



# 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, December 7, 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 November 2, 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.: A00-012 (Amendment to Conditional Use Permit) & CP0-361 (Conditional Site Location: 399 Errol**  
**Applicant/Project Sponsor:** Mission Linen  
**Request:** Proposes awning over existing outdoor loading area to protect loading activities from the weather.  
**CEQA Determination:** Mitigated Negative Declaration  
**Staff Recommendation:** Conditionally Approve Amendment to Conditional Use Permit and Coastal Development Permit #CP0-361 and adopt Mitigated Negative Declaration.  
**Staff Contact:** Sierra Davis, Assistant Planner (805) 772-7270

**B-2 Case No.: UP0-212 time extension**  
**Site Location:** 801-833 Embarcadero  
**Applicant/Project Sponsor:** Burt Caldwell (Embarcadero 801 LLC)  
**Request:** Applicant has requested a time extension for the time period allowed to submit a Precise Plan. The request is for a one year extension with the expiration date to be December 11, 2012.  
**CEQA Determination:** None required  
**Staff Recommendation:** Approve the one year time extension.  
**Staff Contact:** Kathleen Wold, Planning and Building Manager (805) 772-6211

**B-3 Case No.: CP0-359**  
**Site Location:** 2 State Park Road  
**Applicant/Project Sponsor:** State of California  
**Request:** Install a 2,600 square foot pre-fab modular office building at the Eucalyptus grove complex within the State Park at Morro Bay.  
**CEQA Determination:** Categorically exempt for CEQA under Class 3  
**Staff Recommendation:** Approve Coastal Development Permit  
**Staff Contact:** Kathleen Wold, Planning and Building Manager (805) 772-6211

**B-4 Case No.: A00-013**  
**Site Location:** Citywide  
**Applicant/Project Sponsor:** City of Morro Bay  
**Request:** Zoning Text Amendment proposing to amend Section 17.48.320 (Secondary Units) modifying the section to be consistent with State regulations.

**CEQA Determination:** Mitigated Negative Declaration

**Staff Recommendation:** Forward a favorable recommendation to the City Council to approve the proposed Zoning Text Amendment and adopt the Mitigated Negative Declaration.

**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

D-1 Terms of current Planning Commissioners, application procedures for open positions and procedures/timing for the nomination of officers.

D-2 Discussion on Streamlining Procedures within Title 16 (Subdivision Ordinance) and identifying issues with implementing the document.

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, January 4, 2012 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](http://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](http://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 Division 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: December 7, 2011

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

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 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 and Building Manager

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 Approval of minutes from the Planning Commission meeting held on October 19, 2011

**STAFF RECOMMENDATION: Approve minutes as submitted.**

**MOTION:** Commissioner Solu moved to approve the Consent Calendar. The motion was seconded by Commissioner Irons and carried unanimously. (5-0)

B. PUBLIC HEARINGS

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

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2011

exception to allow tandem parking and a variance to provide for existing reduced setbacks, lot size and a reduced 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

Wold presented the staff report.

Commissioners discussed with staff the request for tandem parking. The variance granted is for existing not future development. Wold clarified that anything added in the future such as a demo/reconstruct will be required to be conforming.

Chairperson Grantham opened the Public Comment period.

Cathy Novak, Applicant's Representative, presented a brief background of the proposed project.

Bill Fritsch, neighbor and resident of Morro Bay, questioned why the orientation of the lots is east west, but the two houses are showing north south.

Hearing no further comment, Chairperson Grantham closed the Public Comment period.

Commissioner Irons expressed concern regarding the proposed tandem parking going into the public right of way. Irons offered a suggestion to utilize the open space to the right of the structure instead which could allow area for parking. Commissioner Irons also expressed concern regarding the one foot setback of the accessory structure and suggested this structure be moved back to conform to the five foot setback.

Commissioners asked Novak to return to the podium to address these concerns.

Novak clarified the following:

- The accessory structure is cinderblock concrete and would be difficult to move back to five feet.
- The existing garage, without vehicle access, will be used for storage.
- The shrubbery near the utility power could be cleared to make that a parking space.

Commissioners continued to discuss the non-conforming status of the rear setback of parcel 1. Irons stated it is not unreasonable to request the wall to be pushed back to five feet. Novak disagreed and stated the type of construction makes it too difficult and as an older structure, it should be allowed the exception request.

Wold clarified for Commissioners that the Applicant did not submit documents illustrating building construction, but noted the main issue is the property line going under the building and moving it back one foot does remedy that.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 2, 2011

Commissioners Nagy, Napier and Solu stated their support for the one foot setback and expressed support for including language that a new structure or addition would be required to be conforming.

**MOTION:** Commissioner Nagy moved to adopt the findings included as Exhibit A and 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 with the following conditions:

1. New structures or additions shall require setbacks and parking standards meet the regulations of the Municipal Code and parking shall be provided on parcel two east of the power pole.

The motion was seconded by Commissioner Irons and carried unanimously. (5-0)

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

Commissioner Irons requested to agendize a discussion of changes to the Subdivision Ordinance at the next Planning Commission meeting.

ADJOURNMENT

The meeting adjourned at 7:00pm to the next regularly scheduled Planning Commission meeting at the Veteran’s Hall, 209 Surf Street, on Wednesday, December 7, 2011 at 6:00 pm.

---

Rick Grantham, Chairperson

ATTEST:

---

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: December 7, 2011

## Staff Report

**TO:** Planning Commissioners

**DATE:** December 7, 2011

**FROM:** Sierra Davis, Assistant Planner

**SUBJECT:** To Install a Detached Free-Standing 35 foot by 70 foot Awning System Over an Existing Paved Area.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by making the following motion:

- A. Adopt the Mitigated Negative Declaration; and
- B. Adopt the Findings included as Exhibit "A";
- C. Conditionally approve Conditional Use Permit Amendment A00-012 and Coastal Development Permit CP0-361, subject to the Conditions included as Exhibit "B" and plans dated August 23, 2011.

**APPLICANT:** Mission Linen Supply

**PROJECT DESCRIPTION:**

The project proposes to install a detached free-standing 35 foot by 70 foot awning system (2450 square feet) over an existing paved area to cover an existing loading area. The awning system is proposed in order to protect the loading area from inclement weather. The awning will be on the western side of the property with an existing building to the east.

**PROJECT SETTING:**

The project site is located at 399 Errol Street within the Light Industrial zoning district with the Planned Development overlay. The project is not located in the Coastal Commission's Jurisdiction or Appeals Jurisdiction, therefore the project is in the City's permitting jurisdiction for Coastal Development Permits.

**Adjacent Zoning/Land Use**

North:	Commercial Visitor Serving (C-VS) / Gas Station	South:	Commercial Visitor Serving (C-VS) / Mobile Home Park
East:	Commercial Visitor Serving (C-VS) / Commercial Laundry	West:	Commercial Visitor Serving (C-VS) / Taco Bell Fast Food Restaurant

<b>Site Characteristics</b>	
Site Area	17,585 square feet.
Existing Use	Paved loading area.
Terrain	Flat.
Vegetation/Wildlife	None.
Archaeological Resources	The property is located within 300 feet of known cultural resources and a Mitigated Negative Declaration was processed.
Access	Errol Street.

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	General Light Industrial
Base Zone District	Light Industrial (M-1)
Zoning Overlay District	Planned Development (PD) /Interim (I)
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Yes, outside of the Coastal Appeal Area

**PROJECT ANALYSIS:**

*Background*

The commercial laundry facility was constructed in 1965 and was approximately 6,130 square feet. The building was located on the middle parcel, however additions to the building over the years causing the building to cross over parcel lines. An addition was made in 1967 for an addition of 170 square feet. In 1984 a Conditional Use Permit (CUP 37-83) was secured for a major addition to the existing 7,000 square foot building. The addition consisted of a 3,800 square feet to the building and an 3,060 square foot attached canopy. The existing building today is approximate 10,800 square feet with an attached 3,060 square foot attached awning.

The existing property consists of three parcels. The existing building is substantially located on the middle parcel however with the additions the building crosses over parcel lines. The buildings that are partially located on contiguous properties under the same owner shall be merged. If the properties are not owned by the same owner the portions of buildings that cross properties line shall be removed and the all properties that meet the Zoning Ordinance. Please refer to the table below for existing and proposed uses.

APN	Size	Use
068-283-034	17,585 square feet	Loading area. Proposed awning will be located on this parcel. Portion of the existing building.
068-283-029	9,992 square feet	Commercial laundry facilities, building and existing canopy.
068-283-031	27,000 square feet	Undeveloped dirt parking lot. Portion of existing building.

*Project analysis*

The property has an existing commercial laundry facility with an attached canopy. The project does not propose an addition of enclosed facilities but a free standing galvanized steel pre-fabricated canopy over an existing paved loading area. The existing receiving and loading area is approximately 9,900 square feet and to the west of the existing building. Currently the area is used for loading purposes; however in inclement weather the area is exposed. The loading area will allow for three 21 foot by 35 foot truck bays to load and unload laundry for delivery at a height of 16 feet.

*Zoning Requirements*

The property is located in the Light Industrial zoning designation and requires a Minor Use Permit within 300 feet of other non M-1 zoning districts or within 100 feet of across the street from a residential zone in which case a regular Conditional Use Permit is required. The project is surrounded by the Commercial Visitor Serving zoning designation with a mobile home park to the south which is a residential use. The applicant is pursuing an amendment to an existing Conditional Use Permit, therefore the requirement for a Conditional Use Permit is met.

The project also meets meet the height, setback and lot coverage requirements please see the table below.

	Requirement	Proposed
Maximum Building Height (awning only)	30 feet	16 feet
Interior Side Yard Setback	0 feet except 10 feet when adjacent to a residential zone	0 feet
Rear Yard Setback	0 feet except 10 feet when adjacent to a residential zone	0 feet
Lot Coverage	90%	Approximately 25%

*Planned Development Overlay*

The property is located in the Planned Development overlay which pursuant to Municipal Code requires concept and precise plan approval; however the applicant is amending an existing Conditional Use Permit. The permit was for a substantial addition and canopy. The proposed steel awning is in substantial conformance with the approved uses and architecture on site. The proposed awning is located adjacent to the existing canopy and is made of the same materials. The area is used for truck loading, an approved use, and the use will not change. The approval is being pursued to protect the trucks and employees from inclement weather.

### *Parking*

The parking requirement for the property will not increase as a result of this project because the use is existing onsite in the same locations. The business requires regular deliveries for loading laundry on site. Section 17.44.040 Loading facilities, in the Municipal Code requires loading facilities off-street loading facilities for trucks shall be provided. Each loading berth shall be not less than twenty-five feet in length and length and twelve feet in width and shall have an overhead clearance of not less than fourteen feet. As proposed the loading berths have a width of 21 feet with a length of 35 feet and meet the Municipal Code requirements.

### *Archeology*

The property is located within 300 feet of a known archeological site and a Phase I archeologist report is required. The findings were incorporated into the Mitigated Negative Declaration (Exhibit D) and the mitigations were made a condition of approval for the project. The awning system will be secured by digging 12 holes for posts and an archeological monitor shall be present on site for all subsurface activities to monitor for cultural resources.

### **ENVIRONMENTAL DETERMINATION:**

A Mitigated Negative Declaration was prepared for the project. The environmental document was posted for review and comment for a thirty day period begin on November 2, 2011 and ending on December 2, 2011. The applicant agreed to implement the mitigation measures proposed in the Mitigated Negative Declaration that would reduce impacts to a level of insignificance. The Planning Commission may only approve the project if the applicant signs the agreement to perform the mitigation measures, which the applicant signed on October 31, 2011. The Planning Commission shall adopt the Mitigated Negative Declaration unless the Commission makes findings that Mitigated Negative Declaration is insufficient.

### **PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on November 25, 2011, and all property owners of record within 300 feet 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 existing property is developed with a commercial laundry facility, loading area, and an undeveloped dirt lot utilized for delivery truck and employee parking. The awning will not be detrimental to the property or surrounding properties and covers an area that is currently being used for loading and the use will not change. Staff supports the project based on the submitted proposal and the justification contained in this staff report.

### **EXHIBITS:**

Exhibit A - Findings

Exhibit B - Conditions

Exhibit C - Graphics/Plan Reductions

Exhibit D - Mitigated Negative Declaration Environmental Document

## **EXHIBIT A**

### **FINDINGS**

SITE: 399 Errol Street

**Project Description:** Installation of a detached free-standing 35 foot by 70 foot awning system over an existing paved area.

#### **California Environmental Quality Act (CEQA)**

- A. A Mitigated Negative Declaration was prepared for the project. The environmental document was posted for review and comment for a thirty day period begin on November 2, 2011 and ending on December 2, 2011. The applicant agreed to implement the mitigation measures proposed in the Mitigated Negative Declaration that would reduce impacts to a level of insignificance. The Planning Commission may only approve the project if the applicant signs the agreement to perform the mitigation measures, which the applicant signed on October 31, 2011. The Planning Commission shall adopt the Mitigated Negative Declaration unless the Commission makes findings that Mitigated Negative Declaration is insufficient.

#### **Conditional Use Permit Findings**

- B. The Planning Commission shall find whether or not the establishment, maintenance, or operation of the use applied for will under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the person residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

*The awning will not be detrimental to the establishment, maintenance of operation of the use applied for because it will be used in conjunction with the existing use and the awning will not negatively affect the health, safety, morals or general welfare of persons residing or working in the neighborhood because it is an existing use on site.*

**EXHIBIT B**

**CONDITIONS OF APPROVAL**

SITE: 399 Errol Street

**Project Description:** Installation of a detached free-standing 35 foot by 70 foot awning system over an existing paved area.

**STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report referenced above, dated December 7, 2011, for the project depicted on plans date stamped August 23, 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. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the

City's actions with respect to the project. 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. A parcel merger is required when two or more contiguous parcels held by the same owner are developed with a structure that is partially sited on a contiguous parcels. The laundry facilities are located across all three parcels and shall be required to be merged. A merger shall not be required if the building is located on one parcel and meets all Zoning Ordinance standards. In lieu of a parcel merger the property owner may process a "Lot Tie" agreement that states that the parcels shall not be held under separate ownership until the building encroachment is removed.

### **BUILDING CONDITIONS**

1. The applicant shall submit a complete building permit application for the proposed scope of work. Pursuant to MBMC Section 14.08.090, the proposed awning shall be protected with automatic fire sprinklers. Deferred submittal of the fire sprinkler plans is allowed, a list of deferred submittals shall be identified on the plans cover sheet. The building permit application shall include site-specific engineering calculations for the proposed awning structure and needs to consider the mass of the charged fire sprinkler system.

### **ENVIRONMENTAL CONDITIONS**

#### *CULTURAL RESOURCES*

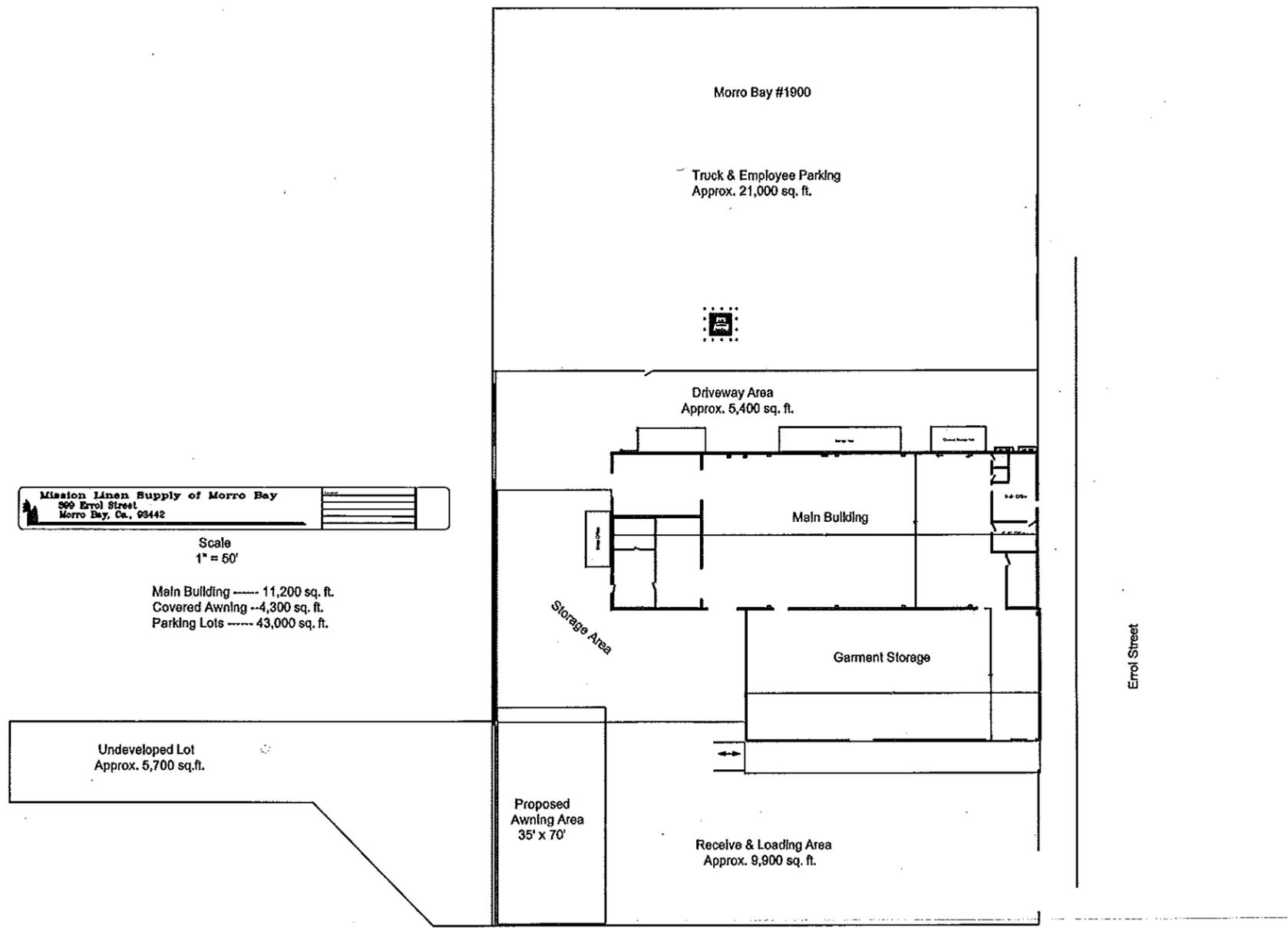
1. Archaeological monitoring shall occur for all ground disturbing activities in the development area by a qualified archaeologist and qualified local indigenous cultural monitor. An Extended Phase I consisting of a series of shovel test probes be performed at the location of the post holes to be excavated for the proposed awning. Such Extended Phase I would be conducted after the concrete is saw-cut and removed. Collection of historic and prehistoric

cultural remains deemed significant shall occur, and if necessary, analysis of any features encountered including but not limited to historic refuse dumps and diagnostic prehistoric habitation deposits shall occur. Selection and processing of prehistoric marine shell for radiocarbon dating shall occur. If, and depending on the type and quantity of, prehistoric or historic cultural materials encountered, additional archaeologist mitigation may be required as deemed necessary by qualified archaeologist and qualified local indigenous cultural monitor.

2. The applicant/property owner shall provide an archaeological monitoring evaluation plan prepared by a qualified archaeologist for all construction excavations associated with grading activity. The plan shall identify all the ground disturbance activity monitored including dates the archaeologist and culturally affiliated, indigenous individual recognized by the Native American Heritage Commission were present. The evaluation report shall describe all the densities or features of artifacts associated with a particular activity encountered. Any isolated human remains encountered during construction shall be protected and their disposition be undertaken consistent with Public Resources Code 5097.98.
3. **The following actions must be taken immediately upon the discovery of human remains:** Stop immediately and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

**Monitoring:** Planning and Building staff shall ensure that any finds are evaluated by an approved cultural resource professional and that all required mitigations are completed. All documents prepared by a qualified archaeologist and qualified local indigenous cultural monitor shall be submitted to the Public Services Department for review.

EXHIBIT C



RECEIVED

AUG 3 2 2011

City of Morro Bay  
Public Services Department



# MISSION LINEN SUPPLY PROPOSED SOLID AWNING

SHEET 1 - LAYOUT PLAN  
SHEET 2 - ELEVATIONS  
SHEET 3 - CONNECTION DETAILS / COMPONENTS



ENGINEER:  
PLUMP ENGINEERING INC.  
RICHARD PLUMP, P.E.  
PRINCIPAL  
914 E. KATELLA AVE.  
ANAHEIM, CA 92805  
(714) 385-1835  
FAX (714) 385-1834

**METALS USA**  
BUILDING PRODUCTS  
6450 CABALLERO BLVD.  
BUENA PARK, CA 90620  
(714) 522-7852

CONTRACTOR:  
SHORELINE AWNING  
& PATIO, INC.

HOMEOWNER:  
MISSION LINEN SUPPLY  
399 ERROL ST.  
MORRO BAY, CA 93442

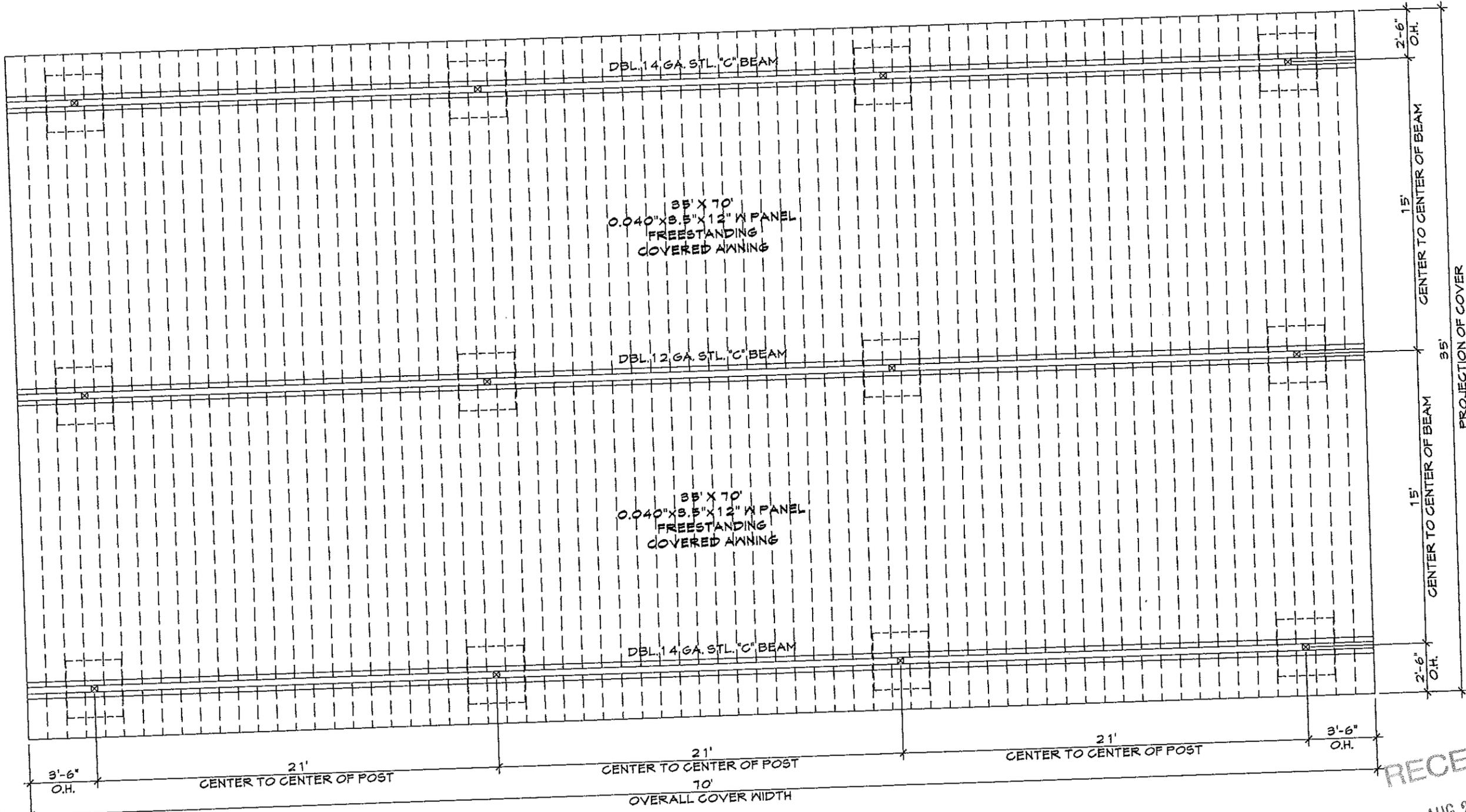
SHEET NO:  
**COVER**

RECEIVED  
AUG 3 2 2011  
City of Morro Bay  
Public Services Department

DESIGN PARAMETERS:  
2009 IBC, 2010 CBC  
WIND LOAD: 90 MPH  
LIVE / SNOW LOAD: 20 PSF  
EXPOSURE: B

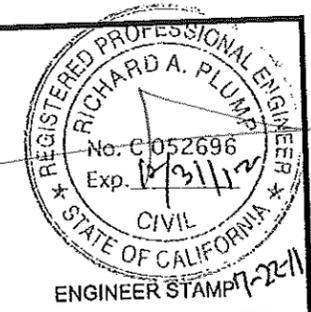
NOTE:  
THESE PLANS ARE FOR AN AWNING ADDED TO A COMMERCIAL  
PROPERTY THAT HAS NOT BEEN CHECKED FOR PLUMBING,  
MECHANICAL, AND ELECTRICAL CODE COMPLIANCE.  
THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION.

# LAYOUT PLAN



## AWNING LAYOUT PLAN

SCALE : 3/16" = 1'-0"



ENGINEER:  
**PLUMP ENGINEERING INC.**  
 RICHARD PLUMP, P.E.  
 PRINCIPAL  
 914 E. KATELLA AVE.  
 ANAHEIM, CA 92805  
 (714) 385-1835  
 FAX (714) 385-1834

**METALS USA**  
 BUILDING PRODUCTS  
 6450 CABALLERO BLVD.  
 BUENA PARK, CA 90620  
 (714) 522-7852

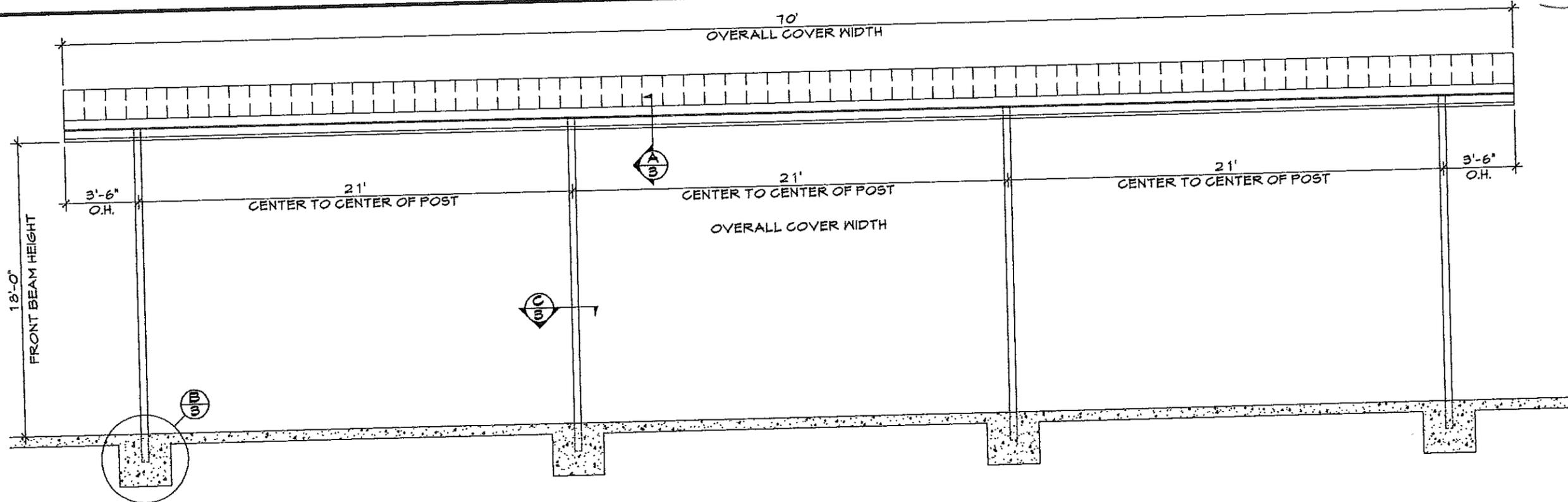
CONTRACTOR:  
**SHORELINE AWNING  
 & PATIO, INC.**

HOMEOWNER:  
**MISSION LINEN SUPPLY**  
 399 ERROL ST.  
 MORRO BAY, CA 93442

SHEET NO:  
**1**

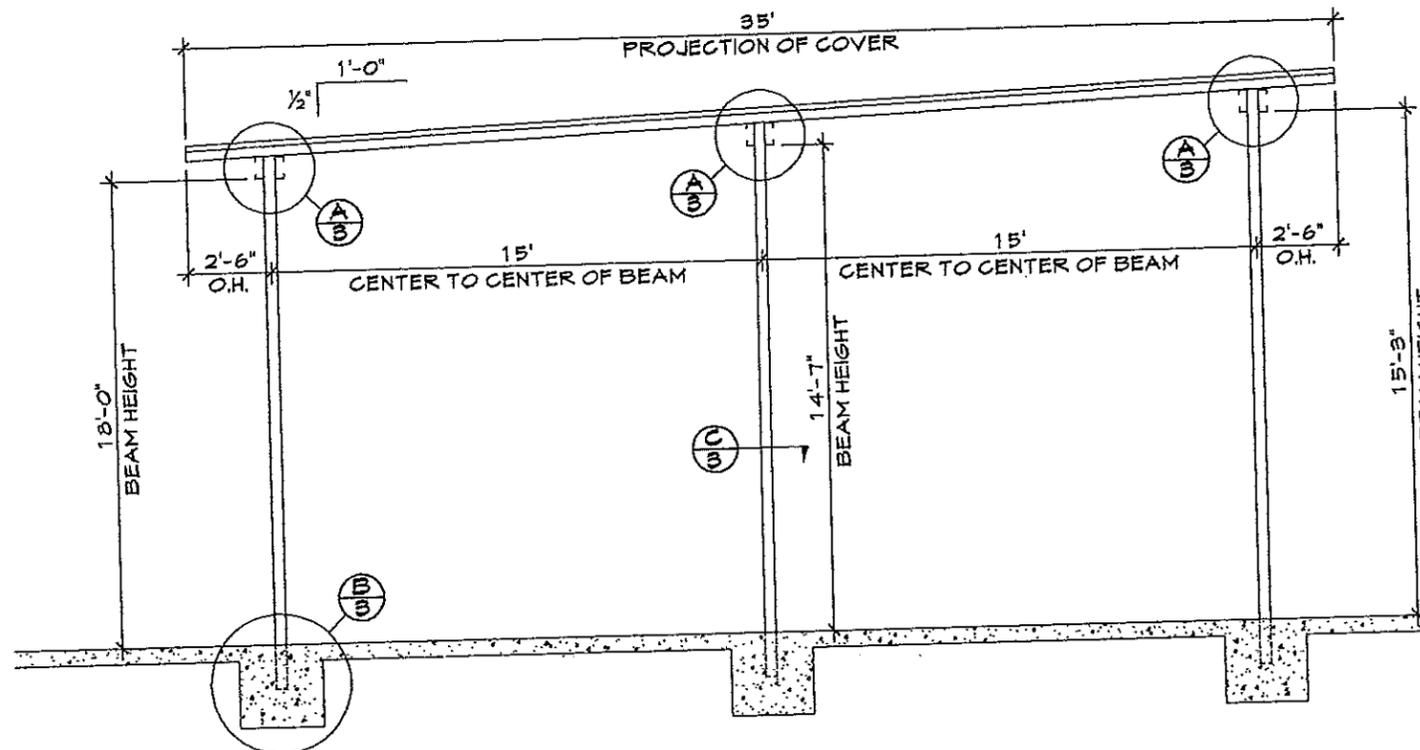
RECEIVED  
 AUG 23 2011  
 City of Morro Bay  
 Public Services Dept.

