



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*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, March 7, 2012  
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 John Fennacy  
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 February 15, 2012  
**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.:** #CP0-370 and #UP0-343 (Amendment to #CUP-12-92)  
**Site Location:** 730 Quintana Road  
**Applicant/Project Sponsor:** Albertson’s / Craig and Grant Architects  
**Request:** The applicant requests an addition of 477 square feet to the western front corner of the existing 47,334 square foot building. The addition will be for an expanded seating area for customers.  
**CEQA Determination:** Categorically Exempt Section 15301, Class 1.  
**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 (Amendment to #CUP-12-92)  
**Staff Contact:** Sierra Davis, Assistant Planner (805) 772-6270

**C. UNFINISHED BUSINESS**

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

**D. NEW BUSINESS**  
 None

**E. DECLARATION OF FUTURE AGENDA ITEMS**

- F. **ADJOURNMENT**  
 Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, April 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: March 7, 2012

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

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 15, 2012  
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
	Paul Nagy	Commissioner
	Jessica Napier	Commissioner
	John Fennacy	Commissioner
STAFF:	Rob Livick	Public Services Director
	Kathleen Wold	Planning and Building Manager
	Sierra Davis	Assistant Planner

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

**MOTION:** Commissioner Solu moved to nominate Chairperson Grantham as Chair. The motion was seconded by Commissioner Napier and carried unanimously. (4-0-1) Chairperson Grantham abstained.

**MOTION:** Commissioner Nagy moved to nominate Commissioner Solu as Vice-Chair. The motion was seconded by Commissioner Fennacy and carried unanimously. (5-0)

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 January 18, 2012

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

**MOTION:** Commissioner Solu moved to approve the minutes. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 15, 2012

A-2 Meeting Days and Agenda Packet Preparation

**Staff Recommendation:** Receive Information and File

**MOTION:** Commissioner Nagy moved to cancel the March 21, 2012 Planning Commission meeting. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #CP0-349, #UP0-316, #S00-107

**Site Location:** 1885 Ironwood Avenue

**Applicant/Project Sponsor:** Morro del Mar Properties LLC / Cathy Novak

**Request:** The applicant proposes to subdivide one 0.92-acre parcel (APN # 068-231-018) into 15 lots for the development of 14 townhouse residences between 1,099 and 2,059 square feet each, and one 19,416-square foot common area lot. All townhouses would be clustered in three separate two-story building structures. The common lot would include a shared driveway along the perimeter of the parcel and common walkways, guest parking, trash enclosure, landscaping and general open areas in between and around the buildings.

**CEQA Determination:** Mitigated Negative Declaration, State Clearinghouse #2011121046

**Staff Recommendation:** Conditionally Approve Coastal Development Permit #CP0-349, Conditional Use Permit #UP0-316, and Subdivision #S00-107 and adopt Mitigated Negative Declaration.

**Staff Contact:** Kathleen Wold, Planning and Building Manager (805) 772-6211

Wold presented the staff report and detailed the changes in Exhibit 'B' Conditions of approval as submitted to the Commission at the beginning of the meeting.

Chairperson Grantham opened the Public Comment period.

Cathy Novak, Applicant's Representative, spoke to explain the proposed project seeking Commission approval.

Dan Reddell, resident of Morro Bay, spoke in support of the proposed project.

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

Commissioners discussed with staff:

- The front setback and staff reasoning for supporting the exception. Wold clarified that this is a high density piece of property and applicants are encouraged to build to the density of how the General Plan intended.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 15, 2012

- The affordable housing in-lieu fund. Wold and Livick clarified that in-lieu fees collected are used with other projects to leverage state and federal funds to build affordable housing developments.

Commissioner Solu stated support for the Applicant's project.

**MOTION:** Commissioner Solu moved to adopt the Mitigated Negative Declaration, adopt the findings included as Exhibit A and approve Conditional Use Permit #UP0-316, Coastal Development Permit #CP0-349 and Subdivision #S00-107 subject to the Conditions included as Exhibit B as amended and the site development plans dated February 6, 2012 with the following amendment to condition #9:

The project shall pay to the in-lieu program the equivalent of 1.4 housing units. Fees shall be determined using the formulas contained in the City's Housing Element. The payment of in-lieu fees shall be paid prior to issuance of a building permit or final tract map. (MBMC 17.50.060). All affordable units shall be deed restricted for Moderate Income and for a minimum of 30 years. Said restriction shall be reviewed and approved by the City Attorney prior to recordation and recordation shall occur prior to the issuance of a Certificate of Occupancy for any unit.

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

UNFINISHED BUSINESS

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

Wold reviewed the Work Program with Commissioners.

NEW BUSINESS

- D-1 Discussion of topics for the Joint City Council/Planning Commission meeting scheduled for February 28, 2012

Commissioners agreed to discuss the Subdivision Ordinance Review subcommittee and Commercial Façade Improvement program.

- D-2 Review the City of Morro Bay's Draft Bicycle and Pedestrian Plan and forward a recommendation to the City Council.

Davis reviewed the background of the Bicycle Plan.

Barry Rands, Associate Engineer, reviewed the Draft Bicycle and Pedestrian Plan with Commissioners.

Chairperson Grantham opened Public Comment.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – FEBRUARY 15, 2012

The following persons spoke in favor of the Bicycle and Pedestrian Plan: Maya Burton, Amy Burton, Dan Revoir, Robert Davis, and Christine Johnson.

Chairperson Grantham closed Public Comment.

Commissioners spoke in support of the Bicycle and Pedestrian Plan.

**MOTION:** Commissioner Nagy moved to approve and forward the Bicycle and Pedestrian Plan on to the City Council. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

DECLARATION OF FUTURE AGENDA ITEMS - None.

ADJOURNMENT

The meeting adjourned at 7:35 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, March 7, 2012 at 6:00 pm.

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Rick Grantham, Chairperson

ATTEST:

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Rob Livick, Secretary



AGENDA NO: B-1  
MEETING DATE: March 7, 2012

## Staff Report

**TO:** Planning Commissioners **DATE:** March 1, 2012

**FROM:** Sierra Davis, Assistant Planner

**SUBJECT:** Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 Amendment to CUP-12-92 for a 477 square foot addition for a new customer seating area to the existing Albertson's grocery store.

**RECOMMENDATION:**

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

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 (Amendment to CUP-12-92) subject to the Conditions included as Exhibit "B" and the site development plans dated February 22, 2012

**APPLICANT/AGENT:** Albertson's / John Chang at Craig & Grant Architects

**LEGAL DESCRIPTION/APN (ADDRESS):** 066-281-22, 23, and 60

**PROJECT DESCRIPTION:**

The applicant requests an addition of 477 square feet to the western front corner of the existing 47,334 square foot building. The addition will occupy the paved area in front of the existing west entrance of the store. The front door will be reconfigured to face the existing parking lot on the front of the building. The vending machine and bike rack will be relocated to the other side of the store, close to the alternative entrance, the video rental machine will be relocated to inside of the store and the bench and news rack will be relocated to the front of the store. The addition will encompass a new seating area for customers and new seating outdoors.

Prepared By: <u>SD</u>	Dept Review: <u>AW</u>
City Manager Review: _____	
City Attorney Review: _____	

**PROJECT SETTING:**

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	Central Business District (C-1)/ Shopping Center	South:	General Office (G-O/S.4)/ Library
East:	Duplex Residential (R-2)/ Church	West:	Central Business District (C-1)/ Shopping Center

<b><u>Site Characteristics</u></b>	
Site Area	426,037 square foot
Existing Use	Grocery Store, shopping center
Terrain	Graded, flat site
Vegetation/Wildlife	Vegetation in parking lot
Archaeological Resources	Property not located within 300 feet of an archeologist site
Access	Piney Way, Kennedy Way and Quintana Road

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Central Commercial
Base Zone District	Central Commercial (C-1)
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Yes, not located in the original or appeals jurisdiction.

**PROJECT ANALYSIS:**

*Background*

The existing shopping center on the property was approved in 1992 for the demolition of an existing 35,000 square foot shopping center and to be replaced with a 104,000 square foot shopping center. The existing shopping center was approved as a comprehensive project on various parcels with a common access easement agreement. The original project was approved as a Coastal Development Permit, Conditional Use Permit and Tentative Map.

