use that would not otherwise be permitted within this land use category. This variance is also consistent with the City's LCP.

B.

There is a special circumstance applicable to this property related to the size, shape and surroundings that do not apply to other properties governed by strict interpretation of City standards related to the setbacks (front and rear), and lot size. This would deprive the property of privileges enjoyed by other property in the vicinity that is in the same land use category.

This project has three legal underlying lots in which the triplex and a single family home straddle the property lines. A voluntary parcel merger along with a lot line adjustment will result in a better design with the triplex on parcel 1 and the single family home on parcel 2.

The R-4 zoning districts require the following setbacks and lot size as compared to the proposed project:

R-4 District	Proposed Project
Front: 15'	9.5 on Parcel 1 9'.7' on Parcel 2
Interior Side: 5'	5'
Exterior Side: 10'	22.9' on Parcel 1
Rear: 5'	4.2' on Parcel 2
Lot size: 6,000 sq. ft.	Parcel 1 = 5,620 sq. ft. Parcel 2 = 5,152 sq. ft.

The intended purpose of multi-family residential is to allow for home or condominium style living where the building construction is a zero lot line or

common wall. With the proposed project, the existing triplex and single family home will be very close to meeting the setback requirements for this zoning district with the exception of the front setback on Parcel 2 which is approximately 5.5' from meeting the requirements. The right-of-way along Pacific Street is wide and with the other development in the surrounding area, there is sufficient area for the addition of the sidewalk in the future. Furthermore, the City's zoning Ordinance requires the front to be the shortest distance facing a public street. Since this is the case, then Parcel 1 cannot conform to the front yard setbacks. Taking into consideration that the majority of the surrounding area properties have zero lot lines and that the existing homes were built over the property lines a strict application of the setbacks would deprive the owner privileges that are currently enjoyed by other properties.

C.

The granting of this variance does not adversely affect public health or safety or would it be detrimental to nearby property or improvements. The zoning designation of R-4 multi-family properties allows for this type of density and is consistent with neighboring properties.

CATHY • NOVAK

consulting

City of Morro Bay
Public Services Department

OCT 12 2011

RECEIVED

October 12, 2011

Ms. Kathy Wold
City of Morro Bay Public Services Department
955 Shasta Street
Morro Bay, CA 93442

RE: 871 Pacific Street Variance

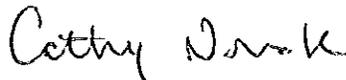
Dear Kathy,

Based upon our recent conversation, the applicant would like to revise the project description for the above mentioned project. Below is a list of the modifications that will help bring this project into better conformity with the City standards.

1. Existing garage will be remodeled so that it will be one foot from the new property line on Parcel 2.
2. The Remodeled garage will have a one hour fire rated wall along the property line for Parcels 1 and 2.
3. Parking for the triplex units will be as follows:
 - a. 710 ½ Bernardo is a one bedroom unit and will have one uncovered parking space alongside the unit.
 - b. 710 & 700 Bernardo are each two bedroom units with a single car garage. Each unit will have a tandem parking space located in front of the garage. The tandem spaces will be 11 feet by 20 feet. This area is paved and has been used for parking for many years.

Please let me know if you have any further questions. Thank you for your time and consideration in this matter.

Sincerely,



Cathy Novak
Project representative

cc: Mrs. Ruth Viau
Mr. Dan Reddell

GOVERNMENTAL & COMMUNITY RELATIONS • PLANNING

CELL 805.441.7581 • PHONE & FAX 805.772.9499

POST OFFICE BOX 296 • MORRO BAY, CA 93443

NOVAKCONSULTING@CHARTER.NET



877-4-SEASIDE ☎805-772-2241 ☎805-772-2242
317 Morro Bay Blvd. • Morro Bay, CA 93442 • www.seasidehomesandrentals.com

October 14, 2011

To whom this may concern:

During a recent visit to the properties at 700-710 Bernardo, I found these two properties to be Two bedroom units, while the property at 710-1/2 Bernardo is a one bedroom unit.

Thank you.

A handwritten signature in black ink, appearing to read "Don Hudson".