# ELEVATIONS



**FRONT ELEVATION**

SCALE :  $\frac{3}{16}" = 1'-0"$



**SIDE ELEVATION**

SCALE :  $\frac{3}{16}" = 1'-0"$



ENGINEER:  
**PLUMP ENGINEERING INC.**  
 RICHARD PLUMP, P.E.  
 PRINCIPAL  
 914 E. KATELLA AVE.  
 ANAHEIM, CA 92805  
 (714) 385-1835  
 FAX (714) 385-1834

**METALS USA**  
 BUILDING PRODUCTS  
 6450 CABALLERO BLVD.  
 BUENA PARK, CA 90620  
 (714) 522-7852

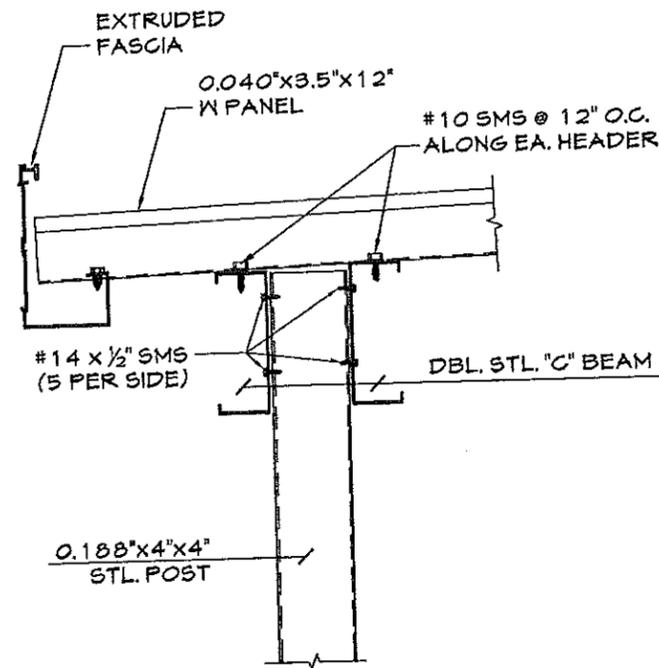
CONTRACTOR:  
**SHORELINE AWNING  
 & PATIO, INC.**

HOMEOWNER:  
**MISSION LINEN SUPPLY**  
 399 ERROL ST.  
 MORRO BAY, CA 93442

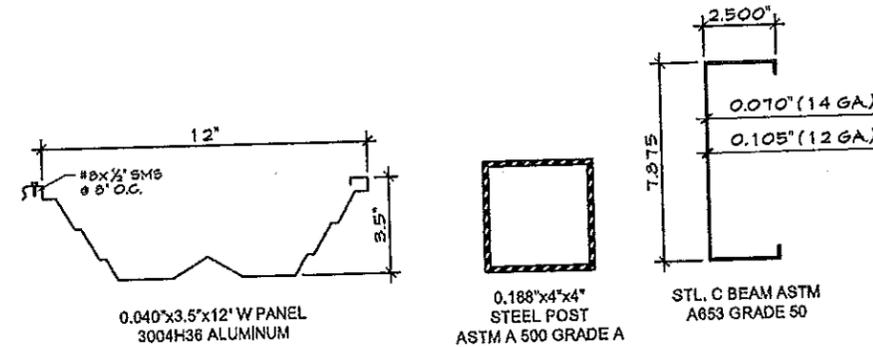
RECEIVED  
 AUG 23 2011  
 City of Morro Bay  
 Public Services Department

SHEET NO:  
**2**

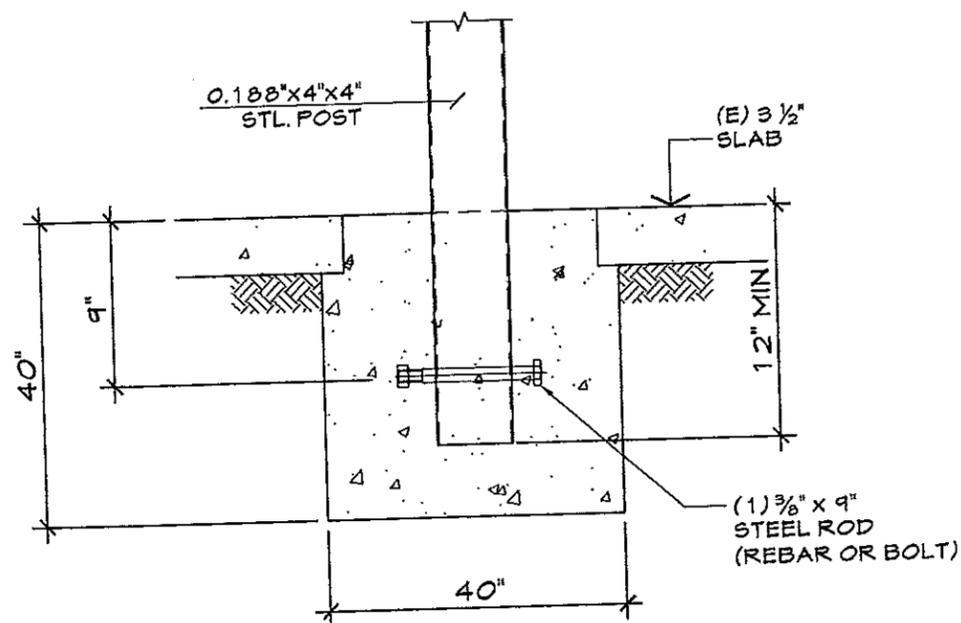
# CONNECTION DETAILS / COMPONENTS



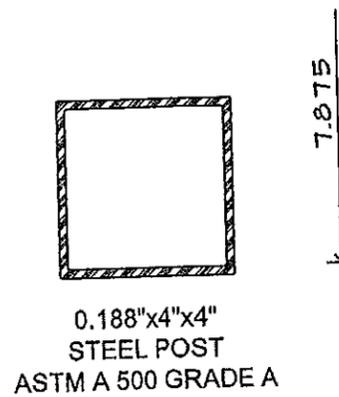
**A** BEAM TO POST  
SCALE :N.T.S.



COMPONENTS



**B** EMBED. POST TO FOOTING  
SCALE :N.T.S.



**C** POST SECTION  
SCALE :N.T.S.

ENGINEER:  
PLUMP ENGINEERING INC.  
RICHARD PLUMP, P.E.  
PRINCIPAL  
914 E. KATELLA AVE.  
ANAHEIM, CA 92805  
(714) 385-1835  
FAX (714) 385-1834

**METALS USA**  
BUILDING PRODUCTS  
6450 CABALLERO BLVD.  
BUENA PARK, CA 90620  
(714) 522-7852

CONTRACTOR:  
SHORELINE AWNING  
& PATIO, INC.

HOMEOWNER:  
MISSION LINEN SUPPLY  
399 ERROL ST.  
MORRO BAY, CA 93442

SHEET NO:  
**3**

RECEIVED  
AUG 23 2011  
City of Morro Bay  
Public Services Department

399 Errol Street  
CASE NO. AD0-012 & CP0-301  
DATE: October 31, 2011

# EXHIBIT D

**City of Morro Bay**  
PUBLIC SERVICES DEPARTMENT  
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
805-772-6261

---

## DRAFT MITIGATED NEGATIVE DECLARATION

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY  
955 Shasta Avenue  
Morro Bay, California 93442  
805-772-6210

October 31, 2011

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Mitigated Negative Declaration.

CASE NO.: Amendment # A00-012 to a Conditional Use Permit and Coastal Development Permit # CP0-361.

PROJECT TITLE: Awning Structure at Mission Linen, 399 Errol Street

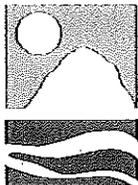
APPLICANT / PROJECT SPONSOR: Mission Linen Supply 399 Errol Street, Morro Bay, CA 93442

PROJECT DESCRIPTION: Construction of a new awning structure over an existing paved loading area.

PROJECT LOCATION: The project site is located at 399 Errol Street within the Light Industrial zoning district with the Planned Development overlay. The project is not located in the Coastal Commission's Jurisdiction or Appeals Jurisdiction, therefore the project is in the City's permitting jurisdiction for Coastal Development Permits.

FINDINGS OF THE: Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding. Mitigation measures are required to assure that there will not be a significant effect to the environment; these are described in the attached Initial Study and Checklist and have been added to the permit as conditions of approval.



**City of Morro Bay**  
PUBLIC SERVICES DEPARTMENT  
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
805-772-6261

## INITIAL STUDY AND CHECKLIST

### I. PROJECT INFORMATION

**Project Title:** Awning Structure at Mission Linen, 399 Errol Street

**Case Number:** Conditional Use Permit Amendment #A00-012 & Coastal Development Permit #CP0-361

**Lead Agency :** City of Morro Bay Phone: (805) 772-6270  
955 Shasta Ave. Fax: (805) 772-6268  
Morro Bay, CA 93442  
Contact: Sierra Davis

**Project Applicant:** Mission Linen Supply Phone: (805) 772-4451  
399 Errol Street Fax: \_\_\_\_\_  
Morro Bay, CA 93442

**Project Landowner:** Mission Linen Supply Phone: (805) 772-4451  
399 Errol Street Fax: \_\_\_\_\_  
Morro Bay, CA 93442

**Project Description:** Construction of a new awning structure over an existing paved loading area.

**Project Location:** The project is located within the City of Morro Bay, San Luis Obispo County, California. The project address is 399 Errol Street, accessed from Main Street.

**Assessor Parcel Number(s):** 068-283-034

### VICINITY MAP



## II. ENVIRONMENTAL SETTING AND IMPACTS

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Less than Significant with Mitigation Incorporated ", as indicated by the Environmental Checklist:

	1. Aesthetics		10. Land Use/Planning
	2. Agricultural Ressources		11. Mineral Resources
	3. Air Quality		12. Noise
	4. Biological Resources		13. Population/Housing
X	5. Cultural Resources		14. Public Services
	6. Geology/Soils		15. Recreation
	7. Greenhouse Gas Emissions		16. Transportation/Circulation
	8. Hazards/Hazardous Materials		17. Utility/Service Systems
	9. Hydrology/Water Quality		18. Mandatory Findings of Significance

**Environmental Setting:** The project is located on a previously developed site. The existing site is developed with Mission Linen, a commercial laundry facility with a main building, storage and washroom, clean sorting area, and paving loading area. The proposed 35 foot by 70 foot detached awning structure will cover an existing paved loading area.

Surrounding Land Use			
North:	Commercial Visitor Serving, gas station	East:	Commercial Visitor Serving
South:	Commercial Visitor Serving, Mobile Home Park	West:	Commercial Visitor Serving, Taco Bell Fast Food Restaurant

### III. ENVIRONMENTAL CHECKLIST

1. AESTHETICS:  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

**Environmental Setting:** The General Plan and the Local Coastal Plan contain policies that protect the City’s visual resources. The waterfront and Embarcadero are designated as scenic view areas in the City’s Visual Resources and Scenic Highway Element. The Morro Rock, sand spit, harbor and navigable waterways are all considered significant scenic resources.

**Impact Discussion:** a.-c.) The project proposes to install a detached free-standing 35 foot by 70 foot awning system over an existing paved area. The awning will be on the western side of the property with an existing building to the east. There is little to no impact on the view shed because the existing building to the east is taller than the proposed awning.

Equipment will be used to cut the holes for the awning supports and to install the detached awning system; however, due to the temporary nature of the activities, there will not be a significant impact to scenic views to the eastern hills surrounding the area will remain unobstructed.

d.) No new lights are proposed with this structure, therefore there are no new impacts.

**Mitigation and Residual Impact:** Visual resources will not be impacted, therefore no mitigation is required.

**Monitoring:** Not applicable.

<b>2. AGRICULTURAL RESOURCES:</b>  In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocol adopted by the California Air Resources Board.  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

**Environmental Setting:** The commercial laundry use on the site is consistent with the zoning designation of Light Industrial. The property and adjacent properties are not zoned for agricultural uses. The site has not historically been used for farming nor has it been designated as prime farmland. The site is identified as urban and built up development on the San Luis Obispo County Map of Important Farmland 2006.

**Impact Discussion:** a.-e.) The project is proposed an existing commercial laundry facility site and does not have any vegetation on the lot and is not used for agricultural uses. The site and surrounding land uses are not zoned or suitable for agricultural uses, therefore the project will not impact farmland and have no impacts on agricultural resources.

**Mitigation and Residual Impact:** No agricultural resources will be affected by the project; therefore no mitigation measures are required.

**Monitoring:** Not Applicable.

3. AIR QUALITY  Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

**Environmental Setting:** The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, Morro Bay is considered a non-attainment area for particulate matter less than 10 microns in diameter (PM10) and ozone (O<sub>3</sub>).

The proposed project area is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Serpentine is a very common rock and has been identified by the ARB as having the potential to contain naturally occurring asbestos. Projects that would potentially disturb serpentine rocks are subject to the ARB Asbestos Airborne Toxics Control Measure (ATCM) for construction, grading, quarrying, and surface mining operations.

San Luis Obispo County is a non-attainment area for the State PM10 (fine particulate matter 10 microns or less in diameter) air quality standards. State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD "CEQA Air Quality Handbook" (2009), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities lasting more than one quarter and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, .25 PPD of reactive organic gases, oxides or nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly.

**Impact Discussion:** a., c.)The use on site is not proposed to change, however a new detached awning structure will be placed onsite to cover an existing loading and unloading area. Since the loading and unloading of trucks already occurs in this location the site will produce substantially the same level of pollutants.

399 Errol Street  
CASE NO. AD0-012 & CP0-361  
DATE: October 31, 2011

The property is located in the Light Industrial zoning district which is in the vicinity of the intersection of the California Highway 1 and Highway 41, two major entry points into and through the city for vehicular traffic which contributes to the pollutants in the City. The currently business utilizes 11 step vans which are commercial vehicles to transport the laundry on and off site. The new structure will not increase the truck trips to and from the site. The proposed use is not a new use on this site, therefore it is not anticipated that the project will create additional vehicular traffic to the site. The project would generate additional roadway traffic only during construction, when workers and trucks would be traveling to and from the project site. The truck and equipment traffic would utilize major roadways and the number of daily vehicle trips that would be generated during construction would not add substantially to local traffic volumes. Considering this, the project would not be expected to create or contribute substantially to the violation of air standards, and construction activities would be for a limited period of time.

b., d., e.) The project proposes the installation of a 35 foot by 70 foot detached awning to the north western corner of the site. The installation of the awning requires 12 support posts to be place in the ground. The entire lot is covered by the structure and paved with impervious surfaces, construction and associated activities have the potential to result in the emission of ROG, NOx, and Diesel Particulate Matter. No objectionable odors would be produced from the project during or following construction. Standard construction practices required by the Municipal Code will be imposed upon the project. The project itself will not contribute to any substantial increase in Air Quality impacts in the long term beyond those associated with the business currently onsite.

**Mitigation and Residual Impacts:** The project is subject to standard construction practices, including dust control measures required by the Municipal Code and review by the APCD to address short-term air quality impacts related to construction.

With the implementation of the City's standard operating procedures and review by the APCD, potential impacts to air quality resulting from the project would be reduced to less than significant levels, no additional mitigation is required.

**Monitoring:** All permit conditions shall be required as notes on the plans and Public Services Department staff shall monitor compliance with the conditions in the normal course of reviewing demolition plans.

4. BIOLOGICAL RESOURCES  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X

**Environmental Setting:** The project consists of the installation of an awning over and existing paved loading and unloading area. The site does not contain any natural vegetation or habitat for species, therefore the reconstruction and/or the development of the site will not result in any significant impacts to biological resources.

**Impact Discussion:** a.) The project site does not contain any special status species and the construction will not impact any riparian habitat, as there is none on-site. The project does not propose any landscaping and there is currently no landscaping onsite. As there is no special status species on-site, the short-term noise impacts associated with construction are not viewed as significantly impacting biological resources.

b.-d.) Potential impacts to eelgrass, waters of the U.S., and migratory fish and wildlife species would not result from the proposed project, as the project is not adjacent to the bay.

e.,f.) No policies or ordinances protecting biological resources, or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan govern the project site; therefore, no impacts on biological resources would result.

**Mitigation and Residual Impact:** No biological resources will be affected by the project; therefore no mitigation measures are required.

**Monitoring:** Not Applicable.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?		X		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

**Environmental Setting:** There are over 30 surveyed archaeological sites in the incorporated boundaries of the City. At least two of these known sites are documented as the sites of prehistoric villages with significant resources including one with a cemetery. As a result of these discoveries, cultural resource surveys are frequently required for new development within the city and it is not unusual that mitigation measures are required.

**Impact Discussion:** a., b., d.) The existing site is not listed on the National Register of Historical Places. The proposed project is in close proximity to three archaeological sites; CA-SLO-2222 and CA-SLO-19 and CA-SLO-165. According to Section 17.48.310 Protection of Archaeological Resources of the Zoning Ordinance, any site within 300 ft. of a known archaeological site is considered a potential archaeological site, and as a result, staff required that an archaeological survey be prepared.

The archeologist that evaluated the project site concluded that:

“Due to the proximity of the project area to three previously identified archaeological sites, it is recommended that prior to construction, an Extended Phase I consisting of a series of shovel test probes be performed at the location of the post holes to be excavated for the proposed awning. Such Extended Phase I would be conducted after the concrete had been saw-cut and removed. If, and depending on the type and quantity of, prehistoric or historic cultural materials encountered, additional archaeologist mitigation may be necessary. Additionally, it is recommended that a qualified archeologist be present to monitor any ground disturbing activity within the project area during the course of construction.”

c.) Pursuant to the Zoning Ordinance, the site location is identified as a potential archaeological site; no paleontological resources have been found onsite and there is no evidence to suggest that the site would uncover any future paleontological resources. Pursuant to the General Plan, the site is designated as a ground shaking area, as is most of the City; however, the site does not contain any unique geologic features.

**Mitigation and Residual Impact:**

1. Archaeological monitoring shall occur for all ground disturbing activities in the development area by a qualified archaeologist and qualified local indigenous cultural monitor. An Extended Phase I consisting of a series of shovel test probes be performed at the location of the post holes to be excavated for the proposed awning. Such Extended Phase I would be conducted after the concrete is saw-cut and removed. Collection of historic and prehistoric cultural remains deemed significant shall occur, and if necessary, analysis of any features encountered including but not limited to historic refuse dumps and diagnostic prehistoric habitation deposits shall occur. Selection and processing of prehistoric marine shell for radiocarbon dating shall occur. If, and depending on the type and quantity of, prehistoric or historic cultural materials encountered, additional archaeologist mitigation may be

required as deemed necessary by qualified archaeologist and qualified local indigenous cultural monitor.

2. The applicant/property owner shall provide an archaeological monitoring evaluation plan prepared by a qualified archaeologist for all construction excavations associated with grading activity. The plan shall identify all the ground disturbance activity monitored including dates the archaeologist and culturally affiliated, indigenous individual recognized by the Native American Heritage Commission were present. The evaluation report shall describe all the densities or features of artifacts associated with a particular activity encountered. Any isolated human remains encountered during construction shall be protected and their disposition be undertaken consistent with Public Resources Code 5097.98.
3. **The following actions must be taken immediately upon the discovery of human remains:**  
Stop immediately and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

**Monitoring:** Planning and Building staff shall ensure that any finds are evaluated by an approved cultural resource professional and that all required mitigations are completed. All documents prepared by a qualified archaeologist and qualified local indigenous cultural monitor shall be submitted to the Public Services Department for review.

6. GEOLOGY /SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii Strong Seismic ground shaking?			X	
iii Seismic-related ground failure, including liquefaction?			X	
iv Landslides?				X
b. Result in substantial erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Environmental Setting:** The site is located within the Tidelands area of the Morro Bay Estuary, on the coastal edge of the Santa Lucia Range, within the Coast Range Geomorphic Province of California. The existing site is covered or landscaped with non-native vegetation.

**Impact Discussion:** The General Plan Safety Element depicts landslide prone areas, flood prone areas, areas of high liquefaction potential, and areas of potential ground shaking. The proposed site is located within an area of potential ground shaking and has moderate to high liquefaction potential.

a.-i.) The site is not located across any active fault, as designated by the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault. Therefore, no significant impacts would occur in association with rupture of a known earthquake fault.

a.-ii. – iv., c.) The San Andreas Fault is located approximately 41 miles at its closest point from the City. The site is located in an area that has the potential for ground shaking and a moderate to high liquefaction potential. The use is not changing on site and the installation of the awning not expose a substantial amount of new structures or people to the risk of ground shaking, liquefaction potential or landslide.

b.-d.) The site is an urban site that has been previously developed and is currently paved in the area where the awning will be located. Therefore there is a limited potential for top soil erosion since the area to be disturbed will be limited to the post area.

e.) Neither septic tanks nor alternative wastewater disposal systems are proposed in association with the project; therefore, no impacts would occur.

**Mitigation and Residual Impact:** No mitigation measures are required.

**Monitoring:** Not applicable.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Would the project:</p> <p>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>			x	
<p>b. Conflict with an applicable plan, policy of regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>				x

**Impact Discussion:** The U.S. EPA is the federal agency responsible for implementing the Clean Air Act. Prior to 2007, the U.S. EPA did not have regulations addressing GHGs. California has passed several bills related to greenhouse gas emissions and climate change including AB 1493 (passenger vehicle GHG emission reductions), AB 32 (the California Global Warming Solutions Act of 2006), SB 1368 (utility GHG emission reductions), SB 97 (requiring climate change analysis under CEQA), the California Climate Action Registry, SB 1078 (electricity from renewable sources), SB 375 (land use and transportation planning), Executive Order S-3-05 (acknowledges potential impacts of climate change on state), and Executive Order S-13-08 (the Climate Adaptation and Sea Level Rise Planning Directive). In June of 2005, Governor Schwarzenegger issued a landmark Executive Order establishing progressive greenhouse gas emissions targets for the entire state, including reducing GHG emissions to 2000 levels by 2010; to 1990 levels by 2020, and; to 80% below 1990 levels by 2050. To support these reduction targets, the California legislature adopted the California Global Warming Solutions Act of 2006, also known as AB 32. The law requires the California Air Resources Board (CARB) to develop regulatory and market mechanisms that will reduce greenhouse gas emissions to 1990 levels by 2020. In December 2008, CARB approved the AB 32 Scoping Plan outlining regulatory and market mechanisms to achieve the goal of AB 32. The plan cites local government action as an integral partner to achieving the State's goals. Additional bills targeting climate change include SB 97 (Dutton, Chapter 185, Statutes of 2008), which requires the Governor's Office of Planning and Research (OPR) to development guidelines for the California Environmental Quality Act (CEQA) pertaining to the mitigation of GHG emissions or the effects of GHG emissions.

No federal, state or regional regulatory agency has provided methodology or criteria to determine the significance of local greenhouse gas emissions on global climate change. Therefore, the lead agency is unable to provide a scientific or regulatory-based conclusion in regard to whether the project's contribution to climate change is cumulatively considerable. In the short-term, the proposed project could result in minor increases in emission of greenhouse gases during construction of the awning. The proposed project is consistent with the land use diagram and policy provisions of the City's General Plan.

a.-b.) The proposed project is consistent with the land use diagram and policy provisions of the City's General Plan. The proposed project consists of the construction a detached awning over an existing paved area. No new uses are proposed with this project, therefore the intensity of uses on site will not increase.

**Mitigation and Residual Impact:** No mitigation measures are required.

**Monitoring:** Not applicable.

8. HAZARDS/HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Environmental Setting:** Human caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials and buildings that may be unsafe during a strong earthquake. The existing improvements are proposed for removal with no replacement structures or improvements proposed. The project site is not located in the vicinity of any known hazardous material sites and is not listed as having been a hazardous site. The project has not been associated with hazardous waste or materials disposal.

**Impact Discussion:** a.-b.) The release of fuel from temporary construction operations could potentially have a significant impact on the public or the environment; however, the Fire Department is responsible for responding to any hazardous materials spills. Procedures include collecting any spilled fuel or oil with containers and absorbing remaining liquids with an absorbent substance. The storm drains are also blocked to prevent liquids from entering the storm drain system. After the liquid has been collected, the material is deposited into approved hazardous materials containers and then properly disposed of depending upon the nature of the spill.

c.) The project is located within ¼ mile of Morro Bay High School, however the proposed project does not involve the transportation, use, or emission of hazardous materials, therefore the school will not be negatively affected by the proposed project.

d.) The Department of Toxic Substances Control tracks hazardous sites in the State of California and has identified two cleanup sites on the same site in the City of Morro Bay, one that is closed and one that is currently active. The proposed project is not located on a hazardous site or previous cleanup site. The project site is located adjacent to a Permitted Underground Storage Tank Facility for the Chevron Gas Station located at the corner of Highway 41 and Main Street and no report of underground leaking has been identified, therefore is not a hazard in the immediate area.

e.-f.) The project is not located in the vicinity of an airport.

g.) Main Street is a main thoroughfare through the city for emergency response vehicles and the project site is located on Errol Street that runs perpendicular to Main Street. Errol Street is not a through street and does not serve as a main access point for emergency response vehicles. The project will staging all construction on site or be required to get an encroachment permit for construction staging areas on the public right of way. At no time will staging be allowed at a location that will impair the flow of traffic or create traffic hazards. The final project will be entirely on a private property and will not encroach into the public right of way; therefore the project will not physically impair emergency response plans.

h.) The project will not create any interference with emergency response plans, create any potential public health or safety hazard, or expose the public to hazards from oil or gas wells and pipeline facilities. The project does not include any activities which could result in contamination of a public water supply. The project would not expose the public or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be less than significant.

**Mitigation and Residual Impact:** With the implementation of the City's standard operating procedures, the potential impacts of hazards or hazardous materials that could result from the project would be less than significant levels.

**Monitoring:** Not applicable.

9. HYDROLOGY/WATER QUALITY  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				X
d. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?			X	

**Environmental Setting:** The site is located in Morro Bay. The watershed of Morro Bay is approximately 48,450 acres and is bounded by the Santa Lucia Range on the north, Cerro Romauldo to the east and the San Luis Range to the south. Eventually draining to Morro Bay, the watershed has two significant creek systems: Los Osos and Chorro Creeks. The Chorro Creek watershed drains approximately 27,670 acres, while Los Osos Creek drains 16,933 acres, the remaining area drains directly into the bay through small local tributaries or urban runoff facilities. Sixty percent of the Chorro Creek watershed is classified as rangeland, while twenty percent is brushland.

Morro Bay contains approximately 2,100 acres of water surface at low tide and approximately 6,500 acres at high tide, leaving approximately 980 acres of tidal mud flat and approximately 470 acres of salt marsh. The water quality of Morro Bay is affected by presence of nutrients, toxic substances, hydrocarbons, bacteria, heavy metals, suspended sediment, and turbidity. Studies by various authors also suggest that Morro Bay is subjected to a relatively rapid increase in sedimentation. Morro Bay, Los Osos and Chorro Creek are listed as "impaired waters" under the federal Clean Water Act, Section 303(d) and are the subject of a Total Maximum Daily Load (TMDL), which is a

calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards.

**Impact Discussion:** a.) The project is to install a detached awning over a truck loading area on a current site that is covered with impervious materials (i.e. structure, asphalt, and concrete). Since the project does not propose a new use the wastewater from the site will not change. Therefore no new sewage will be generated or collected and disposed of in the City's sewage system.

b.) The Municipal Code states that if the project requires a building permit, which it does, the building division shall be responsible for checking availability of water equivalency units. In addition, the City's predominant source of water to serve residences is obtained from the State Water Project and will not substantially deplete ground water.

c.-f.) The proposed project will not substantially alter the existing drainage on-site because the area that the awning is proposed is paved with concrete and will remain impervious. The project will require the existing concrete to be cut for twelve holes. The dirt will be removed from the holes; however substantial erosion will not occur from this project because large pieces of dirt are not exposed to the elements. The project site does not have a stream or river that crosses the site and the storm water will be required to be retained on-site therefore substantial erosion and siltation will not occur.

g.-i.) The project site is located in a floodway area which is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height. The applicant is required to add soil to the project site to increase so the building pad height will be raised out of the flood area. With such requirements in place the proposed development would not subject people or structures to significant risk of loss, injury or death resulting from flooding.

j.) Since the project site is located near the coast, a potential hazard from tsunamis exists. However there is not enough evidence to predict recurrence intervals of tsunamis. The last known tsunami warning occurred in the mid-1960's. Although the sand dunes offer some protection from tsunamis and past history suggests that the project site is still vulnerable to large tsunamis. As discussed in the Safety Element of the General Plan, the most feasible protection in the event of a tsunami is a warning system and evacuation plan. The warning is handled by the United States Weather Service and the Safety Element outlines safety preparedness measures. Therefore, the hazard presented by tsunamis is less than significant when approved safety measures are adhered.

**Mitigation and Residual Impact:** No mitigation measures are required.

**Monitoring:** Not applicable.

10. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Environmental Setting:** The project is located near the intersection of Main Street, Highway 41 and Highway 1 and is zoned Light Industrial (M-1). The area is surrounded by commercial visitor serving uses such as a gas station, fast

food restaurants and motels to service the intersection of the two main entry points for visitors into the City of Morro Bay.

**Impact Discussion:** a., c.) The project site is surrounded by visitor serving uses as well as a mobile home park to the south of the property. The property and surrounding properties to the east, south and west are developed and would not physically divide an established community. In addition, the City of Morro Bay does not have an adopted habitat conservation plan; therefore, the project would not conflict with applicable habitat conservation plan or a natural community conservation plan.

b.) The project cannot be approved unless found consistent with the General Plan, Zoning Ordinance, California Coastal Act, Local Coastal Program and Municipal Code. The project site is zoned Light Industrial and the use is remaining the same, therefore, the project will not conflict with any city adopted plan.

**Mitigation and Residual Impact:** No mitigation measures are required.

**Monitoring:** Not applicable.

11. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Environmental Setting:** The General Plan and the Division of Oil, Gas, and Geothermal Resources do not delineate any resources in the area. Further, the State Mining and Geology Board has not designated or formally recognized the statewide or regional significance of any classified mineral resources in the County of San Luis Obispo.

**Impact Discussion:** a.-b.) The project is not proposed where significant sand and gravel mining has occurred or will occur and there are no oil wells within the area where the project is located. San Luis Obispo County has not been designated to be regionally significant with regard to mineral resources. In addition, the area is not delineated as a mineral resource recovery site in the general plan, any specific plan or other land use plan. This area of the City is fully built up and the general plan does not provide for mining. Therefore the project will not result in the loss of a known mineral resource of value to the region and impacts would be less than significant.