The following are applicable conditions of approval from original approvals that would affect future development of the property.

1. Colors and Materials: Prior to issuance of a zone clearance, the Director of

Community Development shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit(s) on file. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone.

10. Design Review: Prior to submittal for building permits, the architectural consultant shall prepare architectural elevations of the four sides all the building and submit those elevations to the Community Development Director for presentation, review and approval of the Planning Commission and incorporating the following elements:
  - a. Roofs on the front three buildings shall be generally sloping with no more than 75% of the roof flat.
  - b. Building roof and wall planes of shops A, B, C, D and the proposed restaurant shall be broken up to add visual interest and reduce monotony.
  - c. The rear corner of the proposed market shall include special architectural treatment to reflect its importance as one of the primary entrances to the shopping center site.
  - d. Space shall be provided for vending machines, including newspaper racks. Said machines shall not block exterior walkways.
  - e. Alternative designs to be reviewed by Planning Commission prior to building permit issuance shall be provided which decrease the extension above 30 feet and include a decorative marine theme element for all buildings.
  
12. Bike Facilities: Bike racks shall be provided in convenient locations near the main entrances to the buildings. Initially, bike racks for 50 bicycles shall be provided on the site. During the first two years of operation, the bike parking needs of the site shall be monitored by the Community Development Department. If additional spaces are deemed necessary, up to 38 more spaces maybe required to be added to the shopping center. Bonds or other security shall be required.
  
16. Property Owner Association: Prior to recordation of the Parcel Map, a property owners association shall be formed. Said association shall include CC&Rs which govern continued access between parcels and the joint maintenance of all landscape areas and parking areas. Said provisions shall be approved by the city Attorney and the Director and may not be modified without the consent of the City.
  
17. Parking Stalls Dimensions: Parking Stall dimensions shall be a minimum of 9'x18' for standard stalls and 8-1/2"x16' for compact stalls.

19. **Building Height:** Building heights shall not exceed 30 feet in height. Extensions of height may be permitted for towers and the two building entrance features for the market and the drug store, pursuant to Condition B-10.

A copy of the conditions of approval for the project has been included as Exhibit D.

A minor modification was processed in 1994 to modify in order to:

- Reduce the size of proposed drug store
- Increase height of light standards from 20 to 25 feet
- Shift proposed fast food restaurant southward approximately 150 feet
- Revision of screen wall between Albertsons and church property
- Relocation of the bus stop as shown on revised plans

The project as is exists today is based on the original approval and minor modification. The proposed project is the first addition to the site since the original approval and minor modification. As such, all additions and modifications to the original permit shall require an amendment to the original approval.

#### *Environmental Determination*

Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1. Class 1 provides for (e) Additions to existing structures provided that the addition will not result in an increase of more than:

- 1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet whichever is less; or
- 2) 10,000 square feet is:
  - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
  - b. The area in which the project is located is not environmentally sensitive.

The project as proposed is an addition of 477 to a 47,334 square foot existing building, which meets Class 1, subsection e1, for an addition of less than 2,500 square feet.

#### *Project Specifics*

The applicant requests an addition of 477 square feet to the western front corner of the existing 47,334 square foot building. The addition will occupy the area in front of the existing west entrance of the store. The front door will be reconfigured to face the existing parking lot on the front of the building. The vending machine and bike rack will be relocated to the other side of the store, close to the alternative entrance. The video rental machine will be relocated to inside of the store. The bench and news rack will be relocated to the front of the store. The addition will be for an expanded seating area for customers and new outdoor seating area.

### *Parking*

The shopping center was approved as a comprehensive project with a common access easement over the parking areas. The applicant was required to provide an analysis of the existing parking requirements on site for all uses. The current parking configuration allows for 421 parking spaces. With the addition of the seating area the total parking stalls required for all the use is 394 parking stalls. The shopping center site would still have an additional 27 parking spaces that are not utilized for any use at this time.

Please see the table below for the existing parking on site.

	Floor Area	Ratio	Number of Required Parking Stalls
Albertsons			
Retail	47,334	1/300	158
Seating (New)	477	1/60	8
Future Retail Pad	4,500	1/300	15
Rite-Aid	23,642	1/300	79
Dollar Tree	6,100	1/300	20
Shops A			
Retail	10,600	1/300	35
Restaurant	3,600	1/60	60
McDonalds	2,261	1/60	19
<b>Total Required Parking Stalls</b>			<b>394</b>

### *Colors and Materials*

The colors and materials were approved with the original approvals and are how they currently exist on the site. The applicant is not requesting to change the materials or color scheme and all new portions of the building are proposed to match the existing building.

A original conditions for the comprehensive project will remain enforced and any future require for color of material change will have to be review for consistency with the approved plan and reviewed by the Public Services Director.

### *Outdoor Seating*

The applicant is proposing an outdoor seating area. The outdoor seating area was not included in the parking calculations, however they are allowed up to 125 square feet of outdoor seating without requiring more parking. A condition has been placed on the proposed amendment limiting the outdoor seating area to 125 square feet.

### *Bike Facilities*

The conditions of approval on the original project required that bike racks be provided in convenient locations near the main entrances to the buildings. The applicant has proposed to

move the bike rack to the alternative entrance. A condition has been placed on the project that will require the bike rack to be replaced near the west entrance of the store after the addition is complete.

**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on February 23, 2012, 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 project as proposed and conditioned meets all titles of Title 17, the Zoning Ordinance and the conditions of approval for Conditional Use Permit #12-92 and Coastal Development Permit #27-92. As proposed, staff can recommend approval of Coastal Development Permit #CP0-370 and Conditional Use Permit #UP0-343 Amendment to CUP-12-92 for the proposed addition to Albertsons.

**ATTACHMENTS:**

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan Reductions, Exhibit C
4. Conditions of Approval for Conditional Use Permit #12-92 and Coastal Development Permit #27-92, 1992, Exhibit D
5. Minor Modification, 1994, Exhibit E

## **EXHIBIT A**

### **FINDINGS**

SITE: 730 QUINTANA

COASTAL DEVELOPMENT PERMIT #CP0-370 AND CONDITIONAL USE PERMIT  
#UP0-343 AMENDMENTS TO CUP-12-92

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

A. Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1. Class 1 provides for (e) Additions to existing structures provided that the addition will not result in an increase of more than:

- 1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet whichever is less; or
- 2) 10,000 square feet is:
  - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
  - b. The area in which the project is located is not environmentally sensitive.

The project as proposed is an addition of 477 to a 47,334 square foot existing building, which meets Class 1, subsection e1, for an addition of less than 2,500 square feet.

#### **Coastal Development Permit Findings**

B. In order to approve any coastal development permit the findings of the planning commission shall be that the approved or conditionally approved project is consistent with the applicable provisions of the certified Local Coastal Program. For every development between the nearest public road and the sea or the shoreline or any body of water, the planning commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is consistent with all provision of Title 17 and the Local Coastal Plan. The project is not located between the nearest public road and the sea or the shoreline or any body of water therefore specific findings are not required for consistency with Chapter 3 of the California Coastal Act.

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

C. The Planning Commission shall determine 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 persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or

the general welfare of the City.

Staff can recommend approval of the use permit because the addition to the existing grocery store will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood. The additions will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because it is an addition to an approved and existing use.

## EXHIBIT B

### CONDITIONS OF APPROVAL

SITE: 730 QUINTANA STREET

COASTAL DEVELOPMENT PERMIT #CP0-370 AND CONDITIONAL USE PERMIT #UP0-343  
AMENDMENTS TO CUP-12-92

### STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 7, 2012, for the project depicted on plans dated February 22, 2012 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.

