



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Wednesday, April 4, 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 March 7, 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.:** CP0-371
Site Location: 975, 983, 985 Shasta Avenue
Applicant/Project Sponsor: City of Morro Bay / Mike Wilcox
Request: The applicant requests to demolish three units on one parcel.
CEQA Determination: Categorically Exempt Section 15301, Class 1.
Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-371
Staff Contact: Sierra Davis, Assistant Planner (805) 772-6270
- B-2 **Case No.:** CP0-369
Site Location: Northeast corner of Quintana and South Bay Boulevard
Applicant/Project Sponsor: City of Morro Bay / Jarrod Whelan
Request: The applicant requests to upgrade the existing Lift Station #3 and sanitary sewer force main upgrades.
CEQA Determination: Categorically Exempt Section 15302, Class 2.
Staff Recommendation: Conditionally Approve Coastal Development Permit #CP0-369
Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211
- B-3 **Case No.:** UP0-345 & AD0-071
Site Location: 375 Las Vegas
Applicant/Project Sponsor: John and Rita Erwin
Request: The applicant requests an addition of 973 square feet to the property of the existing 989 square foot single family residence. The property will consist of the residence with an attached single car garage, lanai, one-car detached garage in tandem with the existing one car garage, and covered porch. The parcel is not located in the Coastal Commission Appeals Jurisdiction.
CEQA Determination: Categorically Exempt Section 15301, Class 1.
Staff Recommendation: Conditionally Approve Conditional Use Permit #UP0-345 and Parking Exception #AD0-071.
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 18, 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 or you can subscribe to Notify Me for email notification when the Agenda is posted on the City’s website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

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

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

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

1. The Planning 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: April 4, 2012

ACTION: _____

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Ken Vesterfeldt, resident of Morro Bay, announced two upcoming local events. The Annual Emergency Vehicle Car Show to be held on April 21, 2012 and a fundraiser for St. Timothy's Catholic Church on March 23, 2012 with a concert performance by Rudolph Budginas.

Chairperson Grantham closed Public Comment period.

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.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 2012

MOTION: Commissioner Nagy moved to approve the Consent Calendar. The motion was seconded by Chairperson Grantham and carried unanimously. (5-0)

B. PUBLIC HEARINGS

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

Sierra Davis presented the staff report explaining the proposed addition of 477 square feet to the western front corner of the existing building.

Chairperson Grantham opened the Public Comment period.

Rick Craig of Craig & Grant Architects, Applicant's Representative, explained the proposed project introducing both himself and other representatives present.

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

Commissioner Fennacy stated support for the project.

Commissioner Solu expressed concern about the lack of a stop sign and safety at the three way intersection located at the alleyway between the west side of the Albertson's store and St. Timothy's Church.

Commissioner Nagy stated support for the three way stop sign.

Commissioner Napier questioned the sight distance of this corner since the proposed project will be building out this section of the store and asked staff about this as a condition. Wold and Livick responded that a condition could be added to ensure the three way stop is satisfactory.

Chairperson Grantham stated support for the Applicant's project.

MOTION: Commissioner Solu moved to adopt the findings included as Exhibit A and 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 and the following condition:

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 2012

1. Three Way Stop in the Parking Lot: Convert the northwest corner into a three way stop controlled intersection to the satisfaction of the Public Services Director.

The motion was seconded by Commissioner Napier 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 – None.

DECLARATION OF FUTURE AGENDA ITEMS - None.

ADJOURNMENT

The meeting adjourned at 6:30 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, April 4, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1
MEETING DATE: April 4, 2012

Staff Report

TO: Planning Commissioners **DATE:** March 28, 2012
FROM: Sierra Davis, Assistant Planner
SUBJECT: Coastal Development Permit #CP0-371 for Demolition of Three Units on Once Parcel at 975, 983, 985 Shasta Avenue.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Conditional Use Permit #CP0-371 subject to the Conditions included as Exhibit "B".

APPLICANT/AGENT: Mike Wilcox, Maintenance Superintendent, City of Morro Bay

LEGAL DESCRIPTION/APN: 975, 983, 985 Shasta Avenue / 066-065-003

PROJECT DESCRIPTION:

The applicant has requested to demolish an existing triplex. The site has been utilized for Police and Fire Department trainings and the structures are no longer habitable.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	Multiple Residential-Hotel-Professional (R-4)/School Site	South:	General Office (G-O)/City of Morro Bay Offices
East:	Multiple Residential-Hotel-Professional (R-4)/Library	West:	Multiple Residential-Hotel-Professional (R-4)/Single Family Residence

Prepared By: SD Dept Review: [Signature]

<u>Site Characteristics</u>	
Site Area	3,872 square feet
Existing Use	Triplex/Residences
Terrain	Flat, Urban Graded
Vegetation/Wildlife	Landscaped
Archaeological Resources	Not within 300 feet of an archeological site.
Access	Shasta and Dunes

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	High Density Residential
Base Zone District	Multiple Residential-Hotel-Professional (R-4)
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, but not located in the Original or Appeals Jurisdiction.

PROJECT ANALYSIS:

Background

There is a limited historical record of the property on file with the City of Morro Bay. The structures were built prior to the incorporation of the City as there are permits from the County of San Luis Obispo for an addition to the residence in 1961 for a 132 square foot addition to the living room. The site has remained substantially unchanged from initial construction according to City records.

Environmental Determination

Pursuant to the California Environmental Quality Act the project is exempt pursuant to Section 1, Class 1 for existing facilities. Subsection 15301.1.2 allows for "Demolition and removal of individual small structures: A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished."

The project qualifies for the exemption as the project is the demolition of a triplex which is three units and is under the threshold of 6 units.

Project Specifics

The project is required to be heard before the Planning Commission pursuant to Chapter 17.58, Coastal Development Permits and Procedures. Section 17.58.040 provides regulations for

processing the project as an administrative project with the demolition is of less than three units. The project involves the demolition of three units, therefore a regular Coastal Development Permit is required.

The applicant has requested to demolish an existing triplex. The site has been utilized for Police and Fire Department trainings and the structures are no longer habitable. Prior to Police and Fire Departments cutting into the house, the house was inspected for lead and asbestos. In all instances that lead and asbestos were present were mitigated so as not to release toxic substances in the air or onto the ground.

Direction was given by City Council to have to structures demolished, with the intension that a "Community Garden" type use would occur on the parcel. After the structures are demolished the utilities are to be capped and the site will be covered with heavy bark mulch to inhibit weed growth.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on March 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 meets

ATTACHMENTS:

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

EXHIBIT A

FINDINGS

SITE: 975, 983, 985 Shasta Avenue
COASTAL DEVELOPMENT PERMIT #CP0-371

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is exempt pursuant to Section 1, Class 1 for existing facilities. Subsection 15301.1.2 allows for “Demolition and removal of individual small structures: A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.”

