



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, June 20, 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 of June 6, 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.:** Major Modification to Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061.
Site Location: 2768 Alder
Request: Major modification to an existing CDP and CUP for a single family residential unit. The modification is for a roof deck.
CEQA Determination: Previous environmental approved for community housing project.
Staff Recommendation: Conditionally approve.
Staff Contact: Sierra Davis, Assistant Planner, (805) 772-6270

- B-2 **Public hearing continued from May 18, 2012 to June 20, 2012.**
Case No.: Zoning Text Amendment #A00-015 (continued from May 2, 2012 meeting)
Site Location: Citywide
Request: The City of Morro Bay is proposing a Municipal Code Amendment modifying Section 17.68 "Signs". Recommendations from the previous sign workshops, sign survey results, previous work for the 2004 Planning Commission report and direction from City Council (2012) will be presented at the May 2, 2012 meeting. The Planning Commission will review these items, take public testimony and provide direction to staff.
CEQA Determination: To be determined.
Staff Recommendation: Review documentation, take public testimony and provide direction to staff.
Staff Contact: Kathleen Wold, Planning and Building Manager, 805-772-6211

C. UNFINISHED BUSINESS

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

D. NEW BUSINESS
 None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, July 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.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2012

Nicole Foster, booth renter at Catch a Wave salon addressed the issue of signs and her business' struggle to attract customers and spoke in favor of sandwich board signs. She stated when she was required to remove her sandwich board sign, her business and other booth renters' business dropped dramatically. She stated she has plenty of space in front of her business to place this type of sign that would not block or clutter the sidewalk.

Joe Yukich, business owner in Morro Bay, addressed the elections results and stated the incumbents lost because they alienated the business community over the sign ordinance. He stated he hopes the new Council will be more understanding and supportive of local businesses.

Amber Badertscher, owner of Nibble Nook, addressed the issue of signage and stated her business has low visibility in its location and therefore she needs to be able to have better signage. Her location has space that could be used for signs that would not be in the public right of way. She referenced receiving a threatening letter from the City to take her signs down before the Memorial Day weekend. She stated she feels targeted as a small business owner because the big businesses such as McDonalds and Taco Bell were not sent a sign letter.

Joanna and Ricky, owners of Metro PCS and new residents of Morro Bay, addressed the issue of signage. When they first moved into town, they had signage which resulted in great walk-in traffic. Once they were forced to take down their teardrop signs, they had a dramatic reduction in customers. Their location on Quintana due to being up on a hill is very hard to see without the right signage. Where they had placed their teardrop sign did not block the right of way nor block pedestrians and they hope they can put the sign back up to attract customers. Ricky stated they have 30-50 signatures from small business owners in support of their position. They know the signs work and questioned what the point of having a business in Morro Bay is without signs.

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 Planning Commission meeting of May 16, 2012
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Grantham moved to approve A-1 from the Consent Calendar.
Commissioner Nagy seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

- B-1 **Case No.:** Conditional Use Permit #UP0-240, Parking Exception #AD0-043 and Coastal Development Permit #CP0-294.
Site Location: 2176 Main Street

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2012

Proposal: The applicant is seeking to convert 820 square feet of commercial space to a residential unit and a parking exception to waive the requirement of two covered and enclosed parking spaces allowing one covered and one open space.

CEQA Determination: Categorically Exempt 15301, Class 1

Staff Recommendation: Conditionally approve with conditions.

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

Davis presented the staff report.

Chairperson Grantham opened Public Comment period and hearing none closed Public Comment period.

Commissioner Napier stated changing one of the commercial spaces into a residential space does not change this from a mixed use to residential, since one unit will still be commercial.

Commissioner Nagy referenced Chapter 17.4 of the City's Zoning Ordinance which states that in combining a mixed use overlay zone, the commercial use should be the primary use and that it states that 50% of the gross floor area shall be devoted to office or commercial uses. Nagy stated from his viewpoint this project exceeds the 50% requirement.

Wold clarified that past Council direction has been to take it on a case by case basis, therefore applicants have not been held to the strict interpretation of 50% as referenced by Commissioner Nagy.

Commissioner Fennacy stated support for the project and said parking may be an issue but he thinks it is sufficient.

Grantham stated he talked to neighboring business owners who expressed support to him and he also stated support for the project.

MOTION: Commissioner Fennacy moved to adopt the findings included in Exhibit "A" and approve the Minor Use Permit #UP0-240, Coastal Development Permit #CP0-294 and Parking Exception #AD0-043 subject to the Conditions included as Exhibit "B" and the site development plans dated May 3, 2012.

The motion was seconded by Chairperson Grantham and failed 2-2 with Commissioners Nagy and Napier voting no.

Wold clarified that a 2-2 vote means a denial of the project.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Wold reviewed the Work Program with Commissioners.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JUNE 6, 2012

NEW BUSINESS – None

DECLARATION OF FUTURE AGENDA ITEMS

ADJOURNMENT

The meeting adjourned at 6:40 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, June 20, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: June 20, 2012

Staff Report

TO: Planning Commissioners

DATE: June 14, 2012

FROM: Sierra Davis, Assistant Planner

SUBJECT: Major modification to existing Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061 for a Single Family Residential Unit for a Modification to Include a Roof Deck.

RECOMMENDATION:

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

- A. Adopt the Findings included as Exhibit "A";
- B. Approve the Major modification to existing Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061 subject to the Conditions included as Exhibit "B" and the site development plans dated June 7, 2012.

APPLICANT/AGENT: Moscardi

LEGAL DESCRIPTION/APN: 068-222-024

PROJECT DESCRIPTION: The applicant is requesting a major modification to an existing permit for the addition of a roof deck to a single family residence. The property is currently vacant however there is an existing Coastal Development Permit #CDP-061 and Conditional Use Permit #UP0-039 approved in 2005 for a 5 unit community housing project and plans for the residences were a part of the approval.

PROJECT SETTING:

| <u>Adjacent Zoning/Land Use</u> | | | |
|--|--|--------|---|
| North: | Multiple Residential-Hotel-Professional/ North Main Street Specific Plan. (R-4/SP) | South: | Multiple Residential-Hotel-Professional/ North Main Street Specific Plan. (R-4/SP) |
| East: | Single Family Residential (R-1/S.2) | West: | Mixed Commercial Residential/Multiple Residential-Hotel-Professional/ North Main Street Specific Plan. (MCR/R-4/SP) |

| <u>Site Characteristics</u> | |
|------------------------------------|--|
| Site Area | 1,477.5 square feet |
| Existing Use | Vacant Parcel |
| Terrain | Previously graded, flat |
| Vegetation/Wildlife | No vegetation |
| Archaeological Resources | Site is not located within 300 feet of an archeological resource |
| Access | Alder Street (through lot to Birch) |

| <u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u> | |
|--|--|
| General Plan/Coastal Plan Land Use Designation | Medium Density Residential |
| Base Zone District | Multiple Residential Hotel Commercial (R-4) |
| Zoning Overlay District | N/A |
| Special Treatment Area | N/A |
| Combining District | N/A |
| Specific Plan Area | North Main Street Specific Plan |
| Coastal Zone | Located in the Coastal Zone, however not in the Appeals Jurisdiction not Original Jurisdiction |

PROJECT ANALYSIS:

Background

The residence proposed at 2768 Alder Street was approved as a component of a five-unit Community Housing Project that received final approval from the City Council on January 10, 2005 and was previously reviewed and approved by the Planning Commission.

The Community Housing Project divided an 11,991 square foot site into five lots, each of which is approximately 2,400 square feet. Each lot was approved to be developed with a two-story residence less than 25-feet above average natural grade of the building footprint. The plans for the approved residential units indicate that each unit would include approximately 1,800 square

feet of habitable area (900 square foot footprint) with an attached two car-garage. The project approved by both the Planning Commission and City Council was deemed to be in compliance with all development standards and did not request any exceptions. City Council findings for approval included those required for a Tract Map, Conditional Use Permit, and Coastal Development permit. Each of the newly created lots must subsequently obtain ministerial building permit approval prior to construction.

The house located at 2764 Alder Street, also a part of the 5-unit community housing project, applied for building permit approval for construction of a residential unit on April 17, 2007. Planning staff noted that the submitted plans included a roof deck that was not a component of the Community Housing Project previously approved by the Planning Commission and City Council. The proposed roof deck increased the height of the structure by approximately three feet and the requested roof deck was deemed a major modification to the approved plans. The Planning Commission granted approval for the major modification on June 4, 2007.

Environmental Determination

Environmental review was completed for the proposed project and noticed for public review October 19, 2004 to November 8, 2004. The determination of environmental document was that the community housing project was not going to have significant environmental impact and was reviewed and adopted at the December 15, 2004 Planning Commission public hearing.

Zoning Ordinance

The propose project and the major modification conforms to all zoning ordinance standards. Please see the table below.

| | Required | Proposed |
|----------------------------|--|----------|
| Front Yard Setback | 15 feet | 20 feet |
| Interior Side Yard Setback | 5 feet | 5 feet |
| Rear Yard Setback | 10% of the average depth of lot with 10ft maximum and 6 ft minimum. | 15 feet |
| Lot Coverage | 60% | 38% |
| Height | Elevation shall not exceed 25 feet however it is intended as a guideline and Planning Commission may vary from this guideline. | 25 feet |

North Main Street Specific Plan Overlay

The North Main Street Specific Plan overlay requires that development meet the zoning regulations and standards for the zoning district and also adhere to the special requirements of the specific plan.

The Planning Commission must find the project meets all standards before approving a use permit for any use in the North Main Street Specific plan. The project must adhere to the following:

1. Mature trees preservation. *The site is vacant and does not have any mature trees, therefore this development standard does not apply.*
2. Roofline Variation, maximum height is generally two stories and gives the guidelines for 1/3 of west facing elevation shall not exceed 25 feet however it is intended as a guideline and Planning Commission may vary from this guideline. *The original house was proposed at two stories with a pitched roof. The proposed modification would be an addition of stairs leading up to a roof deck located on top of the roof. The stairs will be enclosed and have the appearance of a third floor. The provision is for a 25 foot height limit and the design of the house adheres to the height limit therefore the applicant is not requesting to exceed the height limit to add the roof deck.*

Off-Site Improvements: In approving any conditional use permit the following will be required as conditions or approval.

1. Curb, Gutter, Sidewalk and Street Trees
2. Intersection Improvement Fees
3. Landscaping Improvement Fees
4. Other Improvements
5. Deferments

The parcel is located in a 5 unit Community House project and all public improvements were developed with the initial development including curb, gutter, sidewalk, and driveway approaches.

In addition, the Main Street Specific Plan requires that proposed development not significantly impact scenic views from adjacent properties and significant view opportunities should be preserved and protected. When the Community Housing Project was approved, it was determined, and documented in the Negative Declaration, that the proposed structures would not significantly impact scenic views and would maintain view opportunities. The height of the roof does not exceed the maximum height limit of 25 feet which is a requirement of the North Main Street Specific Plan.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on June 9, 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 is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. The proposed enclosed staircase and roof deck will be under the 25 foot height limit; therefore the Planning Commission does not need to

review an exception to the height limit that is only allowed with Planning Commission review and approval. The original 2005 conditions of approval still apply to the project and require that a building height certification be submitted to the Public Services Department for review.

The Staff recommends that the Planning Commission approve the requested major modification to the existing Conditional Use Permit #UP0-039 and Coastal Development Permit #CDP-061 for a single family residential unit for a modification to include a roof deck with the incorporation of the 2005 Planning Commission and City Council conditions of approval and the conditions of approval attached herein.

EXHIBITS:

Exhibit A – Findings

Exhibit B – Conditions of Approval

Exhibit C – Graphics/Plan Reductions

Exhibit D – June 4, 2007 Planning Commission Packet, Major Modification at 2764 Alder

EXHIBIT A

FINDINGS

SITE: 2768 ALDER AVENUE

PROJECT DESCRIPTION: Major modification to an existing permit for the addition of a roof deck to a single family residence.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Environmental review was completed for the proposed project and noticed for public review October 19, 2004 to November 8, 2004. The determination of environmental document was that the community housing project was not going to have significant environmental impact and was reviewed and adopted at the December 15, 2004 Planning Commission public hearing.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project meets minimum density requirements and therefore meets the LCP.
- B. For every development between the nearest public road and the sea or the shoreline of 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 project is not located between the nearest public road and the sea or the shoreline of any body of water, therefore does not apply.*

CONDITIONAL USE PERMIT FINDINGS

- A. The establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use. *The proposed modification to the use, by adding a roof deck 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 a residential use in a residential area. The roof deck is within the standard design requirements.*
- B. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 2768 ALDER AVENUE

PROJECT DESCRIPTION: Major modification to an existing permit for the addition of a roof deck to a single family residence.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated June 20, 2012, for the project depicted on plans dated June 7, 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.