Don Hudson-Broker, CEO, ePRO
CA dre #01798653
Seaside Real Estate & Property Management
817 Morro Bay Blvd.
Morro Bay, CA 93442
877-4seaside (toll free)
805-772-2241 office
805-704-2522 cell
805-772-2242 fax
www.seasidehomesandrentals.com



City of Morro Bay Public Services/Planning Division Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

Agenda Item: C-1

Meeting Date: 11/2/11

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Johnson	2900 Sandalwood	9/26/11	CDP-362	Demo/Reconstruct SFR. Requested additional information, letter 10/3/11. Additional information submitted 10/4/2011. Deemed complete 10/4/11. Noticed 10/14. Permit issued October 25, 2011	SD	AD
2	Viau	821 Pacific	7/7/11	S00-109/AD0-065	Lot line adjustment and variance. Met with applicant regarding submittal, applicant indicates they are redesigning. Resubmittal received and project scheduled for November 2, 2011 P.C.	KW	PC
3	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. Scheduled for 11/8/11 CC Mtg.	KW	PC/CC/CCC
30-Day Review, Incomplete or Additional Submittal Review							
4	Sturgill	1885 Ironwood	3/23/11	CP0-349 /UP0 316 /S00-107	Multifamily 16 Townhouses. Incomplete letter 4/21/11. Resubmittal and redesign 7/5/11. Project submitted to consultant to begin environmental. Project redesigned to a 14 townhouse project. Letter sent by SWCA (consultant). Referrals sent out by consultant. One referrals received back.	KW	PC
5	Hoover/Hough	301 Main	7/6/11	S00-108	Lot Line Adjustment. Letter sent indicating project can not be supported as submittal advised to redesign 9/21/11. Received letter from agent requesting to place project on hold.	KW	AD
6	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	Certificate of Compliance. Waiting on applicant to submit property owner authorization	KW	AD
7	Randell	300 Piney	7/20/11	S00-111	Tentative Parcel Map. 4 lot subdivision. SRB. Incomplete letter 10/4/11.	SD	AD
8	Held	901-915 Embarcadero	7/21/11	PreApp	Pre-application for improvements to existing building. Proposes new unit, bathroom and water improvements. Met with applicant on September 2011	SD	PC
9	Mission Linen	399 Errol	8/23/11	A00-012 &CP0-361	Mission Linen Awning. Proposes awning over outdoor area to facilitate loading and unloading of trucks with protection from weather. Staff is currently working on the environmental document for this project. Need additional information. Applicant working on additional information and staff is working on environmental	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
10	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Public Works requested flood study.	KW	PC
11	Danta	2890 Ironwood	10/11/11	AD0-068	Variance for decks encroaching into setbacks.	KW	PC
12	CA Neon Sign Co.	1080 Market	10/11/11	SP0-140	Sign Permit. Need to process special encroachment permit.	SD	AD
Projects in Process							
13	City of Morro Bay	Citywide	5/1/2010	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. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011. Workshop results going to City Council December	KW	PC/CC
14	City of Morro Bay	Citywide			City of Morro Bay Bicycle and Pedestrian Master Plan. Administrative Draft Plan was reviewed during a Public Workshop on August 30, 2011. The 2nd draft plan is currently on the October 21, 2011 PWAB agenda and is tentatively scheduled for the December 7, 2011 Planning Commission meeting.	KW	PC
15	City of Morro Bay	Citywide	3/22/11	A00-013	Zoning Text Amendment proposing to amend Section 17.48.320 (Secondary Units) modifying the section to be consistent with State regulations. Eliminating the need for a conditional use permit and other minor changes. Staff working on environmental review.	KW	PC/CC
16	State of California	2 State Park Road	7/27/11	CP0-359	Install 2,600 square foot pre-fab, modular office building at the Eucalyptus grove complex in Morro Bay state park. Project scheduled to go to PC on December.	KW	PC
Environmental Review							
17	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. Staff waiting on applicant's resubmittal	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
18	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. Contacted consulting firm to process environmental document. Consulting firm responded in the process of putting together proposal 6/20/11. Accepted proposal 6/29/11. Staff mail request letter for fees 7/19/11. Received Environmental Document and is under review 9/16/11. Sent document back for comments and corrections 10/14/11. Consulting firm making final changes and corrections 10/24/11.	SD	PC
Coordinating with Other Jurisdictions							
19	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 noticing. 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. Workshops held on 6/27/2011 and 6/28/2011 to receive comments on the proposed Wastewater Treatment Plant (WWTP) Upgrade Project alternatives analysis process, candidate evaluation criteria, and preliminary site identification.	RL	PC/CC/RW QCB
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
20	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
21	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
22	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
23	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
24	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
25	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
26	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
27	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