The project qualifies for the exemption as the project is the demolition of a triplex which is three units and is under the threshold of 6 units.

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.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 975, 983, 985 Shasta Avenue
COASTAL DEVELOPMENT PERMIT #CP0-371

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 4, 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.

ENGINEERING CONDITIONS

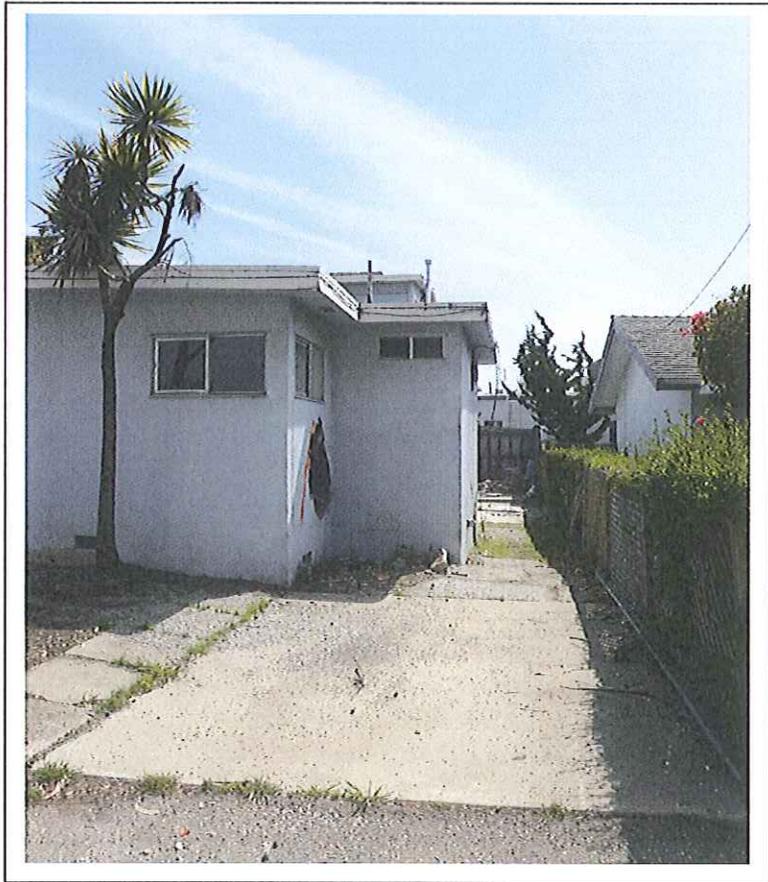
1. The existing sewer lateral shall be abandoned from the demolished structures to the City's main.
2. Provide a standard erosion and sedimentation control plan prior to issuance of the demolition permit. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from migrating off site.

FIRE CONDITIONS

1. Fire safety during construction and demolition shall be in accordance with 2010 California Fire Code, Chapter 14 and NFPA 241.

EXHIBIT C





<u>Site Characteristics</u>	
Site Area	2,600 square feet
Existing Use	Existing sewer lift station, force main and ancillary facilities
Terrain	Flat, Urban Graded
Vegetation/Wildlife	none
Archaeological Resources	Not within 300 feet of an archeological site.
Access	Quintana

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Public Right of Way.
Base Zone District	Public Right of Way
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, but not located in the Original or Appeals Jurisdiction.

PROJECT ANALYSIS:

Background

The existing lift station is situated in the right-of-way at the northwest corner intersection of Quintana Road and South Bay Boulevard. The existing chemical containment structure is used to store the chemical (ferric chloride) that feeds into the wet well. This chemical is located in a concrete vault adjacent to the lift station. The dry pit is a man-entry sealed confined space casing and not designed to meet current seismic requirements. The dry pit houses the lift pumps and various electrical and control devices. When this dry pit floods, as it has in the past, it prevents operating or repairing the station. The current lift pumps are generally operated one at a time with occasional need for both pumps to operate simultaneously (duplex operation) as necessary to meet peak flows, and are sized to provide cleaning velocities in the pressure main while maintaining adequate daily capacity. Work in the dry pit requires a confined space entry and provides limited equipment access due to a difficult geometry and very limited working clearances. The lift station was installed at the same time as the majority of the collections system and the original wastewater treatment plant. There have been several failures of components of this lift station in the last several years. The existing lift station is at the end of its useful life, providing less reliability and requiring frequent maintenance.

Project Specifics

The proposed replacement lift station is entirely within the existing Quintana Road right-of-way. There will be a new lined wet well constructed and designed for the installation of submersible pumps. The new pumps will replace the existing 50-year old pumps and will be of the same or lesser horsepower. Due to the use of modern pumps, the lift station will be more energy efficient and reliable. The pumps will operate in simplex mode with the ability to operate in a duplex configuration with a third standby pump available to increase reliability and environmental safety. The configuration also considered an easy removal and replacement project to facilitate maintenance.

There will be approximately 5,300 lineal feet of replacement sewer pipe force main installed while abandoning the existing force main in-place place within the Quintana Road right of way. The applicant proposes to construct a more secure above grade enclosed chemical containment structure with concurrent replacement of the electrical and control devices. This chemical facility will contain a sink and toilet. The height of the containment structure will be less than 15' above existing grade. The new control devices will provide notification to collections staff when problems occur with the pumps or station. Overall the replacement lift station will increase worker safety, reduce OSHA defined confined space entries, and will provide vastly superior environmental protection.

This lift station services the Bayside Care Center, Bay Pines Mobile and Travel Trailer Park, and Blue Heron Mobile Home Park. This lift station can see tremendous flow increases during weekends and holidays. Any spillage from this lift station has the potential to discharge to Chorro Creek because of the project's proximity to this natural drainage channel and then ultimately to the Morro Bay estuary.

ENVIRONMENTAL DETERMINATION

Environmental review was conducted on the project and it was determined that the project was exempt from further review under Categorical Exempt Section 15302, Class 2. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced including replacement or reconstruction of existing utility systems and /or facilities involving negligible or no expansion of capacity.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on March 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 replacement of Lift Station #3 will serve to minimize the potential for sewage spills to that environment. Additionally, the repair and replacement of this lift station will provide for safer and more secure operations.

ATTACHMENTS:

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

EXHIBIT A

FINDINGS

SITE: Northeast corner of Quintana and South Bay Boulevard within the Public Right of Way.

PROJECT DESCRIPTION: The Project entails the replacement of the existing 1960's vintage dry pit/wet well lift station with a submersible wet well lift station that will have an enclosed chemical containment building and install approximately 5,300 lineal feet of force main sewer pipe. Daily lift station capacity is to remain approximately the same.