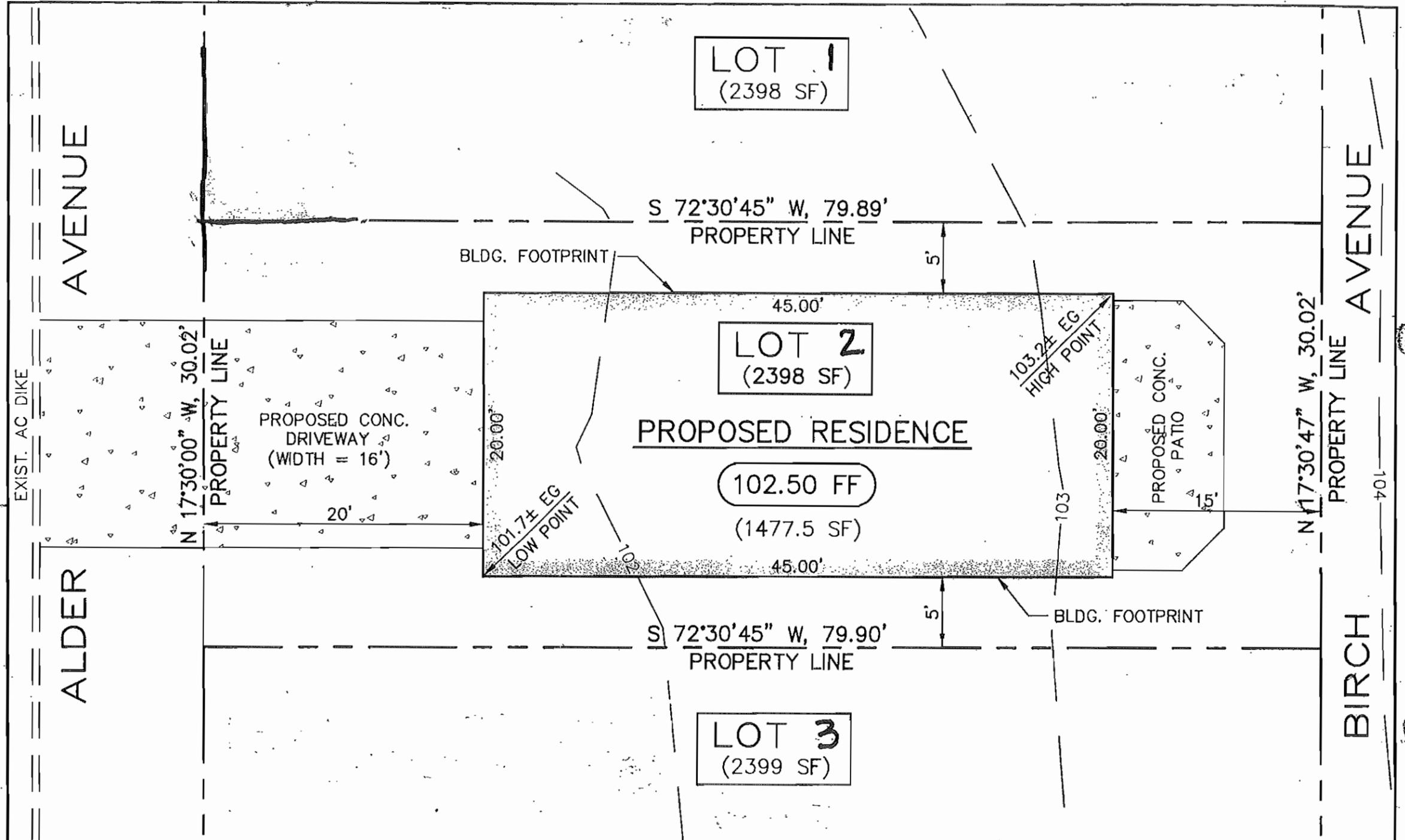
PLANNING CONDITIONS

1. Previous Approvals: The previous 2005 approvals for the 5-unit community housing project shall apply to the modified project.

EXHIBIT C

SITE PLAN 2768 ALDER AVE.

LOT 2



RECEIVED

JUN 07 2012

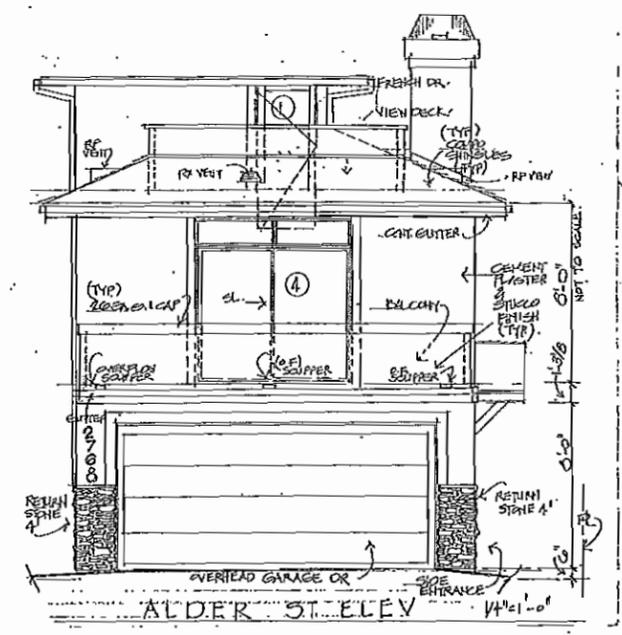
City of Morro Bay
Public Services Department

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|---|--|-----------------------|----------|----------|--------|
| BEAUTZ ENGINEERING CIVIL ENGINEERING TOPOGRAPHIC SURVEYING CONSTRUCTION STAKING 1615 17th STREET, LOS OSOS, CA 93402 (805) 528-5233 | | DWG. DESC. | | | |
| | | SITE PLAN | | | |
|  | | PROJECT | | | |
| | | LOT 2 OF TRACT 2677 | | | |
| | | CITY OF MORRO BAY, CA | | | |
| | | DRAWN BY | DATE | SCALE | PAGE |
| | | MATT BEAUTZ | 05/17/07 | 1" = 10' | 1 OF 1 |

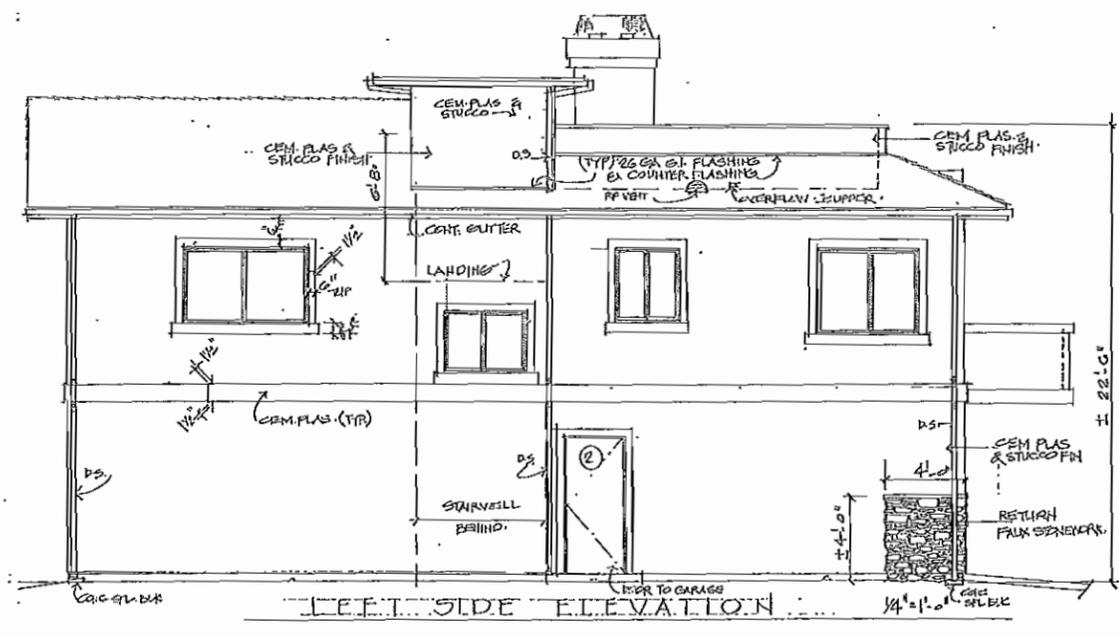


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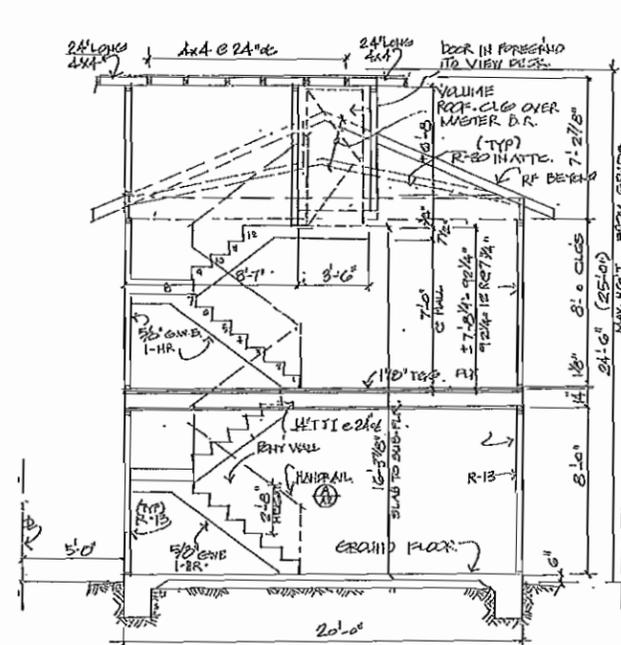
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Public Services Department



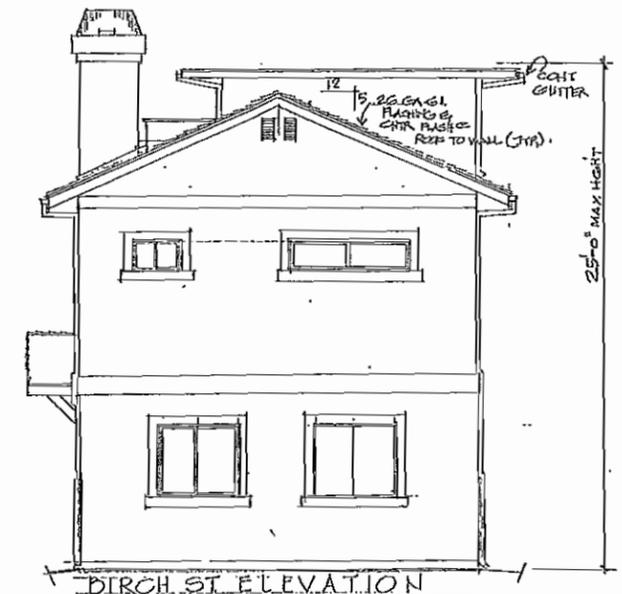
ALDER ST. ELEV.