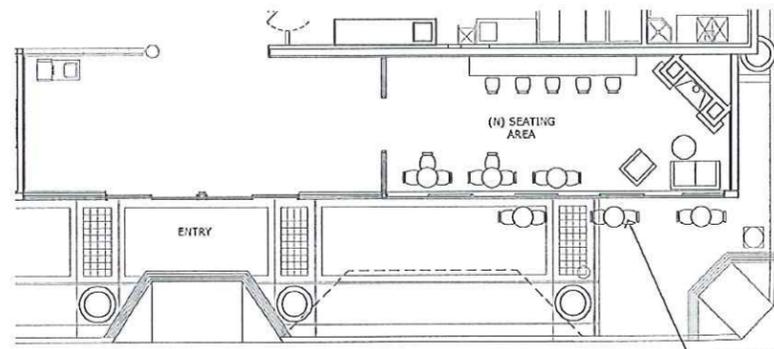
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building 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.
8. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

#### **PLANNING CONDITIONS**

1. Bike Facilities: The bicycle facilities shall not be removed from the west entrance to the Albertson's grocery stores and replaced at the east entrance of the store. Pursuant to the original approvals, Conditional Use Permit #12-92 and Coastal Development Permit #27-92 bike racks shall be provided in convenient locations near the main entrances to the buildings.
2. Outdoor Seating: The outdoor seating area shall be limited to 125 square, until such time the parking requirement has been analyzed and the appropriate number of parking stalls has been provided for such use.
3. Vending Machines: The vending machines shall be located as not to encroach into the required four (4) foot path of travel.

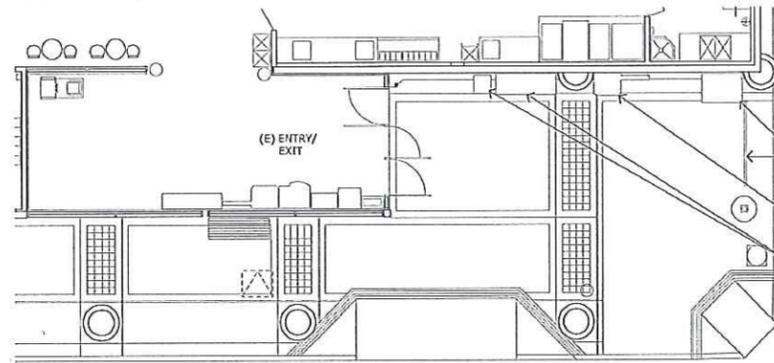
#### **FIRE CONDITIONS**

1. The project shall be required to meet all fire code standards health, safety and general welfare.



**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED FRONT PARTIAL ELEVATION**

SCALE: 1/8" = 1'-0"



**EXISTING ELEVATION**

SCALE: NOT TO SCALE

**VICINITY MAP**



**PROJECT SUMMARY**

ZONING : CI  
 LEGAL DESCRIPTION: APN: 66-281-22,23+60 LOT: 10 + 11 TRACT: 353  
 SITE AREA: 426,037 SF  
 EXISTING FAR: 0.11  
 PROPOSED FAR: 0.11  
 (E) ALBERTSONS BLDG. AREA = 47,334 SF  
 PROPOSED EXPANSION AREA = 477 SF  
 TOTAL PROPOSED BLDG. AREA = 47,811 SF

**PROJECT DATA:**

FLOOR AREA	AREA(SF)	RATIO	NO. REQ STALLS
ALBERTSONS:			
RETAIL:	47,334	1/300 SF	158
SEATING AREA:	477	1/60 SF	8
FUTURE RETAIL PAD:	4,500	1/300 SF	15
RITE-AID:	23,642	1/300 SF	79
DOLLAR TREE:	6,100	1/300 SF	20
SHOPS A			
RETAIL:	10,600	1/300 SF	35
RESTAURANT:	3,600	1/60 SF	60
McDONALDS:			
RESTAURANT	2,261		19
<b>TOTAL AREA</b>	<b>98,514</b>	<b>REQ'D PARKING: 394</b>	<b>TOTAL PARKING PROVIDED: 421</b>
		<b>TOTAL ACCESSIBLE STALLS (HC): 19</b>	<b>VAN ACCESSIBLE STALLS (VAN): 7</b>

**PROJECT DIRECTORY**

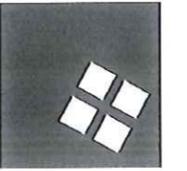
**OWNER/  
PROJECT MANAGER**

ALBERTSON'S  
 KENT HEASLEY  
 250 PARKCENTER BLVD.  
 BOISE, ID 83706  
 PHONE: (208) 395-4571  
 FAX: (208) 395-6260  
 EMAIL: kent.heasley@supervalu.com

**ARCHITECT**

CRAIG & GRANT ARCHITECTS  
 JOHN CHANG  
 301 HARTZ AVE., SUITE 213  
 DANVILLE, CA 94526  
 PHONE: (925) 820-7585  
 FAX: (925) 820-5858  
 EMAIL: john@fcginc.com

**CRAIG + GRANT**

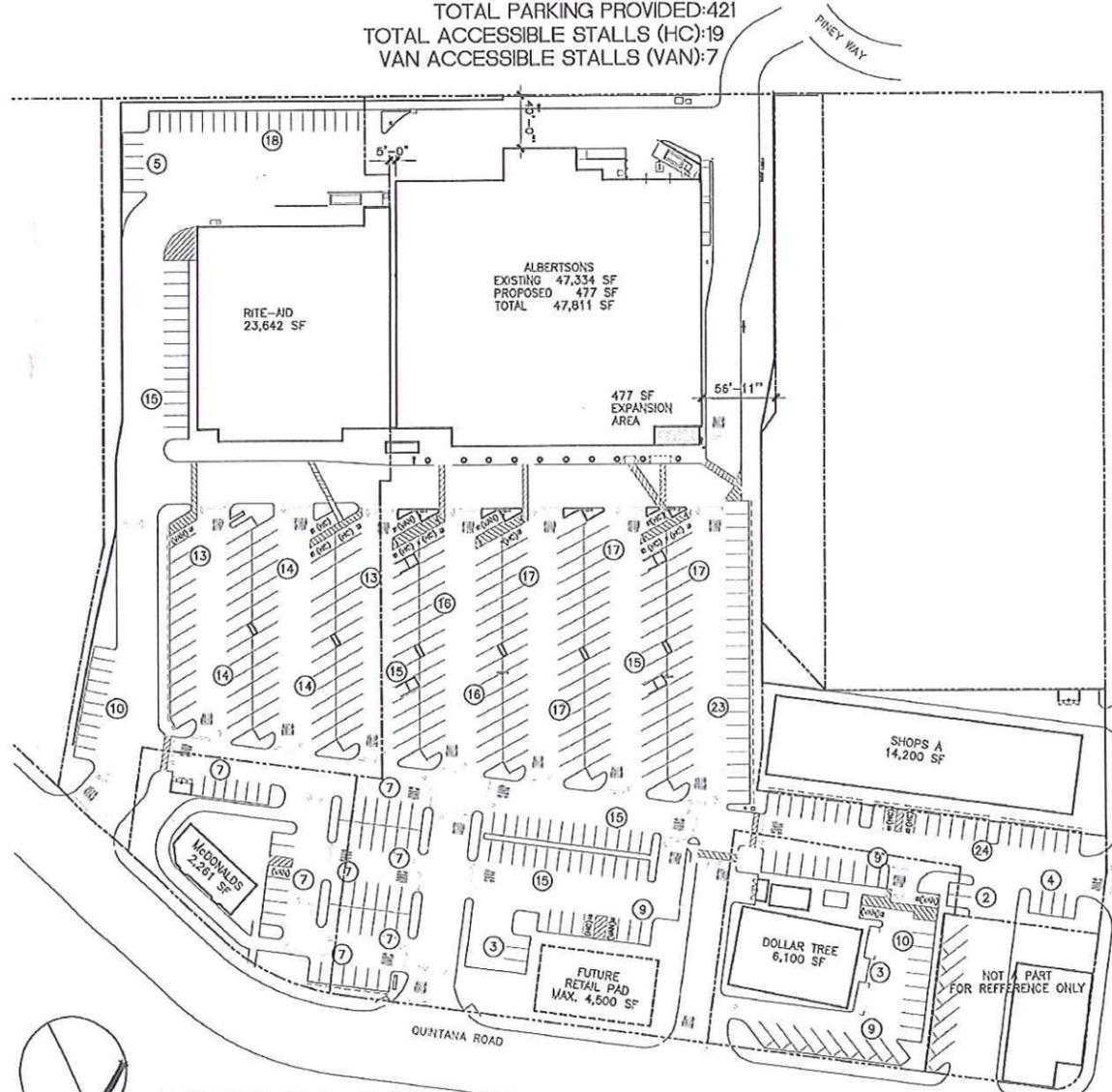


**ARCHITECTS**  
 301 HARTZ AVENUE, SUITE 213  
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 9 4 5 2 6  
 TELEPHONE 925-820-7585  
 FACSIMILE 925-820-5858  
 CGA@CRAGANDGRANT.COM