California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act the project as proposed is categorically exempt under Section 15302, Class 2. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced including replacement or reconstruction of existing utility systems and /or facilities involving negligible or no expansion of capacity.

Coastal Development Permit Findings

- A. 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.

EXHIBIT B

COASTAL DEVELOPMENT PERMIT #CP0-369 CONDITIONS OF APPROVAL

SITE: Northeast corner of Quintana and South Bay Boulevard within the Public Right of Way.

PROJECT DESCRIPTION: The project entails the replacement of the existing 1960's vintage dry pit/wet well lift station with a submersible wet well lift station that will have an enclosed chemical containment building and install approximately 5,300 lineal feet of force main sewer pipe, in Quintana Road Right of Way. Daily lift station capacity is to remain approximately the same.

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 December 7, 2011 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.

FIRE CONDITIONS:

1. Fire Safety: Fire Safety During Construction and Demolition. In the course of construction, alteration, or demolition, includes those in underground locations, compliance with 2010 California Fire Code, Chapter 14 and NFPA 241 (Special attention to Chapter 11, Safeguarding Underground Operations).
2. Fire Protection: Fire Protection in Wastewater Treatment and Collection Facilities (NFPA 820). This standard establishes minimum requirements for protection against fire and explosion hazards in wastewater treatment plants and associated collection systems, including the hazard classification of specific areas and processes; compliance with this standard is required.

3. Hazardous Materials: Hazardous Materials and General Provisions (2010 California Fire Code, Chapter 27). Prevention, control and mitigation of dangerous conditions related storage, dispensing, use and handling of hazardous materials shall be in accordance with this chapter.
4. Referenced codes and standards: Referenced codes and standards, as contained in 2010 California Fire Code, shall be those listed in CFC Chapter 47.
 - a) Where differences occur between this code and referenced standards, the provisions of this code shall apply. (CFC 102.7)
 - b) Subjects not regulated by this code, where no applicable standard or requirements are set forth, compliance with the National Fire Protection Association Standards, shall be deemed as compliance with the intent of the code. (CFC 102.9)
5. The Facility Building and Chemical Room: The Facility Building and Chemical Room (Sheet C3.3) is classified as a Group "U" occupancy (CBC 312.1) and the following conditions are required:
 - a) Fire Extinguisher. One (1) cabinet enclosed fire extinguisher (2A 10-BC minimum), shall be provided, in accordance with California Code of Regulations Title 19 (Sections 567-573).
 - b) Storage. Combustible materials shall not be stored in boiler rooms, mechanical rooms or electrical rooms. (CFC 315.2.3)
 - c) Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises as a paper copy, or where approved, shall be permitted to be readily retrievable through electronic access. (CFC 407.2)
 - d) Knox Box. Please provide one exterior key (Knox) box for emergency access. (CFC 506)
 - e) NFPA 704 Placard. Please provide one exterior placard to identify the hazards of a material in terms of Health, Flammability, and Instability, contained within the structure or associated with the occupancy. (NFPA 704)

PUBLIC WORKS CONDITIONS:

1. Sediment and Erosion Control Plan: A sediment and erosion control plan is required as part of this development, submit a plan meeting City requirements at encroachment permit issuance. The plan shall include all sediment controls proposed to protect the nearby waterways.

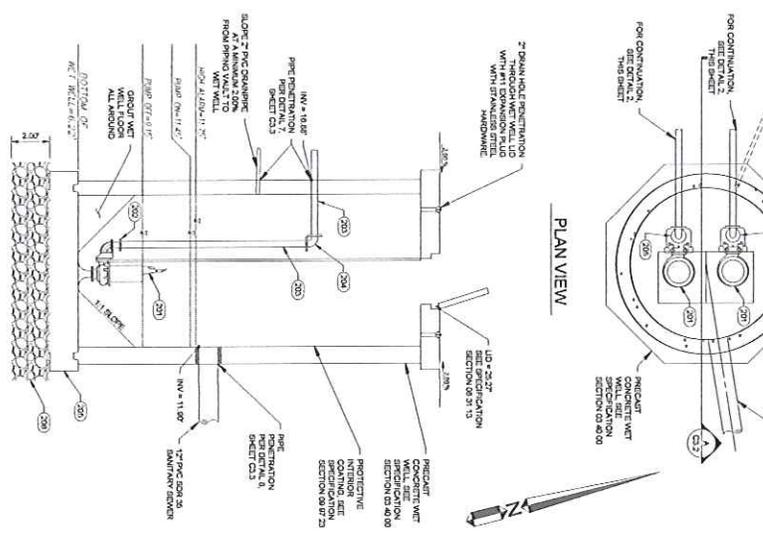
2. Encroachment Permit: An encroachment permit is required for the project. The contractor shall obtain an encroachment permit prior to the start of any construction.
3. Traffic Control Plan: A traffic control plan shall be submitted at the time of the encroachment permit issuance.
4. Dewatering Plan: It appears dewatering is anticipated, submit a dewatering plan with the encroachment permit or address the dewatering plan with the sediment and erosion control plan.

REFERENCE KEYNOTES - SCHEDULE OF MATERIALS

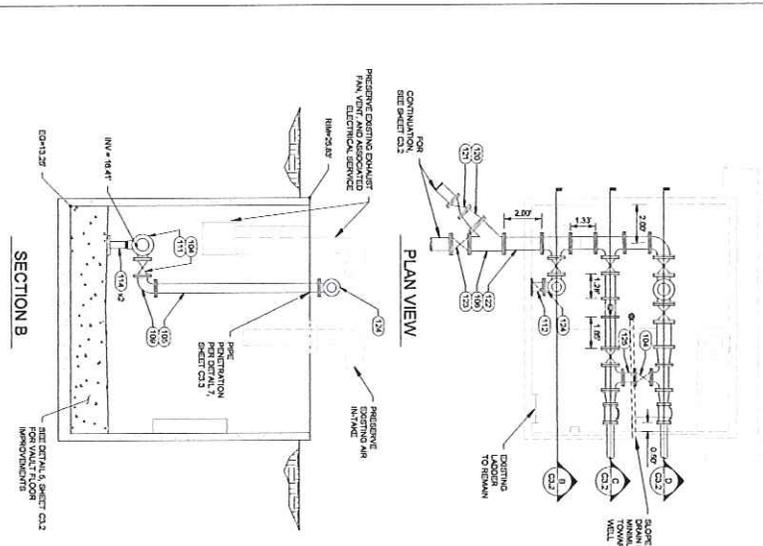
NO.	DESCRIPTION	NO. OF ITEMS
201	PLUMB ASSEMBLY, SEE SPECIFICATION SECTION 33.24.19	2
202	2" x 4" ECONOMY REDUCOR, SEE SPECIFICATION SECTION 33.24.02	2
203	4" Ø SPOOL, SEE SPECIFICATION SECTION 33.24.02	2
204	4" Ø DOG OF FITTING, SEE SPECIFICATION SECTION 33.24.02	2
205	6" Ø DOG OF FITTING, SEE SPECIFICATION SECTION 33.24.02	1
206	3.00" MINIMUM THICKNESS GASKET COMPACTED TO 80%	1