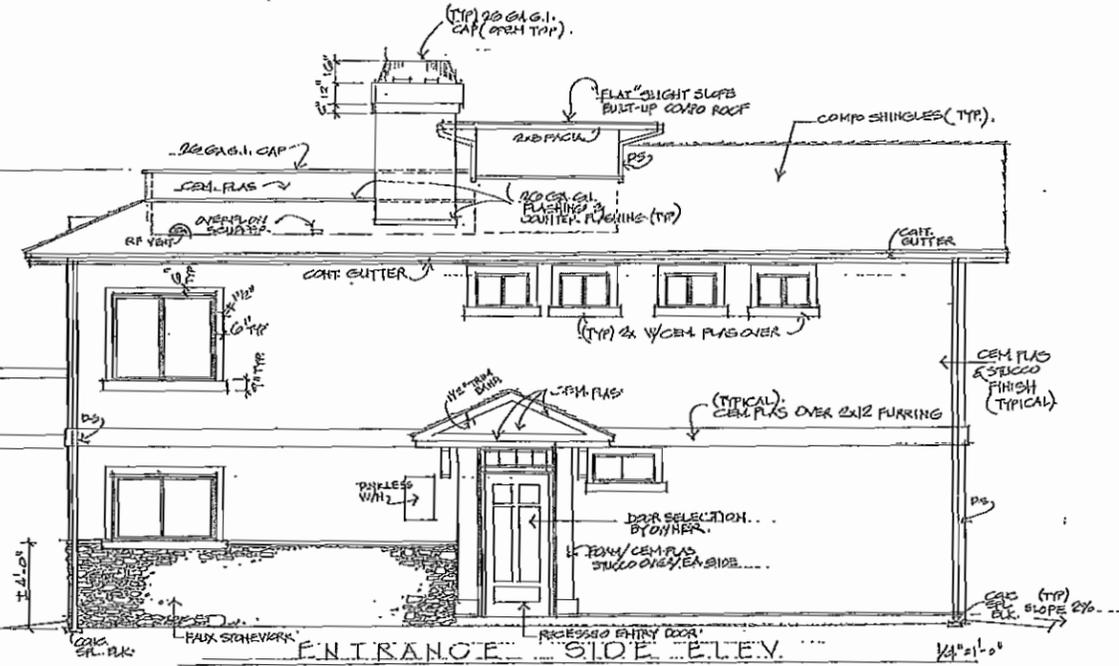
LEFT SIDE ELEVATION



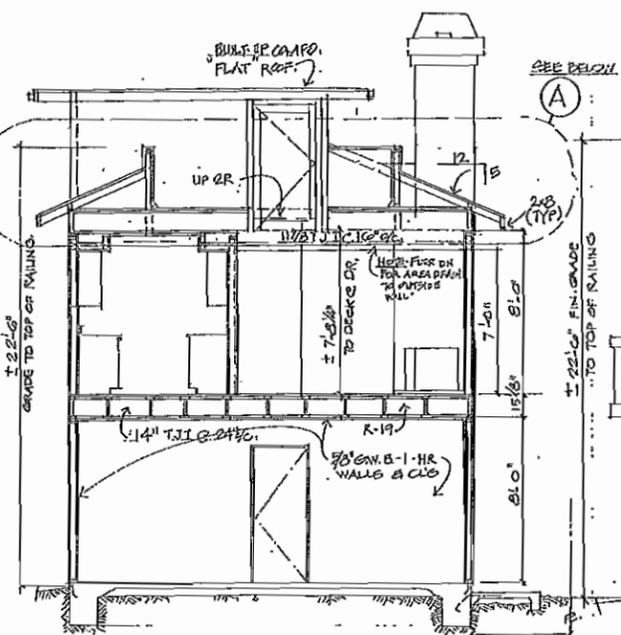
CROSS SECTION THRU STAIRWELL A-A



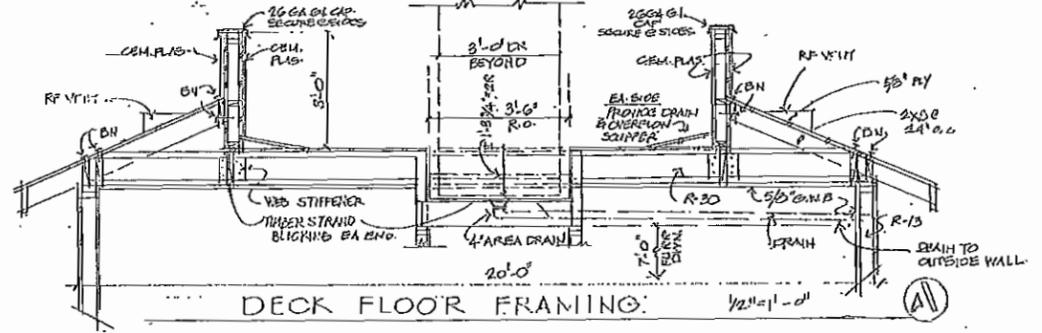
BIRCH ST. ELEVATION



ENTRANCE SIDE ELEV.



CROSS SECTION THRU VIEW DECK B-B



DECK FLOOR FRAMING

EXHIBIT D



AGENDA NO: _____

Meeting Date: _____

Action: _____

Memorandum

TO: PLANNING COMMISSION **DATE:** JUNE 4, 2007
FROM: RACHEL GROSSMAN, ASSOCIATE PLANNER
SUBJECT: REQUESTED MAJOR MODIFICATION TO THE APPROVED COMMUNITY HOUSING PROJECT LOCATED AT 2756-2770 ALDER STREET

RECOMMENDATION:

Staff recommends that the Planning Commission grant approval for the requested major modification and permit the residence proposed at 2764 Alder Street to construct a roof deck that shall be no taller than 30 feet above average natural grade of the building footprint.

BACKGROUND:

The residence proposed at 2764 Alder Street was approved as a component of a five-unit Community Housing Project that received final approval from the City Council on January 10, 2005 and was previously reviewed and approved by the Planning Commission. Environmental review was completed for the proposed project, and the Negative Declaration determined that there would be no significant environmental impacts. The Community Housing Project divided an 11,991 square foot project site into five lots, each of which is approximately 2,400 square feet. Each lot was approved to be developed with a two-story residence less than 25-feet above average natural grade of the building footprint. The plans for the approved residential units indicate that each unit would include approximately 1,800 square feet of habitable area with an attached two-car-garage. The project approved by both the Planning Commission and City Council was deemed to be in compliance with all development standards and did not request any exceptions. City Council findings for approval included those required for a Tract Map, Conditional Use Permit, and Coastal Development permit. Each of the newly created lots must subsequently obtain ministerial building permit approval prior to construction.

The owners of the lot located at 2764 Alder Street applied for building permit approval for construction of a residential unit on April 17, 2007. Planning staff noted that the submitted plans included a roof deck that was not a component of the Community Housing Project previously approved by the Planning Commission and City Council. The proposed roof deck would increase the height of the structure by approximately three feet and the requested roof deck was deemed a major modification to the approved plans. Therefore, the applicant is required to obtain approval from the Planning Commission for the requested major modification.

DISCUSSION:

The project site is located in the Multiple Residential-Professional (R-4) zone and is also governed by the Main Street Specific Plan. The R-4 zone permits buildings to be a maximum height of 30 feet above average natural grade of the building footprint. The Main Street Specific Plan (Chapter 17.40.110) also includes specific regulations regarding building height and supercedes the regulations pertinent to the R-4 zone district. Specifically, the Main Street Specific Plan states,

The maximum height shall be generally two stories (above subterranean or semi-subterranean parking if provided) and not to exceed twenty-five feet; except that the Planning Commission may allow up to thirty feet to encourage roofline variations and sloping roof treatments provided that the additional height is necessary for such roof treatment and that corridors protecting significant views are provided.

In addition, the Main Street Specific Plan requires that proposed development not significantly impact scenic views from adjacent properties and significant view opportunities should be preserved and protected. When the Community Housing Project was approved, it was determined, and documented in the Negative Declaration, that the proposed structures would not significantly impact scenic views and would maintain view opportunities. The requested roof deck would increase the height of the structure approximately three feet for approximately one-half of the horizontal expanse of the structure, and would not impact scenic views or result in significant environmental impacts.

Though not clear on the submitted elevations, the proposed roof deck would be below the absolute maximum permitted height of 30 feet above average natural grade of the building footprint. Exhibit B illustrates that the proposed finished floor (FF) elevation is just slightly higher than the average natural grade of the building footprint and therefore, the proposed 28 foot tall structure above the finished floor elevation is nearly two feet below the maximum permitted structure height. The maximum height above average natural grade of the building footprint is more clearly illustrated on the elevations that the applicant subsequently submitted, dated May 22, 2007.

As indicated previously and illustrated on the photosimulation for the approved Community Housing Project, all five residential units have very similar floor plans and façades that would result in cookie cutter style development along this portion of Alder Avenue. The proposed roof deck provides additional visual interest to the residence and breaks up the monotony of development approved as a component of the Community Housing project. As required by the Main Street Specific Plan, the requested roof deck provides roofline variation to the approved project and the additional height is necessary in order to facilitate the construction of an enclosed staircase.

Exhibits:

- Exhibit A – Letter of request from the applicant
- Exhibit B – Allowable Building Height Exhibit
- Exhibit C – Proposed Elevations
- Exhibit D – Photosimulation for approved Community Housing Project
- Exhibit E – Approved Findings and Conditions of Approval
- Exhibit F – City Council Minutes of January 10, 2005

EXHIBIT A:
LETTER OF REQUEST FROM APPLICANT

Brian T. Healey
1474 San Diego Loop
Grover Beach, CA 93433
805-431-0339

May 7, 2007

RECEIVED
MAY 08 2007
City of Morro Bay
Public Services Department

City of Morro Bay
Planning Department
955 Shasta Avenue
Morro Bay, CA

RECEIVED
MAY 18 2007
City of Morro Bay
Public Services Department

Re: Assessor Parcel No. 068-222-027
2764 Alder Street, Morro Bay, CA
Lot No. 5

To Whom It May Concern:

This letter is sent to request approval for a modification to the existing plan for the above referenced property which was previously approved by the Morro Bay Planning Department.

If you have any questions or require additional information to make your determination please do not hesitate to contact me.

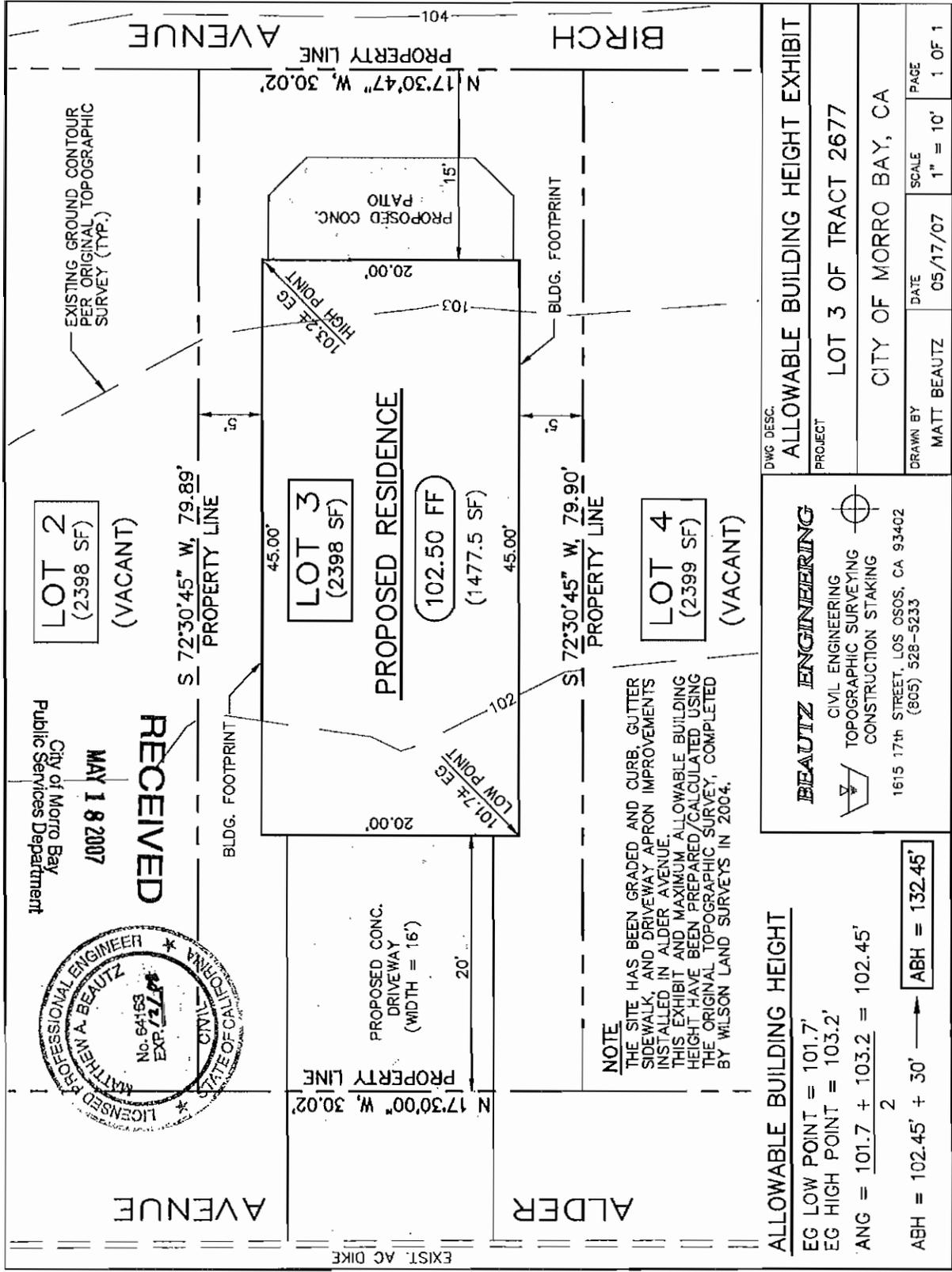
Thank you in advance for your consideration and professional courtesy in this regard.