RECEIVED

FEB 22 2012

City of Morro Bay  
 Public Services Department



**SITE PLAN**

SCALE: 1" = 60'-0"

**ALBERTSONS #6345 - MORRO BAY**  
 730 QUINTANA ROAD  
 MORRO BAY, CALIFORNIA

# EXHIBIT D

*Copy to  
Council*

CONDITIONS OF APPROVAL  
CASE NO. CUP 12-92/CDP 27-92/TM 03-92

A. GENERAL STANDARD CONDITIONS:

1. Exhibits: This request for a Conditional Use Permit, Coastal Development Permit and Tentative Vesting Map is granted for the land described in the application and any attachments thereto, and as shown on Exhibit A, and on file with the Community Development Department. The locations of all buildings and other features shall be located and designed substantially as shown on the aforementioned exhibit, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure or facility is commenced and the Parcel Map approved not later than two 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, an extension for not more than one additional year may be granted by the Planning Commission, upon findings that the project complies with all applicable provisions of the Morro Bay Municipal Code in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment to be considered by the Subdivision Review Board.
4. Compliance with Law: 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.
5. Hold Harmless Clause: The applicant, as a condition of approval, hereby agrees to defend, indemnify or hold harmless the City, its agents, officers and employees from any claim, action or proceeding against the City as a result of the action or inaction by the city, or from any claim to attack, set aside, void or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the community Development Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement 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.

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7. Acceptance of Conditions: Prior to obtaining a building permit and within thirty (30) days hereof, the applicant shall file with the Director of Planning and Community development written acceptance of the conditions stated herein.

B. BUILDING & SITE CONDITIONS

1. Colors and Materials: Prior to issuance of a zone clearance, the Director of Community Development shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit(s) on file. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone.
2. Water Saving Devices: Water saving devices shall be installed in the project in accordance with the policies of the Morro Bay Coastal Land Use Plan and as approved by the Building Official.
3. Undergrounding of Utilities: All on-site utilities including electrical, telephone and cable television shall be installed underground.
4. Screening of Equipment: All new and existing roof-mounted air conditioning, or heating equipment, vents or ducts shall be screened from view in a manner approved by the Director of Community Development.
5. Screening of Trash Storage: All trash enclosures including trash compactors shall be functionally located aesthetic extensions of the main structure with a minimum wall height of five (5) feet. Reasonable effort shall be made to locate enclosures in a manner which will not interfere with the reasonable use of adjoining properties or endanger the health or safety of persons in the subject property.
6. Exterior Lighting: The exterior lighting system shall be low level with a height of fixture not to exceed a maximum of 20 feet and shall achieve the following objectives; avoid interference with reasonable use of adjoining properties; minimize on-site and off-site glare; provide adequate on-site lighting; limit electroliers' height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility. No lights shall be permitted to be oriented toward residences on adjoining properties.
7. Signage: The total signing program shall conform to Chapter 17.68. A sign permit is required prior to the issuance of a building permit for occupancy.

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- a. Freestanding pole sign shall be located in wide planter area on curve of Quintana Road. The pole sign shall not exceed 100 sq. ft. in area (on-site) or 25 feet in height.
  - b. Monument Sign shall be provided at Piney Way entrance. Sign shall not exceed 8 feet in height and 40 square feet of signage. Sign shall be setback 5 feet from R.O.W.
  - c. To provide visual interest, provide signage on rear corner of Major B building.
8. 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.

During site grading, an archaeologist shall monitor the removal of soil pursuant to the requirements contained in the archaeological study prepared by Mr. Parker.

9. Water Equivalencies:

- a. Prior to issuance of a Building Permit, the Community Development Director shall verify that the necessary water equivalencies have been met for the size of the project and the nature of proposed occupancy.
  - b. If a water equivalency has been allocated to the project by the City of Morro Bay, the applicant shall abide by MBMC Section 13.20 pertaining to Water Equivalencies. Following the issuance of a building permit and just prior to Final Occupancy, applicant shall submit a Title Report to the Building Official, for verification of ownership.
10. Design Review: Prior to submittal for building permits, the architectural consultant shall prepare architectural elevations of the four sides all the building and submit those elevations to the Community Development Director for presentation, review and approval of the Planning Commission and incorporating the following elements:
- a. Roofs on the front three buildings shall be generally sloping with no more than 75% of the roof flat.
  - b. Building roof and wall planes of shops A, B, C, D and the proposed restaurant shall be broken up to add visual interest and reduce monotony.

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- c. The rear corner of the proposed market shall include special architectural treatment to reflect its importance as one of the primary entrances to the shopping center site.
  - d. Space shall be provided for vending machines, including newspaper racks. Said machines shall not block exterior walkways.
  - e. Alternative designs to be reviewed by Planning Commission prior to building permit issuance shall be provided which decrease the extension above 30 feet and include a decorative marine theme element for all buildings.
11. Dust Control: That prior to issuance of a grading permit or zone clearance, a method of control to prevent dust and wind blow earth problems shall be submitted to and approved by the Building Official.
  12. Bike Facilities: Bike racks shall be provided in convenient locations near the main entrances to the buildings. Initially, bike racks for 50 bicycles shall be provided on the site. During the first two years of operation, the bike parking needs of the site shall be monitored by the Community Development Department. If additional spaces are deemed necessary, up to 38 more spaces may be required to be added to the shopping center. Bonds or other security shall be required.
  13. Transit: Loading area, covered ceiling and pay telephones for Dial-a-Ride or bus shall be provided in front of anchor stores.
  14. Air Quality and Energy Saving Measures:
    - a. Prior to issuance of a Building Permit, the applicant shall prepare a trip reduction plan to be approved by the Air Pollution Control District and the Director. Said plan shall reduce vehicular trips to the shopping center to off-set the projected added air quality impacts and energy consumption of the proposed restaurant drive-thru window.
    - b. Demolition of Existing Structures: Prior to issuance of demolition permits for existing facilities, the applicant must demonstrate exemption of compliance with the Asbestos Notification Requirements of Part 61 of Part 40 of the Code of Federal Regulations. AB 2791 requires that asbestos notification or a declaration of project exemption, must be submitted to the APCD before the issuance of a demolition permit. Additional information regarding these requirements may be obtained from Karen Brooks, APCD Enforcement Engineer.
  15. Pedestrian Access: A pedestrian circulation system shall be provided, consistent with Attachment A, Recommended Walkway System. Said system shall include the following:

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- a. Special paving treatment shall be provided to delineate pedestrian corridor. Said corridor shall be constructed in accordance with Attachment A, as approved by the Planning Commission.
  - b. Pedestrian crossings of driveways and streets shall be clearly identified.
  - c. Sight distances at the pedestrian crossing at the north corner of the proposed market shall be improved.
  - d. Internal pedestrian access shall be provided to the existing bank.
  - e. Interior walkways shall have a minimum six foot effective width.
  - f. The seating area located at the rear southwest corner of Shop A shall be covered with a ceiling. Said ceiling design shall be approved by the Director prior to issuance of a building permit.
16. Property Owners Association: Prior to recordation of the Parcel Map, a property owners association shall be formed. Said association shall include CC&Rs which govern continued access between parcels and the joint maintenance of all landscape areas and parking areas. Said provisions shall be approved by the City Attorney and the Director and may not be modified without the consent of the City.
17. Parking Stalls Dimensions: Parking stall dimensions shall be a minimum of 9' x 18' for standard stalls and 8-1/2' x 16' for compact stalls.
18. Driveways: The driveway exist design for the proposed fast food restaurant shall be reviewed and approved by the City Engineer. The driveway off Piney Way shall be reduced to 30 feet pursuant to Section 17.44.030, unless otherwise approved by Director in accordance with Section 17.44.050.
19. Building Height: Building heights shall not exceed 30 feet in height. Extensions of height may be permitted for towers and the two building entrance features for the market and the drug store, pursuant to Conditon B-10.
20. Parking Space Conflict: The applicant shall eliminate last space of north row of parking (near north corner of major "B" at the intersection of driveway to Piney Way and driveway in front of major stores). Said space shall be landscaped and the curbs shall be designed in a revers "S" pattern to direct traffic flow to Piney Way entrance driveway.