REFERENCE KEYNOTES - SCHEDULE OF MATERIALS

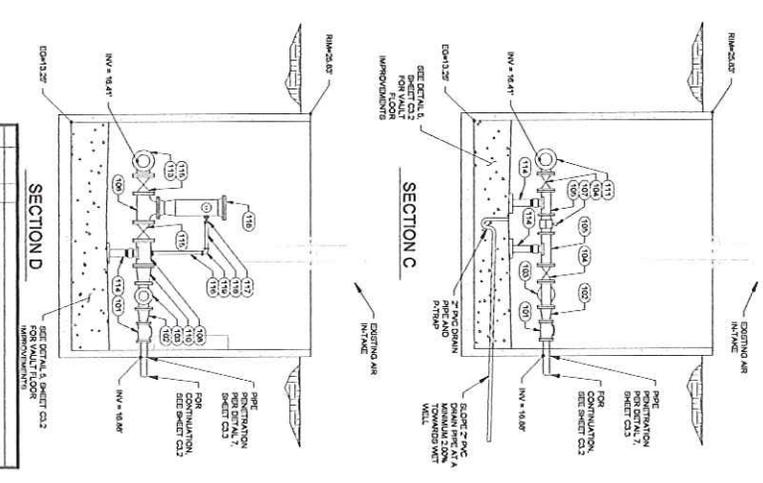
NO.	DESCRIPTION	NO. OF ITEMS	NO. OF ITEMS	DESCRIPTION	NO. OF ITEMS	DESCRIPTION	NO. OF ITEMS
101	4" CHECK VALVE, F.U.F., SEE SPECIFICATION SECTION 33.24.15	2	111	6" x 8" TEE, F.U.F., SEE SPECIFICATION SECTION 33.24.02	2	6" DATE VALVE AND VALVE BOX, GALVANNEED, RESTRAINTED 60 AND DETAIL, SHEET C4.0	1
102	4" x 4" ECONOMY REDUCOR, F.U.F., SEE SPECIFICATION SECTION 33.24.02	2	112	4" CHECK VALVE, F.U.F., GALVANNEED, SEE SPECIFICATION SECTION 33.24.02	1	6" Ø SPOOL, F.U.F., RESTRAINTED W/ SEE SPECIFICATION SECTION 33.24.02	2
103	6" Ø TEE, F.U.F., SEE SPECIFICATION SECTION 33.24.02	2	113	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	6" DATE VALVE AND VALVE BOX, RESTRAINTED W/ 60 AND DETAIL, SHEET C4.0	1
104	6" DATE VALVE, F.U.F., SEE SPECIFICATION SECTION 33.24.02	4	114	6" DATE VALVE, SEE DETAIL, Q, SHEET C4.0	4	6" DATE VALVE AND VALVE BOX, RESTRAINTED W/ 60 AND DETAIL, SHEET C4.0	1
105	6" Ø SPOOL, F.U.F., SEE SPECIFICATION SECTION 33.24.02	115	115	6" DATE VALVE, F.U.F., SEE SPECIFICATION SECTION 33.24.02	2	6" Ø SPOOL, F.U.F., SPECIAL ORDER	1
106	4" x 4" WYE FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	116	2" SPOOL, SEE SPECIFICATION SECTION 33.24.02	4	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1
107	6" NO. 100 WELDED, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	117	2" DATE ON BALL VALVE, SEE SPECIFICATION SECTION 33.24.02	1	6" Ø DOG OF FITTING, F.U.F., GALVANNEED, SEE SPECIFICATION SECTION 33.24.02	1
108	6" Ø SPOOL, F.U.F., SEE SPECIFICATION SECTION 33.24.02	4	118	6" Ø LAUNCHER, F.U.F., SPECIAL ORDER APPROVED EQUAL, SEE DETAIL, N, SHEET C4.1	1	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1
109	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	119	2" Ø DOG OF FITTING, SEE SPECIFICATION SECTION 33.24.02	1	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1
110	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	120	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1	6" Ø DOG OF FITTING, F.U.F., SEE SPECIFICATION SECTION 33.24.02	1



1 WET WELL AND LIFT STATION DETAIL



2 EXISTING VALVE VAULT MODIFICATIONS DETAIL AND SECTIONS

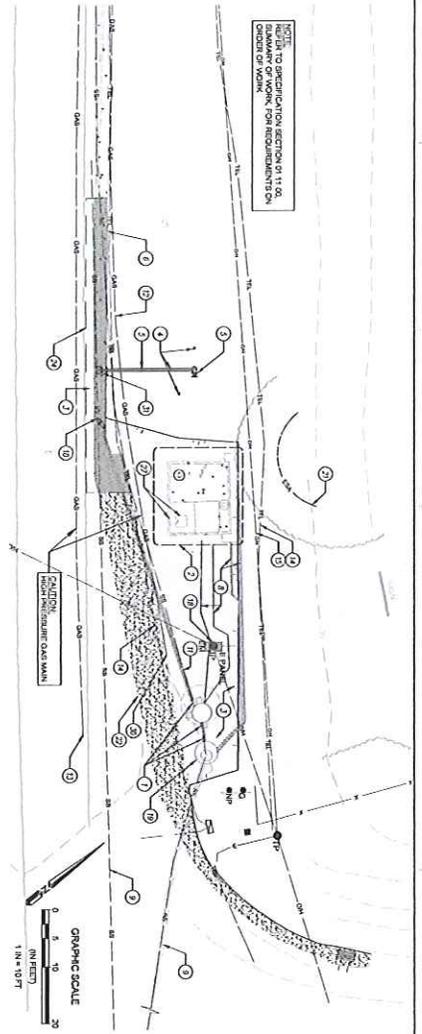


SECTION C and SECTION D

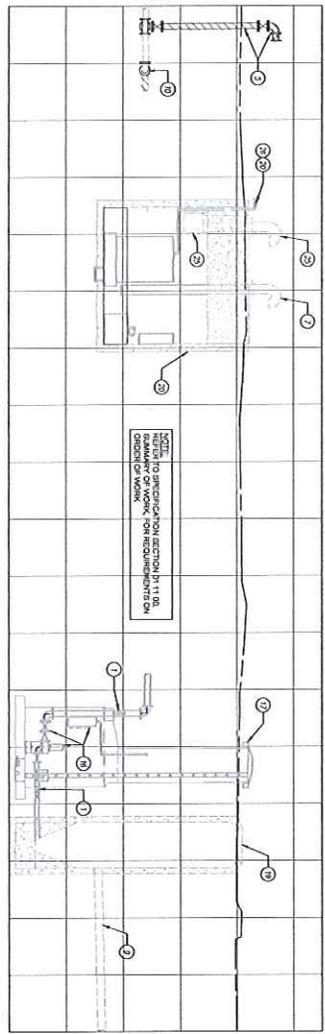
DATE PLOTTED: 11/11/2011 10:58:58 AM
 PLOTTER: HP DesignJet 2500C
 PLOT SCALE: 1/8" = 1'-0"
 PLOT SHEETS: 20 OF 27 SHEETS