Very truly yours,

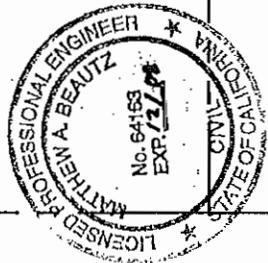
Brian T. Healey
Owner



**EXHIBIT B:
ALLOWABLE BUILDING HEIGHT**



RECEIVED
MAY 18 2007
City of Morro Bay
Public Services Department



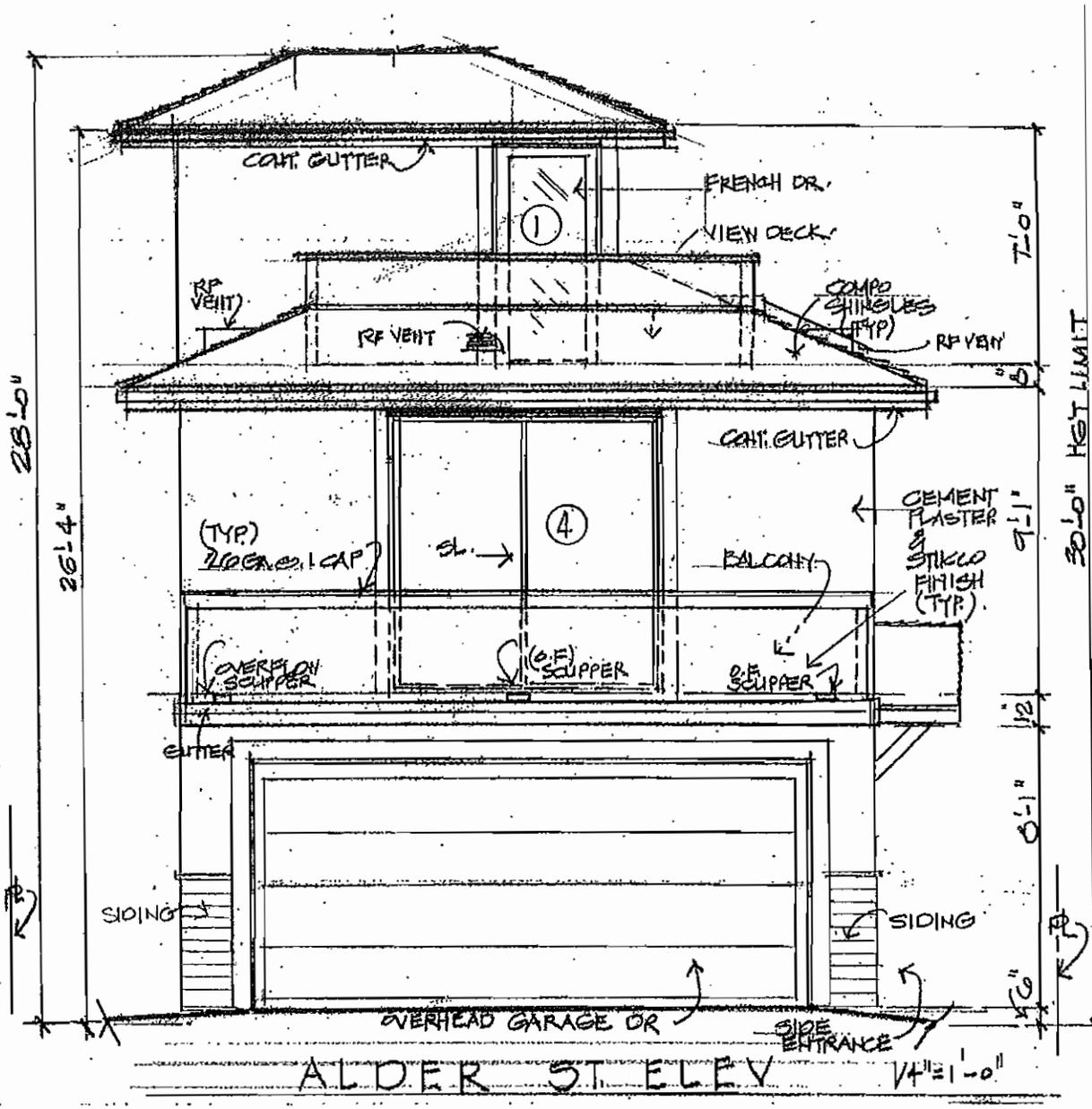
| | |
|-----------|-----------------------------------|
| DWG DESC. | ALLOWABLE BUILDING HEIGHT EXHIBIT |
| PROJECT | LOT 3 OF TRACT 2677 |
| | CITY OF MORRO BAY, CA |
| DRAWN BY | MATT BEAUTZ |
| DATE | 05/17/07 |
| SCALE | 1" = 10' |
| PAGE | 1 OF 1 |

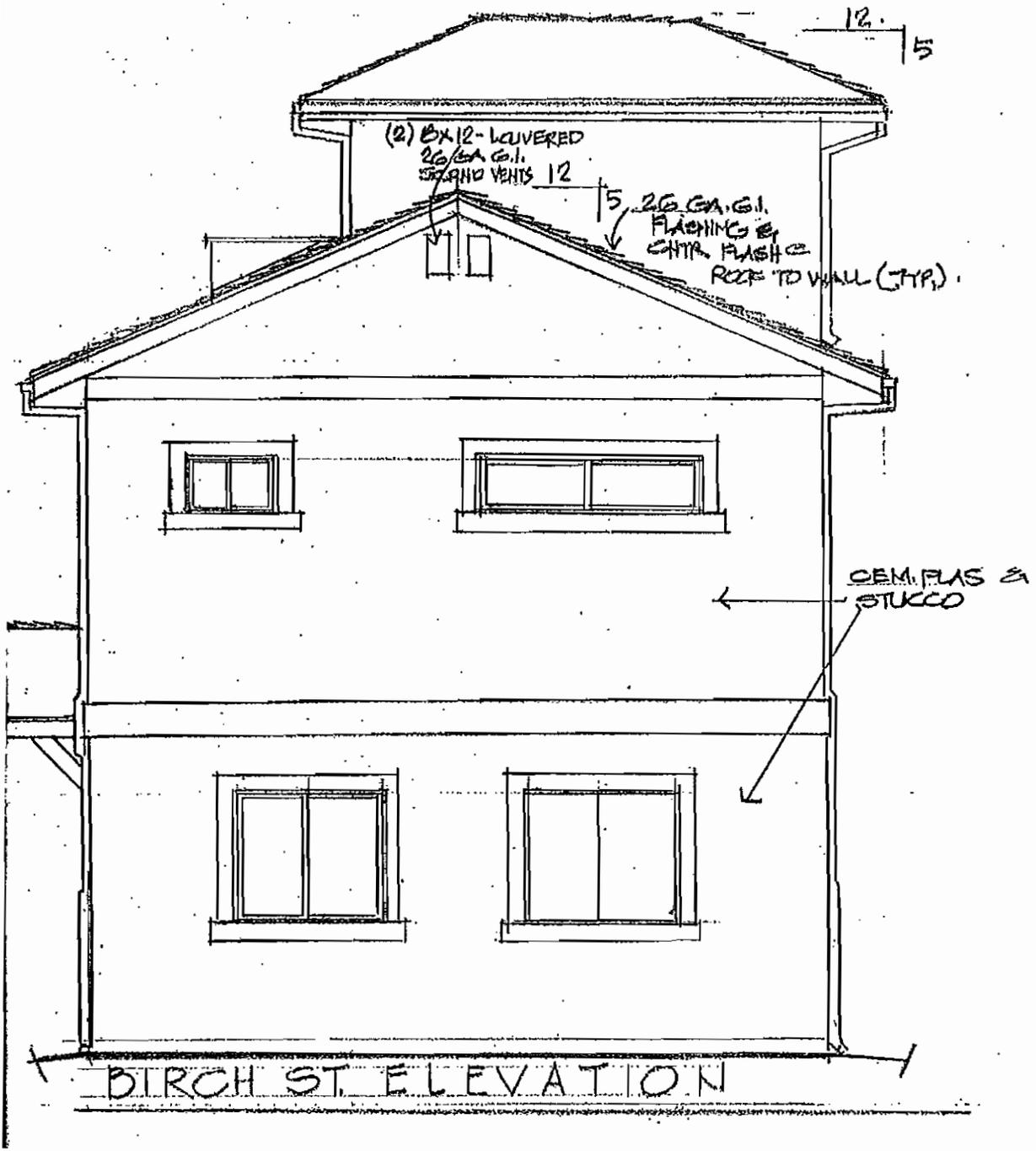
BEAUTZ ENGINEERING
CIVIL ENGINEERING
TOPOGRAPHIC SURVEYING
CONSTRUCTION STAKING

1615 17th STREET, LOS OSOS, CA 93402
(805) 528-5233

ALLOWABLE BUILDING HEIGHT
EG LOW POINT = 101.7'
EG HIGH POINT = 103.2'
ANG = $\frac{101.7 + 103.2}{2} = 102.45'$
ABH = 102.45' + 30' → **ABH = 132.45'**