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21. Decorative Trash Containers: Trash containers shall be located throughout the center for the convenient use of pedestrians. A minimum of three such containers shall be located near the proposed fast food restaurant.
22. Truck Delivery Hours: Truck deliveries to the shopping center shall not occur between 10:00 p.m. and 6:00 a.m. In addition, there shall be no idling of delivery trucks during those same hours. Said provisions shall be included in the CC&Rs.
23. Parking Spaces/In Lieu Fees: The applicant shall either reduce building area, increase on-site or off-site parking or pay in lieu parking fees for four (4) parking spaces if the option for the existing building is utilized

C. LANDSCAPING CONDITIONS

1. Landscape and Irrigation Plan: Prior to the issuance of a Building Permit, a landscaping plan shall be submitted to include details of the number, size, location and type of species for all plant materials. In addition, the landscaping plan shall include the proposed method and location of irrigation. The plan shall also include fencing details and screening of the trash enclosure. A variety of native and drought resistant plant and tree species shall be used wherever possible. The landscaping plan shall be approved by the Director.
2. Landscaping Protection: All landscaping and planting within paved areas shall be contained within raised planters surrounded by six (6) inch concrete curbs.
3. Protection of Existing Trees: The developer shall protect and preserve existing trees on project site to the extent practicable. The developer shall prepare a plan approved by the Director for protection of trees on adjacent properties which may be affected by grading or construction. The developer shall consult with the Community Development Director to achieve the following goals: eliminate crowding; eliminate dead, dying or diseased trees; protect root structures from grading; top trees for the safety of persons and property and the continued health of the remaining trees; provide sufficient irrigation, pruning, fertilization, weed control, pest and animal control and disease control to insure continued health. The loss or removal of the healthy existing trees is described as constituting an irreversible loss of a valuable resource or other environmental value shall be replaced by the developer as a mitigation measure with new tree(s) to be approved by the Community Development Director.

Existing red flowering eucalyptus trees, when located adjacent to walkways and parking areas, shall be replaced with another type of tree which is more appropriate for use near walkways. (See Attachment C-2)

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The New Zealand Christmas tree and the adjacent tree shall be maintained within the new landscape area separating the driveway and the church parking lot.

4. Timing of Landscaping: All required plantings shall be in place prior to establishment of a use or issuance of a Certificate of Occupancy. During drought period, all new landscaping shall be postponed. Bonding may be required.
5. Maintenance of Landscaping: All required plant materials shall be maintained in a clean and neat condition. All landscaping shall be cared for, maintained, watered, fertilized, fumigated, pruned and kept in a healthy growing condition. Where a required planting has not survived, it shall be promptly replaced with new plant materials having similar functional characteristics and a size either equivalent to or exceeding the original size.
6. Landscape Buffers: Landscape buffers of a minimum of 10 feet in width with shrubs and trees of minimum six feet in height at maturity shall be provided between the shopping center site and the adjacent residences, mobile homes and fire station. Landscape buffers between parking areas and the street right-of-way should be a minimum of 5 feet in width and shall include a combination of planting, berms and/or walls at 3 feet in height per code Section 17.44.020. The landscape buffer between the shopping center and the church property shall vary in width as shown on the exhibits and shall have a minimum width of 4 feet. Provide a minimum of one tree per each 40' (av.g) along church boundaries and medium shrubs of 6'± between trees. Tall screen shall be planted along rear of Shop "C".
7. Perimeter Walls: The rear wall behind the drug store and market shall be 8 feet in height as indicated on the plans. Based upon the request of the mobile home park owner, the six foot tall wall separating the shopping center from the mobile home park may be permitted to be deleted provided that a dense hedge of minimum ultimate height of 6 feet is substituted for the wall.

A 3 foot tall decorative block wall shall be provided between the shopping center and the south property line of the adjacent church. Said wall shall be 6 feet in height at the rear of shops A and B except near the driveway entrance where said wall shall be reduced to 3 feet in height.

8. Added Landscape Island: A minimum 6 foot landscape area shall be provided at the rear corner of the market building approximately as indicated on Attachment B, Recommended Rear Driveway Alignment.

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9. Street Trees: The applicant shall provide street trees at a minimum of an average of 50' on center. (Approximately 14 on Quintana Road and 4 on Kennedy Way.) Said trees may be permitted to be grouped on-site where conflicts such as driveway entrances occur. Said trees to be approved by the City Engineer and Director.
10. Interior Trees: The applicant shall provide the trees indicated on the preliminary landscape plan in the interior parking lot area.
11. Benches: In addition to bus benches, seating areas shall be provided within the center.
12. Landscaping Along Piney Way Extension: In addition to street trees on the south west side of said new street, the applicant shall replace the existing retaining wall and plant new trees at the corner of the church parking lot.

D. PUBLIC WORKS CONDITIONS

1. Vesting Tentative Map. The Vesting Tentative Map shall conform to the requirements of Morro Bay Municipal Code Chapter 16.10 - Vesting Tentative Maps. Prior to the issuance of a building permit, the developer shall pay a Public Works Map check fee per the City's Master Fee Schedule.

All easements and abandonments shall be submitted and approved by the City Engineer prior to recordation of said Parcel Map, including all documentation necessary for the lot line adjustment adjacent to the property of the Catholic Church.

2. Frontage Improvements. In accordance with the requirements of Morro Bay Municipal Code, Chapter 14.44, prior to the issuance of a certificate of occupancy for the proposed project, the Developer shall construct concrete frontage improvements (curb, gutter, drive approaches, sidewalk, street trees, etc.) along any project frontage where such do not presently exist or do not presently conform to the requirements of the City Standard Drawings and Specifications, including repairs and deficiencies. The Developer shall install a handicap ramp at the southeast corner of Quintana Road and Kennedy Way.

All said improvements and repairs shall be designed and constructed in accordance with the City Standard Drawings and Specifications and MBMC Chapter 14.44. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said approved estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept. of Public Works for this work. Developer

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Case No. CUP 12-92/CDP 27-92/TM 03-92

shall remit to the City a fee in the amount of 3% of the approved estimated cost of said improvements as an inspection fee.

3. Traffic Circulation. The Developer shall construct or contribute to those mitigations addressed in the Cypress Plaza Traffic Study Update (9/23/92) by WPH & Associates which has analyzed the increased traffic impacts generated by the proposed project. Improvement plans for any and all necessary mitigation measures shall be submitted and approved pursuant to Section 2, above.

- a. In accordance with City policy established in the Circulation Element of the General Plan (Policy C-13), Program C-13.1; Table 3, p. III-64; and p. III-A-10), prior to the issuance of a certificate of occupancy for the proposed project the Developer shall obtain right-of-way, design and construct improvements to connect Piney Way to Kennedy Way/Dunes St and provide access into the rear of the project.

Said design/construction shall include, but not be limited to, two-way traffic travelled way, curb and gutter, six foot sidewalk on the southerly/westerly frontage, driveway approaches for Cypress Plaza and Saint Timothy's Catholic Church and appurtenant facilities. Configuration, alignment and grades shall be as approved by the City Engineer.

Pedestrian crossways from the shopping center to the sidewalk on the west side of Piney Way and to the Library parking lot shall be clearly identified.

All costs for design and construction of the extension of Piney Way shall be initially borne by the Developer. Developer's pro-rata share of final costs shall be as quantified in said traffic study. Any remaining pro-rata costs shall be repaid to Developer based upon a payback formula approved by the City.