**Mitigation and Residual Impact:** No mitigation measures are required.

**Monitoring:** Not applicable.

12. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b. Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

**Environmental Setting:** The most significant source of noise to the project is from traffic and existing commercial laundry uses on site. The project site located adjacent to visitor serving commercial uses which serve automobile related and tourist needs. The City's General Plan Noise Element threshold for traffic noise exposure is 60dB for most land uses; however commercial laundry use is not specifically mentioned. The City's Zoning Ordinance also contains noise limitations and specifies operational hours, review criteria, noise mitigation, and requirements for noise analyses. Sensitive receptors within ¼ mile of the laundry include residential uses and Morro Bay High School.

**Impact Discussion:** a.-d.) The project is the installation of a detached awning to cover an area that is already utilized for truck loading and unloading. Covering the area with an awning will not add noise levels that are inconsistent with the surrounding uses and will not be in conflict with standards in the General Plan, Local Coastal Plan or Zoning Ordinance. The noise emitted from the site will be substantially the same, because the use is not changing.

The potential noise levels from construction uses are dependent on the location of the equipment on the site as well as the actual number and types of equipment used during construction. Standard construction conditions placed on the project will limit hours of construction and reduce the noise levels of equipment during construction. Therefore, no impacts to surrounding residences will occur. Title 17 table 17.52.030(1) provides performance standards as it relates to noise levels allowed to occur at the site.

**Mitigation and Residual Impact:** Because no significant impacts of noise would result, no mitigation measures are required and there will be no residual impacts to surrounding properties.

**Monitoring:** Not applicable.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

**Environmental Setting:** The project site does not currently provide any housing opportunities. The property is zoned for Light Industrial which does not allow residential uses.

**Impact Discussion:** a.-c.)The project consists of installing an awning over an existing paved area and the new structure or use will not increase the population. The project will not replace permanent housing or induce substantial growth. Therefore, the project would result in less than significant impacts to housing and population.

**Mitigation and Residual Impact:** Because no significant impacts on population and housing would result, no mitigation measures are required. The residual impact on population and housing would be less than significant.

**Monitoring:** Not applicable.

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks or other recreational facilities?				X
e. Other governmental services?				X

**Environmental Setting:** The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides most of the public services, including Fire and Police protection. The San Luis Coastal Unified School District operates an elementary school and a high school within the City. The project is not expected to cause any change in governmental service levels or trigger the need for new facilities or equipment to maintain existing service levels. The project is within the density allowed and planned for and all existing services are considered adequate to serve the project.

**Impact Discussion:** a.) In the event of an emergency at the site during the installation of the structure, the Fire Department would be required to provide fire protection or other emergency services. The proposed project is not expected to require additional fire protection services since the structure does not contain addition enclosed area.

b.) Police protection services for the site during construction would be similar to those currently provided by the Morro Bay Police Department. Vandalism, theft of materials and equipment and burglary would be of potential concern. After completion of the project the Police Department will provide services to the site.

c.-d.) The project does not involve the establishment of a residence; therefore there will be no demand for schools.

e.) No other governmental services will be affected.

**Mitigation and Residual Impact:** City provided services are not expected to be affected by the project. Because no significant impacts on public services would result, no mitigation measures are required. The residual impact on public services would be less than significant.

**Monitoring:** Not applicable.

15. RECREATION  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

**Environmental Setting:** A variety of recreational activities including hiking, sightseeing, birdwatching, etc. are available within Morro Bay. Within the boundary of Morro Bay City limits, there are over 10 miles of ocean and bay front shoreline. Approximately 95% of the shoreline has public lateral access. These walkways provide active recreational activities for visitors and residents.

**Impact Discussion:** a.-b.)The placement of the new structure is not growth inducing and will not impact existing park and recreational facilities.

**Mitigation and Residual Impact:** Because no significant impacts on recreation would result, no mitigation measures are required. The residual impact on recreation would be insignificant.

**Monitoring:** Not applicable.

16. TRANSPORTATION/CIRCULATION  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, street, highway and freeways, pedestrian and bicycle path, and mass transit?				X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?				X

**Environmental Setting:** The City of Morro Bay is primarily a residential and commercial community that is bisected by Highway 1, a major regional roadway. Another major roadway is Highway 41, which carries travelers east of the City. The two most used roadways are Highway 1 and Main Street. Most traffic generated in the city is on the local streets.

**Impact Discussion:** a.-b.) The construction of the new detached awning will not increase the traffic trips to and from the site, because the existing traffic patterns will not change. The new awning will provide protection from the elements in an area that is currently uncovered and used for truck loading and unloading.

The largest impact on traffic levels and circulation would be affected in large part due to the construction activity and equipment associated with the project, which will temporarily result in minor increases in traffic to and from the site. Once construction is complete, traffic volumes and impacts will return to the same level as the existing site.

c.) The proposed project will not have any impact on airborne traffic.

d.) The project will remain substantially the same and is consistent with uses in the area. The existing area conforms to acceptable design criteria that limit the potential for increased hazards due to limited sight visibility, sharp curves or dangerous intersections.

e.) The existing and proposed project meet emergency services access requirements, therefore the project will not result in inadequate emergency access.

f.) The proposed project site is located in vicinity of a high volume frontage road, Main Street, and Highway 101 and crosses over Highway 41. Main Street provides sidewalk, bicycle lanes, vehicular lanes from cars, busses and trolleys. The project is located on a street with limited uses and is not a through street, therefore the public right of way is not utilized as a through way to another destination. The project will not decrease performance or safety in the area, as the traffic patterns will not increase or change to and from the site.

**Mitigation and Residual Impact:** No significant impacts on transportation and circulation would result; therefore no mitigation measures are required. The residual impact on transportation and circulation would be insignificant.

**Monitoring:** Not applicable.

17. UTILITIES & SERVICE SYSTEMS  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**Environmental Setting:** The project is an addition to a developed site that is entirely paved or covered by structures. The site does have an unpaved parking area at the rear of the site where employee and commercial vehicles are parked. The existing site is served by the Morro Bay Wastewater Treatment Plant and local waste collection services that dispose of waste at Cold Canyon Landfill, for all water and solid waste from the site. The project will comply with federal, state, and local statutes and regulations related to solid waste, however the new awning does not have any associated facilities that would create additional water or solid waste.

**Impact Discussion:** a.) The awning will be placed over an existing paved area that is currently used for the loading and unloading of trucks. There will no intensification of the use on site, therefore there is no potential for the project to produce more wastewater and exceed wastewater treatment requirements.

b., c., d., e.) The project site is currently serviced by the Morro Bay/Cayucos Wastewater Treatment Facility and the resulting project will not cause an increase in the amount of water that is required to be treated, therefore the

399 Errol Street  
CASE NO. AD0-012 & CP0-361  
DATE: October 31, 2011

treatment facilities can accommodate the current and proposed water and wastewater volumes and new construction or expansion of treatment facilities is not necessary as a result of this project.

f.-g.) The current production of solid waste is unlikely to increase with the new detached awning structure because the use is not changing on site.

**Mitigation and Residual Impact:** No significant impacts on utilities and service systems would result; therefore no mitigation measures are required. The residual impact on utilities will be insignificant.

**Monitoring:** Not applicable.

**IV. INFORMATION SOURCES:**

**A. County/City/Federal Departments Consulted:**

City of Morro Bay Public Services Department (Planning, Building, and Public Works Divisions), Fire Department.

**B. General Plan**

x	Land Use Element	x	Conservation Element
x	Circulation Element	x	Noise Element
x	Seismic Safety/Safety Element	x	Local Coastal Plan and Maps
x	Zoning Ordinance		

**C. Other Sources of Information**

x	Field work/Site Visit	x	Ag. Preserve Maps
x	Calculations	x	Flood Control Maps
x	Project Plans		Other studies, reports
	Traffic Study	x	Zoning Maps
x	Records	x	Soils Maps/Reports
	Grading Plans		Plant maps
x	Elevations/architectural renderings	x	Archaeological maps and reports
x	Published geological maps		
x	Topographic maps		
		x	Other: County of San Luis Obispo Air Pollution Control District, CEQA Air Quality Handbook, adopted December 2009

**V. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)**

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA Sec. 15065):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Potential to degrade:</i> Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<i>Cumulative:</i> Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<i>Substantial adverse:</i> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Impact Discussion: The project is consistent with the General Plan, Local Coastal Plan and Zoning Ordinance. As such, the project as mitigated, does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below a self-sustaining level, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory as evidenced in the preceding discussions.

## VI. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

With Public Hearing

Without Public Hearing

**Previous Document:** N/A

**Project Evaluator:** Sierra Davis, Assistant Planner

Sierra Davis  
Signature

October 31, 2011  
Initial Study Date

Sierra Davis, Assistant Planner  
Printed Name

City of Morro Bay  
Lead Agency

## VII. ATTACHMENTS

A – Summary of Mitigation Measures and Applicant's Consent to Incorporate Mitigation into the Project Description.

## Attachment A

### SUMMARY OF REQUIRED MITIGATION MEASURES

#### CULTURAL RESOURCES

1. Archaeological monitoring shall occur for all ground disturbing activities in the development area by a qualified archaeologist and qualified local indigenous cultural monitor. An Extended Phase I consisting of a series of shovel test probes be performed at the location of the post holes to be excavated for the proposed awning. Such Extended Phase I would be conducted after the concrete is saw-cut and removed. Collection of historic and prehistoric cultural remains deemed significant shall occur, and if necessary, analysis of any features encountered including but not limited to historic refuse dumps and diagnostic prehistoric habitation deposits shall occur. Selection and processing of prehistoric marine shell for radiocarbon dating shall occur. If, and depending on the type and quantity of, prehistoric or historic cultural materials encountered, additional archaeologist mitigation may be required as deemed necessary by qualified archaeologist and qualified local indigenous cultural monitor.
2. The applicant/property owner shall provide an archaeological monitoring evaluation plan prepared by a qualified archaeologist for all construction excavations associated with grading activity. The plan shall identify all the ground disturbance activity monitored including dates the archaeologist and culturally affiliated, indigenous individual recognized by the Native American Heritage Commission were present. The evaluation report shall describe all the densities or features of artifacts associated with a particular activity encountered. Any isolated human remains encountered during construction shall be protected and their disposition be undertaken consistent with Public Resources Code 5097.98.
3. The following actions must be taken immediately upon the discovery of human remains:  
Stop immediately and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; if the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

**Monitoring:** Planning and Building staff shall ensure that any finds are evaluated by an approved cultural resource professional and that all required mitigations are completed. All documents prepared by a qualified archaeologist and qualified local indigenous cultural monitor shall be submitted to the Public Services Department for review.

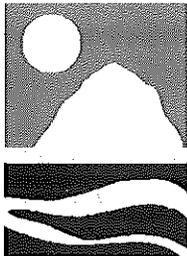
#### Acceptance of Mitigation Measures by Project Applicant:

  
\_\_\_\_\_  
Applicant *Pam MARTIN, Real Estate* Date *10-31-11*  
*MANAGER*

AGENDA ITEM: B-2

DATE: December 7, 2011

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



## Memorandum

**TO:** PLANNING COMMISSION      **DATE:** DECEMBER 7, 2011

**FROM:** KATHLEEN WOLD, PLANNING AND BUILDING MANAGER

**SUBJECT:** EXTENSION REQUEST FOR USE PERMIT UP0-212 (CONCEPT PLAN) FOR  
801-833 EMBARCADERO FOR THE CONFERENCE CENTER PROJECT

---

### **BACKGROUND/DISCUSSION:**

The Morro Bay Municipal Code requires that a project within the Planned Development overlay zone with Concept Plan approval obtain Precise Plan approval within a year from the date of the City Council approval of the Concept Plan or a year from the date the project receives approval from the California Coastal Commission on the associated Coastal Permit. The subject project received City Council approval on their Concept Plan on September 22, 2008 and California Coastal Commission approval for the project on December 11, 2009. In accordance with Municipal Code Section 17.40.030.H.1 a Precise Plan shall be submitted by December 11, 2010 unless an extension of time is granted by the Planning Commission pursuant to section 17.40.030.H.3. The applicant had previously requested a one year extension in 2010 which was approved by the Planning Commission at their December 6, 2010 meeting extending the time to December 11, 2011.

The applicant submitted a request for a second time extension on October 12, 2011. The applicant indicates that the second one year extension is needed as they are currently in negotiations with the City on lease terms for the site.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve an extension allowing an additional one year time frame (expiring on December 11, 2012) for the applicant to submit for a Precise Plan for Use Permit UP0-212.

Exhibits: A- Applicant's letter  
B- 12-06-2010 Planning Commission Minutes

# EXHIBIT A

October 10, 2011

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

RECEIVED

OCT 12 2011

City of Morro Bay  
Public Services Department

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

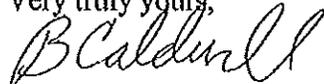
Dear Mr. Livick:

I am currently in discussion with Rob Schultz about my plans to move forward with the construction of the approved Coastal plans involving the marina on my lease site and the several adjoining lease sites. Therefore, Embarcadero 801, LLC, hereby requests a one year Extension of Time to File a Precise Plan for Approval, for the lease sites at 801 and 833 Embarcadero.

This request is made pursuant to Morro Bay Municipal Code §17430(h), on the grounds that Embarcadero 801, LLC, is currently negotiating lease terms with the City of Morro Bay.

Thank you for your cooperation.

Very truly yours,



Burt Caldwell

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

Doug Redican

Steve Puglisi

Violet Leage

# EXHIBIT B

AGENDA ITEM: <u>VIII-A</u>
DATE: <u>December 20, 2010</u>
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  
December 6, 2010

Chairperson Nancy Johnson  
Vice-Chairperson Gerald Luhr  
Commissioner Jamie Irons  
Commissioner Michael Lucas  
Commissioner John Diodati  
Rob Livick, Secretary

### I. CALL MEETING TO ORDER

Vice-Chairperson Luhr called the meeting to order at 6:00 p.m.

### II. PLEDGE OF ALLEGIANCE

Kathleen Wold led the pledge.

### III. ROLL CALL

Vice-Chairperson Luhr took roll and noted that all Commissioners are present with the exception of Chairperson Johnson.

Staff Present: Rob Livick and Kathleen Wold

### IV. ACCEPTANCE OF AGENDA

Diodati moved to accept the Agenda and Lucas seconded the motion. The motion passed unanimously. (4-0).

### V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on the status of the following:

- Completion of the North Main project,
- Items scheduled for the December 8, 2010 City Council meeting which includes the swearing in of the new Council and;
- Items scheduled for the December 13, 2010 City Council meeting.

Luhr asked if the Commission should agendaize to select a new chairperson of the Planning Commission. Livick agreed, noting that by the next meeting, the City Council would have accepted Chairperson Johnson's resignation.

### VI. PUBLIC COMMENT - None.

### VII. CONSENT CALENDAR

- A. Approval of minutes from hearing held on November 1, 2010

Irons asked to amend the minutes on page 3 by reviewing the audiotape to include a bullet statement that summarizes the alternative plan for the high school as he discussed it at the meeting in order to clarify his reasons for his dissenting vote.

Luhr asked to correct the minutes on page 4 regarding the condition that reads, "Approval of tree trimming shall not be reasonably denied if the economic and production information is supportive of an incomplete economic return. He suggested the the word "incomplete" be changed to "insufficient". Wold clarified the tape was reviewed by staff and the word "incomplete" was used. Diodati as the speaker in the minutes stated he preferred to keep the sentence as proposed. Luhr agreed.

Commissioners and staff agreed the minutes would be brought back for approval as amended to the next Planning Commission meeting.

#### VIII. PRESENTATIONS – None

#### IX. FUTURE AGENDA ITEMS

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

Commissioners reviewed future agenda items and agreed to add the nomination and selection of a Chair and Vice-Chair for the December 20, 2010 Planning Commission meeting.

#### X. PUBLIC HEARINGS

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

**Applicant:** Chamber of Commerce

**Agent:** Don Doubledee

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

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

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

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

Wold presented the staff report noting that although the staff report indicates a continuance will be requested, staff has received an email request from the new CEO of the Chamber of Commerce requesting the item be tabled instead and not continued to a date certain. Therefore, staff recommends the Commission table this item until the Applicant is ready.

Luhr opened the Public Hearing:

- Stuart McElhinney, president of the Morro Bay Chamber of Commerce asked if there is a difference in processing time whether the item is tabled or continued. Wold said there is no difference in time, but staff typically always re-notices the project.

Hearing no further comment, Luhr closed the Public Hearing.

Commissioners asked staff to clarify:

- Whether there is a cost difference for the City between whether this item is tabled or continued. Wold clarified any additional cost would be the publishing of noticing in the newspaper. It is preferable to continue the item indefinitely in order to be certain of the applicant's readiness.

Commissioners agreed to continue the item.

**MOTION:** Lucas moved the Planning Commission continue the item indefinitely. Irons seconded the motion.

The motion carried unanimously (4-0).

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

**Applicant:** Burt Caldwell & Doug Redican

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

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

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

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

Wold presented the staff report.

Commissioners discussed with staff:

- Whether the extension request affects conditions or negotiations on the lease. Wold clarified this does not affect the lease, but that a lease needs to be completed prior to submitting for precise plan. The Coastal Commission has made significant revisions to the project and the Applicant is working to incorporate that into their project. In addition, the Applicant is demonstrating good faith in moving forward with the project so there is no valid reason to deny his request. The request does not change any rights or negotiating capability.
- Whether there are any requirements of the Municipal Code that require a finding to be made. Wold said there are no specific findings. The original findings for the use permit are still in force and the extension request was submitted prior to the expiration date which is the requirement.
- Whether this requires the project to come back for a re-review of the concept plan since there are major changes. Wold stated the proposal is unknown until the applicant submits it and therefore staff cannot determine if it meets substantial conformity until then.

Luhr opened the Public Hearing:

- John Barta, resident of Morro Bay, spoke against the request for an extension. Mr. Barta encouraged the Commission to grant a shorter extension of the permit due to the changed nature of the project. He questioned whether to have valuable waterfront property tied up if the project might not happen.
- Stuart McElhinney, spoke as a representative for Applicant Burt Caldwell. He stated the extension request is for one year, but they do not know how long the precise plan approval will take and they are diligently moving forward, with no intentions of delaying the project.

Commissioners had discussion with the Applicant's Representative on the following:

- Coastal Commission's suggestion to reduce the footprint. McElhinney responded that the Coastal Commission suggested a reduced footprint which the Applicant did reduce the project

from 2 stories to 1 story and eliminated retail on the first story. The conference area is still the same size.

- Parking and whether there will be sufficient parking for both persons staying at local hotels or those persons driving from local communities.
- Retail spaces on ground floor, how to maintain a lively streetscape interface down the Embarcadero with the changed plans to eliminate the retail on the first story. McElhinney clarified that although reduced, there will still be retail footage on the street side of the building along the Embarcadero.
- Whether the changes to the plan constitute a major change to the concept plan and whether the concept plan will be brought back to the Planning Commission. McElhinney disagreed that this changes the concept plan, noting the primary usage is still the conference center and the restaurant is part of the original plan.

Livick clarified the public hearing noticed for tonight limits the Commission to only discuss the Applicant's request for an extension, not the merits of the project itself.

Luhr closed the Public Hearing.

Lucas and Irons discussed the time extension request with the understanding that granting the request does not give the Applicant any special privileges or change rights to the site and spoke in favor of granting the one year extension.

**MOTION:** Irons moved the Planning Commission approve the request for extension for the Applicant for precise plan project #UPO-212. Lucas seconded the motion.

Lucas asked staff to clarify if they feel the concept has substantially changed, would they have to come back for a concept plan and then a specific plan within the year.

Wold responded that if the project changed, staff would bring it back to the Planning Commission for approval if staff determined that it was not in substantial conformance and also clarified that staff cannot make a determination regarding substantial conformity until they receive the precise plan submittal. At that time, staff will do a review and analysis with a determination that it is or is not in conformance. If it is not in conformance, then the Applicant would be required to submit a concept plan amendment.

Irons requested to re-state his motion in order to be clearer. Lucas agreed.

**MOTION:** Irons moved the Planning Commission approve an extension allowing an additional 1 year time frame to submit for a precise plan for Use Permit #UPO-212. Lucas seconded the motion.

The motion carried unanimously (4-0).

## XI. OLD BUSINESS

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

Commissioners reviewed with staff the Work Program and asked when the Planning Commission will receive the Environmental Impact Report (EIR) comments. Livick responded that staff is working with the environmental consultant to release them as soon as possible.

## XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Luhr adjourned the meeting at 6:50 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, December 20<sup>th</sup> 2010 at 6:00 p.m.

---

Gerald Luhr, Vice-Chairperson

ATTEST:

---

Rob Livick, Secretary



AGENDA NO: **B-3**  
 MEETING DATE: **December 7, 2011**

# Staff Report

**TO:** Planning Commissioners **DATE:** November 29, 2011

**FROM:** Kathleen Wold, Planning and Building Manager

**SUBJECT:** Coastal Development Permit #CP0-343 for 2 State Park Road to allow the placement of a 2,500 square foot Modular Office building to provide for support staff for the operation of the State Park.

**RECOMMENDATION:**

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

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally approve the Coastal Development Permit #CP0-359, subject to the Conditions included as Exhibit "B" and the site development plans date stamped July 28, 2011.

**SITE ADDRESS:**

2 State Park, Morro Bay, Ca

**APPLICANT:**

State of California Department of Parks & Recreation

**PROJECT DESCRIPTION:**

Background

The existing site is a disturbed relatively flat site currently occupied by an existing 1,300 square foot office, parking lot and support facilities including sheds, fencing and a paved road. The site is adjacent to a Eucalyptus grove.

Setting

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	OA-2 (PD)	South	OA-2 (PD)
East:	OA-1 (PD) (ESH)	West:	OA-2 (PD)

<b>Site Characteristics</b>	
Site Area	The site area is approximately 15,000 square feet.
Existing Use	Ranger facilities including a small office, parking lot, sheds, fencing and an access road.
Terrain:	The area is generally flat however to accommodate the new modular office it will require approximately 150 cubic yards of slope cut and fill beyond the existing flat site.
Vegetation/Wildlife	Adjacent to the project site and to the west is a Eucalyptus grove. There are no known listed species such as Morro Shoulderband snail present at this site.
Archaeological Resources	Research of records concerning archaeological resources indicated that the project site is not located within three hundred feet of a known site.

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Open Space/Recreation
Base Zone District	OA-2
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	PD
Specific Plan Area	N/A
Coastal Zone	Yes, and within appeals jurisdiction

**ENVIRONMENTAL DETERMINATION:**

The project is exempt from CEQA (California Environmental Quality Act) under Class 3. Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. This includes a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amount of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project as proposed has been conditioned to be limited to a 2,500 square foot office. This office will be located within a small area within the state park already developed with a parking lot and office. The addition of this office building will not involve significant amounts of hazardous substances and the location has access to all necessary public services and facilities and is not within the environmentally sensitive portion of the park.

**PROJECT ANALYSIS:**

The project consists of the installation of an approximately 2,500 square foot modular office building to be located within an area currently utilized for support facilities associated with the park. The project will entail minor hillside cut and fill approximately 150 cubic yards, the removal of approximately 9 tree stumps and the removal of 4 eucalyptus trees to provide a building pad for the structure. Water and sewer service are available at the site and will require only minor reconfiguring.

The parking area adjacent to the offices contains 16 parking spaces. The overall parking required for both the existing office building and the new office modular is 12 parking spaces based on 1 per every 300 square feet of office space.

The development standards contained within the OA-2 area do not contain any set standards for building height, site area or yard setbacks; however it does require that a landscape plan be submitted. The applicant has submitted a landscape plan which details a variety a shrubs and groundcover but does not indicate any new trees. Because the project proposes to remove 4 Eucalyptus trees mitigation for the removal of trees has been placed on the project requiring the project to replace the trees at a ratio of two 5-gallon tress or one 15-gallon tree for every tree removed.

As part of the review of the project the City's Fire Department was tasked by the Office of the State Fire Marshal to review specific elements of the project relative to Fire Department access and water-flow. As a result of their review of the project they have conditionally approved the project subject to the modular structure being fully protected with an automatic fire sprinkler system and the applicant providing and maintaining vegetation management and defensible space on all areas adjacent to the project structures. The Department of Parks and Recreation submitted a letter in response agreeing to these conditions.

**POLICIES AND PROCEDURES:**

The project is being proposed by the State of California; the State is a superior agency and as such is not subject to the City's regulations pertaining to Use Permits or Concept/Precise Plan regulations. However, the project is required to obtain a Coastal Development Permit. Because the site is located within the appeals jurisdiction the City of Morro Bay is the agency tasked with issuing the permit. The Coastal Development permit may be appealed to the California Coastal Commission.

**GENERAL PLAN/LOCAL COASTAL PLAN CONSISTENCY**

The City's General Plan and Local Coastal Plan do not contain policies that pertain specifically to the State Park office facilities. The project (support facilities for the park) would not conflict with, and would be consistent with and would advance, broad objectives and policies, such as:

- *"Enhance opportunities for the use and enjoyment of the coastal area through adequate provision of visitor-serving facilities. Visitor-serving commercial establishments within the coastal zone, in conjunction with the attractive shoreline, provide numerous opportunities for public recreation and access to all income groups."*

With regard to the Zoning Ordinance, the third component of the City's Local Coastal Program, no real standards for the design of campground facilities are provided. As noted above, the site lies within a designated OA-2 district. Pursuant to Section 17.24.160:

- *“The purpose of the Open Area (OA) District is to provide for the maintenance of areas in a natural state and preservation of scenic values and the utilization of natural features and resources of the area and bay for the recreational and aesthetic benefit of the public.”*

The project is proposed for an area of the park currently developed with an office building, a parking lot, a residence and an access road. The new office building will only be visible from within this developed area. The project as proposed will not adversely impact the Park's scenic and natural features.

Pursuant to Section 17.58.030.D.3 of the Zoning Ordinance, the only finding that must be made by the Planning Commission to approve the Coastal Development Permit is that the project is consistent with applicable provisions of the certified Local Coastal Program. As explained above, the project is consistent with the Local Coastal Program.

**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Telegram-Tribune newspaper on November 25, 2011 and all property owners of record within 300 feet of the subject site were notified of this public hearing and invited to attend and voice any concerns they may have regarding this application.

**CONCLUSION:**

The proposed project has been review and it was determined that the project complies with all applicable planning and zoning regulations and is exempt from environmental review and with the incorporation of the conditions of approval the findings can be made of approval of the project.

Report prepared by: Kathleen Wold, Planning and Building Manager

**ATTACHMENTS:**

Exhibit A- Application and Photos.

Exhibit B- Plans

**EXHIBIT A:**  
**FINDINGS FOR APPROVAL**

Project Description: A request for a Coastal Development Permit (CP0-359) to allow the installation of a 2,500 square foot modular office building at 2 State Park Road within the Ranger's Area of the State Park.

**California Environmental Quality Act (CEQA)**

The project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) under the Class 3 exemption. Class 3 consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (State CEQA Guidelines Section 15303).

**Coastal Development Permit Findings**

The proposed project is consistent with the Local Coastal Program and would advance state and local objectives by providing necessary support facilities (office for environmental scientists, superintendent and miscellaneous staff) to the State Park a facility which provides low-cost visitor-serving recreational uses.

**EXHIBIT B:**  
**CONDITIONS OF APPROVAL**

Project Description: A request for a Coastal Development Permit (CP0-359) to allow the installation of a 2,500 square foot modular office building at 2 State Park Road within the Ranger's Area of the State Park.

**STANDARD CONDITIONS**

1. **Approval:** This permit is granted for the land described in the staff report dated November 29, 2011, for the project depicted on plans date stamped July 28, 2011 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

Installation of a 2,500 square foot modular office building.

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. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. 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 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.
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.
9. **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 Public Services Director pursuant to the terms of this regulation.
10. **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 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 and implementation of any protective measures.

#### **PLANNING CONDITIONS**

1. **Tree Replacement:** This permit allows for four trees to be removed. These trees shall be replaced at a ratio of two 5-gallon trees or one 15-gallon tree for every tree removed.
2. **Modular Building:** The modular office building shall be limited to 2,500 square feet in size.

## **FIRE CONDITIONS**

1. **Automatic Fire Sprinklers.** The modular structures shall be fully protected with an automatic fire sprinkler system, in accordance with NFPA 13.
2. **Vegetation Management and Defensible Space.** The applicant shall provide and maintain vegetation management and defensible space on all areas adjacent to the project structures, in accordance with California Code of Regulations, Title 19, Division 1 and 2010 California Fire Code, Chapter 49.

## **PUBLIC WORKS CONDITIONS**

1. The City of Morro Bay encourages the use of Low Impact Development (LID) practices. The applicant is encouraged to use LID practices with the site development. See SLO Green Builds Rainwater Management guide.

# EXHIBIT A

CITY OF MORRO BAY

PUBLIC SERVICES DEPARTMENT

955 SHASTA AVENUE ♦ MORRO BAY, CA 93442 ♦ 805.772.6261

RECEIVED

AUG 18 2011

City of Morro Bay  
Public Services Department

## APPLICATION

- TEMPORARY USE PERMIT
- SPECIAL USE PERMIT
- COASTAL DEVELOPMENT PERMIT
- CONDITIONAL USE PERMIT
- MINOR USE PERMIT

CASE NO. CPO-359  
BUILDING PERMIT:

Project address: 2 STATE PARK RD. , MORRO BAY, CA 93442

Existing use: RECREATIONAL / CAMPGROUND / RANGER'S OFFICE Existing sq. ft. 1,300 SQ.FT. (RANGER'S OFFICE)

Lot Block Tract APN. 066-381-003

Project description: INSTALL 2,600 SQ. FT PRE-FAB, MODULAR OFFICE ADJACENT TO EXISTING RANGER'S OFFICE FOR USE AS COASTAL SECTOR OFFICE AT THE EUCALYPTUS GROVE COMPLEX IN MORRO BAY STATE PARK.

Applicant: CALIFORNIA STATE PARKS Day phone: (805) 927-2065

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON, CA Zip code: 93452

Agent (if any): Business phone:

Address:

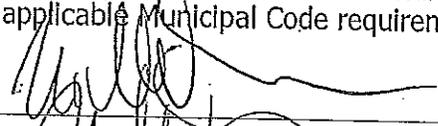
City: Zip code:

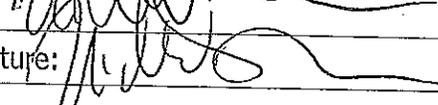
Property owner: STATE OF CALIFORNIA Day phone: (805) 927-2065

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON, CA Zip code: 93452

**Acceptance of this application does not imply approval/authorization of this request. I realize that this application may be denied or that conditions may be attached to this request to assure compliance with applicable Municipal Code requirements.**

Applicant's signature:  Date: 7/27/11

Property owner's signature:  Date: 7/27/11

**APPLICATION SUBMITTAL REQUIREMENTS - SEE PAGE TWO**

SUBMITTAL REQUIREMENTS: (Applicant must provide information indicated below or on the attached checklist before this application can be accepted.)