**EXHIBIT C:
ELEVATIONS**





**EXHIBIT D:
PHOTOSIMULATION FOR APPROVED COMMUNITY HOUSING PROJECT**

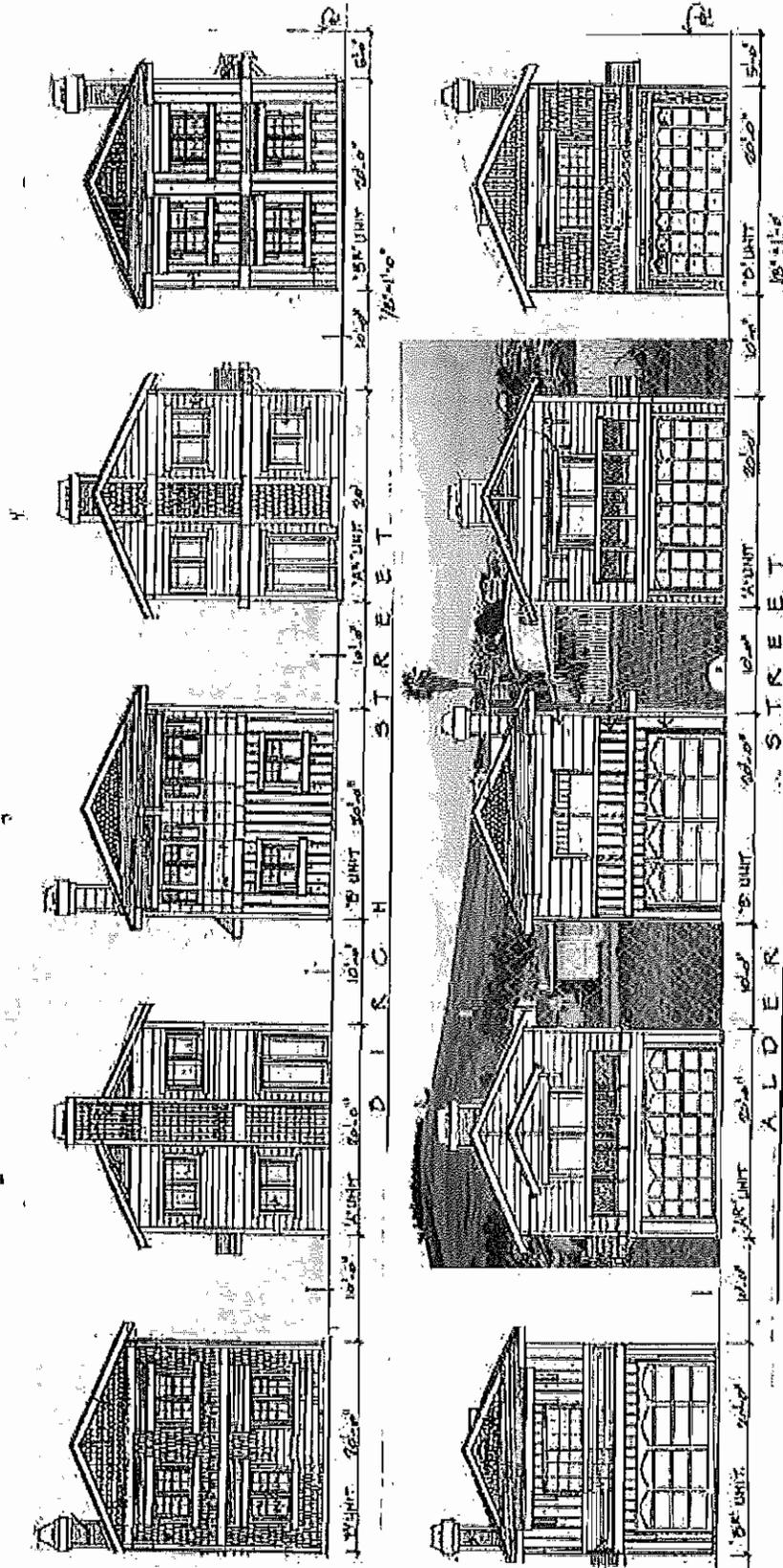


EXHIBIT E:
FINDINGS

California Environmental Quality Act (CEQA)

- A. That for purposes of the California Environmental Quality Act, Case No. S00-027/UP0-039/CP0-061 was determined through a Negative declaration that the proposed project does not have the potential to create significant adverse effects on the environment.

Subdivision Map Act Findings

- B. The proposed map to create a five-unit community housing project, where two new parcels will have detached single-family residences is consistent with the General Plan and Coastal Land Use Plan because residential development and the given parcel sizes are allowed under the land use designation and zoning & subdivision ordinance.
- C. The design and improvements to create three detached single-family residences with a common open space easement for the proposed subdivision is consistent with the General Plan and Coastal Land Use Plan because all public improvements will be constructed and an agreement will be recorded for joint access.
- D. The site is physically suitable for the type and density of development proposed because the site is zoned for multi-family residential and consistent with the land use designation.
- E. The design of the subdivision and related improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all precautions will be implemented to catch and direct all runoff.
- F. The design of the subdivision and improvements will not cause serious public health problems.
- G. The design of the subdivision and related improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no easements are required for the public.
- H. As conditioned, the design, architectural treatment, and general appearance of all buildings and open space areas are in keeping with the character of the surrounding area pursuant to 17.48.200, and will not be incompatible with the uses permitted in the surrounding areas and zoning district; and
- I. The City has available adequate water to serve the proposed subdivision based upon the water regulations and water equivalency table Exhibit A, enforced at the time of approval of the tentative parcel map pursuant to the certified Water Management Plan and General Plan LU-22.1.

Conditional Use & Coastal Development Permit Findings

- J. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis and discussion in the attached staff report; and
- K. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the

neighborhood of such proposed use as the project is consistent with all applicable zoning and plan requirements as indicated in the attached staff report; and

- L. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be conducted consistent with all applicable City regulations, as indicated in the attached staff report.

Community Housing Findings

- M. Pursuant to Section 17.49.060 (MBMC), the City Council finds all provisions of Chapter 17-49 and Title 17 are met by the project given the project has provided for private and common open space as well as the other standards specified in the staff report;
- N. The proposed project is consistent with the General Plan and Coastal Land Use Plan because a five-unit community housing project is allowed and meets the density for that zone district;
- O. There exist facts adequate to make finding required under Government Code Section 66473.5 and 66474 stated above;
- P. The City Council also finds that the overall design and physical condition of the project will result in a project which is aesthetically attractive, safe, and of quality construction;
- Q. The community housing project fully complies with the special application requirements, development standards, and other specific provisions applicable to the project as set forth by section 17.49; and
- R. The City requirements for the provisions of affordable housing have been met in that the project is exempt from inclusionary requirement.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS

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

A request for a Tentative Tract Map, Conditional Use Permit, and Coastal Development Permit to subdivide three existing lot into five parcels for the purpose of creating a five-unit community housing project on the property located at 2756 Alder Ave. Site development, including 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) 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 applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Building Height Certification. Note on the site plan prepared for the building permit, "Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the building inspector, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the City of Morro Bay, Municipal Code Section 17.12.310."
8. Open Space Easement: Prior to map recordation, the applicant shall show the area of common open space easement.
9. Park Fees: Prior to building permit issuance, the applicant agrees to pay park in-lieu-fees for the construction of two new lots.
10. Water Saving Devices: Prior to final occupancy clearance, 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.
11. Undergrounding of Utilities: Pursuant to MBMC Section 17.48.050, prior to final occupancy clearance, all on-site utilities including electrical, telephone and cable television shall be installed underground.
12. Screening of Equipment/Utility Meters/Fencing: All roof-mounted air conditioning, or heating equipment, vents, ducts and/or utility meters shall be screened from view from adjoining public

streets in a manner approved by the Director of Planning and Building. Prior to building permit issuance, the approved method of screening shall be shown on the project plans.

13. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. daily, unless an exception is granted by the Director of Public Services pursuant to the terms of this regulation.
14. Exterior Lighting: Pursuant to MBMC Section 17.52.080, prior to building permit issuance, complete details of all exterior lighting shall be shown on the project plans for review and approval by the Director of Public Services. All exterior lighting 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; shielded to minimize on-site and off-site glare; provide adequate on-site lighting; limit fixture height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility.
15. Dust Control: Prior to issuance of a grading permit, a method of control to prevent dust, construction debris, and wind blown earth problems shall be submitted to and approved by the Building Official to ensure conformance with the performance standards included in MBMC Section 17.52.070.
16. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation and implementation of any protective measures as determined by the Director of Planning & Building.
17. Property Line Verification. It is owner's responsibility to verify lot lines. Prior to foundation inspection the lot corners shall be staked and setbacks marked by a licensed professional.
18. Domestic Water Pressure Reducer: The Applicant's plumber shall install a pressure reducer on the private property portion of the project if in his judgment his static water pressure readings indicate such device should be required. (Water pressure zones in Morro Bay vary from 40 to 120 psi.)
19. Tract Map: \$205.20 fee. The City Master Fee Schedule requires the Applicant pay a Map Fee of \$205.20 + direct costs for checking, inspection, and other provided work performed by contracted engineering services. The final map shall be furnished on Mylar and in electric format. The files need to be in the format of .dwg or .dxf. PDFs are not required but may be submitted in addition to confirm record of original drawings.
20. Traffic Impact Fee: \$4,925. Pursuant to the Circulation Element of the General Plan and MBMC Section 17.71, prior Tract Map recordation the Applicant shall pay to the City an impact fee of \$4,925 toward the construction of future improvements on Main at the intersections of Highway 41 and at San Jacinto which have an identified cost of \$980,000 and \$620,000 respectively. The fee is proportionate to the increased in peak traffic flows at these locations generated by the proposed five single family residences as determined by the Engineering Division per Institute of Transportation Engineers Handbook data.
21. Sewer Master Plan Impact Fee: \$837.45. Prior to Tract Map recordation permit, the Applicant shall pay to the City an impact fee of \$837.45 toward the construction of municipal sewer improvements as determined by the Engineering Division in accordance with the Sewer System Master Plan. The

Engineering Division has determined the increased demand on the municipal sewer system, which would result from the proposed project. The determination was made using 5.0 Water Equivalency Units. (1 WEU per proposed single family residence)

22. Off-Site Public Improvement Plans and Agreement: Are required on Alder and Birch as set forth in MBMC Sections 16.16, 17.71, and 14.44. Prior to Tract Map recordation the Applicant shall (1) submit public improvement plans designed by a civil engineer registered in California for approval by the City, (2) include the general notes provided by the City upon the improvement plans, (3) submit cost estimates calculated on the City provided Engineering Estimate Worksheet of the off-site improvements for review by the Engineering Division, (4) deposit a financial security with the City in the amount of 150% of the estimated construction cost of the public improvements, and (5) complete the City's improvement agreement and its insurance requirements. Existing concrete frontage public improvements may remain except for portions, which may be in need of repair, or do not meet City specification. (6) prior to project completion sign off, record drawings shall be furnished on Mylar and in electronic format CD. The files need to be in the format of .dwg or .dxf. PDFs are not required but may be submitted in addition to confirm record of original drawings.
 - a. Public Improvements:
 - b. Title 16 states: Improvements to be installed by each subdivider shall include the following:
 - c. Curb, gutter, sidewalk and walkways;
 - d. Water lines, gas and other utility services to serve each lot and stubbed to property line prior to paving;
 - e. Fire Hydrants;
 - f. Sanitary sewers and laterals to serve each lot and stubbed to property line prior to paving;
 - g. Storm sewers, drains and channel improvements;
 - h. Silt basins or other forms of erosion control;
 - i. Paved streets;
 - j. Ornamental streetlights;
 - k. Street trees not less than one tree per lot, average spacing fifty feet on center;
 - l. Street signs at all block number changes and at locations approved by the city engineer;
 - m. Street and barricades, walls or fencing where required;
 - n. Stop or yield signs where street intersects with a major street or at other locations required by the subdivision committee;
 - o. Utility lines, including but not limited to electric, communications, street lighting and cable television shall be required to be placed underground. Transmission lines may be placed underground at the option of the developer or utility and concurrence of the commission.
23. Drive Approach & ADA: A drive approach in the right-of-way shall meet ADA requirements and the City Standard Specifications. A standard drive approach has a slope of 9%. A 6' wide pedestrian path and its 2% maximum side slope (same as sidewalk) shall continue through a 4' wide area of the drive approach. If possible, the path through the drive approach should be no closer than 6' to the street flow line or start of drive approach.
24. Erosion and Sedimentation Control Plan Required: The Plan shall be approved by the City prior to Tract Map recordation. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Such control also serves as an aid in meeting the National Pollutant Discharge Elimination System (NPDES) Permit Program as Authorized by the Clean Water Act and administered by the State of California.

25. Sewer Lateral For New Structure: A dedicated sewer lateral is required for each unit.
26. Grading & Drainage Plan: Prior to Tract Map recordation a grading and drainage plan, prepared by Applicant's engineer shall be submitted for approval by the Engineering Division. Calculations shall demonstrate that the proposed on-site drainage facilities will handle the peak runoff from a 25-year storm. The Applicant shall construct on-site inlets and drainage facilities in accordance with City standards.
27. Construction Dumpster: If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit in the right of way area.
28. Repair & Replacement of Public Improvements: Prior to project completion the Applicant shall repair curb, street, sewer line, water line, or any public improvements, which were damaged as a result of construction operations for this project. Curb, berm, gutter, or other improvements as required shall be installed at abandoned or illegal drive approach areas.
29. Sediment and Debris Control: Control measures shall prevent sediment or debris from entering the City right of way, roadway, or adjacent properties. Such control also serves as an aid in meeting the National Pollutant Discharge Elimination System (NPDES) Permit Program as Authorized by the Clean Water Act and administered by the State of California.
30. Sewer Backwater Valve: New construction requires that a sewer backwater valve shall be installed on site for each lateral to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project. Please indicate on the plans.
31. Engineering Checking and Inspection Costs: the Applicant agrees to reimburse the City for the direct cost of checking, inspection, and other provided work related to this project performed by staff or contracted engineering services.
32. Encroachment Permits: Are required and issued by the Engineering Division, prior to any construction in or use of land in the City right-of-way.

EXHIBIT F:
CITY COUNCIL MINUTES OF JANUARY 10, 2005

**MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – JANUARY 10, 2005**

The City Council requested a redesign of this project go before the Planning Commission.