- b. Additional Bikeway Dedications: In addition to the dedication of bikeways on Piney Way, the applicant shall add bikelanes to Quintana Road and Kennedy Way. If restripping to provide additional bikelanes is not feasible, the applicant shall pay a fee towards construction of separate bike paths.
- d. Prior to the issuance of a building permit the Developer shall pay to the City impact fees toward the construction of traffic signals at the intersection of Quintana Rd/Morro Bay Blvd. Said fees shall be proportionate to the percentage increase in peak traffic flows at this location generated by the proposed project as determined by the City Engineer based on information contained in the traffic study report. Said report recommends installation of traffic signals.

Pending review of the projected traffic impacts contained in the Traffic Study and prior to issuance of a building permit, Developer shall submit design for said improvements for City

Engineer review. If requested by the City Engineer, said improvements shall be constructed including appurtenances and transitions as required at no cost to the City. Reimbursement of dedicated funds currently held by the City for said improvements shall be paid to the developer upon acceptance of the improvements. Additional projects conditioned to perform similar work at this location shall be required to pay their proportional share of improvement costs, with said share(s) reimbursed to Developer.

If said improvements are constructed, or being constructed, by others prior to the issuance of this building permit, Developer shall contribute Project's pro-rata share of the signalization costs for dispersal to said other party.

The Report also addresses the Piney/Harbor intersection. A stop sign and required street markings shall be installed by Developer.

All said improvements shall be designed and constructed in accordance with the City Standard Drawings and Specifications and applicable engineering standards. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept. of Public Works for this work.

4. Storm Drain System.

- a. Prior to the issuance of a building permit the applicant shall submit a grading and drainage plan and engineering calculations demonstrating the proposed on-site drainage facilities will be capable of disposing of runoff generated by a 25-year storm. Prior to issuance of a certificate of occupancy the on-site drainage system for the entire development site shall be connected to the City's municipal drainage system in accordance with the requirements of the City's Storm Drain Master Plan and the City Standard Drawings and Specifications.
- b. The project proposes retaining drainage in excess of the existing conditions (no increase in runoff). Should this design be unacceptable or infeasible, the developer shall provide repairs/improvements to Willow Camp Creek to the satisfaction of the City Engineer. This repair shall be in lieu of payment of storm drainage impact fees. Repairs shall be completed and approved prior to issuance of a certificate of occupancy. Prior to issuance of a certificate of occupancy the Developer shall construct all necessary on-site and off-

Conditions of Approval

Case No. CUP 12-92/CDP 27-92/TM 03-92

site improvements required to transmit drainage from the project site to the municipal drainage system as approved by the Public Works Department.

Those improvements which serve only the project site shall remain under private ownership and maintenance and those portions of facilities accepting drainage from other public or private properties shall become public facilities and under City maintenance.

All said improvements shall be designed and constructed in accordance with the City Standard Drawings and Specifications, the Storm Drain Master Plan, and applicable engineering standards. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept of Public Works for this work.

5. Water and Sewer Systems.

- a. Prior to the issuance of a building permit, the Developer shall provide documentation of a recorded easement for the existing water and sewer mains crossing the property. In the event no recorded easements exists or is insufficiently wide to provide for easy access for maintenance equipment Developer shall dedicate to City a 20-foot wide easement. The Developer shall not construct any structural improvements or plant any trees within said easements. Any easements shall relieve the City of any responsibility whatsoever for the re-establishment of surface improvements resultant of repair, inspection or maintenance of said City utilities.
- b. The Developer shall construct a looped water system and fire hydrants through the project site to provide adequate fire flow as determined by the Fire Department. The Developer shall construct all on-site and off-site improvements necessary to connect this system with the municipal water system at no cost to the City. The Public Works Department will determine the required points of connection to the municipal system based on a hydraulic analysis of the existing system.

Conditions of Approval  
CUP 12-92/CDP 27-92/TM 03

- c. The Developer shall submit studies to determine the increased demand on the municipal sewer system which would result from the proposed project. Prior to the issuance of a building permit, the Developer shall pay to the City an impact fee toward the construction of municipal sewer improvements as determined by the Public Works Department in accordance with the Sewer System Master Plan.
  - d. Any relocation of existing water and/or sewer mains shall be subject to the approval of the City Engineer and shall further be within easements dedicated by the Developer, accepted by the City and duly recorded.
6. Public Transit Facilities: Developer shall provide a public transit waiting facility (i.e., benches in covered area) in the Payless/Albertsons area. The facility may be incorporated into an area immediately adjacent to the building and use roof overhang for covering as approved by the City Engineer.
  7. Recycling Facilities: Developer shall provide sufficient area for future recycling facilities in an area and configuration approved by the Public Works Department.
  8. Non-Protest Agreement: The applicant shall enter into a binding agreement with the city to not protest the inclusion in any future improvement assessment district which includes the property that may be formed for the purpose of constructing public improvements benefitting the property.
  9. Turn Lanes: The applicant shall provide turn lanes on Quintana Road and Kennedy Way subject to the review and approval of the City Engineer.
- E. FIRE DEPARTMENT
1. Fire Suppression: All provisions for fire suppression shall be in accordance with the Uniform Fire Code of the City of Morro Bay.
  2. Fire Hydrants: Prior to issuance of a zone clearance (or recordation of the final tract map) the permittee shall submit plans to the Fire Department for approval of the size and location of on-site fire hydrants.
  3. Clearing of Brush: All grass or brush adjacent to any structures on the project site shall be cleared prior to framing.

Conditions of Approval  
CUP 12-92/CDP 27-92/TM 03

4. Address Numbers: Address numbers shall be of contrasting color to the background and shall be readily visible at night. The numbers shall be subject to approval of the Director of Community Development and the Fire Chief.
5. Fire Extinguishers: All fire extinguishers shall be installed in accordance with National Fire Protection Association Standard #10.
6. Fire Sprinklers: The applicant shall provide Fire Sprinklers to National Fire Protection Agency Standards (NFPA for all buildings over 5000 square feet.
7. Turning Radius: The applicant shall provide a minimum turning radius, in all turns, for a 17 foot wheel base and an overall vehicle length of 33'10" to accommodate the Fire Department Ladder Truck.
8. Driveway Access: The applicant shall provide emergency vehicle access to Piney Way from the Shopping Center as approved by Planning and the Fire Departments. The existing fire station parking lot shall be restriped to conform to code.
9. Sound Barrier: The applicant shall provide a sound barrier wall as approved by the Planning and Fire Departments between the Shopping Center and the Fire Station.
10. Replacement of Storage Building: The existing storage building located in the proposed driveway/easement shall be rebuilt on the Fire Station property in the location to be approved by the Fire Chief and the Director of Planning. Said building shall be pre-coated metal colored to match the fire station building and shall be appropriately 30' x 50'.

EXHIBIT E

July 5, 1994

Albertsons, Inc.  
250 Park Center Blvd.  
Boise, ID. 83726

RE: Case No. CUP 12-92/CDP 27-92, 730 Quintana Rd.

Dear Albertsons, Inc.:

The Director of Planning and Building has reviewed and approved your request for a minor modification to approved Case No. CUP 12-92/CDP 27-92, with conditions. The attached permit reflects the minor mod approval with attached conditions and exhibits.

If you have any questions, please contact this department.

Sincerely,



Donald J. Funk, Director  
Planning and Building Department

Enclosures: Permit and conditions

cc: Glen Kaiser



**PERMIT**

**CONDITIONAL USE PERMIT MINOR MODIFICATION**

CASE NO: CUP 12-92/CDP 27-92

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 730 Quintana Rd

APPLICANT: Albertsons

APN/LEGAL 66-281-022, 023, 060

DATE APPROVED July 5, 1994

APPROVED BY: Donald Funk

**APPROVED BASED UPON ATTACHED FINDINGS**

CEQA DETERMINATION Exempt

**DESCRIPTION OF APPROVAL:**  
SEE ATTACHED

**THIS APPROVAL IS CONDITIONAL AND IS VALID AFTER TEN (10)  
DAY APPEAL PERIOD AND ONLY IF CONDITIONS (ATTACHED) ARE  
MET**

**DATE PERMIT IS EFFECTIVE:** July 15, 1994

ATTEST: By [Signature]  
TITLE: Secretary of the Planning Commission

DATE: July 5, 1994

**THIS IS A DISCRETIONARY APPROVAL AND  
DOES NOT CONSTITUTE A BUILDING PERMIT**

C:\WINWORD\TEMPLATE\PERMIT.DOT

FINANCE  
595 Harbor Street  
HARBOR DEPARTMENT  
1275 Embarcadero

ADMINISTRATION  
595 Harbor Street  
PLANNING AND BUILDING  
535 Harbor Street

FIRE DEPARTMENT  
715 Harbor Street  
POLICE DEPARTMENT  
850 Morro Bay Blvd.