**I. Number of plans for Administrative permits:**

- ◆ Five full sized sets of plans and one 8½" x 11" reduced set that includes the following :
- ◆ Site Plan reflecting
  - ✓ Topography – 2 foot contour intervals
  - ✓ drainage
  - ✓ location and use of structures on adjoining properties

**II. Number of plans for Use Permits:**

- ◆ Seven full sized sets of plans, one 8½" x 11" reduced set, that include the following :
- ◆ Site Plan reflecting
  - ✓ Topography – 2 foot contour intervals
  - ✓ drainage
  - ✓ location and use of structures on adjoining properties

**III. All permit plans should include the following information:**

- ◆ Elevations: Dimensioned & indicating the height of all structures from the natural & the finished grade.
- ◆ Floor Plans: Dimensioned
- ◆ Area Map with Radius Circle and Address Mailing Labels for:
  - Administrative Coastal Permits:
    - ✓ Property Owners within 100' of site
    - ✓ Residents within 100' of site
  - Regular Coastal Permits:
    - ✓ Property Owners within 300' of site
    - ✓ Residents within 100' of site
  - Conditional Use Permits and Minor Use Permits
    - ✓ Property owners within 300' of site
- ◆ Environmental Information Form

**THIS SECTION FOR DEPARTMENT USE ONLY**

List of additional charges:	Conditional Use Permit:
	Minor Use Permit:
Receipt No.:	Coastal Development Permit:
Date:	Environmental fees:
	Other charges:
	Total:

CITY OF MORRO BAY  
 PUBLIC SERVICES DEPARTMENT  
 595 HARBOR STREET ♦ MORRO BAY, CA 93442 ♦ 805.772.6261

LEGAL NOTICING REQUIREMENTS  
 LABELS FOR APPLICATION SUBMITTALS

When applying for a *Coastal Development Permit, Conditional Use Permit, Minor Use Permit, Special Use Permit, Variance, Tentative Tract or Parcel Map*, noticing to property owners and occupants within a defined radius of the site edges is required as indicated below:

SUBMIT MAILING LABELS REQUIRED FOR THE PUBLIC NOTICE:	PROPERTY OWNERS	OCCUPANTS of STRUCTURES
<input checked="" type="checkbox"/> COASTAL DEVELOPMENT PERMIT		
<input type="checkbox"/> ADMINISTRATIVE	within 100 feet	within 100 feet
<input checked="" type="checkbox"/> REGULAR	within 300 feet	within 100 feet
<input type="checkbox"/> CONDITIONAL USE PERMIT	within 300 feet	
<input type="checkbox"/> MINOR USE PERMIT	within 300 feet	
<input type="checkbox"/> SPECIAL USE PERMIT	within 300 feet	
<input type="checkbox"/> VARIANCE	within 300 feet	
<input type="checkbox"/> TENTATIVE MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> PARCEL MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> TRACT MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> VESTING MAP (Combined with CDP/CUP)	within 300 feet	within 100 feet
<input type="checkbox"/> OTHER		

Your application packet will indicate the type of permit you are applying for. If you are unsure, please contact the Planning Division to clarify type application and notification requirements necessary for your project.

A **radius map(s)** and **labels** will need to be obtained from **SLOCO Data & Printing**; a fee will be required. Contact Charmane Mitchell at SLOCO Data & Printing by phone, e-mail or in person at:

1635 Ste A, W. Grand Ave., Grover Beach, CA 93433

(805) 481-5990

[charmane@slocodata.com](mailto:charmane@slocodata.com)

You will need to indicate the size of the radius required (100' or 300') and they will need at least two of the following items to produce your labels and radius map:

- Property Owner's Name
- APN Number
- Address
- Street Name
- Legal Description

✓	INCLUDED IN SUBMITTAL:
	<b>Adhesive Mailing Labels</b>
	Photocopy of Labels
	Property Owners
	Occupants
	Radius Map(s) with Radius Circle drawn & properties to be noticed highlighted
	Legal Notice Attestment, signed
	Other: ,

# CONSENT OF LANDOWNER FORM

Consent for what activity? Business License or type of permit: COASTAL DEVELOPMENT PERMIT

Site location: THE GROVE OFFICE AT MORRO BAY CAMPGROUND

Property owner: STATE OF CALIFORNIA

Day phone: 927-2065

Address: 2 STATE PARK RD.,

City: MORRO BAY

Zip code: 93442

Person authorized to act as Agent/Applicant: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT

Applicant/Agent:

Day phone:

Address: 750 HEARST CASTLE RD.

City: SAN SIMEON

Zip code: 93452

I/We, the undersigned owner(s) of record of the fee interest in the above noted land for which an application for a permit, business license or other City entitlement is being requested, do certify that:

- I. Business Licenses: I am aware of the Home Occupation Permit being requested and the applicant has my/our full consent to operate the home occupation at this location; **OR THAT**
- II. Building Permits, Land Use Permits: Such application may be filed and processed with my/our full consent. The applicant is authorized to act as our agent in all contacts with the City in connection with this matter. I/We hereby grant the City of Morro Bay or any of its authorized agents the right to enter upon the land described herein at any time during normal business hours for the purposes of site inspection in advance of City action on the Land Use Permits; inspection of any construction, grading or other development activities following any land use permit approval or evaluation of the satisfactory completion of development authorized through land use permit approval, including continuing compliance with any conditions of approval.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



Property owner signature

2/27/01  
Date

**LEGAL NOTICE ATTESTMENT**  
(Submit with Application and Mailing Labels)

Application case no. \_\_\_\_\_

Site location: THE GROVE OFFICE AT MORRO BAY CAMPGROUND

Applicant: CALIFORNIA STATE PARKS, NICHOLAS FRANCO, DT. SUPERINTENDENT

Address: 750 HEARST CASTLE RD.

Phone: 927-2065

City: SAN SIMEON

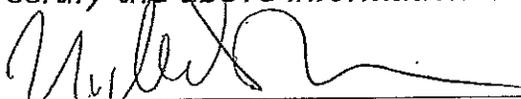
Zip code: 93452

The attached mailing labels represent the complete list of the property owners and/or occupants of the property within the required Noticing Area from the project site:

Required noticing area (please check all that apply):

- Administrative Coastal Permits
  - Notice to property owners within 100' of the building site; and
  - Notice to occupants of the structures within 100' of the building site.
- Regular Coastal Permits
  - Notice to property owners within 300' of the building site; and
  - Notice to occupants of the structures within 100' of the building site.
- Conditional Use Permits and Variances
  - Notice to property owners within 300' of the building site.

*I certify the above information and attached labels to be true and correct:*

  
\_\_\_\_\_  
Signature of applicant

7/27/11  
\_\_\_\_\_  
Date

# ENVIRONMENTAL INFORMATION FORM

Date filed: \_\_\_\_\_

## GENERAL INFORMATION:

1. Name and address of developer or project sponsor: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT  
CALIFORNIA STATE PARKS, 750 HEARST CASTLE RD., S. SIMEON 93452
2. Address of project: 2 STATE PARK RD.  
MORRO BAY, CA 93442
3. APN: 066-381-003
4. Name, address, and phone # of contact person: NICHOLAS FRANCO, DISTRICT SUPERINTENDENT  
CALIFORNIA STATE PARKS, 750 HEARST CASTLE RD., S. SIMEON 93452
5. Application number: \_\_\_\_\_
6. List and describe any other related permits and other public approvals required for this project including those required by the City, Regional, State, and Federal agencies:  
COASTAL DEVELOPMENT PERMIT, CEQA, STATE FIRE MARSHAL  
REVIEW, STATE PARKS A.D.A. REVIEW. CDPR WILL FILE CEQA DOCS.
7. Proposed use of site: OFFICE SPACE FOR COASTAL SECTOR OFFICE

## PROJECT DESCRIPTION:

8. Site size: 15,000 SQ. FT. 120 FT X 120 FT
9. Square footage: 15,000 SQ. FT.
10. Number of floors of construction: 1
11. Amount of off-street parking provided: 16
12. Proposed scheduling: FALL 2012
13. Associated projects (if any): N/A
14. Anticipated incremental development (if any): N/A

15. If residential, include the number of units: N/A

16. If commercial, indicate the type and whether neighborhood, city or regional oriented, square footage of sales area, and loading facilities:

N/A

17. If industrial, indicate the type, estimated employment per shift, and loading facilities:

N/A

18. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits derived from the project:

MAJOR FUNCTION IS TO PROVIDE OFFICE SPACE FOR UP TO 10 PEOPLE (4 ENVIRONMENTAL SCIENTISTS, SUPERINTENDENT, MAINTENANCE CHIEF, 2 CLERICAL STAFF, + 2 MISCELLANEOUS STAFF). THIS SITE LOCATION WILL REDUCE TRAFFIC IN THE CAMPGROUND AND IS CONSISTENT W/GENERAL PLAN.

19. If the project involves a variance, conditional use permit, or zoning application state this and explain why:

N/A

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS? PLEASE PROVIDE AN EXPLANATION FOR ANY ITEMS CHECKED "YES" (ATTACH ADDITIONAL SHEETS AS NECESSARY):

YES NO

20. Change in existing features of any bays, tidelands, beaches, hills, or substantial alteration of ground contours? MINOR HILLSIDE CUT + FILL. (150 CU.YD)

21. Change in scenic views, vistas from existing residential areas, public lands, or roads? STRUCTURE WILL BE SCREENED FROM STATE PARK RD.

22. Change in pattern, scale, or character of project's general area?

23. Significant amounts of solid waste or litter?

24. Change in dust, ash, smoke, fumes, or odors in the vicinity?

25. Change in ocean, bay, lake, stream, ground water quality or quantity, or alteration of existing drainage patterns? DRAINAGE PLANS INCLUDED

26. Substantial change in existing noise or vibration levels in the vicinity?

27. Is the site on filled land or on a 10% or greater slope?

28. Use of disposal or potentially hazardous materials such as toxic substances, flammables, or explosives?

29. Substantial change in demand for municipal services (police, fire, water, sewer, etc.)?

30. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?
31. Relationship to a larger project or series?

ENVIRONMENTAL SETTING:

32. Describe the project as it exists before the project and include any information on topography, soil stability, plants, animals, and any cultural/historical/scenic aspects. Describe any existing structures on the site and its use. Please attach photographs of the site (snapshots or Polaroid photos will be accepted):

THE EXISTING SITE IS DISTURBED, GRADED FLAT TO SUPPORT AN EXISTING 1,300 SQ. FT. RANGER'S OFFICE. THE PROPOSED MODULAR OFFICE WILL REQUIRE APPROXIMATELY 150 CUBIC YARDS OF SLOPE CUT AND FILL BEYOND THE EXISTING FLAT SITE. THE HILLSIDE IS DOMINATED BY EUCALYPTUS GROVES, THERE ARE NO KNOWN CULTURAL RESOURCES PRESENT AT THE SITE.

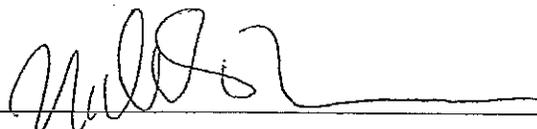
33. Describe the surrounding properties and include information on plants, animals, and any cultural/historical/scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, duplex, etc.), and scale of development. Attach photos of the vicinity.

SURROUNDING PROPERTIES CONSIST OF EXISTING RANGERS OFFICE AND A STAFF RESIDENCE, AS WELL AS SUPPORT STRUCTURES SUCH AS SHEDS, FENCING + PAVED ROAD. VEGETATION CONSISTS OF EUCALYPTUS GROVES, THERE ARE NO KNOWN LISTED SPECIES SUCH AS MORRO SHOULDERBAND SNAIL, OR ARCHAEOLOGICAL, OF OTHER CULTURAL RESOURCES PRESENT AT THE SITE.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability; and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

7/27/11  
Date

  
Signature  
For: CA State Parks





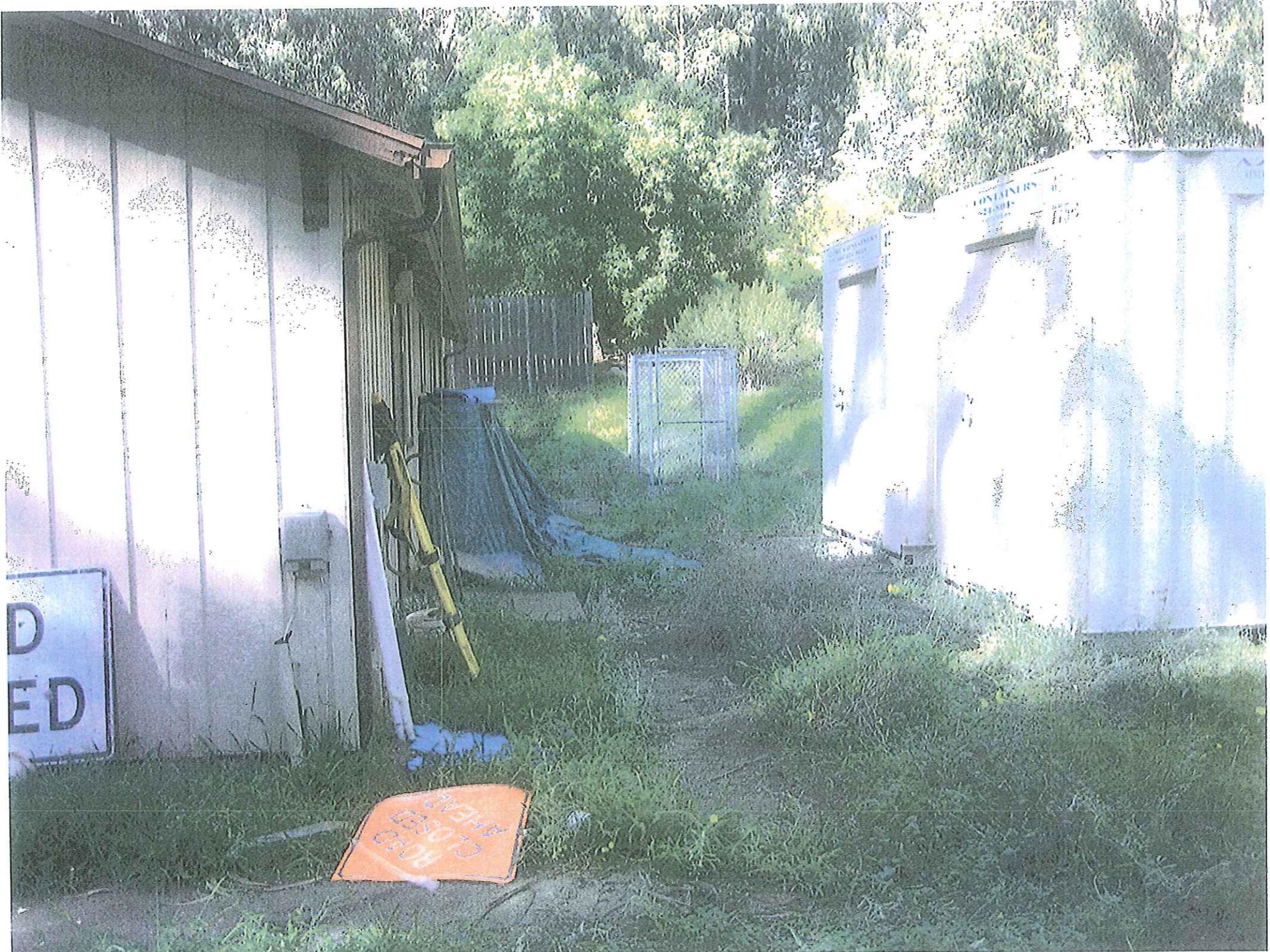












D  
ED

ROAD  
CLOSED  
AHEAD

CONTAINERS  
2004



ROAD  
CLOSED

AZTEC CONTAINERS  
800-674-3045

AZTEC CONTAINERS  
800-674-3045

AZTEC CONTAINERS  
800-674-3045

EXHIBIT B

DEPARTMENT OF PARKS AND RECREATION

IMPROVEMENT PLANS FOR THE NEW COASTAL SECTOR OFFICE

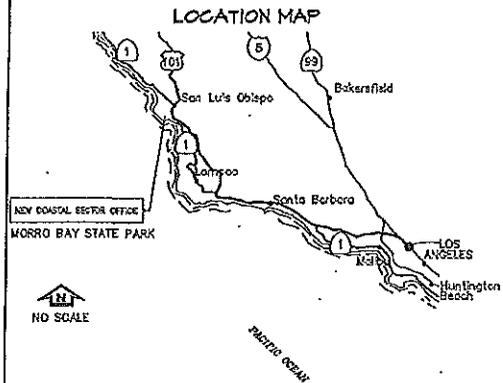
FOR

SAN LUIS OBISPO COAST DISTRICT  
MORRO BAY STATE PARK

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE/SANDBY PLAN
3	GRADING PLAN DETAILS
4	FLOOR PLAN
5	FLOOR PLAN SPECIFICATIONS
6	FLOOR PLAN - ALL
7	ELEVATIONS
8	FOUNDATION / FINISH PLAN
9	DETAILS
10	EROSION CONTROL PLAN
11	EROSION CONTROL DETAILS



NEW COASTAL SECTOR OFFICE  
MORRO BAY STATE PARK



NO SCALE

GENERAL NOTES

1. THE CONTRACTOR SHALL PLAN, SCHEDULE & COORDINATE HIS OPERATIONS WITH STATE PARKS PERSONNEL TO ENSURE PROPER COORDINATION WITH VARIOUS ACTIVITIES IN THE PARK.
2. ALL TREES, SPRINGS, TUBES & OTHER IMPROVEMENTS ARE NOT SHOWN.
3. THE LOCATIONS & DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL REQUIRED RELOCATION AND /OR DAMAGE TO EXISTING UTILITIES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CAL-OSHA. EXCAVATION WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND HARM TO THE PUBLIC AND WORKERS. ALL SHORING WORKS AND OTHER TEMPORARY WORKS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE CONTRACT SHALL BE DEEMED TO HAVE BEEN INCLUDED IN THE CONTRACT AMOUNT.
5. UNLESS NOTED OTHERWISE IN SITE PLAN, ALL WORKS SHALL COMPLY WITH 2010 EDITION OF THE FOLLOWING:
  - CALIFORNIA BUILDING CODE
  - CALIFORNIA PLUMBING CODE
  - CALIFORNIA FIRE CODE
  - CALIFORNIA ELECTRICAL CODE
  - CALIFORNIA MECHANICAL CODE
  - HEALTH & SAFETY SECTION OF THE CALIFORNIA BUILDING CODE AS OUTLINED IN THE 'CALIFORNIA REFERENCE MANUAL'.
  - CALIFORNIA STATE PARKS 'ACCESS TO PARKS GUIDELINE'
  - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC)
  - STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)
  - STATE STANDARD PLANS FROM CALTRANS.
6. RESERVE
7. ACTUAL ALIGNMENT OF THE NEW UTILITY LINES (WATER, SEWER, ELECTRICAL, ETC.) MAY VARY TO FIT FIELD CONDITION & MINIMIZE ENVIRONMENTAL IMPACT.
8. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO PRESENTING BIDS.
9. ALL DEBRIS THAT SHALL NOT BE REUSED SHALL BE LEGALLY DISPOSED AWAY FROM PARKS PROPERTY.

PROJECT INFORMATION

OCCUPANCY GROUP.....B/A-3

FLOOR AREA:  
 EXISTING RANGER'S OFFICE.....1300 SQ.FT  
 NEW SECTOR OFFICE.....2592 SQ.FT.  
 TOTAL.....3892 SQ.FT.

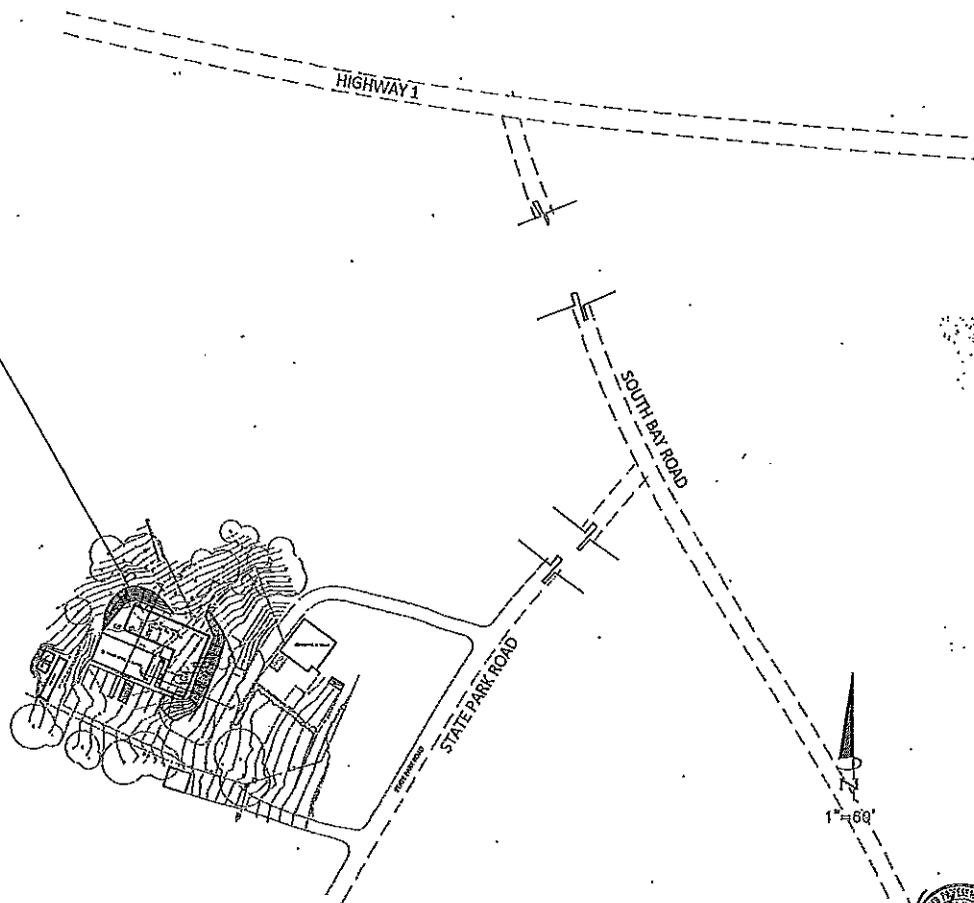
CONSTRUCTION TYPE.....V-N

ADDRESS.....MORRO BAY STATE PARK  
 MORRO BAY

AREA CALCULATIONS:  
 EXISTING RANGER'S OFFICE:  
 OCCUPIED SPACE.....= 600 SQ. FT.  
 ANCILLARY SPACE.....= 700 SQ. FT.  
 PROPOSED SECTOR OFFICE:  
 OCCUPIED SPACE.....= 900 SQ. FT.  
 ANCILLARY SPACE.....= 1692 SQ. FT.  
 TOTAL.....= 3892 SQ. FT.

PARKING SPACES REQUIRED.....5  
 PARKING SPACES PROVIDED:  
 PAVED AREA (MARKED SPACES).....= 7  
 DIRT AREA (UNMARKED SPACES).....= 0

PROPOSED  
COASTAL SECTOR OFFICE



DESIGNED	DATE
PREPARED	
DRAWN	
CHECKED	

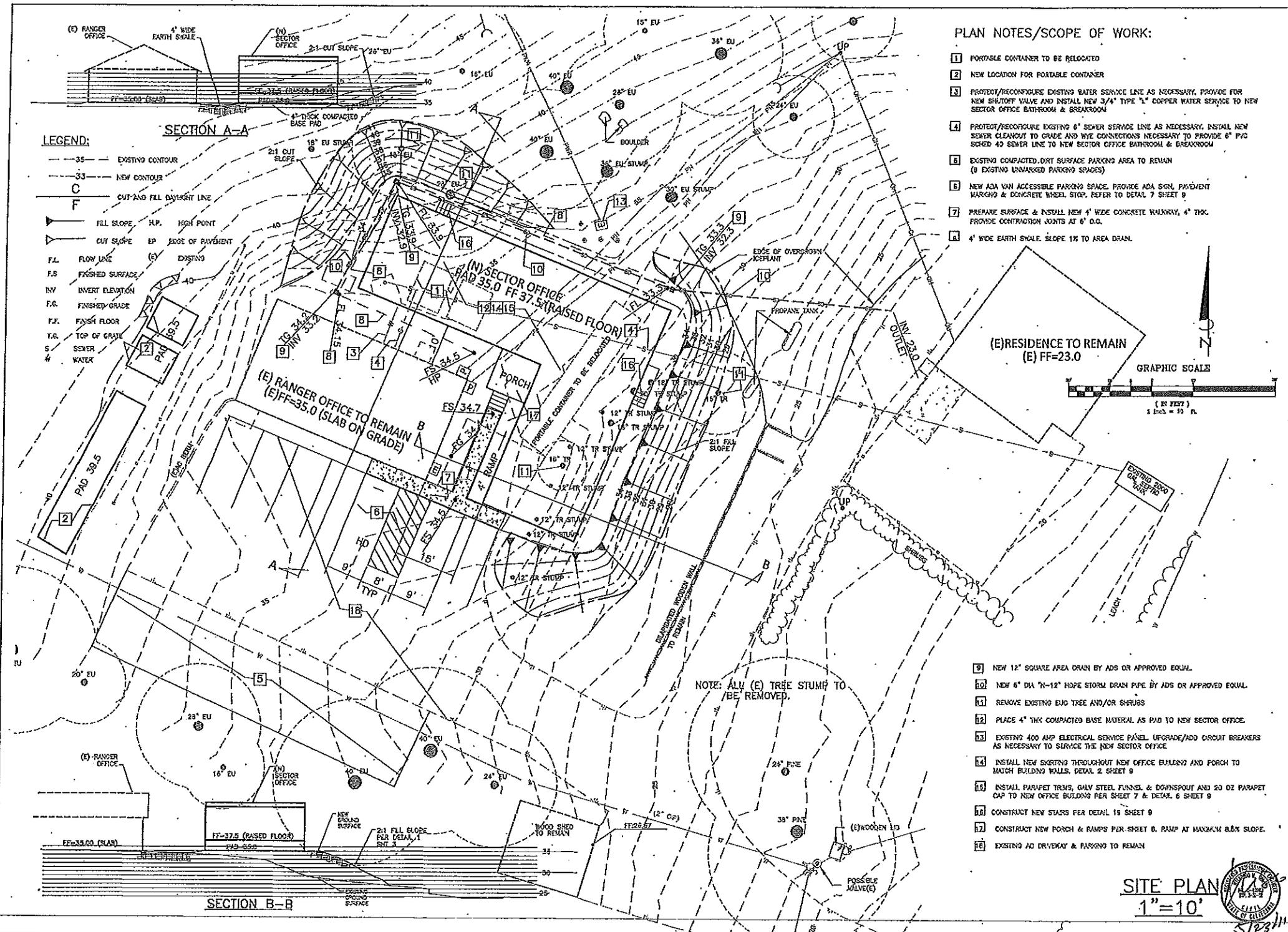
REVISIONS	DATE

RESOURCES: AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SAN LUIS OBISPO COAST DISTRICT  
 MORRO BAY STATE PARK  
**COVER SHEET**  
 NEW COASTAL SECTOR OFFICE

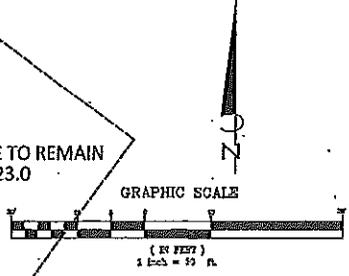
DRAWING No.  
 NONE

SHEET No.  
 1  
 OF



PLAN NOTES/SCOPE OF WORK:

- 1 PORTABLE CONTAINER TO BE RELOCATED
- 2 NEW LOCATION FOR PORTABLE CONTAINER
- 3 PROTECT/RECONFIGURE EXISTING WATER SERVICE LINE AS NECESSARY. PROVIDE FOR NEW SHUTOFF VALVE AND INSTALL NEW 3/4" TYPE 1" COPPER WATER SERVICE TO NEW SECTOR OFFICE BATHROOM & BREAKROOM
- 4 PROTECT/RECONFIGURE EXISTING 6" SEWER SERVICE LINE AS NECESSARY. INSTALL NEW SEWER CLEANOUT TO GRADE AND WYE CONNECTIONS NECESSARY TO PROVIDE 6" PVC SCHED 40 SEWER LINE TO NEW SECTOR OFFICE BATHROOM & BREAKROOM
- 6 EXISTING COMPACTED DIRT SURFACE PARKING AREA TO REMAIN (9 EXISTING UNMARKED PARKING SPACES)
- 8 NEW ADA VAN ACCESSIBLE PARKING SPACE. PROVIDE ADA SIGN, PAVEMENT MARKING & CONCRETE WHEEL STOP. REFER TO DETAIL 7 SHEET 9
- 7 PREPARE SURFACE & INSTALL NEW 4" WIDE CONCRETE WALKWAY, 4" THK. PROVIDE CONTRACTION JOINTS AT 6' O.C.
- A 4" WIDE EARTH SCALE. SLOPE 1% TO AREA DRAIN.



- 9 NEW 12" SQUARE AREA DRAIN BY ADS OR APPROVED EQUIV.
- 10 NEW 6" DIA "N-12" HOPE STORM DRAIN PIPE BY ADS OR APPROVED EQUIV.
- 11 REMOVE EXISTING EUD TREE AND/OR SHRUBS
- 2 PLACE 4" THK COMPACTED BASE MATERIAL AS PAD TO NEW SECTOR OFFICE.
- 13 EXISTING 400 AMP ELECTRICAL SERVICE PANEL UPGRADE/ADD CIRCUIT BREAKERS AS NECESSARY TO SERVICE THE NEW SECTOR OFFICE
- 14 INSTALL NEW SHORTING THROUGHOUT NEW OFFICE BUILDING AND PORCH TO MATCH BUILDING WALLS. DETAIL 2 SHEET 9
- 16 INSTALL PARAPET TRANS, GALV STEEL FUNNEL & DOWNSPOUT AND 20 OZ PARAPET CAP TO NEW OFFICE BUILDING PER SHEET 7 & DETAIL 6 SHEET 9
- 18 CONSTRUCT NEW STAIRS PER DETAIL 19 SHEET 9
- 17 CONSTRUCT NEW PORCH & RAMPS PER SHEET 8. RAMP AT MAXIMUM 8.5% SLOPE.
- 18 EXISTING AD DRIVEWAY & PARKING TO REMAIN

NOTE: ALL (E) TREE STUMP TO BE REMOVED.

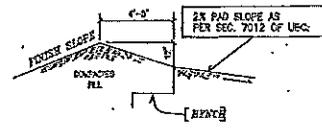
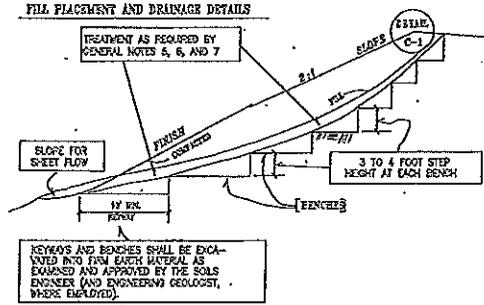
SITE PLAN  
1"=10'



DESIGNED	FRED	CHECKED	
DRAWN	FRED		
DATE			
REVISIONS			
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION			
APPROVED _____ DATE: _____			
SAN LUIS OBISPO COAST DISTRICT MORRO BAY STATE PARK			
SITE PLAN/GRADING PLAN NEW COASTAL SECTOR OFFICE			
DRAWING No. NONE			
SHEET No. 2 of 9			

**GENERAL NOTES**

1. GRADING SHALL BE IN ACCORDANCE WITH APPENDIX J GRADING OF THE 2010 CALIFORNIA BUILDING CODE (CBC).
2. A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION OR GRADING.
3. RESERVE
4. ALL GRADED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED. EROSION CONTROL PROVISIONS SHALL BE PROVIDED AND FULLY FUNCTIONAL PRIOR TO GRADING.
5. ALL DELETERIOUS MATERIAL, I.E. LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
6. UNSUITABLE MATERIAL SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
7. ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE STATE REPRESENTATIVE AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILL.
8. ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE OR IMPORTED MATERIALS SHALL BE APPROVED BY THE STATE REPRESENTATIVE PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY IT WILL BE BROKEN INTO SUITABLE PARTICLE SIZES, NONE LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL IN CONFORMANCE WITH THE CBC.