LIFT STATION #3 AND SSFM UPGRADES
LIFT STATION DETAILS
PROJECT NUMBER MB2011-WWC-001

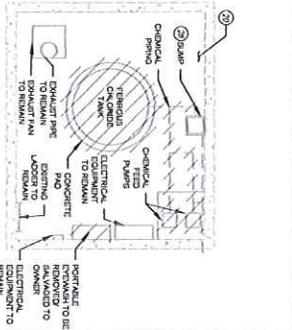
WALLACE GROUP
 3441 LUBBOCK COURT
 FORT WORTH, TX 76107
 (817) 343-7000
 WWW.WALLACEGROUP.COM



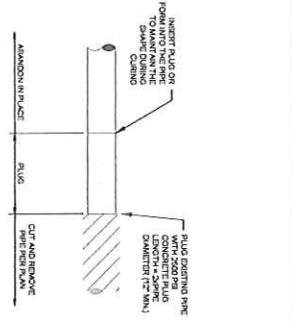
1 DEMOLITION PLAN
SCALE 1"=10'



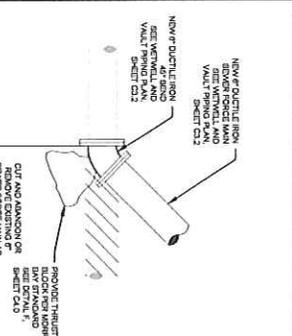
2 DEMOLITION PROFILE
SCALE 1"=2'



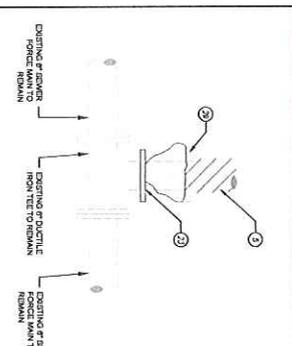
3 EX CHEM VAULT DEMOLITION PLAN
SCALE 1"=2'



4 PIPE PLUG AND ABANDONMENT DETAIL
SCALE NTS



5 EX SEWER FORCE MAIN ABANDONMENT
SCALE NTS



6 EX BYPASS REMOVAL
SCALE NTS

NO.	DESCRIPTION
1	CUT AND PLUG PER FULL EXISTING PIPE PER DETAIL 4 THIS SHEET PRIOR TO SHED FOUNDATION PER DETAIL 1.
2	REMOVE EXISTING CHEMICAL STORAGE VAULT PER DETAIL 3, THIS SHEET. SPECIFICATION SECTION 05 20 00
3	REMOVE EXISTING ABANDONED CONCRETE IN ACCORDANCE WITH SPECIFICATION SECTION 05 20 00
4	REMOVE EXISTING DUCTILE IRON VAULT AND ABANDON PER DETAIL 5, THIS SHEET. PROVIDE NEW CONCRETE FOOTING AS PER DETAIL 4, THIS SHEET. ACCORDANCE WITH SPECIFICATION SECTION 05 20 00
5	REMOVE EXISTING FORCE MAIN AND OUTLET IN ACCORDANCE WITH SPECIFICATION SECTION 05 20 00. PROVIDE NEW 12" DIA. DUCTILE IRON PIPE TO MATCH IN PLACE EXISTING 12" DIA. DUCTILE IRON PIPE.
6	REMOVE EXISTING FORCE MAIN AND OUTLET IN ACCORDANCE WITH SPECIFICATION SECTION 05 20 00. PROVIDE NEW 12" DIA. DUCTILE IRON PIPE TO MATCH IN PLACE EXISTING 12" DIA. DUCTILE IRON PIPE.
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 835 CALIFORNIA COURT
 SAN LUIS OBISPO, CA 94961
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PROJECT NO. 16 OF 27 SHEETS
 DRAWING NO. C3.0
 LIFT STATION #3 AND SSFM UPGRADES
 DEMOLITION PLAN
 PROJECT NUMBER MB2011-WWC-001



AGENDA NO: B-3
MEETING DATE: April 4, 2012

Staff Report

TO: Planning Commissioners **DATE:** March 28, 2012
FROM: Sierra Davis, Assistant Planner
SUBJECT: Conditional Use Permit #UP0-345 and Parking Exception #AD0-071 for an Addition to a Non-conforming Single Family Residence at 375 Las Vegas.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Conditional Use Permit #UP0-345 and Parking Exception #AD0-071 subject to the Conditions included as Exhibit "B" and the site development plans dated March 12, 2012.

APPLICANT/AGENT: John and Rita Erwin

ADDRESS/APN: 375 Las Vegas / 068-331-024

PROJECT DESCRIPTION:

The applicant requests an addition of 973 square feet to the property of the existing 989 square foot single family residence. The property will consist of the residence with an attached single car garage, lanai, one-car detached garage in tandem with the existing one car garage, and covered porch.

PROJECT SETTING:

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

Prepared By: SD Dept Review: RE

<u>Site Characteristics</u>	
Site Area	5,000 square feet
Existing Use	Single Family Residence
Terrain	Flat, Urban Graded
Vegetation/Wildlife	Landscaped
Archaeological Resources	Not within 300 feet of an archeological site.
Access	Las Vegas

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Moderate Residential
Base Zone District	Single Family Residential
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, not in the Original or Appeals Jurisdiction.

PROJECT ANALYSIS:

Background

The single family residence with an attached single car garage was built in 1951, prior to the incorporation of the City. In 2000 there was an application for a single car garage and workshop with a guest room on the second story. The application was denied as submitted due to the lack of minimum driveway width required to provide access to a proposed garage space at the rear of the property and the structure not meeting the minimum rear yard setback of 10 feet.

The property is currently non-conforming because the structure does not meet setbacks and does not have two covered and enclosed parking spaces. The structure is 3 feet 3/16 inches from northwest property line, where a 5 foot setback is required.

Environmental Determination

Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1 for additions to existing single family residences. Section 15301(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 structures before the addition, or 2,500 square feet whichever is less; or
- 2) 10,000 square feet if:
 - 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 is categorically exempt from CEQA because the property is served by all public services and further development of this property would be consistent with the General Plan. The project is also in an urbanized single family neighborhood and is not in an environmentally sensitive area.