PUBLIC WORKS  
695 Harbor Street  
RECREATION AND PARKS  
1001 Kennedy Way

## **DESCRIPTION OF APPROVAL**

The minor modifications that have been approved are as follows:

- reduce the size of proposed drug store
- increase height of light standards from 20 to 25 feet
- shift proposed fast food restaurant southward approximately 150 feet
- revision of screen wall between Albertsons and church property
- relocation of the bus stop as shown on revised plans

## CONDITIONS OF APPROVAL

Case No.: CUP 12-92/CDP 27-92

Address: 730 Quintana Rd

APN: 66-281-022, 023, 060

### STANDARD CONDITIONS

1. Permit: This permit is granted for the land described in the staff report, referenced above, and all attachments thereto, and as shown on the attached exhibits, and on file with the Planning and Building Department. The locations of all buildings and other features shall be located and designed substantially as shown on the aforementioned exhibit, 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) year 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, an extension for not more than two (2) additional years may be granted by the Planning and Building Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Planning and Building Director. Any substantial change will require the filing of an application for an amendment to be considered by the Planning Commission.
4. Compliance with Law: 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.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Acceptance of Conditions: Prior to obtaining a building permit and within thirty (30) days hereof, the applicant shall file with the Director of Planning and Building written acceptance of the conditions stated herein.
8. Incorporated and made a part of this permit modification approval are all conditions approved as part of the original permit for Case No. CUP 12-92/CDP 27-92.



City of Morro Bay  
 Public Services/Planning Division  
 Current Project Tracking Sheet  
 This tracking sheet shows the status of the work being processed by the Planning Division  
 New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

Agenda No: C-1  
 Meeting  
 Date: 3/7/2012

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
<b>Hearing or Action Ready</b>									
1	Virg's	1169 Market	11/1/11	SP0-141	<b>Sign Variance for 4 Off Premise Signs.</b> Appealed, scheduled for 2/28/12 CC Mtg. Approved	KW--One sign approved at PC, applicant appealed decision			
2	Albertson's	730 Quintana	1/4/12	UP0-343 & CP0-370	<b>500 SF Addition to Albertson's.</b> Project revised to not include change in color theme. Scheduled for PC Mtg. 3/7/12.	SD--Incomplete letter sent 2/6/12.			
3	Romero	291 Shasta Ave	1/19/11	CP0-341	<b>New single family residence.</b> Applicant resubmitted on 12/29/2011. Ready to be noticed 2/22/12. Noticed 2/23/12	SD--Incomplete Letter sent 2/18/11.			
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>									
4	Frantz	499 Nevis	9/27/2010, resubmittal date of 1/3/12	CP0-337	<b>New SFR.</b> 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. Payment received 1/3/12. Plans received 1/3/12.	SD--Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Incomplete letter, applicant needs to submit for CDP and pay associated fees 12/13/11. Comment letter sent 2/6/2012. Applicant indicated to staff no longer using Agent Novak			
5	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	<b>Certificate of Compliance.</b>	KW-- Waiting on applicant to submit property owner authorization.			
6	Held	901-915 Embarcadero	7/21/11	UP0-342	<b>Application for improvements to existing building.</b> Proposes new unit, bathroom and water improvements. Project routed for initial review.	SD--Met with applicant on September 2011 and again in November 2011.			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
7	Perry	3202 Beachcomber	9/8/11	AD0-067	<b>Variance.</b> Demo/Reconstruct. New home with basement in S2.A overlay.	KW--Planning requested status of CDP for house and LLA for parcels		BR--Public Works requested flood study.	
8	Valley	460 Olive	10/24/11	CP0-363	<b>Demo/Rebuild.</b> Resubmittal 11/11/11.	KW-- Incomplete letter 1/18/11. Need Phase 1 Arch Report.			
9	Loomis	660 Bay	10/27/11	UP0-340 & AD0-069	<b>Remodel and Addition with a Parking Exception.</b>	SD--Incomplete letter 11/23/11.			
10	McDonalds	780 Quintana	10/31/11	CP0-364 & UP0-341	<b>Remodel and Addition.</b>	SD--Incomplete letter 1/19/12.			
11	LaPlante	3093 Beachcomber	11/3/11	CP0-365	<b>New SFR.</b> Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document.			
12	Taylor	3128 Beachcomber	11/9/11	CP0-366	<b>2 Car Garage.</b>	SD--Phase 1 Arch report and environmental document required, letter 1/18/12.			
13	City of Morro Bay	Corner of Quintana/S. Bay	1/9/12	CP0-369	<b>Upgrade Lift Station 3 facilities.</b>	SD--Verbal to Dylan, need elevations and parking space 1/31/12.			
14	City of Morro Bay	Nutmeg	1/18/12	UP0-344	<b>Environmental.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA			
15	Erwin	375 Las Vegas	1/23/12	AD0-071 & UP0-345	<b>Addition to nonconforming residence.</b>	SD-- Incomplete letter 2/6/12.			
16	Morro Mist	2400 Main Street	1/0/2012		Applicant requested compliance check to conditions of approval	KW--Project modified beyond conditions of approval			
<b>Projects in Process</b>									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
17	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. 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.	KW--A report on the status of this project brought to PC on 2/7/2011. 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. Continued to 1/10/12 CC meeting. Staff Report to PC.			
<b>Environmental Review</b>									
18	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	<b>Embarcadero-Maritime Museum (Larry Newland)</b> . Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Applicant resubmitted additional material on 9/30/2009. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. 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. Meeting held with applicant on 2/23/2011. Staff met with applicant on January 27, 2011 and reviewed new drawings, left meeting with the applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. 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. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
19	Chevron	3072 Main (West of Del Mar Park)	12/31/08	CP0-301	<b>Remove Underground Pipes.</b> Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11. Applicant returned comments 12/7/11. Staff will address comments. Document to applicant for review 1/19/12. Agent said Chevron is working on how to address alternative fuel mitigation measures, 2/22/12. They will follow up with the City.	SD--Requested additional documentation 4/29/10. 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. Comments sent to consultant 1/10/12. Document returned to staff 1/23/12.			
<b>Project requiring coordination with another jurisdiction</b>									
20	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. Staff and consultants currently working with CCC staff for De Novo hearing tentatively scheduled for May/June 2012				