DETAIL C-1  
TYPICAL BENCH AT TOP OF ALL FILL SLOPES

DETAIL ①

**EARTHWORK QUANTITIES (CONTRACTOR TO VERIFY)**

CUT: 150 CU. YDS. FILL: 150 CU. YDS.  
EXPORT: 0 CU. YDS. IMPORT: 0 CU. YDS.

**NOTES ON ADA PATH OF TRAVEL:**

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED.
2. CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.
3. COORDINATE CIVIL AND ARCHITECTURAL DRAWINGS.



DESIGNED FRED	DATE
DRAWN FRED	REVISIONS
CHECKED CHRIS	
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	
APPROVED	DATE
SAN LUIS OBISPO COAST DISTRICT MORRO BAY STATE PARK GRADING DETAILS NEW COASTAL SECTOR OFFICE	
DRAWING No. NONE	
SHEET No. 3 of 3	



- 1 Main entrance
  - a) Entry Awnings over both doors
  - b) Metal clad-Hollow core French Doors/Glass with deadbolts
- 2 Built Offices (interior)
  - a) Solid core doors
  - b) Walls to roof. Soundproof insulation
  - c) Security doors locks (uniqua)
- 3 Utilities
  - a) Office and work space locations - Built and modular
    - 1) Cat 5 Wired
    - 2) Electric
    - 3) Phone
  - b) Conference Room
    - 1) Supplement wall outlets as identified above with two floor outlets containing power and Cat 5
  - c) Equipment Island
    - 1) Install electrical outlet and power harness for powering panels
    - 2) Install Cat 5 outlet at each end of island footprint
- 4 Lighting
  - a) Exterior
    - 1) Lighting at all entrance to building
    - 2) Exterior switches at main entrance and conference room
  - b) Interior
    - 1) Overhead lighting in storage rooms, closets, built offices, restrooms, break room, conference room
- 5 Alarm wiring to include motions and window breakage detection; Fire Alarm
- 6 HVAC to face as shown in plan
- 7 Restrooms should have "dorm" lockset
- 8 Reception counters should be set at two heights - One for standing use and one for accessible access
- 9
- 10 Sink in Break room - Double Stainless
- 11 Windows - Sliding with Bronze Aluminum Double Paned Glass
- 12 Reinforced floor in Storeroom a - File and Safe storage (100 PSF)
- 13 Manufacturer to install building on jacks (no Wheels)
- 14 Building and installed amenities should withstand winds to 70 mph
- 15 Exterior electrical outlets with lock boxes should be provided on each side of building -
- 16 Two exterior hose bibs should be provide
- 17
- 18 Manufacturer onsite during installation
- 19 Separate thermostatic controls on IT room, Common Area, Conference Room and all enclosed offices

NOTE: FOR INFORMATION ONLY, THIS MODULAR BUILDING WILL BE FABRICATED BY THE MODULAR SUPPLIER AND APPROVED BY THE DEPARTMENT OF HOUSING. SEE SITE PLAN FOR SCOPE OF WORK.

ALL WALLS:  
 FLAME SPREAD 10  
 SMOKE DEV 25

ROOF: CLASS A FIRE RETARDANT

Codes and Standards Page 1 of 3  
 California Department of Housing and Community Development  
 Office of Codes and Standards  
 1500 K Street, Suite 200, P.O. Box 1497  
 Sacramento, CA 95811-1497  
 (916) 445-9771 FAX (916) 312-4712  
 TDD (916) 445-9772  
 DATE: November 3, 2011  
 Information Bulletin MH 98-10  
 TO: CITY AND COUNTY BUILDING OFFICIALS, COMMERCIAL COACH MANUFACTURERS, DEPARTMENT APPROVED THIRD PARTY AGENCIES, COMMERCIAL COACH DEALERS, DIVISION STAFF  
 SUBJECT: COMMERCIAL COACHES  
 The purpose of this Information Bulletin is to update building information regarding the issuance of State fire and prevention Department regulations pertaining to commercial coaches. This bulletin replaces Information Bulletin MH 84-24 issued in 1985 on the same subject. Attached to this bulletin are portions of applicable provisions of the California Building and Safety Code regarding commercial coaches.  
 Commercial coaches include many different forms and uses. The traditional and most common form is one which is designed and used as temporary or secondary vehicle space to temporarily store or transport goods.  
 Another form of commercial coach, growing in numbers, are those custom-designed for permanent installation on foundation systems at the property improvements. Such a building may be being designed to be completed of modular units or may be designed to be erected from panels for offices, private schools, restaurants, medical offices, mid-rises and other commercial uses.  
 California Health and Safety Code Section 110103, provides that commercial coaches are to be considered to mean structures known as the "modular coach," and prohibits any load reduction from existing load requirements on the modular coach itself, when located on Department-eligible lots of approval. The California Building Standards Code, in Title 24, of the California Code of Regulations, Section 110103(a) does not apply to commercial coach construction.  
 Enforcement of the applicable construction codes and standards through Department approved Design Approval Agencies, for plan review and approval, and Quality Assurance Agencies, for the post-approval, shall comply with the model building code with information relating to the occupancy group, design loads, egress, fire safety, electrical,  
<http://www.hcd.ca.gov/pls/hcd/html.cgi> 11/3/2011

Codes and Standards Page 2 of 3  
 building and mechanical. Local building officials may request details and approval violations of the model codes to the Department.  
 The regulations governing the design and construction of foundation systems for commercial coaches are provided in the California Code of Regulations, Chapter 4, Section 110103, under authority of Building and Safety Code Section 110103. These regulations apply throughout the state and prohibit manufacturers or suppliers to obtain Department approval without the approval of foundation systems which shall be approved by local authorities when all design loads and conditions are consistent with the loading.  
 Local authorities permitting the use of commercial coaches may require the site use, construction and installation of the commercial coaches and utility services and connections. Local authorities requiring a permit and plan checking fee for the purpose of inspecting, enforcing and approving for commercial coaches are doing so in violation of State law.  
 Local authorities are encouraged to contact the Department with questions or problems or questions concerning commercial coaches. Questions regarding the applicable regulations or interpretations and design may be referred to the Manufactured Housing Program Manager at (916) 445-1118.  
 Norm Foreman, Deputy Director  
 Attachment (Adapted For Home Page Use 1/25)  
 ATTACHMENT 10:  
 Information Bulletin MH 98-10  
 The applicable provisions of California Law are contained in California Health and Safety Code (HSC), Division 11, Part 4, Sections:  
 110101. "Commercial coach" means a structure transportable in one or more sections, integral and equipped for human occupancy for industrial, residential or commercial purposes which is required to be covered under permit, and shall include a trailer coach as defined in Section 110 of the Vehicle Code.  
 110103. Regulations for construction, alteration, or expansion of modular construction coaches  
 (a) The department may adopt regulations for the construction of commercial coaches and special purpose commercial coaches, and of non-covered houses and modifications that are not subject to the National Manufactured Housing Construction and Safety Act of 1974 (16 C.F.R. Title 191) in any that it determines are necessary to protect the health and safety of the occupants and public.  
 (b) Regulations for the construction, alteration, or expansion of commercial coaches shall be done consistent with minimum necessary minimum standards, for minimum standards, as adopted by department regulations in all of the following:  
 (1) The 1991 Edition of the Uniform Building Code, published by the International Conference of Building Officials.  
<http://www.hcd.ca.gov/pls/hcd/html.cgi> 11/3/2011

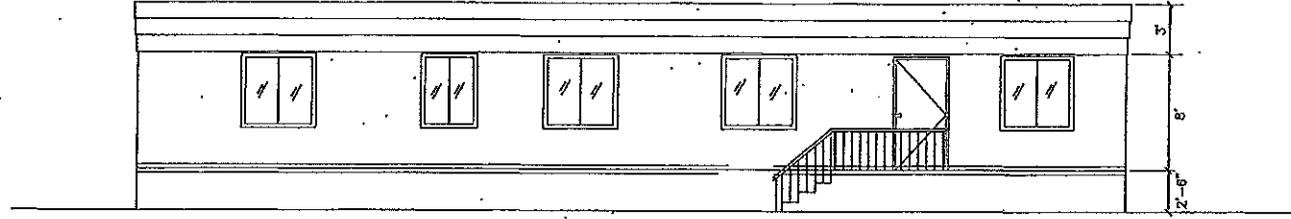
Codes and Standards Page 3 of 3  
 (2) The 1993 Edition of the National Electric Code, published by the National Fire Protection Association.  
 (3) The 1991 Edition of the Uniform Mechanical Code, published jointly by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.  
 (4) The 1991 Edition of the Uniform Fire and Safety Code, published by the International Association of Plumbing and Mechanical Officials.  
 1) The phrase in Section 110103.8 "which is required to be covered under permit," means that the coach which is greater than 10 feet high or the overall length is greater than 40 feet. Thus, a permit is required for transport to the site.  
 (5) The department shall, on or after January 1, 2014, adopt by regulation the most recent edition of the codes specified in subdivisions (b) within one year from this publication date, with appropriate additions and deletions. The requirements promulgated by the department pursuant to this section shall only apply to the construction, alteration, and conversion of commercial coaches and not to the use or operation thereof.  
 (6) No municipality shall prohibit the use of a commercial coach that bears a valid floor and ceiling load of the date the building was issued 110103. The provisions of this part apply to all parts of the state and supersede any ordinance enacted by any city, county, or city and county which conflict with the provisions of this part. The department may promulgate regulations to interpret and make specific the provisions of this part relating to construction, design and registration, occupational licensing, advertising, commercial transactions, and other related or specifically intended activities, and when adopted, these rules and regulations shall apply to all parts of the state. The department may promulgate rules and regulations to interpret and make specific the other provisions of this part and when adopted these rules and regulations shall apply to all parts of the state.  
 110103.8. A manufactured home, and mobile home, recreational vehicle, or commercial coach which meets the standards prescribed by this chapter, and the regulations adopted pursuant thereto, shall not be required to comply with any local ordinance or regulations prescribing requirements in conflict with the standards prescribed in this chapter.  
 From: codes@hcd.ca.gov  
<http://www.hcd.ca.gov/pls/hcd/html.cgi> 11/3/2011

DESIGNED	DATE
PREPARED	
DRAWN	
PREPARED	
CHECKED	
RESOURCES AGENCY OF CALIFORNIA	
DEPARTMENT OF PARKS AND RECREATION	
APPROVED	
DATE	
SAN LUIS OBISPO COAST DISTRICT	
MORRO BAY STATE PARK	
FLOOR PLAN-SPECS	
NEW COASTAL SECTOR OFFICE	
DRAWING No.	
NONE	
SHEET No.	
5	
OF	

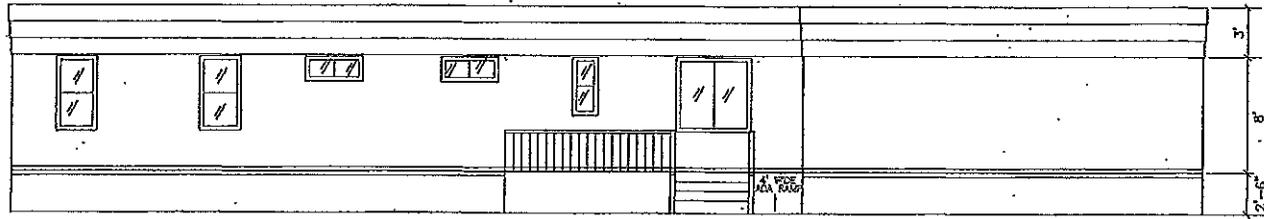
FLOOR PLAN-SPECIFICATIONS



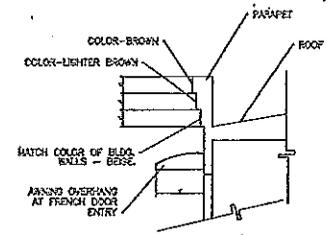




WEST ELEVATION



NORTH ELEVATION



DESIGNED	PREP
DRAWN	PREP
CHECKED	CHECKED

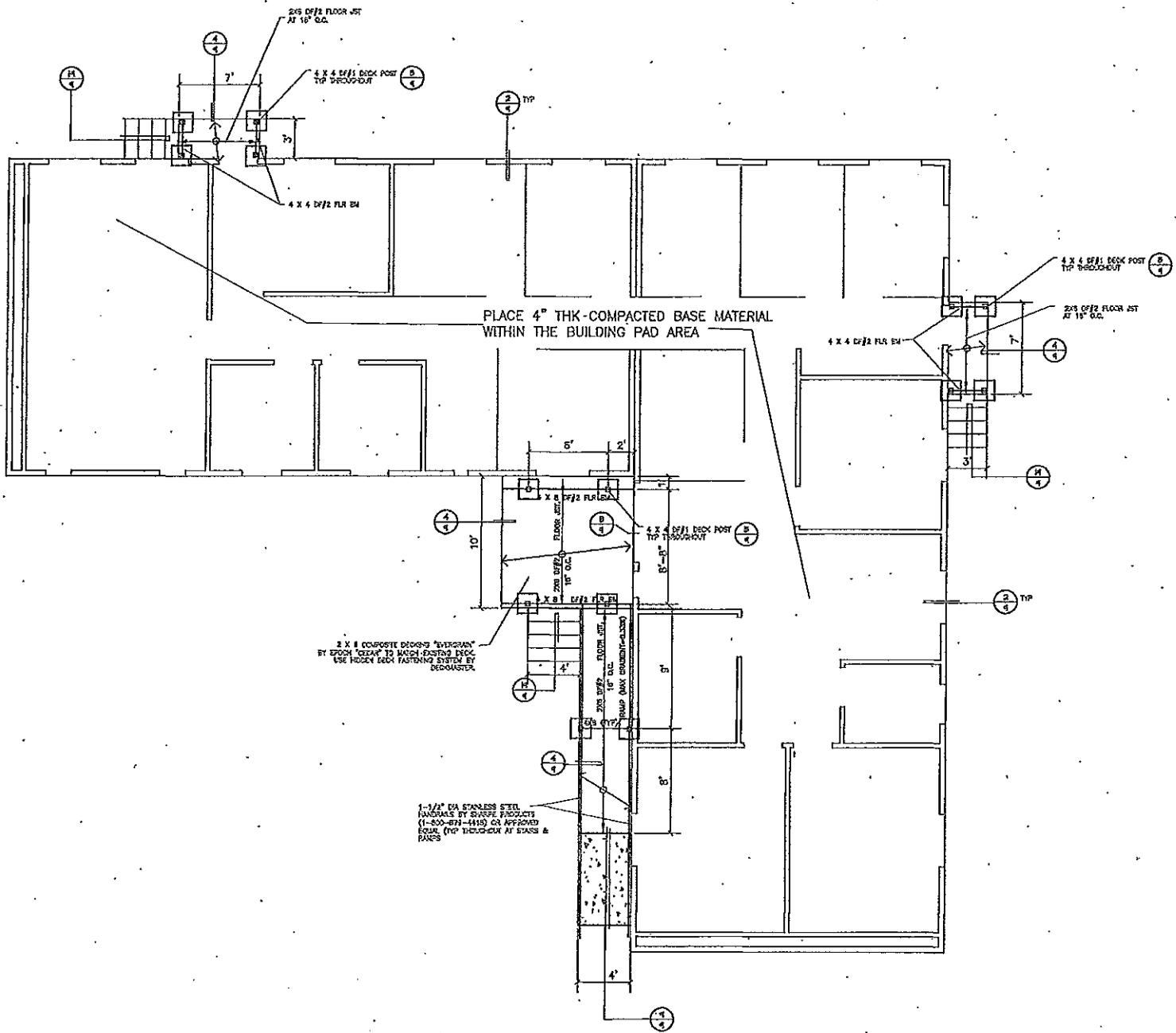
REVISIONS	DATE

RESOURCES AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SAN LUIS OBISPO COAST DISTRICT  
 MORRO BAY STATE PARK  
 ELEVATIONS  
 NFW COASTAL SFCTOR OFFICE

DRAWING No.	NONE
SHEET No.	7





**CONSTRUCTION NOTES:**

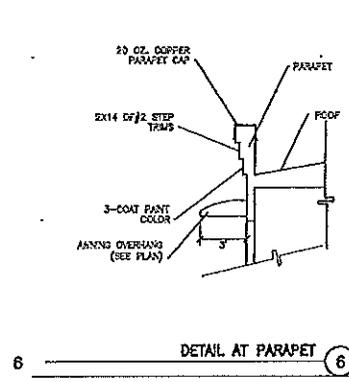
1. FOUNDATION DESIGN LOADS:  
 FLOOR LIVE LOAD = 50 PSF  
 FLOOR LIVE LOAD = 60 PSF  
 WIND PRESSURE = 17.4 PSF (73 MPH, EXPL. '07)  
 ESEAS WINDS: 4
2. ALL WORK SHALL CONFORM TO THE 2010 CBC, ACI 318 AND ALL APPLICABLE LOCAL, COUNTY AND ORDINANCES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS. THE OWNER SHALL BE NOTIFIED OF ALL DISCREPANCIES.
4. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
5. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" AT SPICES.
6. ALL CORNER BARS TO MATCH CONTIGUOUS STEEL.
7. THE MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS. MINIMUM AGGREGATE SIZE IS 1". MAX AIR ENTRAINMENT IS 5%. CEMENT SHALL BE TYPE I OR TYPE II.
8. UNDERFLOOR AREA SHALL BE VENTILATED AT 1 SQ. FT. FOR EVERY 150 SQ. FT. OF FLOOR AREA. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH WITH OPENINGS OF 1/4".
9. THE ENTIRE CHAIR, SPACE FLOOR TO BE COVERED WITH A UNIFORM BARRIER HAVING A FLAME SPREAD RATING NOT EXCEEDING 20.
10. UNDER FLOOR ACCESS OPENING SHALL HAVE DIMENSIONS NOT LESS THAN 18"x24" AND BE PROVIDED IN THE FLOOR OF THE BUILDING.
11. FASTENERS USED IN THE CONSTRUCTION OF THE FOUNDATION TO BE CORROSION RESISTANT.
12. STEEL PILES SHALL BE THE DOWN ENGINEERING SERIES "W" OR APPROVED EQUAL. (PER DESIGN CAPACITY SHALL BE 4000 LBS.)
13. RESERVE
14. GROUND SURFACE ADJACENT TO THE BUILDING SHALL BE SLOPED AWAY FROM THE STRUCTURE AT 1/2" PER FOOT FOR 4 FEET MINIMUM.
15. UNIFORM SOIL CONDITION SHALL BE PROVIDED UNDER THE FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHALL BE EXCAVATED AND REPLACED WITH UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
17. ALL LUMBER IN CONTACT WITH OR WITHIN 6" OF SOIL SHALL BE PRESSURE TREATED DOUGLAS FIR.
18. ALL WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES.
19. THIS DESIGN IS BASED ON THE FLOOR AND ROOF ASSEMBLIES ACTING AS CONTINUOUS DIAPHRAGMS TO DISTRIBUTE LATERAL LOADS. FLOORS AND ROOFS SHALL BE PARTIALLY CONTINUOUSLY ALONG JOIST LINES IN COMPLIANCE WITH MODULAR BUILDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
21. MODULAR BUILDING SHALL BE CALIFORNIA HOD APPROVED COMMERCIAL CODE.

**NOTES:**

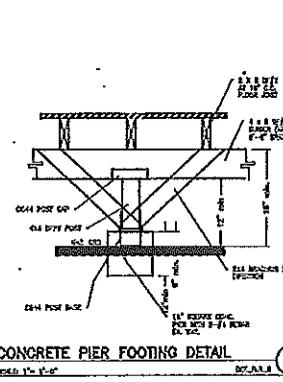
1. ALL DIMENSIONS MUST BE VERIFIED WITH ACTUAL MODULAR BUILDING DIMENSIONS BEFORE LAUNCH.
2. VENTS AND ACCESS OPENINGS HAVE RELOCATED TO AVOID CONFLICTS WITH DOORS, STAIRWAYS, UTILITIES, ETC. OPENINGS MAY NOT BE CLOSER THAN 24" FROM WELD PLATES.

DESIGNED FRED	DRAWN FRED	CHECKED FRED	
REVISIONS			DATE
RESOURCES AGENCY OF CALIFORNIA			DATE
<b>DEPARTMENT OF PARKS AND RECREATION</b>			
<b>FOUNDATION/FRAMING PLAN</b>			
APPROVED _____			
SAN LUIS OBISPO COAST DISTRICT MORRO BAY STATE PARK NFW COASTAL SFCTOR OFFICE			
DRAWING NO. NONE			
SHEET NO. 00 OF 00			

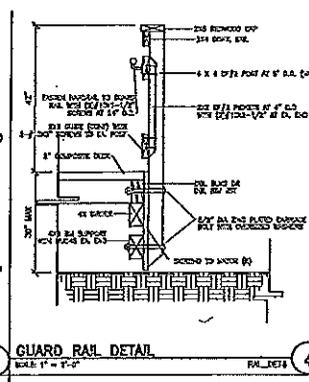




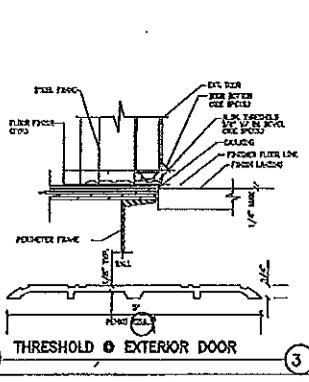
6 DETAIL AT PARAPET



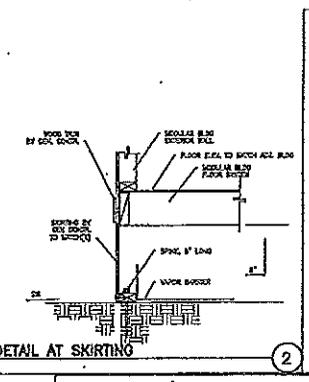
6 CONCRETE PIER FOOTING DETAIL



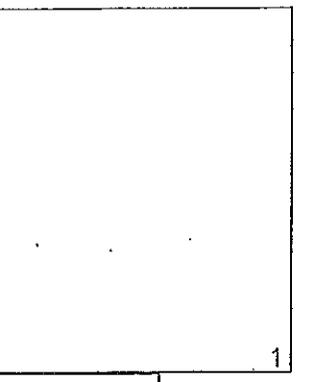
6 GUARD RAIL DETAIL



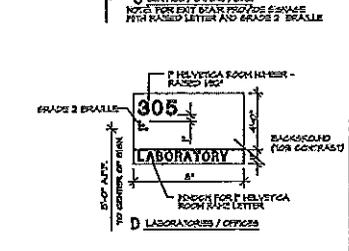
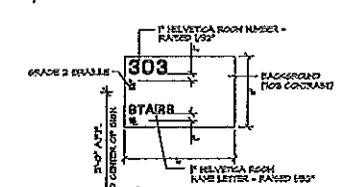
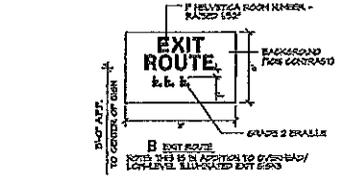
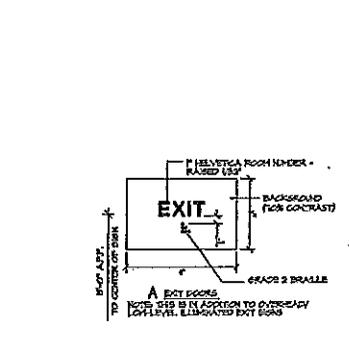
4 THRESHOLD & EXTERIOR DOOR



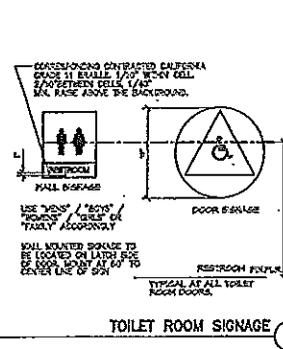
3 DETAIL AT SKIRTING



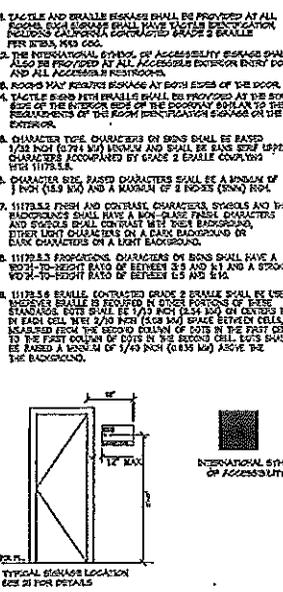
2



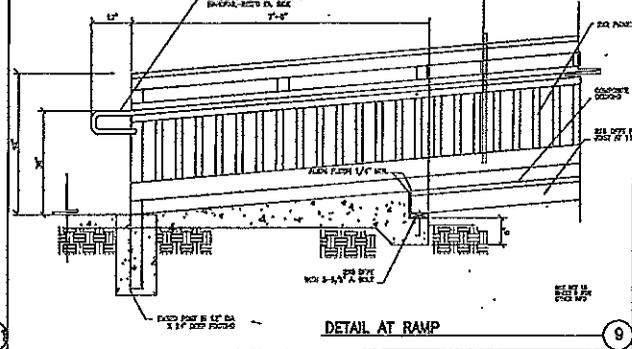
24 SIGNAGE



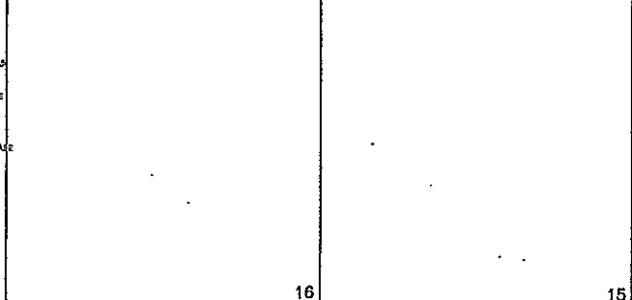
1 TOILET ROOM SIGNAGE



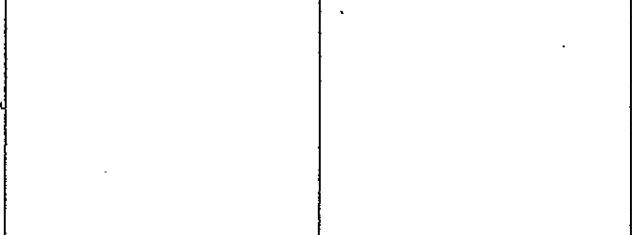
23 BRAILLE SIGNAGE



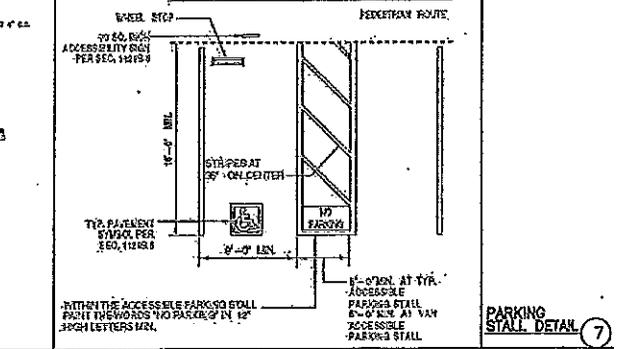
9 DETAIL AT RAMP



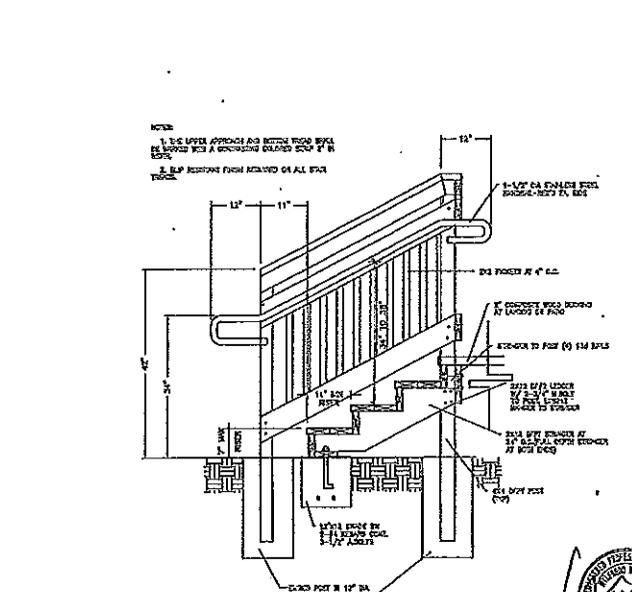
16



22



7 PARKING STALL DETAIL



21 STAIR DETAIL

DESIGNED: FRED  
DRAWN: FRED  
CHECKED: FRED

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

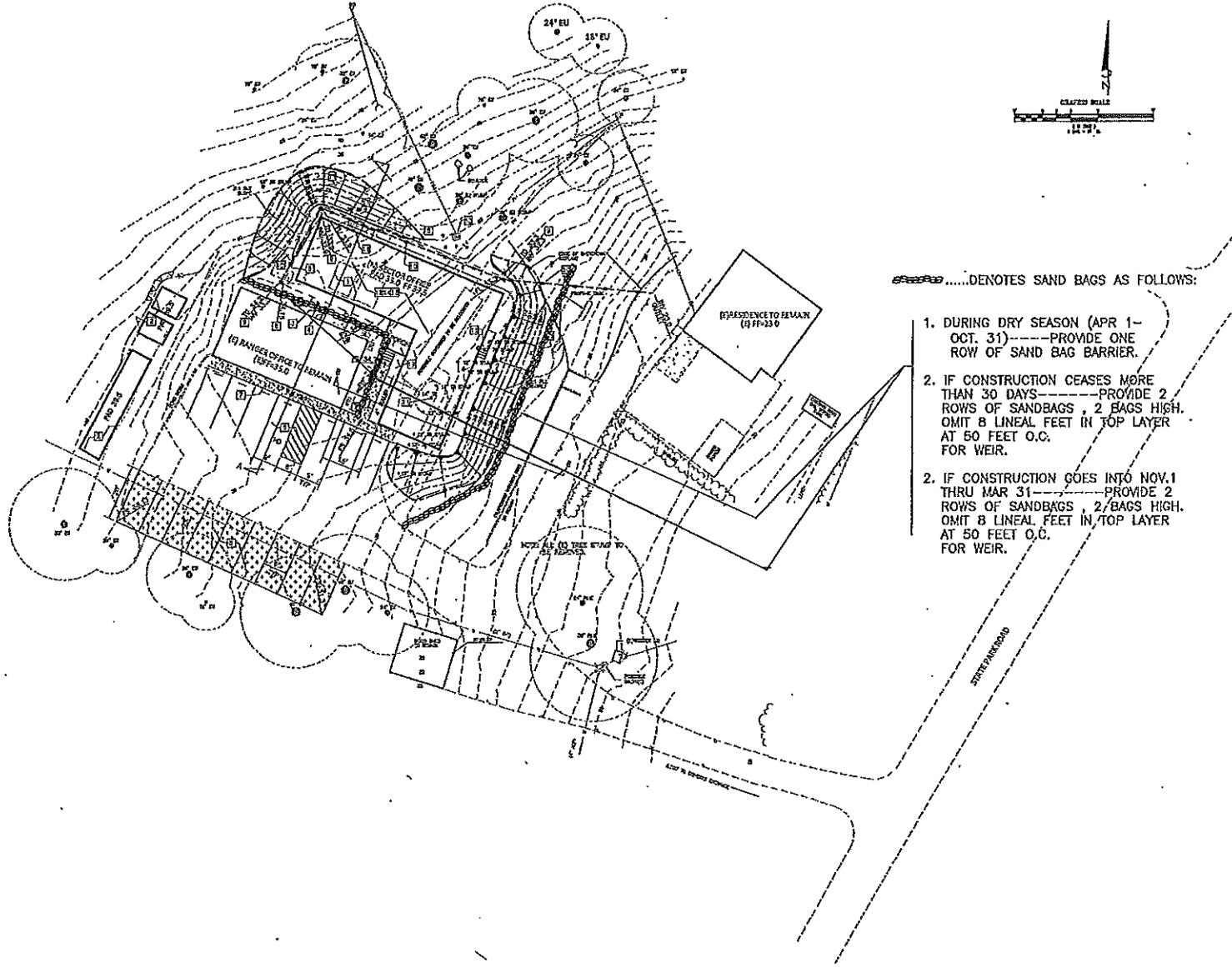
RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

SAN LUIS OBISPO COAST DISTRICT  
MORRO BAY STATE PARK  
FOUNDATION / FRAMING PLAN  
NEW COASTAL SECTOR OFFICE

DRAWING No. NINE  
SHEET No. 9 OF 9

18 6/23/11



.....DENOTES SAND BAGS AS FOLLOWS:

1. DURING DRY SEASON (APR 1- OCT. 31)-----PROVIDE ONE ROW OF SAND BAG BARRIER.
2. IF CONSTRUCTION CEASES MORE THAN 30 DAYS-----PROVIDE 2 ROWS OF SANDBAGS , 2 BAGS HIGH. OMIT 8 LINEAL FEET IN TOP LAYER AT 50 FEET O.C. FOR WEIR.
2. IF CONSTRUCTION GOES INTO NOV.1 THRU MAR 31-----PROVIDE 2 ROWS OF SANDBAGS , 2/BAGS HIGH. OMIT 8 LINEAL FEET IN TOP LAYER AT 50 FEET O.C. FOR WEIR.