Project Specifics

The existing house is non-conforming because of setback and parking requirements. The proposed additions is in excess of 25% of the existing floor area therefore a Conditional Use Permit is required.

The project as proposed consists of an addition of 973 square feet to the property to the existing 989 square foot single family residence with attached single car garage and porch. The property will consist of the residence with an attached single car garage, lanai, one-car detached garage in tandem with the existing one car garage, and covered porch. The table below provides the square footages of the existing and proposed uses on site.

	Existing Square Footage	Proposed Square Footage
Residence with Attached Garage	967	1,624
Covered Porch	22	33
One Car Detached Garage	0	252
Covered Patio (covered patio)	0	53
Total	989 square feet	1,962 square feet

For additions to non-conforming single family residences, all portions of the addition shall comply with all titles of title 17, Zoning Ordinance. The proposed project as proposed meets all lot coverage, height and setbacks with the exception of the non-conforming setback on the northwest property line.

Parking

The existing house has a 13 foot 4 inch by 19 foot 6 inch single car garage, which does not meet the current required 11 foot by 20 foot interior garage dimensions. In order to meet the parking requirement on site the applicant has proposed two covered and enclosed parking spaces that meet the minimum requirement of 11 feet by 20 feet per parking space. The existing attached garage will be enlarged to 20 foot by 13 foot 5 inches. A detached garage at the rear of the property is proposed at 11 foot 5 inches by 20 feet 3 inches and is in tandem with the existing garage. The access to the detached garage will be through the existing garage as the existing garage will have a garage door at the front and back to allow cars to pass through. The tandem configuration requires a parking exception which the applicant has applied for.

Findings

The applicant has proposed an addition to a non-conforming house however in order to approve the addition the Planning Commission must make the following findings pursuant to section 17.56.106.B:

1. The enlargement, expansion, or alteration is in conformance with this Title;
2. It satisfies all other provisions of this section, as applicable;
3. It meets applicable Title 14 requirements for a conforming use;
4. It is suitable for conforming uses and will not impair the character of the zone in which it exists; and
5. The Planning Commission finds that it is not feasible to make the structure conforming without major reconstruction of the existing structure.

The proposed remodel and addition is to a non-conforming structure built in 1951, the structure was built to within 3 feet 3/16 inches from the northwest property line. In order to make the residence conform to the 5 foot setback it would require removal of the kitchen, bathroom and one bedroom.

The additions to the residence and the detached garage are proposed at the rear of the site and will not encroach into the side yard setbacks in excess of what is allowed by the Municipal code. The addition to the residence is proposed at the rear of the existing residence and meets all setbacks. The detached garage is in tandem with the existing garage and has a setback of approximately 3 feet, however an detached garage is allowed to be located 1 foot from rear and interior property lines.

Granting an approval for the addition to the non-conforming house and maintaining the interior side yard setback would not be considered a special privileged because the addition conforms to all regulations regarding additions to non-conforming structures. The applicant has designed the addition to the house to meet all requirement of Title 17, Zoning Ordinance and Title 14, Building and Construction. Although the applicant has proposed a residence that meets the findings, the Planning Commission shall ultimately make the finding that it is not feasible to make the structure conforming without major reconstruction of the existing structure.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on March 23, 2012, and all property owners of record within 300 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 site is located at 375 Las Vegas within the residential zoning district. The project as proposed, an addition to a non-conforming house meets all regulations of Title 17, Zoning Ordinance and qualifies for tandem parking. The project is not located in the Coastal

Commission's Jurisdiction or Appeals Jurisdiction, therefore the project is in the City's permitting jurisdiction for Coastal Development Permits.

ATTACHMENTS:

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

EXHIBIT A

FINDINGS

SITE: 375 LAS VEGAS
CONDITIONAL USE PERMIT #UP0-345 AND PARKING EXCEPTION #AD0-071

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1 for additions to existing single family residences. Section 15301(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 structures before the addition, or 2,500 square feet whichever is less; or
 - 2) 10,000 square feet if:
 - 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 is categorically exempt from CEQA because the property is served by all public services and further development of this property would be consistent with the General Plan. The project is also in an urbanized single family neighborhood and is not in an environmentally sensitive area.

Conditional Use Permit Findings

- B. 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.

The use as proposed will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood because the use is the addition to an existing non-conforming house in a residential neighborhood. The structure is non-conforming because it was built prior to the incorporation of the city and City's Municipal Code. However, the use (single family) does conform.

Parking Exception Findings

- C. Special Circumstances. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitation upon other properties. As proposed

the property will meet the parking standard of two 11 foot by 20 foot parking spaces that are covered and enclosed. The only special circumstance that is requested is that the parking spaces are in tandem however the code allows for tandem parking spaces for existing single-family uses where a second adjacent parking space is not feasible. The second adjacent parking space is not feasible on this parcel because the parking would be located in the area for the currently use kitchen, bathroom, and second bedroom of the home.

- D. Health, Safety or General Welfare. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification or parking standards.
- E. Applicant's Full Enjoyment. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining properties.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 375 LAS VEGAS

CONDITIONAL USE PERMIT #UP0-345 AND PARKING EXCEPTION #AD0-071

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 29, 2012, for the project depicted on plans dated March 12, 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