B-2 CONSIDERATION OF CONDITIONAL APPROVAL OF PROPOSED FIVE-LOT RESIDENTIAL COMMUNITY HOUSING PROJECT LOCATED AT 2756 ALDER AVENUE; (PUBLIC SERVICES)

Associate Planner Mike Prater stated the proposed project would be constructed in two phases. The first phase is under way to construct two of the single-family residential units on two of the three existing lots. This phase qualified for an administrative Coastal Development Permit. The second phase would reconfigure the existing three lots to create a five-unit community housing project. Each lot would be approximately 2,400 square feet with a 1,800 square foot residential unit, including a two-car garage. The project site size is approximately 11,991 square feet in area and zoned for multi-family residential development at a density of 1,800 square feet of gross area per unit, which equates to 6 units. The project will meet all development standards and will not be asking for any exceptions. On November 15, 2004, the Planning Commission considered the application at a regularly scheduled public hearing. The Planning Commission received public testimony, closed the public hearing and took an action recommending approval of the Tract Map, Coastal Development Permit and Conditional Use Permit for the project unanimously. The Commission's action included adding two conditions: 1) landscape and maintenance plan illustrating how the project's future homeowners will utilize the space as a common area while appearing to maintain the character of a single-family neighborhood; and 2) provide a Tract Map showing the 5,000 square feet of common open space as an easement. Mr. Prater recommended the City Council accept the Planning Commission's recommendation to conditionally approve the project.

Tim Moscardi, applicant, stated the project allows for six units, however, he is planning to build five. He reviewed an updated map for Council information including the open space per unit. Mr. Moscardi stated he is not requesting any variances for this project.

Mayor Peters opened the hearing for public comment.

Frank DeVine stated the only community housing aspect of this project is the sparse common open space area. He said parking standards should be raised before approving high-density projects. Mr. DeVine stated the General Plan requires that the proposed development should match the development that already exists, and this proposed project is not in character with the neighborhood. He said this is too much building on this size property, and it should be reduced.

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – JANUARY 10, 2005

Susan Heinemann stated she is opposed to this 5-unit housing project. She said this development does not provide an ample common area, and thus does not meet the criteria for community housing. Ms. Heinemann requested Council return this project to the newly appointed Planning Commission for further review.

Roy Kline stated he is opposed to this community housing project. He said this project would cram five 2-story houses on what are three parcels in a residential area, which is unacceptable. Mr. Kline stated these homes would be too expensive for low-income residents to afford.

Ken Vesterfelt stated this applicant has the right to build on this property. He said property values are extremely high and difficult to build low-income housing.

Dan Kaufman stated this project would improve the neighborhood.

Frank Gilbert stated this project was proposed to have a positive impact on Morro Bay.

Mayor Peters closed the public comment hearing.

Councilmember Baxley stated this project meets all planning regulations and he supports the project.

Councilmember Winholtz stated she would like to see six units built on the three lots that would provide affordable housing. She said it would be more physically responsible to place the garages facing Birch Street, which is a less busy street.

Councilmember DeMeritt stated this area has small lots and she does not know why the City would want to take three small lots and turn them into six smaller lots. She said building a primary residence with a secondary unit would provide the affordable housing critically needed in the City. Councilmember DeMeritt stated the proposed common open space does not meet the criteria described in the code.

Councilmember Peirce stated North Morro Bay use to be known as Del Mar, and it has unique lot sizes. He said affordable housing is needed, and these smaller houses will be more affordable than a larger house.

Mayor Peters stated this neighborhood has a lot of variation in housing size because it is in transition. She said an apartment building would be denser than this project, and this project would benefit the neighborhood and support affordable housing.

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – JANUARY 10, 2005

MOTION: Councilmember Baxley moved the City Council accept the Planning Commission recommendation to conditionally approve the five-lot residential community housing project located at 2756 Alder Avenue. The motion was seconded by Councilmember Peirce and carried with Councilmember DeMeritt and Councilmember Winholtz voting no. (3-2)

Mayor Peters called for a break at 9:08 p.m.; the meeting resumed at 9:15 p.m.



AGENDA NO: B-2

MEETING DATE: June 20, 2012

Planning Commission Staff Report

TO: Planning Commission **DATE:** June 15, 2012
FROM: Kathleen Wold, Planning and Building Manager
SUBJECT: Continued Public Hearing for Zoning Text Amendment A00-015
modifying Section 17.68 "Signs".

RECOMMENDATION:

Staff recommends that the Planning Commission review all materials, recommendations from previous sign workshops, sign survey results, the 2004 Planning Commission report and the direction from City Council (2012), take public testimony and provide direction to staff.

BACKGROUND

Over the last couple of years staff, at the direction of Council, has been working on a Zoning Text Amendment for Section 17.68 "Signs". After two public workshops, two sign surveys, previous work from the 2004 Planning Commission, the adopted 2005 Sign Ordinance and direction from the current City Council, staff is bringing forward the project for Planning Commission consideration. Staff has provided as attachment to this report all the background reports, surveys and materials. These materials will serve as a guide for the remaining process as they will assist you with framing the issues and formulating your recommendations.

Per City Council direction the Planning Commission should review these materials and Council direction and begin formulating an ordinance which will become your recommendation to Council. Staff recommends that the Planning Commission consider breaking down the amendment to various components to provide small workable sections.

DISCUSSIONS

The Planning Commission held a Public Hearing on May 16, 2012. During this meeting the Commission took public testimony and had open discussions between themselves. Discussion included establishing the maps for the four defined areas (North Main, Downtown, Embarcadero, and Quintana). The Commissioners accepted the Quintana map and the Embarcadero map but had minor changes to the other two maps. Staff has modified the maps and have included as an attachment to this report.

| | |
|--|---|
| Prepared By: <u><i>KW</i></u> | Planning Manager Review: <u><i>KW</i></u> |
| Director Review: <u><i>K</i></u> | |
| City Attorney Review (If Applicable): <u>N/A</u> | |

There were also discussions regarding the sign definitions provided in the original report whether any listed need to either be revised, updated or if there are terms missing that should be included. Commissioners accepted the existing definitions and agreed to add sign definitions for the following types of signs: Blow up (inflatable signs); public signs, kiosks or directory signs; kiosk, lease directional signs; fence signs; feather signs; illuminated signs; art, mural or roof art signs; A-frame signs to be added to free-standing sign definition; animated and moving signs; definitions of prohibited types of signs; pub or projecting signs; dock signs; awning signs; all preliminary sign options which should match up with the definitions; and neon open, food/beverage neon signs. Staff has added these definitions to the sign matrix and has included the matrix as an attachment.

The Commissioners also directed staff to bring back examples of signs and their relationship to a building (ratio of sign to lineal building frontage) in order to visually see the building frontage impact. Staff has included photos of building frontages with the length of the building and the size of the sign noted on the photo for reference. Staff has also placed all surveys results into a matrix form to help simplify the information.

CONCLUSION

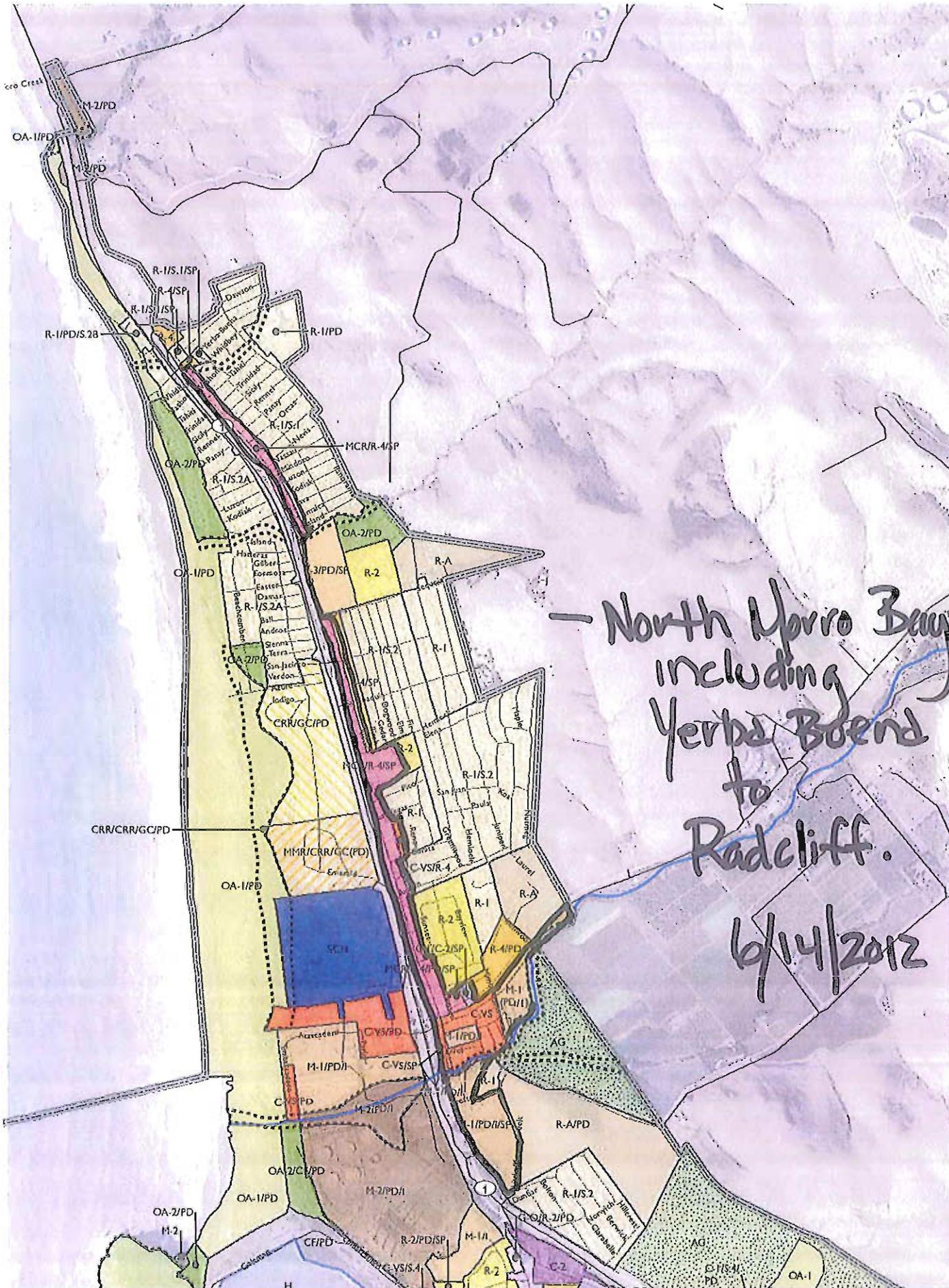
Revisions have been made to the maps, definition language and additional information has been provided as directed. The matrix has been modified to include specific sections for each of the 4 districts which will allow the Commissioners to review the materials item by item and log into the matrix their opinions.

ATTACHMENT

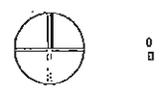
- A. New maps for the North Main Street and the Downtown Areas.
- B. New Matrix with districts and sign definitions
- C. Results from the Sign survey
- D. Photos of different sign types which illustrate illumination, sign ratio and different types of signs.