**INTERIM EROSION CONTROL NOTES:**  
 A. GRADING SHALL TAKE PLACE ONLY DURING THE DRY SEASON (APRIL 1- OCTOBER 31). THIS PERIOD MAY BE EXTENDED FOR A LIMITED PERIOD OF TIME IF SITUATION WARRANTS SUCH A LIMITED EXTENSION, IF APPROVED BY THE EXECUTIVE DIRECTOR, CALIFORNIA COASTAL COMMISSION. THESE EROSION CONTROL MEASURES SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO MINIMIZE EROSION AND SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON-SITE, UNLESS REMOVED TO AN APPROPRIATE, APPROVED DUMPING LOCATION EITHER OUTSIDE OF THE COASTAL ZONE OR WITHIN THE COASTAL ZONE TO A SITE PERMITTED TO RECEIVE FILL.  
 B. SHOULD GRADING OR SITE PREPARATION CEASES FOR A PERIOD OF MORE THAN 30 DAYS, EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED IN THIS PLAN AND ALL DISTURBED AREAS SHALL BE SEEDED WITH NATIVE GRASS SPECIES AS SPECIFIED BY THE STATE REPRESENTATIVE. THESE TEMPORARY MEASURES SHALL BE MONITORED AND MAINTAINED UNTIL GRADING OR CONSTRUCTION RESUMES.

- EROSION CONTROL NOTES ( NOVEMBER 1 TO MARCH 31)**
- 1) A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to March 31). Necessary material shall be available on site and stockpiled at convenient locations to ensure the rapid construction of emergency devices. Mr Mike Boyd - (California State Parks) shall be notified at (805)880-0362 in case of an emergency.
  - 2) Erosion control devices shown on this plan may be removed or modified as approved by the state representative if they interfere with grading operations, or if the grading operation has progressed to the point where they are no longer required.
  - 3) Except as otherwise approved by the state representative, all devices shown on the plan shall be in place at the end of each working day or on weekends when the 5 day rain probability forecast exceeds 40%.
  - 4) Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day.
  - 5) All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the state representative.
  - 6) All silt and debris shall be removed from all devices within 24 hours after each rainstorm or whenever directed by the Inspector.
  - 7) A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm.
  - 8) The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Field Engineer.
  - 9) Desilting basins may not be removed or made inoperable between November 1 and April 15 without prior approval of the Inspector.
  - 10) Mr. Mike Boyd will supervise erosion control work in accordance with the approved plans.

**EROSION CONTROL PLAN**  
 1"=20'  
 5/23/11



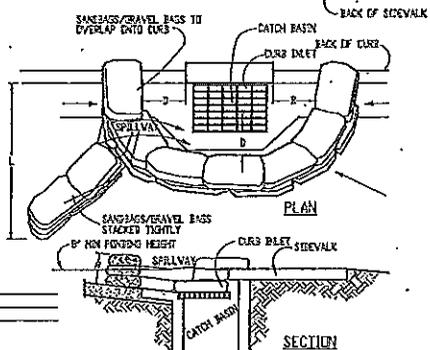
DESIGNED FRED	DATE
DRAWN FRED	REVISIONS
CHECKED	DATE
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	
APPROVED _____ DATE _____	
SAN LUIS OBISPO COAST DISTRICT MORRO BAY STATE PARK ELEVATIONS	
NEW COASTAL SECTOR OFFICE	
DRAWING No.	
NONE	
SHEET No.	
10	
OF	

### GENERAL NOTES

- BEST MANAGEMENT PRACTICES (BMP) CONTAINED HEREIN REFLECT CURRENT REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOK.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD.
- THE SWPPP SHALL:
  - IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PREVENT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
  - BE KEPT ON SITE AND ADAPTED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
  - BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
- NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
- DISCHARGES OF PUMPED GROUND WATER REQUIRE A RESPONSE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (EPP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP.
- A STAFFED DESK FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS FORECAST. MISC. DRAIN SINK PITS SHALL BE NOTIFIED AT 650-999-8653 IN CASE OF AN EMERGENCY.
- PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
- EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED IN ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
- SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATIONS HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR IN WEATHERS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
- A BOARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- SEEDLING BASINS MAY NOT BE REMOVED OR MADE IMPASSIBLE BETWEEN NOVEMBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
- THE UNDESIGNED OVERSIGHT ENGINEER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLAN.

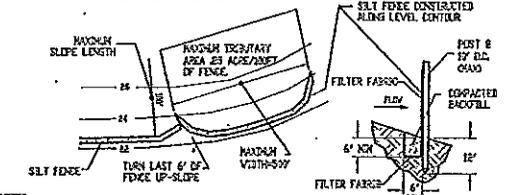
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

### A CATCH BASIN/INLET PROTECTION



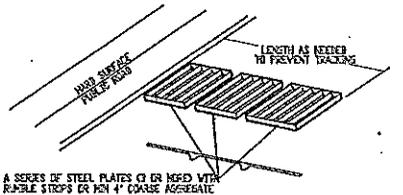
- NOTES:
- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
  - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
  - INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
  - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE Y-DIVIDES AND CONC. DRAINAGE SWALES.
  - INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE REMOVED PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
  - DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
  - ADDITIONAL SANDS/SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON

### B SILT FENCE



- NOTES:
- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
  - SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - PROVIDE SUFFICIENT ROOM FOR RAINFALL TO FLOW BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND THE TOP OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF FLOWING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
  - TURN THE ENDS OF THE FILTER FABRIC UPWARD TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
  - LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN-SLOPE FROM THE FENCE.
  - DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
  - WHEN STANDARD FILTER FABRIC IS USED, A WOOD YARD SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE FENCE USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 FOOT LONG, THE WOOD OR HOE RANGES.

### C STABILIZED CONSTRUCTION ENTRANCE

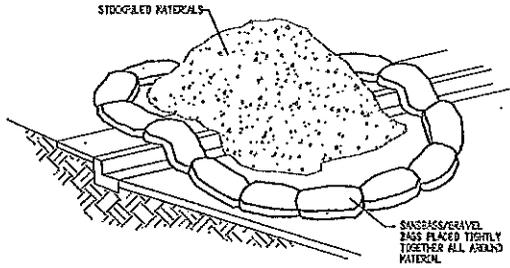


- NOTES:
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHTS POSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
  - STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
    - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
    - A SERIES OF STEEL PLATES WITH "RAMBLE STRIPS", AND/OR NON 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
  - ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
  - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

### STREET MAINTENANCE

- NOTES:
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
  - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
  - PAVED WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

### D MATERIAL STORAGE



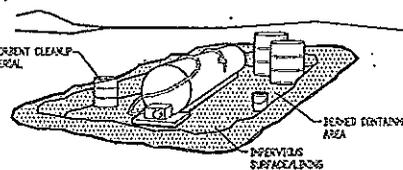
- NOTES:
- SOIL AND OTHER CONSTRUCTION RELATED MATERIALS PLACED ON THE STREET OR ON OTHER PAVED SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORM DRAIN SYSTEM.
  - ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

### E CONCRETE WASTE MANAGEMENT



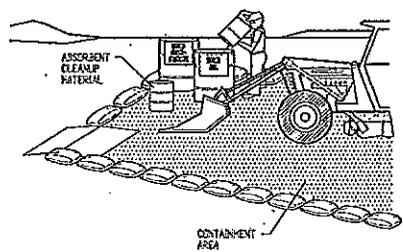
- NOTES:
- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
  - FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
  - SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, BRED, FENCED UP AND DISPOSED OF PROPERLY.

### F VEHICLE/EQUIPMENT FUELING



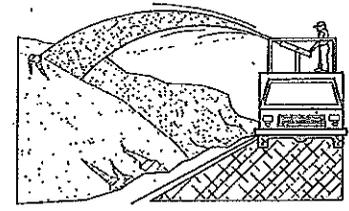
- NOTES:
- FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
  - ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

### G EQUIPMENT REPAIR/MAINTENANCE



- NOTES:
- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
  - VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RAINFALL AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PASSENGER AND AREAS SHALL BE COVERED IF NECESSARY.
  - DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
  - ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
  - LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
  - PROVIDE SEAL CONTAINMENT DEVICES OR SECONDARY CONTAINMENT AHEAD STORED OIL, FUEL, AND CHEMICAL DRUMS.
  - MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED

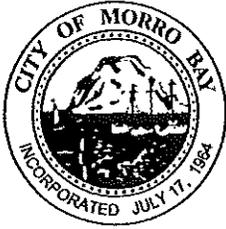
### H EROSION CONTROL



- NOTES:
- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOIL STABILIZATION, VEGETATIVE MATTER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
  - SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
  - STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
  - STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED SURFACES.
  - WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO PREVENT LOSS BY WIND OR WATER.
  - WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE ALSO LEAST 2 TONS/ACRE THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NITROGEN.
  - FOR SEEDING RECOMMENDATIONS, CONTACT USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY WEED

DESIGNED	DATE	REVISIONS
FILED		
DRAWN		
FILED		
CHECKED		
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		
APPROVED		DATE
SAN LUIS OBISPO COAST DISTRICT MORRO BAY STATE PARK ELEVATIONS NEW COASTAL SECTOR OFFICE		
DRAWING No.		NONE
SHEET No.		11 OF

5/23/11



AGENDA NO: B-4

MEETING DATE: December 7, 2011

## Staff Report

**TO:** Planning Commissioners **DATE:** December 7, 2011

**FROM:** Kathleen Wold, Planning and Building Manager

**SUBJECT:** Zoning Text Amendment A00-013 amending Section 17.48.32 (Secondary Units), Section 17.44 (Parking) and Section 17.12 (Definitions).

### **RECOMMENDATION:**

Staff recommends the Planning Commission:

- 1) Open the public hearing and receive testimony; and
- 2) Make a motion to adopt resolution No. 01-11, and direct staff to forward your recommendation to City Council.

**APPLICANT:** City of Morro Bay

### **PROJECT DESCRIPTION:**

The purpose of these amendments is to comply with the amendments made in 2002 to State Law Section 65852.2 which requires cities to set standards for the development of second dwelling units with ministerial review in an effort to increase supply of small, affordable housing units while ensuring that those units remain compatible with the existing neighborhood.

### **PROJECT SETTING:**

The proposed text amendment as proposed will be applicable to the entire city.

### **PROJECT ANALYSIS:**

On March 22, 2011 the City Attorney brought to the City Council a staff report on the status of secondary dwelling unit regulations with a recommendation that City Council provide direction to staff. At this meeting the Council directed staff to return with the following amendments to Morro Bay Municipal code Section 17.48.320 (Secondary Units):

1. Minimum and Maximum Floor area. The floor area of a second unit shall not exceed the maximum allowable amount of 1,200 square feet as per State

guidelines.

2. Architectural compatibility. The architectural design, exterior materials and colors, roof pitch and style, reasonable compatible of the second unit....
3. Parking. The parking space can be open and uncovered; however neither may be in tandem with required parking....
4. Conditional Use Permit. Remove entire requirement.

Staff has researched the Secondary Unit regulations and found that the changes proposed in 2005 were never certified by the California Coastal Commission (CCC). Because the changes approved by the City Council in 2005 were never certified by the CCC staff has used the prior secondary unit regulations as the base document and made changes to that document as instructed by the City Council All changes proposed are consistent with Government Code Section 65852.150 and 65852.2 which pertain to Secondary Units.

The changes proposed are as follows (words in italics are added and word with strikethrough will be deleted):

**17.48.320 GRANNY SECONDARY UNITS**

The purpose of this Section is to provide affordable low- and moderate-income housing. *The following supplemental regulations are intended to comply with government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements;* Pursuant to Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a granny second unit on lots where there is one single-family residence, subject to the following provisions:

~~A. Minor Use Permit and Deed Restriction Required~~

~~A granny second unit may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. A deed restriction in a form approved by the City Attorney shall be recorded limiting the use of said real property to residential purposes only.~~

B. A. Location

Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit. Only one-second unit or one guesthouse is permitted per one primary single family dwelling on the same lot:

C. B. Lot Coverage

Maximum lot coverage allowed for the District that they are located in.

D. C. Design

Said unit shall be ~~consistent~~ *reasonably compatible* with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.

E. D. Size

The total floor area, not including a garage, for a granny secondary unit shall not exceed 1,200 square feet *as per State guidelines*.

F. E. Parking

A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. The parking space can be open and uncovered, however may not be in tandem with the required parking of the principal dwelling unit but can be located in setback areas and in tandem if both spaces are for the secondary unit. ~~Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:~~ The principal dwelling unit must conform to the parking requirements of Chapter 17.44 "Off-Street Parking and Loading:"

~~1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or~~

2. ~~That it is not permitted anywhere else in the City.~~

~~G. Water Equivalencies and Other Public Facilities~~

~~The developer shall obtain and/or pay for all applicable water equivalency and other public facility improvements at the standard set for an apartment unit prior to issuance of a building permit, but will not be subject to a residential unit allocation under the provisions of Measure F.~~

H. F. Compliance with Title 14

A granny/second unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

~~I. Use Limitation~~

~~Single family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary Single family residences with approved granny second units shall not have the granny unit rented independent of the main residence when neither is occupied by the owner.~~

In addition to the above changes there are also the following changes:

Remove requirement for a Conditional Use Permit in the AG, R-A, R-1, R-2, R-3, R-4 and CRR zone districts,  
Change title from Granny Unit to Secondary Unit within Section 17.44 (Parking), Section 17.12 (Definitions)

Staff has included both Attachment A the redlined version of the proposed changes and Attachment B which shows the final version of the text for your convenience.

In addition to changes to the Secondary Unit regulations, staff is recommending the following changes to the Guesthouse regulations to be consistent with State law.

### **17.48.315 GUESTHOUSES/QUARTERS AND ACCESSORY LIVING AREAS**

Where provided by this Title, guesthouses/quarters and habitable structures for accessory living area may be permitted in conjunction with a dwelling unit, subject to these further requirements:

#### **A. Guesthouse Restrictions**

A guesthouse shall not contain more than six hundred forty (640) square feet of habitable floor area containing not more than one bedroom and bathroom nor shall it exceed thirty (30) percent of the floor area of the main residence, and no cooking or food preparation or food storage facilities shall be provided.

#### **B. Use Permit Requirements**

~~A guesthouse may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. In all cases, the Director shall require the recordation of a deed restriction limiting the use to guest purposes only and prohibiting its rental or occupation as a second unit. Such deed restriction shall be subject to the approval of the City Attorney. (Ord. 288 Exh. B (part), 1986; Ord. 263 § 1 (part), 1984)~~

B. Location. Guesthouses may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a guesthouse. Only one-guesthouse or second unit is permitted per one primary single-family dwelling on the same lot.

### **ENVIRONMENTAL DETERMINATION:**

A Negative Declaration was prepared for the project as there were no environmental impacts associated with the project. The environmental document was posted for review and comment for a thirty day period beginning on October 31, 2011 and ending on November 29, 2011.

### **PUBLIC NOTICE:**

Notice of this item was published as a 1/8<sup>th</sup> page in the San Luis Obispo Tribune newspaper on November 25, 2011 notifying all Morro Bay residents.

**CONCLUSION:**

The proposed Text Amendment will bring the City's regulations regarding Secondary Units into conformance with Government Code Section 65852.150 and 65852.2 and incorporate the direction given to staff by the City Council.

**EXHIBITS:**

Exhibit A – Resolution #01-11

Exhibit B – Current City of Morro Bay Section 17.48.320

Exhibit C – March 14, 2011 City Council staff report and minutes

Exhibit D – Negative Declaration Environmental Document/Initial Study

Exhibit E – Attachment A-modifications including strikeouts and additions.

Exhibit F – Attachment B-new proposed text.

# EXHIBIT A

## RESOLUTION NO. 01-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORRO BAY, ANNOUNCING FINDINGS AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO THE MORRO BAY MUNICIPAL CODE SPECIFICALLY TITLE 17 "ZONING ORDINANCE", SECTION 17.48 320 "Secondary Unit"

### THE PLANNING COMMISSION CITY OF MORRO BAY

**WHEREAS**, the Planning Commission of the City of Morro Bay held a duly noticed public hearing on December 7, 2011 to consider the amendments to Title 17 Section 17.48.320 as shown on attachment "A" attached hereto; and recommended approval of said amendments to the City Council; and

**WHEREAS**, the Environmental Coordinator determined that the proposed text amendment complies with the City of Morro Bay objectives, criteria and procedures for implementation of the California Environmental Quality Act (CEQA) in that environmental review pursuant to CEQA resulted in a Negative Declaration; and

**WHEREAS**, following the public hearing after consideration of staff report and consideration of all comment by persons written and oral, the Planning Commission did recommend approval of the amendments to the City Council, based on the following findings:

The proposed text amendment is consistent with the General Plan intent to preserve neighborhood character, and the purposes of the Subdivision Map Act.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Morro Bay, California, as follows:

That the above recitations are true and correct and constitute the findings of the Commission in this matter; and, That the Commission does hereby recommend approval of the amendment to Title 17, Section 17.48.32 attached hereto as Attachment "A: to the City Council; and,

**PASSED, APPROVED, AND ADOPTED**, by the Planning Commission of the City of Morro Bay, on the day of December 7, 2011 by the following vote to wit:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Rick Grantham, Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Rob Livick, Public Services Director

# EXHIBIT B

D. **Activities Other Than Development.** Activities other than development which could damage or destroy archaeological resources including but not limited to off-road vehicle activity and unauthorized collecting of artifacts, shall be prohibited unless specifically permitted by the planning commission with provisions for adequately protecting any archaeological resources. (Ord. 445 § 3 (part), 1995)

## **17.48.315 Guesthouses/quarters and accessory living areas.**

Where provided by this title, guesthouses/quarters and habitable structures for accessory living area may be permitted in conjunction with a dwelling unit, subject to these further requirements:

A. **Guesthouse Restrictions.** A guesthouse shall not contain more than six hundred forty square feet of habitable floor area containing not more than one bedroom and bathroom nor shall it exceed thirty percent of the floor area of the main residence, and no cooking or food preparation or food storage facilities shall be provided. (Ord. 501 § 1 (Exh. A (part)), 2004; Ord. 445 § 3 (part), 1995)

## **17.48.320 Granny secondary units.**

The purpose of this section is to provide affordable low- and moderate-income housing. Pursuant to Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a secondary unit on lots where there is one single-family residence, subject to the following provisions:

A. **Location.** The unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the district tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with such unit.

B. **Lot Coverage.** Maximum lot coverage allowed for the district that they are located in.

C. **Design.** The unit shall be consistent with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.

D. **Size.** The total floor area, not including a garage, for a secondary unit shall not exceed one thousand two hundred square feet.

E. **Parking.** A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:

1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or

2. That it is not permitted anywhere else in the city.

F. **Compliance with Title 14.** A secondary unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

G. **Use Limitation.** Single-family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sublease of one unit. An owner is deemed to occupy a unit if they hold it off of the rental market for their own use. (Ord. 501 § 1 (Exh. A (part)), 2004; Ord. 445 § 3 (part), 1995)

## **17.48.325 Wet bars and bathrooms.**

A. Sinks or lavatories in residential units, except in bathrooms, kitchens, garages or rooms clearly used only for laundry purposes, shall be prohibited unless and until a deed restriction is recorded to run with the property restricting the wet bar from being converted into a sink for a second residential unit.

4. City Council Approval Authority. In the event that the city council is the city body having sole approval authority over a proposed development license, permit or entitlement for which a coastal development permit is being concurrently processed, the city council shall take the action otherwise required of the planning commission under this chapter, including related notice and permit procedures.

5. Time Limit on Action Extension. In cases where the coastal development permit is processed in conjunction with a conditional use permit and/or subdivision permit and/or a concept plan requiring city council approval and/or in cases where the coastal development permit is required for a project lying within the review jurisdiction of the Coastal Commission, the time limit may be extended to the time limits designated for the other permits required for the proposed development or use. Further extensions to either time limit may be granted upon consent of the applicant in conformance with state law.

E. Notice of Local Government Action when Hearing Continued. If a decision on a development permit is continued by the local government to a time which is neither (1) previously stated in the notice provided according to Section 17.58.030B, nor (2) announced at the hearing as being continued to a time certain, the city shall provide notice of the further hearings (or action on the proposed development) in the same manner, and within the same time limits as established in Section 17.58.030B. (Ord. 445 § 3 (part), 1995)

#### **17.58.040 Administrative coastal development permits.**

A. Developments and/or Uses Requiring an Administrative Coastal Development Permit. The director may process as an administrative permit any coastal development permit application specifically for the following developments and/or uses and provided that the development and/or use is not located in the coastal development permit appeal area:

1. Improvements to any existing structure including minor additions to existing commercial, industrial or multifamily structures which do not result in an intensification of use or require conditional use permit, or add any additional units or create any environmental impacts and which do not require a subdivision map;

2. Any single-family dwelling;

3. Development of four dwelling units or less on a residential lot which is not located within the coastal appeal jurisdiction and/or ESH overlay zone and that does not require demolition of more than two units or a conditional use permit;

4. Demolition of less than three units;

5. Any development specifically authorized as a principal permitted use in accordance with the certified land use plan and not requiring a conditional or special use permit or a variance;

6. Child day care facilities, day care centers and family day care homes as defined in Chapter 17.12 of this code;

7. Any additions or improvements to existing public works facilities and utilities that do not constitute major public works as defined by the California Code of Regulations Section 13012.

B. Exemptions to Administrative Permits. Exemptions shall apply to additions and/or improvements to existing residential and nonresidential structures other than public works facilities pursuant to requirements contained in Public Resources Code Section 30610 and the Coastal Commission Administrative Regulations, Section 13250.

C. Notice of Administrative Permits.

1. Posted Notices. Ten days prior to action on an administrative coastal development permit, notice of the submission of a coastal development permit application shall be posted at the site of the proposed development in a conspicuous place and at the Morro Bay branch of the public library by the applicant using a form provided by the director. Failure on the part of the applicant to post and maintain said notice throughout the permit process shall constitute grounds for suspension of the permit process by the city.

2. Mailed Notices. Notice shall also be sent by first class mail to the Coastal Commission and to all persons who have requested to be on the mailing list for that development project.

D. Contents of Notice. The notice form required according to subsection C of this section, shall include the following information:

1. A statement that the development is within the coastal zone;
2. The date of filing of the application and the name of the applicant;
3. The case number assigned to the application;
4. A description of the proposed development and its location;
5. The general procedure concerning the submission of public comments, either in writing or orally prior to the director's decision.
6. The date the application will be acted upon by the director; and
7. A statement that a public comment period of sufficient time to allow for the submission of comments by mail will be held prior to the director's decision.

E. Action by the Director.

1. Deny, Approve or Conditionally Approve. The director may deny, approve or conditionally approve applications for administrative coastal development permits on the same grounds as contained in Section 17.58.030D.

2. Standards. Permits used for such developments shall be governed by the standards used in approving coastal development permits according to this chapter.

F. Approval After Comment Period. The director may not approve or conditionally approve administrative coastal development permits sooner than ten days after notice of the filing of the permit application has been sent according to this section, in order to allow reasonable time to accept and consider comments on the application.

G. Time Limit for Action. The director shall act on administrative coastal development permits within thirty days of acceptance of the application for filing, except for development for which other city licenses, permits or entitlements are required by the Morro Bay Municipal Code. In cases where other licenses, permits or entitlements are required, the director shall act on the administrative coastal development permit within thirty days of the granting of all such other licenses, permits or entitlements.

H. Effective Date of Administrative Permit. Administrative permits shall become effective upon receipt of an adequate notice of final action to the California Coastal Commission.

I. Appeal of the Director's Action to the Planning Commission. Any aggrieved person, including the applicant, may appeal the decision of the director to the planning commission within ten (10) days of the director's decision. Further appeals to the city council may also be pursued in accordance with Section 17.58.070.

J. Amendments to Administrative Permits.

1. Major Amendments. Major amendments involving exterior structural or foundational plan revisions may be approved by the director upon the same criteria and subject to the same reporting requirements and procedures, including public notice and appeals, as provided for issuance of administrative permits in Section 17.58.040B. Then the application shall thereafter be treated in the manner prescribed by this chapter dealing with amendment to permits other than administrative permits. Such amendments are subject to fees as listed on the master fee schedule.

2. Minor Amendments. Minor amendments involving incidental floor, roof, exterior treatment, or plan revisions deemed minor, may be approved by the director. Such amendments are subject to fees as listed on the master fee schedule. (Ord. 445 § 3 (part), 1995)

**17.58.050 Emergency coastal development permits.**

A. Applications.

1. Notification to City. In case of emergency, applications shall be made by letter to the director, or in person or by telephone, if time does not allow.

2. Application Information. The following information should be included in the request:

- a. Nature of the emergency;
- b. Cause of the emergency, insofar as this can be established;
- c. Location of the emergency;
- d. The remedial, protective, or preventive work required to deal with the emergency; and
- e. The circumstances during the emergency that appeared to justify the action taken, including the probable consequences of failing to take action.



MINUTES - MORRO BAY CITY COUNCIL  
REGULAR MEETING – MARCH 22, 2011

D. NEW BUSINESS

D-1 REVIEW AND DISCUSSION OF MORRO BAY MUNICIPAL CODE  
17.48.320 REGARDING SECONDARY DWELLING UNITS; (CITY  
ATTORNEY)

City Attorney Robert Schultz stated on February 14, 2005 the City Council enacted a moratorium on secondary dwelling units in order to bring the City zoning into compliance with Government Code §65852.2. This law, also known as AB 1866, required cities to develop a process by which at least some secondary dwelling units may be permitted through a ministerial process. On February 21, 2005 the Planning Commission held a public hearing to familiarize the Planning Commission and community with the current State and local regulatory framework, and take public testimony on the topic of secondary dwelling units. On March 7, 2005 Staff sought direction from the Planning Commission on how to best achieve compliance with State law. The Planning Commission provided feedback as to what the proposed ordinance should entail. Staff then drafted an ordinance that met State laws and balanced local land use needs and objectives. On April 25, 2005, May 9, 2005 and May 23, 2005 the City Council considered and adopted revisions to Morro Bay Municipal Code Section 17.48.320 regarding Secondary Units. The revisions adopted by the City Council established a process whereby one could build a small, affordable secondary unit (900 sq. ft.) with minimal city or neighborhood involvement by obtaining a ministerial permit. At the same time, if one desired to build a larger secondary dwelling unit they could continue to do so under Conditional Use Permit standards and processing requirements. Mr. Schultz recommended the City Council review the adopted Summary of Ordinance Amendments, and direct staff on whether to draft changes to the current Secondary Dwelling Unit Ordinance.

Councilmember Johnson stated granny units are a way to meet State regulations and provide low-income housing. She referred to Summary of Ordinance Amendment #3 in the staff report, and stated it is very limited and should be eliminated, which would be the easiest and most effective way to approach second dwelling units.

Councilmember Borchard stated she supports Councilmember Johnson's suggestion to eliminate Amendment #3; this will help with the City's housing requirements and infrastructure needs. Councilmember Borchard referred to Morro Bay Municipal Code Section 17.48.320(E) – Architectural Compatibility, noting she would like to strike-out "type of windows, and trim details" and replace it with "reasonably compatible."

MINUTES - MORRO BAY CITY COUNCIL  
REGULAR MEETING – MARCH 22, 2011

Councilmember Leage stated he agrees with Councilmember Johnson's comments. He said this makes it more versatile for homeowners especially with the expense of housing. Councilmember Leage stated this is a great way to meet the City's housing requirements.

Councilmember Smukler stated he does not support making extreme changes to the code.

MOTION: Councilmember Borchard moved the City Council direct the City Attorney to return with the following amendments to Morro Bay Municipal Code Section 17.48.320:

- C. Minimum and Maximum Floor Area. The floor area of a second unit shall not exceed the maximum allowable amount of 1,200 square feet as per State guidelines.
- E. Architectural Compatibility. The architectural design, exterior materials and colors, roof pitch and style, ~~type of windows, and trim details~~ reasonably compatible of the second unit ....
- F. Parking. .... The parking space can be open and uncovered; however neither may be in tandem with required parking of ~~the principal dwelling unit or secondary unit, and cannot be located in the front or street side setback area.~~
- I. Conditional Use Permit. (Remove entire regulation.)

Councilmember Smukler stated he does not support removing (I) in its entirety.

The motion was seconded by Councilmember Johnson and carried with Councilmember Smukler voting no. (3-1)

DECLARATION OF FUTURE AGENDA ITEMS

Councilmember Smukler requested to agendize the approval to send a letter to the Nuclear Regulatory Commission and California Utilities Commission regarding PG&E relicensing process and seismic hazards analysis/study - Councilmember Smukler will supply the letter; Council consensus.

ADJOURNMENT - The meeting adjourned at 7:45 p.m.

Recorded by:

Bridgett Kessler  
City Clerk

# EXHIBIT D

City of Morro Bay  
PUBLIC SERVICES DEPARTMENT  
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
805-772-6261

**Public Notice of Availability**  
**Document Type: Mitigated Negative Declaration**

**CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**CITY OF MORRO BAY**

The City has determined that the following proposal qualifies for a

Negative Declaration     Mitigated Negative Declaration.