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
21	City of Morro Bay	N/A	2/1/12	Grant	<b>Sustainable Communities Grant.</b> The City of Morro Bay is applying for a Sustainable Communities Grant to help fund the General Plan/LCP update.	KW-Grant application submitted to state			
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive</b>									
22	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	<b>Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission</b> continued to a date uncertain. Project folder given to Rob S.				
23	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center.	KW--Submitted 5/15/08. 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. Planning Commission approved time extension, will expire on December 11, 2012.			
24	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	<b>New SFR.</b> Submitted 8/26/08. Resubmitted 12/10/08. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	KW--Inc. Letter 9/24/08. 1/9/09 request for more information.			
25	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. Resubmitted 2/5/09. Applicant is considering a redesign of the project.	KW--Incomplete Letter 10/22/08. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information.			
26	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<b>Parcel Map.</b> CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10.			
27	Hamrick Associates  3/07/2012	1129 Market	6/10/10	UP0-291	<b>Remodel and Addition.</b> Submitted additional information 6/30/10. Submitted additional information 7/7/10. Applicant will resubmit addressing fire/building comments.	SD--Incomplete letter 6/23/10. Building Comments. 7/9/10. Met with agent			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
28	Hoover/Hough	301 Main	7/6/11	S00-108	<b>Lot Line Adjustment.</b> Received letter from agent requesting to place project on hold.	KW--Letter sent indicating project can not be supported as submittal advised to redesign 9/21/11.			
29	Randell	300 Piney	7/20/11	S00-111	<b>Tentative Parcel Map.</b> 4 lot subdivision.	SD--SRB. Incomplete letter 10/4/11.			
<b>Projects in Building Plan Check</b>									
30	Frantz	499 Nevis	9/27/10	Building	<b>New SFR.</b> Resubmitted 11/14/11. Resubmitted CDP plans and paid monies.	KW--Incomplete Memo 10/7/10. Coastal Development Permit Required. Incomplete Letter sent 12/13/11 requesting CDP submittal.			
31	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	<b>New Commercial Building.</b> 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. Project on hold until applicant submits Coastal Development Permit.	SD--Incomplete Memo 12/2/10. Received lead work plan. Approved Demo permit			
32	Rowland	2630 Maple	4/14/11	Building	<b>Elevator.</b> Resubmittal 5/25/11.	SD--Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11. Incomplete memo 6/9/11.			
33	Viole/Held	575 - 591 Embarcadero	8/9/11	Building	<b>New Dock and Gangway.</b> Resubmittal 9/13/11.	SD--Incomplete/Clarification Memo 8/19/11.			
34	Olson	2740 Dogwood	5/4/11	Building	<b>SFR Remodel and Addition. Applicant submitted for a Conditional Use Permit on 2/21/2012</b>	SD--Incomplete Memo 5/17/11. Incomplete Memo 12/12/11. Letter sent to applicant requesting action on open planning permit.			
35	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. Resubmittal 11/9/11. Multiple additions to a non-conforming property, CUP required.	SD--Incomplete memo 10/18/11. Met with the applicant and agent to discuss project 2/17/12. Needs to be redesigned.			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
36	Williams	2920 Cedar	10/27/11	Building	<b>SFR Addition.</b> Does not conform to existing approvals/permits on file.	SD--Incomplete Memo 11/14/11.			
37	LaPlante	3093 Beachcomber	11/3/11	Building	<b>New SFR.</b>	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012			
38	Moscardi	2768 Alder	11/10/11	Building	<b>New SFR. Applicant resubmitted on 2/28/2012. Submittal only included a few sheets</b>	SD-- Incomplete memo 1/18/11.			
39	Ravin	485 Estero	11/13/11	Building	<b>Conversion of Non-habitable Area to Habitable.</b>	SD--Incomplete Memo 1/26/12, deed restriction required. Deed restriction given to applicant 2/16/12. Shall be recorded prior to building permit approval			
40	Burger King	781 Quintana	11/29/11	Building	<b>Parking Lot.</b>	SD--Incomplete Memo 12/19/11.			
41	Botich	206 Main	12/7/11	Building	<b>Addendum: Structural Modification to Deck.</b> Applicant resubmitted on 1/30/2012. Applicant resubmitted 2/29/2012	SD--Incomplete Memo 12/19/11. Incomplete Memo 1/5/12. Incomplete Memo 2/22/12.			
42	Swanson	690 Sequoia	12/7/11	Building	<b>6ft Extension to an Existing Upper and Lower Deck.</b>	SD--Requested 2 sets of the most recent plans in order to issue permit 2/21/12.			
43	Carlstrom	482 Kern	12/21/11	Building	<b>SFR Demo/Reconstruct.</b>	SD--Incomplete Memo 1/23/12.			
44	Romero	291 Shasta Ave	12/29/11	Building	<b>New single family residence.</b> Applicant resubmitted on 12/29/2011. Ready to be noticed 2/22/12.	SD--Incomplete Letter 2/18/11.			
45	Mission Linen	399 Errol	2/14/12	Building	<b>Exterior Awning.</b> Need parcel merger or lot tie agreement in order to approve building permit.	SD--Incomplete memo 2/16/12.			
46	Danta	2890 Ironwood	2/27/12	Building	<b>Remove 177.5 square feet of decking and replace with 122 square feet of decking</b>	KW--Under review			
47	Morro Del Mar	1885 Ironwood	2/22/12	Building	<b>Applicant submitted for grading and retaining walls</b>	KW--Under review			
<b>Aging Building Permits - No response from applicant in more than 90 days.</b>									
48	Valori	2800 Birch Ave	2/10/10	Building	<b>Remodel/Repair.</b> Sunroom, garage, and study.	SD--Comments sent 2/24/10			
49	Colhover	2800 Dogwood	3/8/10	Building	<b>New SFR.</b>	SD--Comments sent 3/25/10.			
50	Hall	2234 Emerald Circle	12/2/10	Building	<b>New SFR.</b>	SD--Incomplete Memo 12/21/10.			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
51	Markowity	589 Morro Avenue	8/17/11	Building	<b>Roof Deck.</b> Resubmittal 9/20/11. A major modification shall be pursued.	SD--Plans returned to Brian, because the plans were incomplete. Incomplete memo 10/3/11.			
<b>Final Map Under Review</b>									
52	Zinngarde	1305 Teresa	5/9/11	Map	<b>Final Map.</b> Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12.	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to <u>address drainage issues</u>			
53	Medina	3390 Main	10/7/11	Map	<b>Final Map.</b> Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12.	SD--Meeting with applicant regarding ESH Area and Biological Study.			
<b>Projects &amp; Permits with Final Action</b>									
54	Romero	2690 Nutmeg	2/3/12	Building	<b>Minor Revisions.</b> Minor revisions to a previously approved plan.	Approved 2/6/12.			
55	Inn at Morro Bay	60 State Park	1/30/12	Building	<b>SPA Remodel</b> --New equipment.	Approved 2/6/12.			
56	Medina	3390 Main	11/15/11	S00-089	<b>Amendment to to Driveway Plan.</b> Project Noticed 11/21/11. Received substantive comments, and project was elevated to Planning Commission Hearing. Scheduled for January PC meeting. Approved at 1/4/12 PC Meeting. Two appeals filed 1/17/12, item going to 2/14/12 City Council Meeting. City Council Denied the amendment.				
57	Sturgill	1885 Ironwood	3/23/11	CP0-349 /UP0-316 /S00-107	<b>Multifamily 16 Townhouses.</b> Resubmittal and redesign 7/5/11. Project submitted to consultant to begin environmental. Project redesigned to a 14 townhouse project. Letter sent by SWCA (consultant). Environmental Noticed for 30 day review ending 1/12/2012. SCH 2011121046. Comment letters on MND received, to SWCA for response. SWCA responded 1/26/12. Scheduled for 2/15/12 PC Meeting. Project approved at the 2/15/12 Planning Commission meeting.	Incomplete letter 4/21/11.			



# City of Morro Bay

Public Services/Planning Division

Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	2009	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates	20 to 40	Annual Updates	Annual Updates	
Draft Urban Forest Management Plan	City Council	2007		200 to 300	TBD	TBD	
CEQA Implementation Guidelines	City Council	2006		120 to 160	TBD	TBD	NA
Downtown Visioning	City Council	2010		120 to 160	TBD	TBD	
PD Overlay	City Council	2006		80	TBD	TBD	
Annexation Proceeding for Public Facilities (Chorro Valley well sites)	City Council	2007		TBD		TBD	
Sign Ordinance Update	City Council	2010	Workshops Scheduled for September 29 and October 6, 2011. Update on the sign workshops and sign survey results	150 to 250 + consultant hrs	2/16/11	11/1/11	
Pedestrian Plan	Planning Commission	2008	City of Morro Bay Bicycle and Pedestrian Master Plan. City hired consultant to draft the 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 is now being revised. Revised document submitted 1/10/2012 to Planning Department for review. Scheduled for February 15, 2012 P.C. meeting.	550 Hours	TBD		
Subdivision Ordinance Clean up	Planning Commission	2011	Commissioner Irons is lead. Two meeting held on identifying issues. Irons/Nagy/Wold. Commissioner Napier replaced Irons.	100-150	TBD	TBD	TBD
Updated Zoning Ordinance	CC based on CCC letter	2010		1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action ecreation Element, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element Next meeting scheduled for 1/30/12 to discuss Visual Resources	1,800	TBD	TBD	TBD