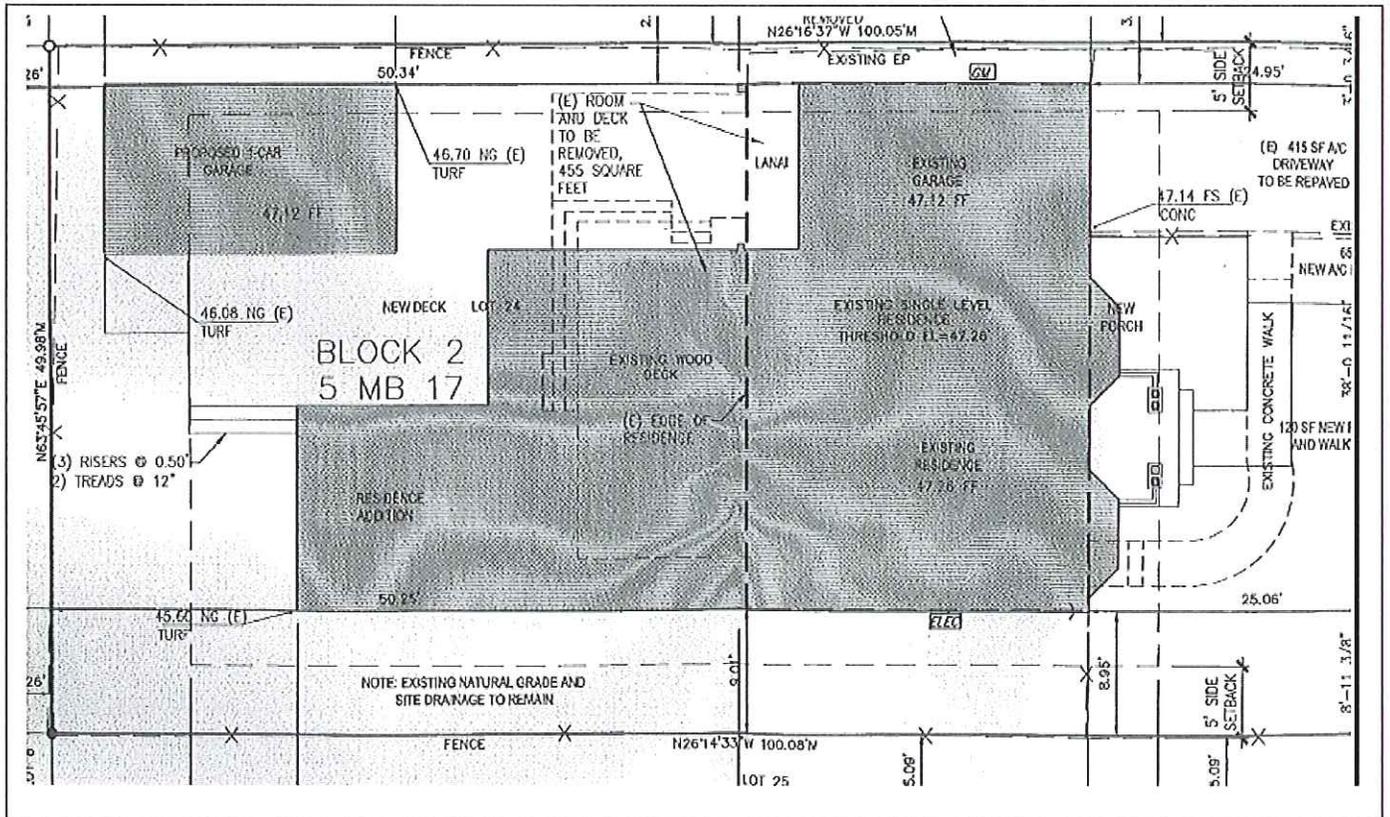
1. Building Separation: Detached garage shall be a minimum of six feet from the residence including eaves.

BUILDING CONDITIONS

1. Fire Sprinklers: MBMC Section 14.08.090(I) and CBC Section 903.2(4) require that automatic fire sprinklers be installed in existing buildings, where alterations result in an increase in floor area in excess of 50 percent. The proposed project appears to exceed this threshold and so the Code will require that fire sprinklers be installed throughout the building.

Deferred submittal of the automatic fire sprinkler plans is allowed, if this is the intention; please note such on the cover sheet of the building plans.

EXHIBIT C





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: 4/4/2012

#	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
Hearing or Action Ready									
1	City of Morro Bay	Corner of Quintana/S. Bay	1/9/12	CP0-369	Upgrade Lift Station 3 facilities.	SD--Verbal to Dylan, need elevations and parking space 1/31/12. Elevations submitted and site plan revised 2/29/12. Project exempt CEQA.	Fire comments submitted 2/6/12	Comments submitted 2/27/12	No Comments to date
2	City of Morro Bay	975 Shasta Ave	3/5/12	CP0-371	Triplex Demo. Scheduled for 4/4/12 PC Meeting.	Project requires a Coastal Development permit for demolition (over 2 units)	No Comments to date	No Comments to date	No Comments to date
3	Erwin	375 Las Vegas	1/23/12	AD0-071 & UP0-345	Addition to nonconforming residence. Resubmittal 3/12/2012.	SD-- Incomplete letter 2/6/12. Resubmittal addressing incomplete letter submitted	Building comments submitted 2/6/12	No Comments to date	No Comments to date
30 -Day Review, Incomplete or Additional Submittal Review									
4	Frantz	499 Nevis	9/27/2010, resubmittal date of 1/3/12	CP0-337	New SFR. 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	No Comments to date	Comments submitted 1/18/2011	No Comments to date
5	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	Certificate of Compliance.	KW-- Waiting on applicant to submit property owner authorization. Received authorization 3/22/12	Not applicable	No Comments to date	Not applicable
6	Held	901-915 Embarcadero	7/21/11	UP0-342	Application for improvements to existing building. Proposes new unit, bathroom and water improvements. Project routed for initial review.	SD--Met with applicant on September 2011 and again in November 2011.	Building comments 3/7/12-disapproved. Fire comments 3/12/12 conditional approval	Comments submitted 3/8/12	No Comments to date
7	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay.	KW--Planning requested status of CDP for house and LLA for parcels	Fire comments 10/24/2011, Building 12/23/11	BR--Public Works requested flood study.	No Comments to date

#	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
8	Valley	460 Olive	10/24/11	CP0-363	Demo/Rebuild. Resubmittal 11/11/11.	KW-- Incomplete letter 1/18/11. Need Phase 1 Arch Report.	No Comments to date	comments submitted 11/22/11	No Comments to date
9	Loomis	660 Bay	10/27/11	UP0-340 & AD0-069	Remodel and Addition with a Parking Exception.	SD--incomplete letter 11/23/11. 3/28/2012 still incomplete for processing	Fire-11/23/11 conditional approval	conditional approval 11/29/11	No Comments to date
10	McDonalds	780 Quintana	10/31/11	CP0-364 & UP0-341	Remodel and Addition.	SD--incomplete letter 1/19/12. still imcomplete	Fire comments-11/8/11. Building comments 11/21/11	comments received 11/29/11	No Comments to date
11	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process	No Comments to date	comments submitted 1/18/2012	No Comments to date
12	Taylor	3128 Beachcomber	11/9/11	CP0-366	2 Car Garage.	SD--Phase 1 Arch report and environmental document required, letter 1/18/12. Project determined to be exempt from CEQA. Processing admin CDP	Building comments-1/30/11 , Fire comments -3/28/12	comments received 3/21/12	No Comments to date
13	City of Morro Bay	Nutmeg	1/18/12	UP0-344	Environmental. 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	Not applicable	Not applicable	Not applicable
14	Morro Mist	2400 Main Street	1/0/2012		Applicant requested compliance check to conditions of approval. Minor Amendment Required.	KW--Project modified beyond conditions of approval	Deemed in substantial conformance to original approvals. Fire indicated insufficient number of hydrants	indicated submittal was OK	No Comments to date
15	Olson	2740 Dogwood	2/17/12	UP0-346 & AD0-070	Applicant requesting a parking exception to the standard requirement of 2 enclosed parking spaces and an addition to a nonconforming structure	SD-Letter sent 2/7/2012 deeming the project incomplete for processing	building comments received 2/29/12	comments 3/19/12	No Comments to date
Projects in Process									
16	City of Morro Bay	Citywide	5/1/2010	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. 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.	Not applicable	Not applicable	Not applicable

#	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
Environmental Review									
17	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland) . 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.	Not applicable	An abandonment of Front street necessary. To be scheduled for CC mtg.	Not applicable
18	Chevron	3072 Main (West of Del Mar Park)	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested 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	Not applicable	Not applicable	Not applicable

#	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
Project requiring coordination with another jurisdiction									
19	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent 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	Planning portion of project complete	Not applicable	No Comments to date	No Comments to date
20	City of Morro Bay	N/A	2/1/12	Grant	Sustainable Communities Grant. 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	Not applicable	Not applicable	Not applicable
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
21	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission continued to a date uncertain. Project folder given to Rob S.				