**PROJECT TITLE:** Zoning Text Amendment A00-013 amending Section 17.48.32.

**PROJECT LOCATION:** Citywide

**CITY:** Morro Bay                      **COUNTY:** San Luis Obispo

**CASE NO.:** A00-013

**PROJECT DESCRIPTION:** The purpose of these amendments is to comply with the amendments made in 2002 to State Law Section 65852.2 which requires cities to set standards for the development of second dwelling units with ministerial review in an effort to increase supply of small, affordable housing units while ensuring that those units remain compatible with the existing neighborhood.

The changes proposed are as follows (words in italics are added and word with strikethrough will be deleted):

**17.48.320                      GRANNY SECONDARY UNITS**

The purpose of this Section is to provide affordable low- and moderate-income housing. *The following supplemental regulations are intended to comply with government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements;* Pursuant to ~~Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a granny second unit on lots where there is one single-family residence, subject to the following provisions:~~

**A. ~~Minor Use Permit and Deed Restriction Required~~**

~~A granny second unit may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. A deed restriction in a form approved by the City Attorney shall be recorded limiting the use of said real property to residential purposes only.~~

**B. Location**

Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit. Only one-second unit or one guesthouse is permitted per one primary single family dwelling on the same lot:

**C. Lot Coverage**

Maximum lot coverage allowed for the District that they are located in.

**D. Design**

Said unit shall be ~~consistent~~ *reasonably compatible* with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.

E. Size

The total floor area, not including a garage, for a granny secondary unit shall not exceed 1,200 square feet *as per State guidelines.*

F. Parking

A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. The parking space can be open and uncovered, however may not be in tandem with the required parking of the principal dwelling unit but can be located in setback areas and in tandem if both spaces are for the secondary unit. ~~Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:~~ The principal dwelling unit must conform to the parking requirements of Chapter 17.44 "Off-Street Parking and Loading:"

- ~~1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or~~
- ~~2. That it is not permitted anywhere else in the City.~~

G. ~~Water Equivalencies and Other Public Facilities~~

~~The developer shall obtain and/or pay for all applicable water equivalency and other public facility improvements at the standard set for an apartment unit prior to issuance of a building permit, but will not be subject to a residential unit allocation under the provisions of Measure F.~~

H. Compliance with Title 14

A granny/second unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

I. ~~Use Limitation~~

~~Single-family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary Single-family residences with approved granny second units shall not have the granny unit rented independent of the main residence when neither is occupied by the owner.~~

**SPONSOR:** City of Morro Bay

**LEAD AGENCY:** City of Morro Bay

**CONTACT PERSON:** Kathleen Wold, Planning and Building Manager

**TELEPHONE:** (805) 772-6211

**ADDRESS WHERE DOCUMENT MAY BE OBTAINED:**

Public Services Department  
955 Shasta Avenue  
Morro Bay, California 93442  
(805) 772-6261

**PUBLIC REVIEW PERIOD: Begins: October 31, 2011 Ends: November 29, 2011**

**SCHEDULED PUBLIC HEARING**

**Date:** Tentative December 7, 2011

**Time:** 6:00 p.m.

**Location:** 209 Surf St., Morro Bay Veterans Hall

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing. Persons wishing to appear at the hearing should call:

Public Services Dept.

Phone: (805) 772-6261

BY:           *Kathleen Wold*            
Kathleen Wold, Planning and Building Manager  
Signature

City of Morro Bay  
PUBLIC SERVICES DEPARTMENT  
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
805-772-6261

**P R O P O S E D M I T I G A T E D N E G A T I V E D E C L A R A T I O N**

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY  
955 Shasta Avenue  
Morro Bay, California 93442  
805-772-6210

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA, that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Negative Declaration.

CASE NO.: A00-013

PROJECT TITLE: Zoning Text Amendment A00-013 amending Section 17.48.32.

PROJECT LOCATION: Citywide

APPLICANT / PROJECT SPONSOR: Citywide

PROJECT DESCRIPTION: The City of Morro Bay is proposing a Zoning Ordinance Text Amendment to modify Section 17.48.0320 as follows:

**17.48.320 GRANNY SECONDARY UNITS**

The purpose of this Section is to provide affordable low- and moderate-income housing. *The following supplemental regulations are intended to comply with government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements; Pursuant to Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a granny second unit on lots where there is one single family residence, subject to the following provisions:*

**A. ~~Minor Use Permit and Deed Restriction Required~~**

~~A granny second unit may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. A deed restriction in a form approved by the City Attorney shall be recorded limiting the use of said real property to residential purposes only.~~

**B. Location**

Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit. Only one second unit or one guesthouse is permitted per one primary single family dwelling on the same lot:

**C. Lot Coverage**

Maximum lot coverage allowed for the District that they are located in.

**D. Design**

Said unit shall be ~~consistent~~ *reasonably compatible* with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.

E. Size

The total floor area, not including a garage, for a granny secondary unit shall not exceed 1,200 square feet *as per State guidelines*.

F. Parking

A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. The parking space can be open and uncovered, however may not be in tandem with the required parking of the principal dwelling unit but can be located in setback areas and in tandem if both spaces are for the secondary unit. ~~Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:~~ The principal dwelling unit must conform to the parking requirements of Chapter 17.44 "Off-Street Parking and Loading:"

- ~~1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or~~
2. That it is not permitted anywhere else in the City.

G. ~~Water Equivalencies and Other Public Facilities~~

~~The developer shall obtain and/or pay for all applicable water equivalency and other public facility improvements at the standard set for an apartment unit prior to issuance of a building permit, but will not be subject to a residential unit allocation under the provisions of Measure F.~~

H. Compliance with Title 14

A granny/second unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

I. ~~Use Limitation~~

~~Single family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary Single family residences with approved granny second units shall not have the granny unit rented independent of the main residence when neither is occupied by the owner.~~

FINDINGS OF THE: Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding.

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

**City of Morro Bay**  
 PUBLIC SERVICES DEPARTMENT  
 PLANNING DIVISION  
 955 SHASTA AVENUE ♦ MORRO BAY, CA 93442  
 805-772-6261

**INITIAL STUDY AND CHECKLIST**

**I. PROJECT INFORMATION**

**Project Title:** Zoning Text Amendment A00-013 amending Section 17.48.32.

**Case Number:** A00-013

**LEAD AGENCY:** City of Morro Bay Phone: (805) 772-6211  
955 Shasta Ave Fax: (805) 772-6268  
Morro Bay, CA 93442 Kathleen Wold

**Project Applicant:** City of Morro Bay Phone: (805) 772-6211  
955 Shasta Ave Fax: (805) 772-6268  
Morro Bay, CA 93442 Kathleen Wold

**Project Landowner:** Not Applicable Phone: \_\_\_\_\_

**Project Designer/Agent:** Not Applicable Phone: \_\_\_\_\_  
 \_\_\_\_\_ Fax: \_\_\_\_\_  
 \_\_\_\_\_

**1.0 OVERVIEW**

The project applicant, City of Morro Bay, is seeking approval of a Zoning Text Amendment. The amendment seeks to modify Section 17.48.320 "Secondary Units".

**Project Background/Objective**

The City is seeking to modify the Section 17.48.321 "Secondary Units" to relax requirements and facilitate development of secondary units. Secondary units are seen as one method of providing housing units that are more affordable.

**1.1 PROJECT DESCRIPTION**

The City of Morro Bay is proposing a Zoning Ordinance Text Amendment to modify Section 17.48.0320 as follows:

**17.48.320 GRANNY SECONDARY UNITS**

The purpose of this Section is to provide affordable low- and moderate-income housing. *The following supplemental regulations are intended to comply with government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements; Pursuant to Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a granny second unit on lots where there is one single-family residence, subject to the following provisions:*

**A. ~~Minor Use Permit and Deed Restriction Required~~**

~~A granny second unit may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. A deed restriction in a form approved by the City Attorney shall be recorded limiting the use of said real property to residential purposes only.~~

**B. Location**

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit. Only one-second unit or one guesthouse is permitted per one primary single family dwelling on the same lot:

C. Lot Coverage

Maximum lot coverage allowed for the District that they are located in.

D. Design

Said unit shall be ~~consistent~~ *reasonably compatible* with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.

E. Size

The total floor area, not including a garage, for a ~~granny~~ secondary unit shall not exceed 1,200 square feet *as per State guidelines*.

F. Parking

A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. The parking space can be open and uncovered, however may not be in tandem with the required parking of the principal dwelling unit but can be located in setback areas and in tandem if both spaces are for the secondary unit. ~~Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:~~ The principal dwelling unit must conform to the parking requirements of Chapter 17.44 "Off-Street Parking and Loading:"

- ~~1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or~~
2. That it is not permitted anywhere else in the City.

~~G. Water Equivalencies and Other Public Facilities~~

~~The developer shall obtain and/or pay for all applicable water equivalency and other public facility improvements at the standard set for an apartment unit prior to issuance of a building permit, but will not be subject to a residential unit allocation under the provisions of Measure F.~~

H. Compliance with Title 14

A ~~granny~~/second unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

~~I. Use Limitation~~

~~Single-family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and secondary Single-family residences with approved granny second units shall not have the granny unit rented independent of the main residence when neither is occupied by the owner.~~

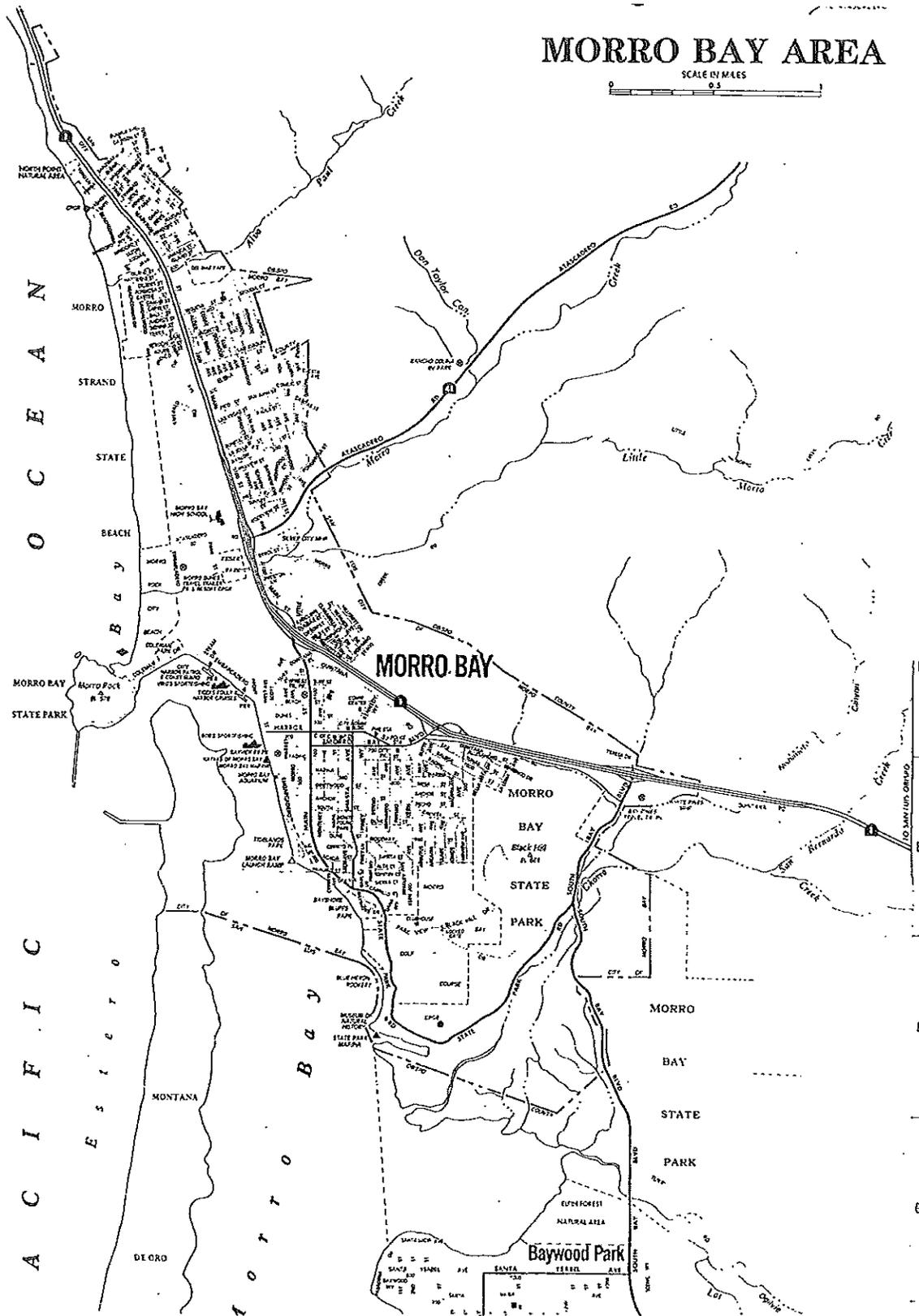
**ENVIRONMENTAL SETTING AND IMPACTS**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated", as indicated by the Environmental Checklist:

1. Aesthetics	10. Land Use/Planning
2. Agricultural Resources	11. Mineral Resources
3. Air Quality	12. Noise
4. Biological Resources	13. Population/Housing
5. Cultural Resources	14. Public Services
6. Geology/Soils	15. Recreation
7. Greenhouse Gas Emissions	16. Transportation/Circulation
8. Hazards/Hazardous Materials	17. Utility/Service Systems
9. Hydrology/Water Quality	18. Mandatory Findings of Significance

Environmental Setting:

The proposed project is an amendment to the City of Morro Bay’s Municipal Code Section 17.48.320 “Secondary Units”. The modifications proposed are sought to reduce the regulations concerning the development of secondary units and therefore encouraging the use of this housing type throughout the community. Secondary units are regarded as a more affordable type of housing unit. The modifications proposed are in line with sections 65852.150 and 65852.2 of the Government Code; no changes are proposed which would increase density or significantly alter the built environment. The changes proposed would allow a 1,200 square foot unit by right eliminating the need for a Conditional Use Permit and remove superfluous architectural compatibility requirements while keeping a requirement for overall architectural compatibility. There are no direct impacts to the built environment proposed by the project.



ENVIRONMENTAL CHECKLIST

1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Environmental/Impact Discussion: The proposed project is an amendment to the City of Morro Bay’s Municipal Code Section 17.48.320 “Secondary Units”. The modifications proposed are sought to reduce the regulations concerning the development of secondary units and therefore encouraging the use of this housing type throughout the community. Secondary units are regarded as a more affordable type of housing unit. The modifications proposed are in line with sections 65852.150 and 65852.2 of the Government Code; no changes are proposed which would increase density or significantly alter the built environment. The changes proposed would remove the requirement for a Conditional Use Permit and make other minor amendments to help clarify size, parking and architectural requirements.

a., b., c., and d. The proposed text amendment does not alter any regulations involving scenic vistas, scenic resources or new sources of light. Ministerial second units will not be subject to design review but must be built within the same zoning envelope of the primary residence and must be compatible with the neighborhood and primary residence therefore it is anticipated that there will be no impacts to aesthetics.

**Mitigation and Residual Impact:** The proposed project would have no adverse impact on the aesthetics of the area; therefore no mitigation measures are required.

**Monitoring:** None

**2. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Environmental/Impact Discussion:** The proposed text amendment will affect only residentially zoned land, no changes are proposed for agricultural lands.

a., b., c., d., and e. The project proposes a text amendment to the City of Morro Bay’s Zoning Ordinance, however no changes are proposed for lands zoned agricultural or forestry resources. As such there is no potential for environmental impacts related to agricultural and forestry resources.

**Mitigation and Residual Impact:** The proposed project would result in no impacts to agricultural or forestry resources; therefore, no mitigation measures are required.

**Monitoring:** None.

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

**3. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d. Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)?				X
e. Create objectionable smoke, ash, dust or odors affecting a substantial number of people?				X

**Environmental/Impact Discussion:** According to the Air Resources Board (ARB), the project site (Morro Bay) lies within the South Central Coast Air Basin (SCCAB). The portion of this air basin located within San Luis Obispo County is managed by the Air Pollution Control District (APCD) of San Luis Obispo County. According to the *Clean Air Plan (CAP)* (2001) prepared by APCD, the project site is located within the Coastal Plateau region of the air basin.

The coastal plateau is about five to ten miles wide and varies in elevation from sea level to about 500 feet. It is bounded on the northeast by the Santa Lucia Mountain Range. Rising sharply to about 3,000 feet at its northern boundary, the Santa Lucia Range gradually winds southward away from the coast, finally merging into a mass of rugged features on the north side of Cuyama Canyon.

The climate of the area is characterized as Mediterranean, with warm, dry summers and cooler, relatively damp winters. In the vicinity of the project site, mild temperatures are the rule throughout the year due to the influence of the Pacific Ocean. Maximum summer temperatures average approximately 70 degrees Fahrenheit (F) while minimum winter temperatures average from the low 30s.

Pollutant concentrations at any one location tend to vary widely over time due to changing meteorological conditions and variations in source emission rates. The California Air Resources Board (ARB) and U.S. Environmental Protection Agency (U.S. EPA) assign designations as to whether or not areas are in attainment with air quality standards. The state assigns designations based on data collected for all criteria pollutants designated for the State and National standards. Table 3-1 summarizes the state and national attainment designations for pollutants.

**Table 3-1  
State and National Attainment Status**

Pollutant	State Designation	National Designation
Ozone (O <sub>3</sub> )	Nonattainment	Attainment
Fine Particulate Matter (PM <sub>2.5</sub> )	Attainment	Attainment
Fugitive Particulate Matter (PM <sub>10</sub> )	Nonattainment	Attainment
Carbon Monoxide (CO)	Attainment	Attainment

**Table 3-1  
State and National Attainment Status**

Pollutant	State Designation	National Designation
Nitrogen Dioxide (NO <sub>2</sub> )	Attainment	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Attainment	Attainment
Sulfates	Attainment	N/A
Lead (Pb)	Attainment	Attainment
Hydrogen Sulfide	Attainment	N/A
Visibility Reducing Particulates	Unclassified	N/A

Notes: N/A = Not Applicable  
Source: ARB, 2010; U.S. EPA, 2011

Sensitive receptors are located within the project site (Morro Bay).

a., b., c., d., and e. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect air quality requirements, however there may be indirect benefits to air quality as secondary units provide additional housing units within the community without contributing to urban sprawl.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to air quality; therefore, no mitigation measures are required.

**Monitoring:** None.

**4. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X

**Environmental/Impact Discussion:** a., b., c., d., e. and f. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect biological resources. Each project utilizing the new code sections will have separate environmental review to assess the project site biological resources.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to biological resources; therefore, no mitigation measures are required.

**Monitoring:** None.

**5. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

**Ethno-Historical Setting:** The entire San Luis Obispo area, including the project site, was home to the Northern Chumash, or *Obispeno*, for over 9,000 years. The Chumash were gatherers and fishermen. The settlement pattern was somewhat dispersed in the area. A historic Chumash village known as *Chotcagua* appears to have been located in the Morro Bay area. Researchers have suggested that *Chotcagua* was situated in the Los Osos area (TCHD, 2009) or in the Morro Bay area at the mouth of Morro Creek. During Portola’s expedition in 1769, he observed about sixty people living at the Chumash village named *Chotcagua* (TCHD, 2009). By the late 1770, the Spanish began to replace the aboriginal settlements of the area with the first mission founded by San Luis Obispo Creek, on Chumash territory in 1772. By 1803 most of the numerous Obispeno Chumash groups had moved away from their traditional villages to the vicinity of the mission (TCHD, 2010). Mission records indicate that *Chotcagua* may have been abandoned in the early 1800’s (TCHD, 2009).

Along the coast between Morro Bay and Los Osos at least 30 prehistoric Chumash settlements have been discovered. While the prehistory of the Morro Bay area is abundantly present it is poorly known. A review of records at the Central Coast Information Center located at U.C.S.B. in Santa Barbara identified that eight archaeological sites have been documented with three of those being located near the mouth of Morro Creek on the Morro Bay Power Plant property.

**Environmental/Impact Discussion:** a., b., c, and d. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes propose will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect cultural resources. Each project utilizing the new code sections will have separate environmental review to assess the project site’s cultural resources.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to cultural resources; therefore, no mitigation measures are required.

**Monitoring:** None.

**6. GEOLOGY/SOILS**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b> a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the are or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)				X
ii) Strong Seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Environmental/Impact Discussion:** a. (i, ii, iii & iv), b., c, d, and e. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect geology/soils. Each project utilizing the new code sections will have separate environmental review to assess the geology/soils for their particular site.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to geology/soils; therefore, no mitigation measures are required.

**Monitoring:** None.

**7. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

**Environmental/Impact Discussion:** Global climate change has become a major concern in recent years. While the exact effects of global climate change are not known, the best scientific opinions believe that over the next century the average temperature on the planet will increase between 2 and 5 degrees Celsius (3½ to 9 degrees Fahrenheit). Some potential long-term consequences of this increase in temperature include substantial increases in sea level, increased drought and desertification, reductions in global agriculture and food supplies, impacts to existing ecosystems, and a possible re-initiation of an ice age. California will probably be most affected by increasing sea levels, extended drought conditions, increased flooding, and more severe wildfires.

Given the planet-wide causes of global climate change, it is unlikely that any substantial reduction in the rate or magnitude of climate change is possible at the local level. Long-term solutions to global climate change will probably require extensive reductions in the use of fossil fuels and the increases in the use of alternate energy sources. On the level of a small scale development project, there are a number of items that could help minimize the severity of the adverse effects of global climate change. These items include increased energy efficiency (including the use of light colored/highly reflective roof materials), enhanced land use connectivity (between work, services, school and recreation), reductions in vehicle miles driven, increases in mass transit use, and increased open space conservation.

The U.S. EPA is the federal agency responsible for implementing the Clean Air Act. Prior to 2007, the U.S. EPA did not have regulations addressing GHGs. However, California has passed several bills related to greenhouse gas emissions and climate change including AB 1493 (passenger vehicle GHG emission reductions), AB 32 (the California Global Warming Solutions Act of 2006), SB 1368 (utility GHG emission reductions), SB 97 (requiring climate change analysis under CEQA), the California Climate Action Registry, SB 1078 (electricity from renewable sources), SB 375 (land use and transportation planning), Executive Order S-3-05 (acknowledges potential impacts of climate change on state), and Executive Order S-13-08 (the Climate Adaptation and Sea Level Rise Planning Directive). In June of 2005, Governor Schwarzenegger issued a landmark Executive Order establishing progressive greenhouse gas emissions targets for the entire state, including reducing GHG emissions to 2000 levels by 2010; to 1990 levels by 2020, and; to 80% below 1990 levels by 2050. To support these reduction targets, the California legislature adopted the California Global Warming Solutions Act of 2006, also known as AB 32. The law requires the California Air Resources Board (CARB) to develop regulatory and market mechanisms that will reduce greenhouse gas emissions to 1990 levels by 2020. In December 2008, CARB approved the AB 32 Scoping Plan outlining regulatory and market mechanisms to achieve the goal of AB 32. The plan cites local government action as an integral partner to achieving the State’s goals. Additional bills targeting climate change include SB 97 (Dutton, Chapter 185, Statutes of 2008), which requires the Governor’s Office of Planning and Research (OPR) to development guidelines for the California Environmental Quality Act (CEQA) pertaining to the mitigation of GHG emissions or the effects of GHG emissions.

a. and b. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect greenhouse gas emissions.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to greenhouse gas emissions; therefore, no mitigation measures are required.

**Monitoring:** None.

**8. HAZARDS/HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Environmental/Impact Discussion:** a., b., c, d, e and f. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes propose will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect hazards/hazardous materials. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to hazards/hazardous materials; therefore, no mitigation measures are required.

**Monitoring:** None

**9. HYDROLOGY/WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				
d. Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i. Inundation by seiche, tsunami, or mudflow?				X

**Environmental/Impact Discussion:** Water supply for the City of Morro Bay has principally been provided by the State Water Project since 1997. However, alternative sources of water can be derived for limited periods of time from groundwater from the Morro and Chorro Basins and/or the City of Morro Bay desalination plant.

a., b., c., d., e., f., g., h., and i. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect hydrology/water quality. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to hydrology/water quality; therefore, no mitigation measures are required.

**Monitoring:** None

**10. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Environmental/Impact Discussion:** a., b., and c. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect land use and planning. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to land use and planning; therefore, no mitigation measures are required.

**Monitoring:** None.

**11. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Environmental/Impact Discussion:** a. and b. According to the Morro Bay General Plan and Local Coastal Program, there are no significant mineral resources within the City (Morro Bay, 1988; Morro Bay 1982).

The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect mineral resources.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to minerals resources; therefore, no mitigation measures are required.

**Monitoring:** None.

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

**12. NOISE**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X	
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?			X	
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

**Environmental/Impact Discussion:** The City of Morro Bay may be considered a relatively quiet environment, with the most significant sources of community noise related to traffic and transportation. The City’s General Plan Noise Element threshold for traffic noise exposure is 60dB for most land uses. Chapter 17.52 of the *City of Morro Bay Zoning Ordinance*, provides performance standards. This section provides noise requirements with general limitations, operational hours, criteria for review of development projects, noise mitigation, and requirements for noise reduction measures and acoustical analysis.

**a., b., c., and d.** The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect noise. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to noise; therefore, no mitigation measures are required.

**Monitoring:** None

**13. POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

**Environmental/Impact Discussion:** a., b., and c. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect population and housing. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to population and housing; therefore, no mitigation measures are required.

**Monitoring:** None.

**14. PUBLIC SERVICES**

Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks or other recreational facilities?				X
e. Other governmental services?				X

**Environmental/Impact Discussion:** Local public services such as police and fire protection, parks and recreation facilities and other governmental services are provided by the City of Morro Bay. Schools in the area are located within the San Luis Coastal Unified School District.

a., b., c., d. and e. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes propose will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect public services. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to public services; therefore, no mitigation measures are required.

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

**Monitoring:** None

**15. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

**Environmental/Impact Discussion:** a. and b. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect Recreation. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to recreation facilities; therefore, no mitigation measures are required.

**Monitoring:** None

**16. TRANSPORTATION/CIRCULATION**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X

**Environmental/Impact Discussion:** a., b., c., d., e., f. and g. The proposed project is a text amendment to the City’s Zoning Ordinance which seeks to bring the City’s secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect transportation/circulation. Each project utilizing the new code sections will have separate environmental review to assess the project’s specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to transportation/circulation; therefore, no mitigation measures are required.

**Monitoring:** None

**17. UTILITIES & SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental/Impact Discussion: a., b., c., d., e., f. and g. The proposed project is a text amendment to the City's Zoning Ordinance which seeks to bring the City's secondary residential unit into compliance with State law. The changes proposed will eliminate the need for a Conditional Use Permit and clarify the regulations. There are no changes proposed which would affect Utilities and Service Systems. Each project utilizing the new code sections will have separate environmental review to assess the project's specific impacts.

**Mitigation and Residual Impact:** The proposed project would not result in impacts to Utilities & Service systems; therefore, no mitigation measures are required.

**Monitoring:** None

INITIAL STUDY AND CHECKLIST – Zoning Text Amendment

CASE NUMBER A00-013

DATE: October 28, 2011

**III. INFORMATION SOURCES**

4.1 COUNTY/CITY/FEDERAL DEPARTMENTS CONSULTED: None

4.2 GENERAL PLAN

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Land Use Element   | <input type="checkbox"/> Conservation Element                   |
| <input type="checkbox"/> Circulation Element           | <input type="checkbox"/> Noise Element                          |
| <input type="checkbox"/> Seismic Safety/Safety Element | <input checked="" type="checkbox"/> Local Coastal Plan and Maps |
| <input type="checkbox"/> Zoning Ordinance              |   |

4.3 OTHER SOURCES OF INFORMATION

- |  |  |
|--|--|
| <input type="checkbox"/> Field work/Site Visit               | <input type="checkbox"/> Ag. Preserve Maps (SLO Co. 2008)  |
| <input type="checkbox"/> Calculations                        | <input type="checkbox"/> Flood Control Maps                |
| <input checked="" type="checkbox"/> Project Information      | <input type="checkbox"/> Other studies, reports(see below) |
| <input type="checkbox"/> Traffic Study (Safety-see below)    | <input type="checkbox"/> Zoning Maps                       |
| <input type="checkbox"/> Records                             | <input type="checkbox"/> Soils Maps/Reports                |
| <input type="checkbox"/> Grading Plans                       | <input type="checkbox"/> Plant maps                        |
| <input type="checkbox"/> Elevations/architectural renderings | <input type="checkbox"/> Archaeological maps and reports   |
| <input type="checkbox"/> Published geological maps           | <input type="checkbox"/> Forestry Map (2003)               |
| <input type="checkbox"/> Topographic maps                    | <input type="checkbox"/>                                   |

**IV. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15065)**

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA Sec. 15065):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Potential to degrade:</b> Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<b>Cumulative:</b> Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
<b>Substantial adverse:</b> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**V. DETERMINATION**

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

The Planning Commission found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

With Public Hearing

Without Public Hearing

Previous Document : \_\_\_\_\_

Project Evaluator : Kathleen Wold, Planning and Building Manager

BY: Sierra Davis  
Signature

October 28, 2011  
Initial Study Date

Kathleen Wold, Planning & Building Manager  
Printed Name

City of Morro Bay  
Lead Agency

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Zoning Text Amendment A00-013 amending Section 17.48.32

Lead Agency: City of Morro Bay Contact Person: Kathleen Wold
Mailing Address: 955 Shasta Avenue Phone: (805) 772-6211
City: Morro Bay Zip: 93442 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Morro Bay
Cross Streets: City Wide Zip Code: 93442

Longitude/Latitude (degrees, minutes and seconds): Section: Twp.: Range: Base:
Assessor's Parcel No.: Waterways:
Within 2 Miles: State Hwy #: Airports: Railways: Schools:

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[X] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: [ ] FONSI

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: Zoning Amend.

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

City Wide

Project Description: (please use a separate page if necessary)
The purpose of these amendments is to comply with the amendment made in 2002 to State Law Section 65852.2 which requires cities to set standards for the development of second dwelling units with ministerial review in an effort to increase supply of small, affordable housing units while ensuring that those units remain compatible with the existing neighborhood.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

# EXHIBIT E

## EXHIBIT A

*The changes to the City of Morro Bay's Zoning Ordinance/Local Coastal Program pertaining to Secondary Units and Guesthouse and Accessory Living Area (Title 17 Sections 17.48.315 and 17.48.320 are shown in underline for additions and ~~strikethrough~~ indicates deletions.*

### **17.48.315 GUESTHOUSES/QUARTERS AND ACCESSORY LIVING AREAS**

Where provided by this Title, guesthouses/quarters and habitable structures for accessory living area may be permitted in conjunction with a dwelling unit, subject to these further requirements:

#### **A. Guesthouse Restrictions**

A guesthouse shall not contain more than six hundred forty (640) square feet of habitable floor area containing not more than one bedroom and bathroom nor shall it exceed thirty (30) percent of the floor area of the main residence, and no cooking or food preparation or food storage facilities shall be provided.