ATTACHMENT A

CITY OF MORRO BAY ZON



- Primary Zon**
- R-A, Subu
 - R-1, Singlt
 - R-2, Dupl
 - R-3, Multi
 - R-4, Multi
 - C-1, Cent
 - C-2, Gene
 - C-VS, Vistr
 - MCR, Mix
 - G-O, Gen
 - M-1, Light
 - M-2, Coas
 - H, Harbor
 - CF, Comrr
 - WF, Water
 - SCH, Schc
 - AG, Agrici
 - OA-1, Op
 - OA-2, Of
 - CRR, Coa
 - MRR, Mar
 - ESH, Envir
 - City Limit
 - Morro Cr
- Overlay Zon**
- PD, Planned Devel
 - S.1, Special Building
 - S.2A, Special Buildi
 - S.2B, Special Buildi
 - S.2, Special Building
 - S.3, Special Mixed I
 - S.4, Design Criteri
 - S.5, Precise Plan Ar
 - S.6, Combining Dis
 - M, Mobile Home
 - R, Restricted
 - I, Interim Use
 - SP, Specific Plan
- Areas with multiple s labeled with the mor*



Prepared by Dyett &

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | |
|------------------------|--|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit |
| Advertising Statuary | Advertising Statuary shall mean statuary used to identified a business or product. | | | | | | | | | | | | | | | | |
| Animated | Animated signs shall mean a sign which has any actual or apparent moving parts, activated in any way by mechanical or electrical devices or by wind currents. Signs which change or appear to change color or intensity of lighting shall be included. | | | | | | | | | | | | | | | | |
| Announcement Signs | Announcement Signs shall mean a sign indentifying where construction, structural alteration or repair is to take place, or is taking place, which contains information regarding the purpose for which the building is intended and the individuals connected with the project, including names of architects, engineers, contractors, developers, finances and tenants. | | | | | | | | | | | | | | | | |
| Attraction Board | Attraction Board shall mean a device used to display information regarding conveniences, services and rates currently offered by a business. | | | | | | | | | | | | | | | | |
| Automatic Teller Signs | Automatic Teller Signs shall mean signs advertising ATMs. | | | | | | | | | | | | | | | | |
| Banners | Banners shall mean a sign constructed of cloth, canvas, light fabric, paper, cardboard, wallboard or other light materials except for awnings and temporary signs. | | | | | | | | | | | | | | | | |
| Benches | Bench signs shall mean any advertisement placed on a bench. | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | |
|----------------------|--|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit |
| Billboard | Billboard shall mean a sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g. "billboards" or "outdoor advertising". | | | | | | | | | | | | | | | | |
| Canopy/Awning | Canopy/Awning shall mean any sign that is part of a projecting awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance or window or outdoor service area, or otherwise attached to a building face. | | | | | | | | | | | | | | | | |
| Changeable Copy | Changeable Copy shall mean a sign designed so that characters, letters or illustrations can be changed or rearranged without substantially altering the face or the surface of the sign. A sign whose informational content can be changed or altered by manual or electric, electro-mechanical or electronic means. | | | | | | | | | | | | | | | | |
| Commemorative Plaque | Commemorative Plaques shall mean plaques placed by historical agencies recognized by the City of Morro Bay, County of San Luis Obispo or the State of California, consisting of noncombustible material (e.g. bronze or stone); | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | |
|--------------------------------|---|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit |
| Construction Sign | Construction Sign shall mean a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located. | | | | | | | | | | | | | | | | |
| Directional Informational Sign | Directional Informational Sign shall mean an on or off-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs. Off-premise signs may include an arrow directing traffic to a place of business. | | | | | | | | | | | | | | | | |
| Dock | Dock sign shall mean a sign placed on or at the entrance to a dock facility. | | | | | | | | | | | | | | | | |
| Emissions | Emissions sign shall mean a sign which produces noise or sounds in excess of 40 decibels (excluding voice units at drive through facilities) and including signs that emit visible smoke, vapor, particles or odor. | | | | | | | | | | | | | | | | |
| Feather | Feather sign shall mean a variety of fabric signs commonly called but not limited to bow, feather, tear drop, etc. that display a message, supported by a horizontal or vertical pole of various lengths and made of lightweight fabric intended to move with the wind. | | | | | | | | | | | | | | | | |
| Fence | Fence sign shall mean a sign placed on a fence. | | | | | | | | | | | | | | | | |
| Festoons | Festoons shall mean a string of ribbons, tinsel, streamer, small flags (pennants), or pinwheels. | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | | |
|-------------------------|--|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|--|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | |
| Freestanding | Freestanding sign shall mean a sign affixed to the ground and not affixed to any building. | | | | | | | | | | | | | | | | | |
| Garage Sale Sign | Garage Sale Signs shall mean a sign which advertise residential garage sales. | | | | | | | | | | | | | | | | | |
| Government Flags | Government Flags shall mean flags and insignia of any government. | | | | | | | | | | | | | | | | | |
| Holiday Window Displays | Holiday Window Displays shall mean temporary signs and displays, in the nature of decorations, may be placed in or painted on windows if incidental to and customarily associated with an official state or federal holiday. | | | | | | | | | | | | | | | | | |
| Identification Sign | Identification Sign shall mean a sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified. | | | | | | | | | | | | | | | | | |
| Illuminated | Illuminated shall mean any sign employing the use of light sources for the purpose of decorating, outlining, accentuating or brightening the sign area. | | | | | | | | | | | | | | | | | |
| Incidental Sign | Incidental Sign shall mean a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business. | | | | | | | | | | | | | | | | | |
| Inflatable | Inflatable shall mean an object made of an airtight material, generally greater than eighteen (18) inches in diameter at its widest point, filled with air or gas to form a three (3) dimensional shape and used as a sign. | | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | |
|----------------------|---|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit |
| Legal Notices | Legal notices shall mean legal notices or identification information or directional signs erected or required by government bodies. | | | | | | | | | | | | | | | | |
| Marquee | Marquee shall mean a permanent roof structure attached to and supported by a building and projecting there from. | | | | | | | | | | | | | | | | |
| Monument | Monument shall mean a sign not exceeding eight feet in height and relating to the design and building materials and the architectural theme of the buildings on the same property. | | | | | | | | | | | | | | | | |
| Mural | Mural shall mean a picture or decoration which is painted on or otherwise applied directly to an external wall and is visible from public view, not containing commercial messages of any kind. | | | | | | | | | | | | | | | | |
| Nameplates | Nameplates shall mean signs not exceeding one square foot in area and bearing only property numbers, P.O. Box numbers or names the occupants on premises. | | | | | | | | | | | | | | | | |
| Neon | Neon sign shall mean an illuminated sign affected by a colorless, odorless light source consisting of a neon or gas tube, which is bent to form letters, symbols, or other shapes. | | | | | | | | | | | | | | | | |
| Obscenities | Obscenities shall mean a sign that depicts, describes or relates to "specified sexual activities" or "specified anatomical areas". | | | | | | | | | | | | | | | | |
| Obstruction to Exits | Obstruction to Exits shall mean signs that obstruct any fire escape, required exit, window or door opening intend as a means of egress. | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | | |
|----------------------------|--|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|--|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | |
| Obstruction to Ventilation | Obstruction to Ventilation shall mean signs that interfere with opening required for ventilation. | | | | | | | | | | | | | | | | | |
| Persons or Animals | Person or Animals shall mean persons or animals used for advertising purposes to attract attention to a use or activity on public or private property. | | | | | | | | | | | | | | | | | |
| Pole | Pole shall mean any freestanding sign exceeding 8 feet in height. | | | | | | | | | | | | | | | | | |
| Political Campaign | Political Campaign shall mean any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. | | | | | | | | | | | | | | | | | |
| Portable Signs (A-Frame) | Portable or movable sign shall mean any commercial sign which is intended to be movable or capable of being moved, whether or not on wheels or other special supports, including but not limited to "A-Frame" type signs, and also include signs that are carried or worn by a person, including but not limited to sandwich boards that are not attached to a sign structure or any other structure, and are not affixed to or resting on the ground. | | | | | | | | | | | | | | | | | |
| Projecting (Pub) | Projecting (Pub) sign shall mean a sign, other than a flat wall sign, which is attached to and projects perpendicular from a building wall or other structure not specifically designed to support the sign. | | | | | | | | | | | | | | | | | |
| Public Bus Shelter | Public Bus Shelter shall mean a sign placed on a Public Bus Shelter. | | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | |
|--------------------------|--|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit |
| Public Sign Kiosk | Public Sign Kiosk shall mean signs placed within or on a Kiosk type structure placed within the Public Right of Way or on Public property. | | | | | | | | | | | | | | | | |
| Public Signs | Public Signs shall mean signs within the Public Right of way or on Public property with the intent to provide the public with information or directions. | | | | | | | | | | | | | | | | |
| Real Estate (Open House) | Real Estate shall mean a sign which is used during the period which real estate is offered for sale or lease advertising the sale, lease, or rent of the property upon which it is located and the identification of the person or firm (agent) handling such sale, lease or rental. | | | | | | | | | | | | | | | | |
| Restaurant Menu Boards | Restaurant Menu Boards shall mean a board on which a food menu is written. | | | | | | | | | | | | | | | | |
| Roof | Roof sign shall mean any sign erected upon or above the roof or parapet of any building including any porch, marquee, walkway covering, or similar roof like structures. | | | | | | | | | | | | | | | | |
| Shopping Center | Shopping Center shall mean a shopping, business, or industrial center with five or more separate uses or tenancies on a single site sharing common driveways and parking areas. | | | | | | | | | | | | | | | | |
| Snipe | Snipe shall mean a temporary sign or poster affixed to a tree, fence, etc. | | | | | | | | | | | | | | | | |
| Subdivision | Subdivision shall mean signs for the advertising of the sale of a subdivision may be displayed on the site of the subdivision upon approval of a final map and initiation of construction. | | | | | | | | | | | | | | | | |

Sign Matrix

| TYPE OF SIGN | Definitions | Embarcadero | | | | Quintana | | | | Main Street | | | | Downtown | | | | |
|-------------------|---|-------------|-------|------------|----------|-----------|-------|------------|----------|-------------|-------|------------|----------|-----------|-------|------------|----------|--|
| | | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | Encourage | Allow | Discourage | Prohibit | |
| Temporary Sign | Temporary Sign shall mean a sign not constructed or intended for long term use. | | | | | | | | | | | | | | | | | |
| Tire Stack | Tire Stack shall mean a sign which is wrapped around a stack of tires. | | | | | | | | | | | | | | | | | |
| Traffic Direction | Traffic Direction shall mean signs directing or guiding traffic or parking on private property but bearing no advertising matter. | | | | | | | | | | | | | | | | | |
| Traffic Hazard | Traffic Hazard shall mean a sign which either by placement or design of the sign creates a traffic hazard. | | | | | | | | | | | | | | | | | |
| Vehicles | Vehicles shall mean a sign placed or displayed on vehicles parked in a conspicuous location to be used for onsite or offsite advertising with the exception of signs advertising such vehicle for sale. | | | | | | | | | | | | | | | | | |
| Vending Machine | Vending Machine shall mean signs on a Vending machine. | | | | | | | | | | | | | | | | | |
| Wall | Wall shall mean a sign attached essentially parallel to and extending not more than twenty-four (24) inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letter, and cabinet signs, and signs on a mansard. | | | | | | | | | | | | | | | | | |
| Wind | Wind shall mean signs which are designed to move in the wind which advertise a business, goods or services on the subject site. | | | | | | | | | | | | | | | | | |
| Window | Window shall mean a sign installed inside a window and intended to be viewed from the outside. | | | | | | | | | | | | | | | | | |

ATTACHMENT C

Sign Workshop and Survey Results

*The numbers reflect the percentage of people who answered 'yes' or 'no' to the stated question.

| | Sign Workshops | | Online Surveys | |
|--|----------------|-----|----------------|------|
| | Yes | No | Yes | No |
| Is a distinction between internal or external illumination important | 36% | 64% | Not Asked | |
| Do you want uniformity in the appearance of signs and businesses throughout the community? | 40% | 60% | 75% | 25% |
| Multiple types of signs be allowed without penalty? | 56% | 44% | 50% | 50% |
| Are murals signs? | 13% | 87% | 0% | 100% |
| Should businesses be guaranteed a minimum size sign regardless of frontage? | 64% | 36% | 75% | 25% |
| Should there be special allowances? | 100% | 0% | 75% | 25% |
| Are you satisfied with the current rules for reader boards? | 54% | 46% | 75% | 25% |
| Are sign materials important? | 67% | 33% | 100% | 0% |

*The numbers reflect the percentage of people who thought the sign type was an appropriate type in each of the sign districts.

| Downtown Area | Workshop | Online |
|------------------------|----------|--------|
| Flag Signs | 50% | 75% |
| Banners | 38% | 50% |
| Illuminated/Neon Signs | 50% | 75% |
| A-Frame Signs | 56% | 50% |
| Wall Signs | 63% | 75% |
| Off-Premise Sign | 19% | 0% |
| Pole/Monument | 75% | 50% |
| Changeable Copy | 31% | 75% |
| Awning Signs | 88% | 100% |
| Pub Projecting | 88% | 100% |