#	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
22	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.			
23	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	New SFR. 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.			
24	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66- 99R	Convert commercial space to residential use. 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.			
25	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. 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.			
26	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. 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 7/15/10.			
27	Hoover/Hough	301 Main	7/6/11	S00-108	Lot Line Adjustment. 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.			
28	Randell	300 Piney	7/20/11	S00-111	Tentative Parcel Map. 4 lot subdivision.	SD--SRB. Incomplete letter 10/4/11.			

#	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
Projects in Building Plan Check									
29	Frantz	499 Nevis	9/27/10	Building	New SFR. 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.			
30	Rowland	2630 Maple	4/14/11	Building	Elevator. 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.			
31	Olson	2740 Dogwood	5/4/11	Building	SFR Remodel and Addition. Applicant submitted for a Conditional Use Permit on 2/21/2012	SD--Incomplete Memo 5/17/11. Incomplete Memo 12/12/11. Letter sent to applicant requesting action on open planning permit.			
32	Hoover	301 Main	9/13/11	Building	Single Family Addition to a non-conforming property. 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.			
33	Williams	2920 Cedar	10/27/11	Building	SFR Addition. Does not conform to existing approvals/permits on file.	SD--Incomplete Memo 11/14/11.			
34	LaPlante	3093 Beachcomber	11/3/11	Building	New SFR.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012			
35	Moscardi	2768 Alder	11/10/11	Building	New SFR. Applicant resubmitted on 2/28/2012. Submittal only included a few sheets	SD-- Incomplete memo 1/18/11. Incomplete memo 3/16/12.			
36	Burger King	781 Quintana	11/29/11	Building	Parking Lot.	SD--Incomplete Memo 12/19/11.			
37	Swanson	690 Sequoia	12/7/11	Building	6ft Extension to an Existing Upper and Lower Deck.	SD--Requested 2 sets of the most recent plans in order to issue permit 2/21/12.			
38	Carlstrom	482 Kern	12/21/11	Building	SFR Demo/Reconstruct.	SD--Incomplete Memo 1/23/12.			
39	Romero	291 Shasta Ave	12/29/11	Building	New single family residence. Applicant resubmitted on 12/29/2011. Ready to be noticed 2/22/12.	SD--Incomplete Letter 2/18/11.			

#	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
40	Mission Linen	399 Errol	2/14/12	Building	Exterior Awning. Need parcel merger or lot tie agreement in order to approve building permit.	SD-- <i>Incomplete memo 2/16/12.</i>			
41	Morro Del Mar	1885 Ironwood	2/22/12	Building	Applicant submitted for grading and retaining walls. DRT meeting 4/8/12.	KW-- <i>Under review</i>			
42	Fennacy	500 Morro Bay	3/15/12	Building	Applicant adding walk up window to existing building	SD-- <i>under review</i>			
Aging Building Permits - No response from applicant in more than 90 days.									
42	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study.	SD-- <i>Comments sent 2/24/10</i>			
43	Colhover	2800 Dogwood	3/8/10	Building	New SFR.	SD-- <i>Comments sent 3/25/10.</i>			
44	Hall	2234 Emerald Circle	12/2/10	Building	New SFR.	SD-- <i>Incomplete Memo 12/21/10.</i>			
45	Markowity	589 Morro Avenue	8/17/11	Building	Roof Deck. Resubmittal 9/20/11. A major modification shall be pursued.	SD-- <i>Plans returned to Brian, because the plans were incomplete. Incomplete memo 10/3/11.</i>			
Final Map Under Review									
46	Zingarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12.	KW-- <i>Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues</i>			
47	Medina	3390 Main	10/7/11	Map	Final Map. 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-- <i>Meeting with applicant regarding ESH Area and Biological Study.</i>			
Projects & Permits with Final Action									
48	Virg's	1169 Market	11/1/11	SP0-141	Sign Variance for 4 Off Premise Signs. Appealed, scheduled for 2/28/12 CC Mtg. Approved	KW-- <i>One sign approved at PC, applicant appealed decision</i>			
49	Ravin	485 Estero	11/13/11	Building	Conversion of Non-habitable Area to Habitable. Sink removed from room to be converted. No deed restriction required, therefore approved 3/2/12.	SD-- <i>Incomplete Memo 1/26/12, deed restriction required. Deed restriction given to applicant 2/16/12. Shall be recorded prior to building permit approval</i>			

#	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
50	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. 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. Approved 3/6/12.	SD--Incomplete Memo 12/2/10. Received lead work plan. Approved Demo permit			
51	Viole/Held	575 - 591 Embarcadero	8/9/11	Building	New Dock and Gangway. Resubmittal 9/13/11. Approved 3/6/12.	SD--Incomplete/Clarification Memo 8/19/11.			
52	Romero	291 Shasta Ave	1/19/11	CP0-341	New single family residence. Applicant resubmitted on 12/29/2011. Ready to be noticed 2/22/12. Noticed 2/23/12. Permit to be issued 3/6/12.	SD--Incomplete Letter sent 2/18/11.			
53	Albertson's	730 Quintana	1/4/12	UP0-343 & CP0-370	500 SF Addition to Albertson's. Project revised to not include change in color theme. Scheduled for PC Mtg. 3/7/12. Approved at PC March 7, 2012.	SD--Incomplete letter sent 2/6/12.			
54	Danta	2890 Ironwood	2/27/12	Building	Remove 177.5 square feet of decking and replace with 122 square feet of decking	KW--Under review. Approved pursuant to plans and conditions of approval.			
55	Albertson's	730 Quintana	3/19/12	Building	500 SF Addition to Albertson's.	Approved 3/19/12 pursuant to PC approvals.			
56	Botich	206 Main	12/7/11	Building	Addendum: Structural Modification to Deck. 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.			



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	
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg.	100	4/18/2012	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 brought to Council on January 24, 2012	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