#### **B. ~~Use Permit Requirements~~**

~~A guesthouse may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. In all cases, the Director shall require the recordation of a deed restriction limiting the use to guest purposes only and prohibiting its rental or occupation as a second unit. Such deed restriction shall be subject to the approval of the City Attorney. (Ord. 288 Exh. B (part), 1986; Ord. 263 § 1 (part), 1984)~~

#### **B. Location. Guesthouses may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a guesthouse. Only one-guesthouse or second unit is permitted per one primary single-family dwelling on the same lot.**

### **17.48.320 GRANNY SECONDARY UNITS**

~~The purpose of this Section is to provide affordable low- and moderate-income housing. Pursuant to Government Code Section 65852.2, in zones where designated, a permit may be granted allowing a granny second unit on lots where there is one single-family residence, subject to the following provisions: The following supplemental regulations are intended to comply with Government Code Sections 65852.150 and 65852.2 on second units and implement the General Plan, by allowing second units in all R districts subject to the following requirements:~~

#### **A. ~~Minor Use Permit and Deed Restriction Required~~**

~~A granny second unit may be permitted only after obtaining a Minor Use Permit pursuant to Chapter 17.60. A deed restriction in a form approved by the City Attorney shall be recorded limiting the use of said real property to residential purposes only.~~

#### **B. ~~Location~~**

~~Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit.~~

A. Location. Second units may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a second unit. Only one-second unit or one guesthouse is permitted per one primary single-family dwelling on the same lot;

B. Type of Unit. A second unit may be attached, detached, or located within the living area of the primary dwelling unit on the lot, subject to the standards of this Section;

C. Lot Coverage

~~Maximum lot coverage allowed for the District that they are located in.~~

D. Design

~~Said unit shall be consistent with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.~~

E. Size

~~The total floor area, not including a garage, for a granny second unit shall not exceed 1,200 square feet.~~

C. Minimum and Maximum Floor Area. The maximum floor area of a second unit shall not exceed 1200 square feet as per State guidelines.

D. Development Standards. Second units shall conform to setback, height, lot coverage, and other zoning requirements applicable to the primary dwelling in the zoning district where the second unit is proposed.

E. Architectural Compatibility. The architectural design, exterior materials and colors, roof pitch and style of the second unit shall be reasonably compatible with the style and character of the surrounding neighborhood, as determined by the Public Services Director. Color photographs of the street-facing side(s) of the street shall be submitted with the second unit building permit application.

F. Parking

~~A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. Off-street parking shall be permitted in setback areas or through tandem parking, unless the following specific findings are made:~~

~~1. That parking in setback areas or tandem parking is not feasible based upon specific site topography constraints or adverse fire and life safety conditions, or~~

~~2. That it is not permitted anywhere else in the City.~~

F. Parking. One additional parking space shall be provided for each second unit with one bedroom and two additional parking spaces shall be provided for units with two or more bedrooms. The parking space can be open and uncovered, however may be in tandem with required parking of the principal dwelling unit or secondary unit, and cannot be located in the front or street side setback area. The

principal dwelling unit must conform to the parking requirements of Chapter 17.244: Off-Street Parking and Loading.

~~G. Water Equivalencies and Other Public Facilities~~

~~The developer shall obtain and/or pay for all applicable water equivalency and other public facility improvements at the standard set for an apartment unit prior to issuance of a building permit, but will not be subject to a residential unit allocation under the provisions of Measure F.~~

~~H. Compliance with Title 14~~

~~A granny second unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.~~

~~I. Use Limitation~~

~~Single-family residences with approved granny second units shall not have the granny unit rented independent of the main residence when neither is occupied by the owner.~~

G. Use Limitation

Single-family residences with approved secondary units shall not have the secondary unit rented independent of the main residence when neither is occupied by the owner. Primary and Secondary units may be rented under a single rental agreement if the owner is not occupying either unit. The terms of the single rental agreement shall not allow sub-lease of one unit. An owner is deemed to occupy a unit if they hold it off of the rental market for their own use.

H. Emergency Access. A second dwelling unit may be permitted only on a lot with access from a roadway that meets the fire apparatus access road requirements of the California Fire Code Section 902.2.2.1.

I. Conditional Use Permit. A secondary unit that is larger than 900 square feet may be permitted only after obtaining a Conditional Use Permit pursuant to Chapter 17.60. The maximum size of a secondary dwelling unit shall not exceed 1200 or 900 square feet or 50 percent, whichever ever is smaller, of the existing or proposed living areas of the primary dwelling unit.

J. Parking Exception. The Planning Commission may grant exceptions to the limitations of parking subject to appropriate conditions adopted with a Conditional Use Permit in accordance with Chapter 17.44.

**CHAPTER 17.12 DEFINITIONS**

Delete Section 17.12.295, definition for "Granny Unit", and replace with:

**17.12.295 GRANNY UNIT**

"Granny Unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons (accessory to a single family residence in specific zones permitting such use). It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single family dwelling.

**17.12.545 Secondary Dwelling Unit.**

“Secondary dwelling unit” means an attached, or detached or a unit located within the residential dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling. This term also means “second unit” for the purposes of Sections 65852.150 and 65852.2 of the California Government Code.

#### **CHAPTER 17.24 PRIMARY DISTRICTS**

The following changes apply to areas zoned for single-family and multi-family use, including the AG, RA, R-1, R-2, R-3, R-4, and CRR districts.



**17.24.030 Suburban Residential (RA) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
Single-family dwelling.	No	25 ft. (no wall may exceed 30 ft.)	20,000 sq. ft.	20,000 sq. ft.	20 ft.	10 ft. garage entrance 20ft.	10% of ave. with 10 ft maximum requirement	20% of the depth of the lot with 20 ft. maximum	35% minimum permeable surface	45%
Crop and tree farming; viticulture; farming and if one acre or more grazing, of not more than two (2) cattle or horses per acre or not more than four (4) sheep or goats per acre.					Refer to Chapter 7.16 for animal keeping setbacks					
Rabbit and chicken ranching involving not more than twelve (12) animals expressly prohibited: commercial dairies and kennels.					Refer to Chapter 7.16 for animal keeping setbacks					
Accessory uses and buildings normally incidental to other permitted uses but not including commercial uses, and located in accordance with Title 7; home occupations					Refer to Chapter 7.16 for animal keeping setbacks					
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft. (no wall may exceed 30 ft.)	N/A	1 per lot in conjunction	20 ft.	10 ft.	10%	20%	35% minimum permeable surface	45%
Temporary Produce Stands			10 acres		Refer to Chapter 7.16 for animal keeping setbacks					
Additional Residences for Agricultural Employees	Yes				Refer to Chapter 7.16 for animal keeping setbacks					
Equestrian Boarding					Refer to Chapter 7.16 for animal keeping setbacks					
Special Use Permits pursuant to 17.30	Yes				Per CUP					
Antennas and Wireless					Refer to Chapter 7.16 for animal keeping setbacks					

**17.24.040 Single Family Residential (R-1) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
One single-family dwelling	No	25 ft. (No wall may exceed 30 ft.)	Refer to subdivision regulations for sizes for new lots	1/lot or pursuant to Section 17.24.040	20 ft.	20% of ave. width of lot with 10 ft. maximum and 5 ft. minimum	10% of ave. width of lot with 5 ft. maximum and 3 ft. minimum	10% if ave. depth of lot with 10 ft. maximum and 6 ft. minimum	N/A	45%
Home occupations: structures and uses (include: home oc.) normally incidental to primary use									N/A	45%
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft.	N/A	1 unit per lot in conjunction with a primary unit	20 ft.	20% of ave.	10% of ave.	10% if ave.	N/A	45%
Community housing project	Yes		1 per CUP	5,000 sq. ft. or per overlay zone					Plan required 20% min. permeable surface area	
Special Use Permits pursuant to 17.30	Yes			PER	CUP					

### 17.24.050 Duplex Residential (R-2) District Table

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses in the R-1 district.	No	25 ft.	Refer to Subdivision regulations for sizes for new lots	2,900 sq. ft.	20 ft.	20% of ave. width of lot with 10 ft. maximum and 5 ft. minimum Garage entrance 20ft.	10% of ave. width of lot with 5 ft. maximum and 3 ft. minimum	5 ft.	N/A	50 %
									Duplexes (single structure); second single family dwellings	
Home occupations; structures and uses normally incidental to primary use	No	25 ft.	Refer to Subdivision regulations for sizes for new lots	2,900 sq. ft.	20 ft.	20% of ave. width of lot	10% of ave. width of lot	5 ft.		N/A
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft.	Refer to Subdivision regulations for sizes for new lots	2,900 sq. ft.	20 ft.	20% of ave. width of lot	10% of ave. width of lot	5 ft.	N/A	50 %
Apartment units/Bed and Breakfast	Yes		10,000 sq. ft.						Plan required 15% minimum permeable surface	
Community Housing projects			2 acres							
Mobile home parks and other permitted uses as stated in Section 17.40.060			Per CUP	N/A						
Parking lots-only to serve residential uses	Yes		Per CUP	N/A						
Special Use Permits pursuant to 17.30	Yes		Per CUP	CUP						

### 17.24.060 Multiple Family Residential (R-3) District Table

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses in the R-1 and R-2 districts.	No	25 ft	Refer to Subdivision Regulations for sizes for new lots	2,175 sq. ft.	15 ft	20% of ave. width of lot with 10 ft. maximum and 5 ft. minimum	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies	N/A	60%
									Home occupations: structures and uses normally incidental to primary use	
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft			15 ft	20% of ave. width of lot	5 ft.	5 ft. except where abouts an R-1	N/A	60%
Rooming and boarding house: bed and breakfast establishment	Yes			2,900 sq. ft.					Plan required 15% minimum permeable surface	
Community Housing project			6,000 sq. ft.							
Parking Lot			3 acres	N/A						
Mobile home park			3 acres	2,900 sq. ft.						
Special Use Permits pursuant to 17.30	Yes		Per	CUP						

### 17.24.070 Multiple Residential (R-4) District Table

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses listed in the R-1, R-2, and R-3 districts.	No	30 ft.	Refer to Subdivision	1,800 sq. ft.	15 ft./ Garage entrance 20 ft.	20% of ave. width of lot with 15 ft. maximum and 10 ft. minimum Garage entrance 20 ft.	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies	N/A	60%
									Plans required N/A	
Home occupations; structures and uses normally incidental to primary uses			Regulations for sizes for new lots							
Apartment units										
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	30 ft.		1 unit per lot in conjunction with a primary unit	15 ft./ Garage entrance 20 ft.	20% of ave. width of lot with 15 ft. maximum and 10 ft. minimum Garage entrance 20 ft.	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies		60%
Community housing project										
Rest home; rooming and boarding houses	Yes		6,000 sq. ft.	750 sq. ft.					permeable surface	
Hotel and Motel; Bed and Breakfast establishment										
Mobile Home Park			3 acres	2,900 sq. ft.						
Commercial uses and services, including but not limited to newsstands, gifts and notions, coffee shops, self service laundries, and bike rental, which are normally incidental to hotels, motels and mobile home parks, if such uses are provided without direct access to a public street										
Parking lots										
Professional, governmental and general business offices which do not engage in retail sales on the premises										
Special Use Permits pursuant to 17.30	Yes		Per	CUP						

**17.24.080 Coastal Resource Residential (CRR) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
One single-family dwelling  Structures and uses normally incidental to the primary use; home occupation	No	14 ft./25 ft. (refer to special standards)	20,000 sq. ft.  If cluster development 6,000 sq. ft. interior & 7,000 sq. ft. corner. (Refer to Cluster Requirements)	1 unit per lot	20 ft. (In addition garage shall be 20 ft. from sidewalk).	10 ft.	10% of the width of the lot with 6 ft minimum	10 ft. from property lines and from designated view corridor lines.		30%  If clustered: Refer to Cluster Requirements
Guest house (no kitchen)	No pursuant to Section 17,48,315	14 ft./25 ft. (refer to special standards)		1 unit per lot in conjunction with a primary unit on the same lot	20 ft. (In addition garage shall be 20 ft. from sidewalk).	10 ft.	10% of the width of the lot with 6 ft minimum	10 ft. from property lines and from designated view corridor lines.	Plan required	30%  If clustered: Refer to Cluster Requirements
Guest house (no kitchen) pursuant to 17,48,315 regulations or Secondary Unit pursuant to 17,48,320 regulations.										

# EXHIBIT F

## ATTACHMENT B

### **17.48.320 SECONDARY UNITS**

The purpose of this Section is to provide affordable low- and moderate-income housing. The following supplemental regulations are intended to comply with government Code Sections 65852.150 and 65852.2 on second units and implement the general plan, by allowing second units in all R districts subject to the following requirements;

- A. Location  
Said unit may be located, as an accessory use, on any lot zoned for single-family or multi-family uses in accordance with the District Tables in Chapter 17.24 where a primary residential use has been previously established or proposed to be established in conjunction with said unit. Only one-second unit or one guesthouse is permitted per one primary single family dwelling on the same lot:
- B. Lot Coverage  
Maximum lot coverage allowed for the District that they are located in.
- C. Design  
Said unit shall be reasonably compatible with the architectural style of the main residence and the neighborhood, and shall be located on the same lot as the primary residence.
- D. Size  
The total floor area, not including a garage, for a secondary unit shall not exceed 1,200 square feet as per State guidelines.
- E. Parking  
A minimum of one additional parking space per bedroom, not to exceed two spaces, shall be provided. The parking space can be open and uncovered, however may not be in tandem with the required parking of the principal dwelling unit but can be located in setbacks areas and in tandem if both spaces are for the secondary unit. The principal dwelling unit must conform to the parking requirements of Chapter 17.44 "Off-Street Parking and Loading:"
- F. Compliance with Title 14  
A secondary unit shall be in conformance with all applicable provisions of Title 14 of the Morro Bay Municipal Code in addition to the applicable requirements for height, setback, lot coverage, etc. pursuant to the provisions of Chapter 17.24.

### **17.12.545 Secondary Dwelling Unit.**

"Secondary dwelling unit" means an attached or detached residential dwelling unit, which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling. This term also means "second unit" for the purposes of Sections 65852.150 and 65852.2 of the California Government Code.

17.44.020.C. e.iii. Secondary Dwelling Unit. In accordance with the provision of Section 1748.320(E) of this title.

**17.48.315 GUESTHOUSES/QUARTERS AND ACCESSORY LIVING AREAS**

Where provided by this Title, guesthouses/quarters and habitable structures for accessory living area may be permitted in conjunction with a dwelling unit, subject to these further requirements:

**A. Guesthouse Restrictions**

A guesthouse shall not contain more than six hundred forty (640) square feet of habitable floor area containing not more than one bedroom and bathroom nor shall it exceed thirty (30) percent of the floor area of the main residence, and no cooking or food preparation or food storage facilities shall be provided.

**B. Location.**

Guesthouses may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a guesthouse. Only one-guesthouse or second unit is permitted per one primary single-family dwelling on the same lot.



**17.24.030 Suburban Residential (RA) District Table**

<p>Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.</p>	<p>Conditional Use Permit Required.</p>	<p>Maximum Building Height</p>	<p>Minimum Building Site Area</p>	<p>Minimum Lot Area Per Unit</p>	<p>Minimum Front Yard Setback</p>	<p>Minimum Side Yard Setback (Exterior Yard)</p>	<p>Minimum Side Yard Setback (Interior Yard)</p>	<p>Minimum Rear Yard Setback</p>	<p>Landscaping</p>	<p>Maximum Lot Coverage</p>
<p>Single-family dwelling</p>	<p>No</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>20,000 sq. ft.</p>	<p>20,000 sq. ft.</p>	<p>20 ft.</p>	<p>10 ft. garage entrance 20ft.</p>	<p>10% of ave. with 10 ft maximum requirement</p>	<p>20% of the depth of the lot with 20 ft maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Crop and tree farming: viticulture; farming and if one acre or more grazing, of not more than two (2) cattle or horses per acre or not more than four (4) sheep or goats per acre.  Rabbit and chicken ranching involving not more than twelve (12) animals Expressly prohibited: commercial dairies and kennels;  Accessory uses and buildings normally incidental to other permitted uses but not including commercial uses, and located in accordance with Title 7; home occupations</p>	<p>No</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10%</p>	<p>20%</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.</p>	<p>No</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Temporary Produce Stands</p>	<p>No</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Additional Residences for Agricultural Employees</p>	<p>Yes</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Equestrian Boarding</p>	<p>Yes</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Special Use Permits pursuant to 17.30</p>	<p>Yes</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>
<p>Antennas and Wireless</p>	<p>Yes</p>	<p>25 ft. (no wall may exceed 30 ft.)</p>	<p>N/A</p>	<p>1 per lot in conjunction</p>	<p>20 ft.</p>	<p>10 ft.</p>	<p>10% of ave. width with 10 ft. maximum requirement</p>	<p>20% of the depth of the lot with 20 ft. maximum</p>	<p>35% minimum permeable surface</p>	<p>45%</p>

Not permitted within 100' of residential structure or adjacent residentially zoned property  
Per CUP

**17.24.040 Single Family Residential (R-1) District Table**

<p>Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.</p>										
One single-family dwelling	No	25 ft. (No wall may exceed 30 ft.)	Refer to subdivision regulations for sizes for new lots	1/lot or pursuant to Section 17.24.040	20 ft.	20% of ave. width of lot with 10 ft maximum and 5 ft. minimum	10% of ave. width of lot with 5 ft. maximum and 3 ft. minimum	10% if ave. depth of lot with 10 ft maximum and 6 ft. minimum	N/A	45%
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft.	N/A	1 unit per lot in conjunction with a primary unit	20 ft.	20% of ave. width of lot with 10 ft maximum and 5 ft. minimum	10% of ave. width of lot with 5 ft. maximum and 3 ft. minimum	10% if ave. depth of lot with 10 ft maximum and 6 ft. minimum	N/A	45%
Community housing project	Yes		1 per CUP	5,000 sq. ft. or per overlay zone					Plan required 20% min. permeable surface area	
Special Use Permits pursuant to 17.30	Yes	<p style="text-align: center;">PER CUP</p>								

### 17.24.050 Duplex Residential (R-2) District Table

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses in the R-1 district.	No	25 ft.	Refer to Subdivision regulations for sizes for new lots	2,900 sq. ft.	20 ft.	20% of ave. width of lot with 10 ft. maximum and 5 ft. minimum Garage entrance 20ft.	10% of ave. width of lot with 5 ft. maximum and 3 ft. minimum	5 ft.	N/A	50 %
Duplexes (single structure); second single family dwellings										
Home occupations; structures and uses normally incidental to primary use										
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.	No	25 ft.			20 ft.	20% of ave. width of lot	10% of ave. width of lot	5 ft.	N/A	50 %
Apartment units/Bed and Breakfast	Yes								Plan required 15%	
Community Housing projects			10,000 sq. ft.						minimum permeable surface	
Mobile home parks and other permitted uses as stated in Section 17.40.060			2 acres							
Parking lots-only to serve residential uses			Per CUP	N/A						
Special Use Permits pursuant to 17.30	Yes		Per	CUP						

**17.24.060 Multiple Family Residential (R-3) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required:	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses in the R-1 and R-2 districts.	No	25 ft.	Refer to Subdivision Regulations for sizes for new lots	2,175 sq. ft.	15 ft.	20% of ave. width of lot with 10 ft. maximum and 5 ft. minimum Garage entrance 20ft.	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies	N/A	60%
				Home occupations: structures and uses normally incidental to primary use					Apartment units	
Rooming and boarding house: bed and breakfast establishment	Yes	25 ft.	6,000 sq. ft.	2,900 sq. ft.	15 ft.	20% of ave. width of lot	5 ft.	5 ft. except where abouts an R-1	Plan required minimum permeable surface	60%
Community Housing project			6,000 sq. ft.	2,900 sq. ft.	15 ft.	20% of ave. width of lot	5 ft.	5 ft. except where abouts an R-1	Plan required minimum permeable surface	60%
Parking Lot			3 acres	N/A						
Mobile home park			3 acres	2,900 sq. ft.						
Special Use Permits pursuant to 17.30	Yes		Per	CUP						

**17.24.070 Multiple Residential (R-4) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
All principally permitted uses listed in the R-1, R-2, and R-3 districts.	No	30 ft.	Refer to Subdivision	1,800 sq. ft.	15 ft./ Garage entrance 20 ft.	20% of ave. width of lot with 15 ft. maximum and 10 ft. minimum Garage entrance 20 ft.	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies	N/A	60%
Home occupations; structures and uses normally incidental to primary uses			Regulations for sizes for new lots						Plans required	
Apartment units	No	30 ft.		1 unit per lot in conjunction with a primary unit	15 ft./ Garage entrance 20 ft.	20% of ave. width of lot with 15 ft. maximum and 10 ft. minimum Garage entrance 20 ft.	5 ft.	5 ft. except where abouts an R-1 or R-2 zone, in which case the R-1 criteria applies	permeable surface	60%
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.										
Community housing project										
Rest home, rooming and boarding houses	Yes		6,000 sq. ft.	750 sq. ft.						
Hotel and Motel: Bed and Breakfast establishment										
Mobile Home Park			3 acres	2,900 sq. ft.						
Commercial uses and services, including but not limited to newsstands, gifts and notions, coffee shops, self service laundries, and bike rental, which are normally incidental to hotels, motels and mobile home parks, if such uses are provided without direct access to a public street										
Parking lots										
Professional, governmental and general business offices which do not engage in retail sales on the premises	Yes		Per	CUP						
Special Use Permits pursuant to 17.30										

**17.24.080 Coastal Resource Residential (CRR) District Table**

Unless otherwise designated, the following uses or other uses which are found to be similar and consistent with the General Plan and Local Coastal Plan may be allowed with the appropriate permits and licenses.	Conditional Use Permit Required.	Maximum Building Height	Minimum Building Site Area	Minimum Lot Area Per Unit	Minimum Front Yard Setback	Minimum Side Yard Setback (Exterior Yard)	Minimum Side Yard Setback (Interior Yard)	Minimum Rear Yard Setback	Landscaping	Maximum Lot Coverage
One single-family dwelling  Structures and uses normally incidental to the primary use; home occupation	No	14 ft./25 ft. (refer to special standards)	20,000 sq. ft.  If cluster development 6,000 sq. ft. interior & 7,000 sq. ft. corner. (Refer to Cluster Requirements)	1 unit per lot	20 ft. (In addition garage shall be 20 ft. from sidewalk).	10 ft.	10% of the width of the lot with 6 ft minimum	10 ft. from property lines and from designated view corridor lines.		30%  If clustered: Refer to Cluster Requirements
Guest house (no kitchen)	No pursuant to Section 17.48.315	14 ft./25 ft. (refer to special standards)		1 unit per lot in conjunction with a primary unit on the same lot	20 ft. (In addition garage shall be 20 ft. from sidewalk).	10 ft.	10% of the width of the lot with 6 ft minimum	10 ft. from property lines and from designated view corridor lines.	Plan required	30%  If clustered: Refer to Cluster Requirements
Guest house (no kitchen) pursuant to 17.48.315 regulations or Secondary Unit pursuant to 17.48.320 regulations.										



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

Agenda Item: C-1  
Meeting  
Date: 12/7/11

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.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
<b>Hearing or Action Ready</b>							
1	Mission Linen	399 Errol	8/23/11	A00-012 &CP0-361	<b>Mission Linen Awning.</b> 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. Environmental complete and at the State Clearinghouse for review. Project scheduled for 12/7/2011 P.C.	SD	PC
2	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
3	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. Environmental complete and at the State Clearinghouse for review period. Project scheduled for 12/7/2011 P.C.	KW	PC/CC
4	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. Applicant has requested a second one year extension which is scheduled for action at the 12/7/2011 P.C. meeting	KW	PC
5	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	<b>New SFR.</b> Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND. Project scheduled for October 5, 2011. 4 Appeals filed, appeals scheduled to go to C.C. on December 13, 2011	KW	CC
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>							
6	Frantz	499 Nevis	9/27/10	CP0-337	<b>New SFR.</b> 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 completed the submittal for the Coastal Development Permit 11/14/11.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
8	Hoover/Hough	301 Main	7/6/11	S00-108	<b>Lot Line Adjustment.</b> 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
9	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	<b>Certificate of Compliance.</b> Waiting on applicant to submit property owner authorization	KW	AD
10	Randell	300 Piney	7/20/11	S00-111	<b>Tentative Parcel Map.</b> 4 lot subdivision. SRB. Incomplete letter 10/4/11.	SD	AD
11	Held	901-915 Embarcadero	7/21/11	UP0-342	<b>Application for improvements to existing building.</b> Proposes new unit, bathroom and water improvements. Met with applicant on September 2011 and again in November 2011. Project routed for initial review.	SD	PC
12	Perry	3202 Beachcomber	9/8/11	AD0-067	<b>Variance.</b> Demo/Reconstruct. New home with basement in S2.A overlay. Public Works requested flood study. Planning requested status of CDP for house and LLA for parcels	KW	PC
13	Danta	2890 Ironwood	10/11/11	AD0-068	<b>Variance for decks encroaching into setbacks.</b>	KW	PC
14	Valley	460 Olive	10/24/11	CP0-363	<b>Demo/Rebuild.</b> Resubmittal 11/11/11.	SD	AD
15	Loomis	660 Bay	10/27/11	UP0-340 & AD0-069	<b>Remodel and Addition with a Parking Exception.</b> Incomplete letter 11/23/11.	SD	PC
16	McDonalds	780 Quintana	10/31/11	CP0-364 & UP0-341	<b>Remodel and Addition.</b>	SD	PC
17	LaPlante	3093 Beachcomber	11/3/11	CP0-365	<b>New SFR.</b>	SD	AD
18	Taylor	3128 Beachcomber	11/9/11	CP0-366	<b>1 Car Garage.</b>	SD	AD
19	Medina	3390 Main	11/15/11	S00-089	<b>Amendment to to Driveway Plan.</b> Project Noticed 11/21/11.	SD	AD
20	Dengate	2230 Hemlock	11/28/11	Cp0-368	<b>Demo/Reconstruct SFR</b>	SD	AD
<b>Projects in Process</b>							
20	City of Morro Bay	Citywide	5/1/2010	AD0-047	<b>Text Amendment Modifying Section 17.68 "Signs".</b> 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 13, 2011.	KW	PC/CC
21	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. Project being revised.	KW	PC/CC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
<b>Environmental Review</b>							
22	Larry Newland	Embarcadero	11/21/05	UP0-092 & CPO-139	<b>Embarcadero-Maritime Museum (Larry Newland)</b> . Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. 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
23	Chevron	3072 Main	12/31/08	CPO-301	<b>Remove Underground Pipes</b> . Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. 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. APCD submitted comments 11/1/2011. Sent to applicant for review 11/7/11.	SD	PC
<b>Coordinating with Other Jurisdictions</b>							
24	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	<b>WWTP Upgrade</b> . Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. 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. Adm. draft of fine screen analysis completed.	RL	PC/CC/RW OCB
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive</b>							
25	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	<b>Addition to nonconforming residence</b> . Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continuation requested by the applicant to a date uncertain. Building permit routed to planning staff and incomplete memo sent to Cathy Weaver. Project was to address an illegally converted garage. Rob S looking into file	KW	PC
26	Nicki Fazio	360 Cerrito	08/15/07	CPO-246	<b>Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission</b> continued to a date uncertain. Project folder given to Rob S.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
27	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	<b>New SFR.</b> Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
28	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	<b>Convert commercial space to residential use.</b> Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
29	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<b>Parcel Map.</b> CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
30	Hamrick Associates	1129 Market	6/10/10	UP0-291	<b>Remodel and Addition.</b> Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
31	Romero	291 Shasta Ave	1/19/11	CDP-341	<b>Coastal Development Permit</b> for single family residence. Incomplete Letter 2/18/11.	SD	AD
<b>Projects in Building Plan Check</b>							
32	Frantz	499 Nevis	9/27/10	Building	<b>New SFR.</b> Incomplete Memo 10/7/10. Resubmitted 11/14/11. Coastal Development Permit Required.	SD	N/A
33	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	<b>New Commercial Building.</b> 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
34	Lapp	1548 Main Street	3/1/11	Building	<b>Express Check.</b> 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
35	Rowland	2630 Maple	4/14/11	Building	<b>Elevator.</b> 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
36	Kimbrell	323 Shasta	4/15/11	Building	<b>Stairs and Railing Replacement.</b> Incomplete Letter 4/18/11.	SD	N/A
37	Olson	2740 Dogwood	5/4/11	Building	<b>SFR Remodel and Addition.</b> Incomplete Memo 5/17/11.	SD	N/A
38	Viole/Held	575 - 591 Embarcadero	8/9/11	Building	<b>New Dock and Gangway.</b> Incomplete/Clarification Memo 8/19/11. Resubmittal 9/13/11.	SD	N/A
39	Markowity	589 Morro Avenue	8/17/11	Building	<b>Roof Deck.</b> 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
40	Calandra	2749 Coral	8/31/11	Building	<b>New SFR in Cloisters.</b> Incomplete letter 9/30/11.	SD	N/A
41	Hoover	301 Main	9/13/11	Building	<b>Single Family Addition to a non-conforming property.</b> Lot Line adjustment in process, not shown on plans. Incomplete memo. Resubmittal 11/9/11. Issues were not addressed in incomplete memo. Incomplete memo 11/14/11. Multiple additions to a non-conforming property, CUP required.	SD	N/A
42	McClean	2230 Emerald	9/20/11	Building	<b>Photovoltaic System.</b>	SD	N/A
43	Olson	2740 Dogwood	10/24/11	Building	<b>SFR Addition/Remodel.</b>	SD	N/A
44	Williams	2920 Cedar	10/27/11	Building	<b>SFR Addition.</b> Does not conform to existing approvals/permits on file. Incomplete Memo 11/14/11.	SD	N/A
45	LaPlante	3093 Beachcomber	11/3/11	Building	<b>New SFR.</b>	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
46	Moscardi	2768 Alder	11/10/11	Building	New SFR.	SD	N/A
<b>Aging Building Permits - No response from applicant in more than 90 days.</b>							
47	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
48	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
49	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
50	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
51	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
<b>Final Map Under Review</b>							
52	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. Applicant resubmitted CCRS	KW	CC
53	Ortega	525/527 Atascadero	9/26/11	Map	Final Map. Reviewed Maintenance Agreement and Deed Restriction.	KW	CC
54	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Meeting with applicant regarding ESH Area and Biological Study. Applicant proposing administrative amendment.	KW	CC
<b>Projects &amp; Permits with Final Action</b>							
55	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
56	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
57	CA Neon Sign Co.	1080 Market	10/11/11	SP0-140	Sign Permit. Need to process special encroachment permit. Permit issued	SD	AD
58	Johnson	2900 Sandalwood	9/26/11	Building	Demo/Reconstruct SFR. Requested additional information for the CDP, letter 10/3/11. Complete 11/10/11.	SD	N/A
59	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. Deed restriction recorded 11/10/11. Plans approved.	SD	N/A



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
	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	11/1/11		Workshops Scheduled for September 29 and October 6, 2011	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
Subdivision Ordinance Clean up	Planning Commission			Commissioner Irons lead	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

AGENDA ITEM NO: D-1

DATE: 12-7-11

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

TERMS OF OFFICE

CITY COUNCIL

<u>Name</u>	<u>Title</u>	<u>Appointed</u>	<u>Expires</u>
William Yates	Mayor	12-08-10	11-06-12
Noah Smukler	Vice-Mayor	12-08-08	11-06-12
Carla Borchard	Councilmember	12-08-08	11-06-12
Nancy Johnson	Councilmember	12-08-10	11-04-14
George Leage	Councilmember	12-08-10	11-04-14

PLANNING COMMISSION

Rick Grantham	Chair	01-31-11	01-31-15
John Solu	Vice-Chair	01-31-11	01-31-15
Jamie Irons	Commissioner	10-05-09	01-31-12
Paul Nagy	Commissioner	01-31-11	01-31-13
Jessica Napier	Commissioner	05-24-11	01-31-13