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
28	Pina Noran	2176 Main	10/9/08	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
29	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
30	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UPC-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
31	Hamrick Associates	1129 Market	6/10/10	UPC-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
32	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. Anticipated demo to commence 5/20/11	SD	AD
33	Frantz	499 Nevis	9/27/10	CPC-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. Applicant resubmitted building permit plans but has not resubmitted for the Coastal Development Permit.	SD	PC
34	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
Projects in Building Plan Check							
35	Viola/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Applicant had issues to resolve with the CCC and those have now been resolved. Based on the CCC's action a redesign is being pursued. Resubmittal 9/13/11.	SD	N/A
36	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
37	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. Resubmittal 5/25/11. Incomplete memo 6/9/11.	SD	N/A
38	Kimrell	323 Shasta	4/15/11	Building	Stairs and Railing Replacement. Incomplete Letter 4/18/11.	SD	N/A
39	Olson	2740 Dogwood	5/4/11	Building	SFR Remodel and Addition. Incomplete Memo 5/17/11.	SD	N/A
40	Miller/Andresen	2998 Greenwood	5/18/11	Building	Demo/Reconstruct (House). Issues with filing Deed Restriction, will approve once the Deed Restriction is accepted by the County. As of 10/10/11 deed restriction still not recorded	SD	N/A
41	Viola/Held	575 - 591 Embarcadero	8/9/11	Building	New Dock and Gangway. Incomplete/Clarification Memo 8/19/11. Resubmittal 9/13/11.	SD	N/A
42	Markowity	589 Morro Avenue	8/17/11	Building	Roof Deck. Plans returned to Brian, because the plans were incomplete. Resubmittal 9/20/11. A major modification shall be pursued, incomplete memo 10/3/11.	SD	N/A
43	Calandra	2749 Coral	8/31/11	Building	New SFR in Cloisters. Incomplete letter 9/30/11.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
44	Hoover	301 Main	9/13/11	Building	Single Family Addition to a non-conforming property. Lot Line adjustment in process, not shown on plans. Incomplete memo.	SD	N/A
45	McLean	2230 Emerald	9/20/11	Building	Photovoltaic System.	SD	N/A
46	Johnson	2900 Sandalwood	9/26/11	Building	Demo/Reconstruct SFR. Requested additional information for the CDP, letter 10/3/11.	SD	N/A
47	Olson	2740 Dogwood	10/24/11	Building	SFR Addition/Remodel.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
48	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
49	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
50	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
51	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
52	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
53	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
Final Map Under Review							
54	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Comments given to applicant, held meeting on 9/27/2011 regarding comments.	KW	CC
55	Ortega	525/527 Atascadero	9/26/11	Map	Final Map.	KW	CC
56	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration	KW	CC
Projects & Permits with Final Action							
57	Methodist Church	3000 Hemlock	8/17/11	UP0-338 & CP0-360	2 Modular School Buildings. Deemed complete, scheduled for the 10/19/11 Planning Commission meeting.	SD	PC



City of Morro Bay
Public Services/Planning Division
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
Draft Urban Forest Management Plan	Annual Updates	Annual Updates			
CEQA Implementation Guidelines	TBD	TBD	NA		200 to 300
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
Sign Ordinance Update	2/16/11	11/1/11		Workshops Scheduled for September 29 and October 6, 2011	50 to 100
Planning Commission Generated Items					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
Subdivision Ordinance Clean up	Planning Commission			Commissioner Irons lead	TBD
Items Requiring Further Analysis When Received Back From The Coastal Commission					
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