Embarcadero Area

| | Workshop | Online |
|------------------------|----------|--------|
| Flag Signs | 44% | 75% |
| Banners | 31% | 50% |
| Illuminated/Neon Signs | 31% | 75% |
| A-Frame Signs | 19% | 0% |
| Wall Signs | 69% | 100% |
| Off-Premise Sign | 25% | 0% |
| Pole/Monument | 75% | 50% |
| Changeable Copy | 25% | 50% |
| Awning Signs | 100% | 100% |
| Pub Projecting | 94% | 100% |

Highway-Oriented Commercial**Area**

| | Workshop | Online |
|------------------------|----------|--------|
| Flag Signs | 69% | 75% |
| Banners | 50% | 50% |
| Illuminated/Neon Signs | 50% | 75% |
| A-Frame Signs | 44% | 25% |
| Wall Signs | 63% | 100% |
| Off-Premise Sign | 44% | 50% |
| Pole/Monument | 94% | 75% |
| Changeable Copy | 44% | 75% |
| Awning Signs | 81% | 50% |
| Pub Projecting | 63% | 100% |

Residential Areas

| | Workshop | Online |
|------------------------|----------|--------|
| Flag Signs | 33% | 25% |
| Banners | 8% | 0% |
| Illuminated/Neon Signs | 0% | 25 |
| A-Frame Signs | 17% | 25 |
| Wall Signs | 25% | 25 |
| Off-Premise Sign | 33% | 50 |
| Pole/Monument | 58% | 25 |
| Changeable Copy | 17% | 0 |
| Awning Signs | 8% | 75 |
| Pub Projecting | 25% | 75 |

Should Signage in residential areas be allowed for:

| | Workshop | Online |
|--------------------------|----------|--------|
| Real Estate | 100% | 75 |
| Vacation | 47% | 75 |
| Allowed home occupations | 33% | 50 |
| Other | 40% | 50 |

ATTACHMENT D

9 square feet of signage
40' lineal feet of building frontage



PERRY'S PARCEL

e **GIFT**

24 square feet of signage
30' lineal feet of building frontage

FedEx



COPIES

FAX

NOTARY

16 square feet of signage
35' lineal feet of building frontage



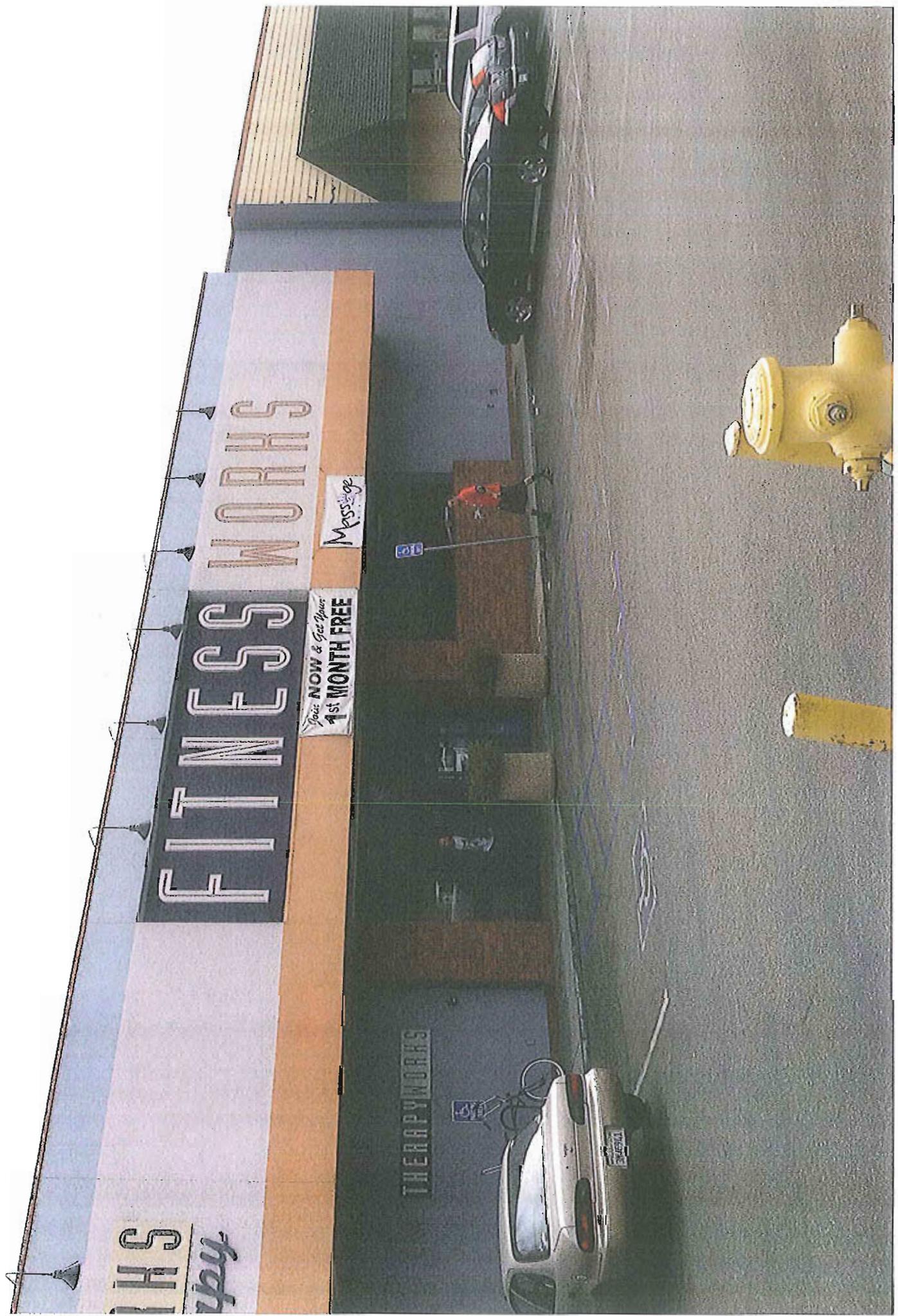
24 square feet of signage
35' lineal feet of building frontage





9 square feet of signage
20' lineal feet of building frontage





WORKS
fitness

FITNESS WORKS

Your NOW & Get Your
1st MONTH FREE

Massage

THERAPYWORKS

21

Handicap

345M

MORRO BAY
GOLF
CUSTOM - DISCOUNT

MORRO BAY
GOLF
CUSTOM - DISCOUNT

Titleast **OPEN** Fujikura
GRIPS & REPAIRS
WHILE YOU WAIT!

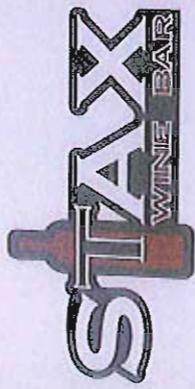
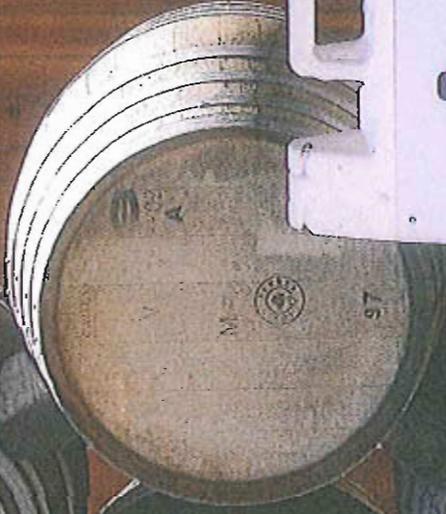
851
GOLF BAGS & CARTS
SALE!
Fujikura
DO IT

UMBRELLAS
SALE!
\$5.95!

**BE A RE-GRIPPING
WHILE
YOU WAIT!**

**BE A RE-GRIPPING
WHILE
YOU WAIT!**





WINE TASTING
 LUNCH • DINNER
 LOCAL WINES
 CHOCOLATES
 LIVE MUSIC
 GIFTS



Coffee Cottage
"by the bay"
Coffee House

COFFEE

COFFEE





BigBelly
SOLAR COMPACTOR



MORRO BAY
WELCOME

- PLEASE CONSIDER THE FOLLOWING GUIDELINES TO MAKE THE MOST OF YOUR RECYCLING BIN:
- This sign is attached to the front of the bin.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.
 - Do not place any items in the bin that are not on the list.

RECYCLING ONLY



HINSON'S TIRE

839

HINSON'S TIRE



UNIROYAL

BRIDGESTONE

HETKOOK

MICHELIN

INTERSTATE BATTERIES
SOLD HERE



TIME PRIS

Goodrich

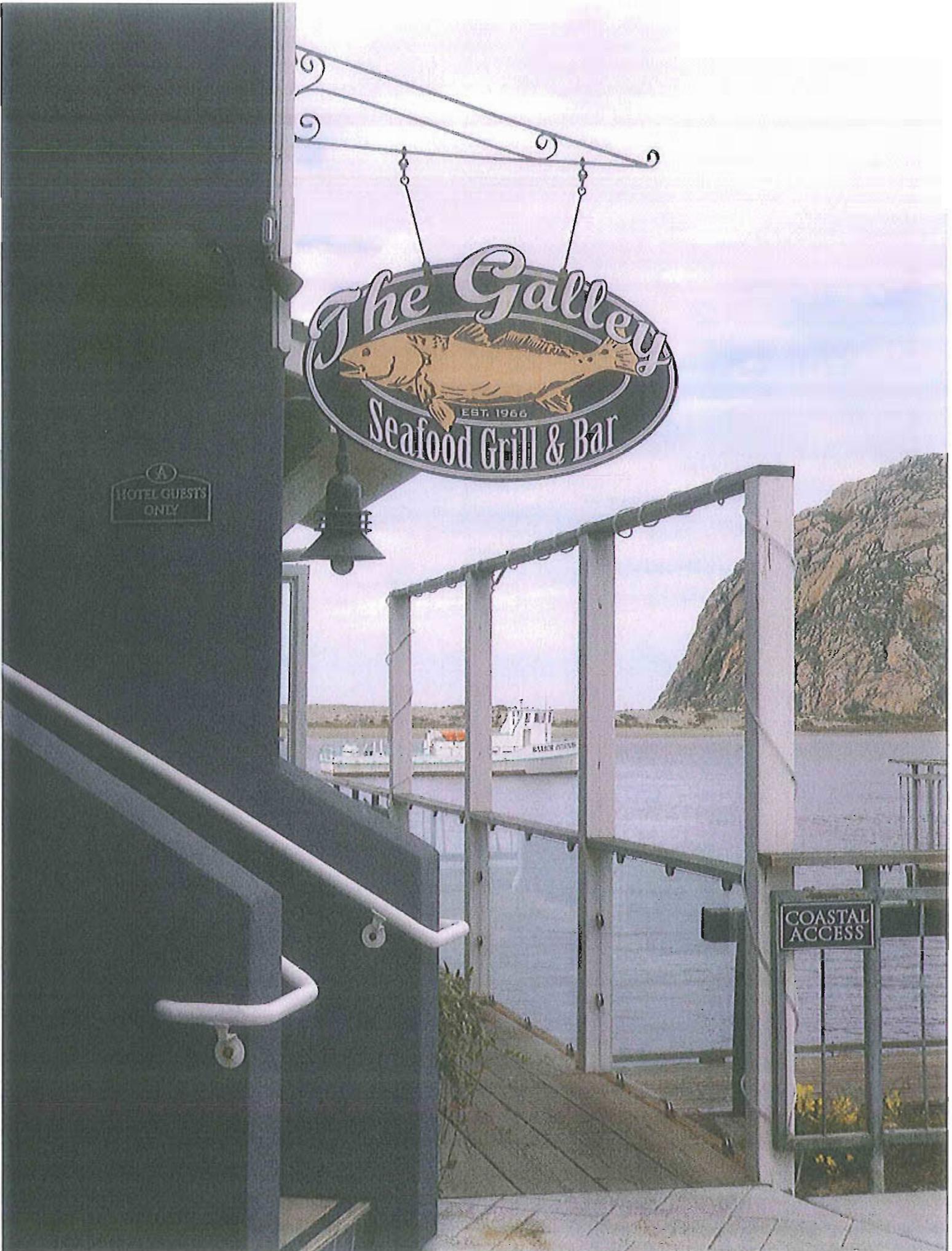






A
HOTEL GUESTS
ONLY

COASTAL
ACCESS



More
Shops



HEALDSBURG
↑
GIFTS FOR PETS
AND PEOPLE TOO...
DOG
HOUSE

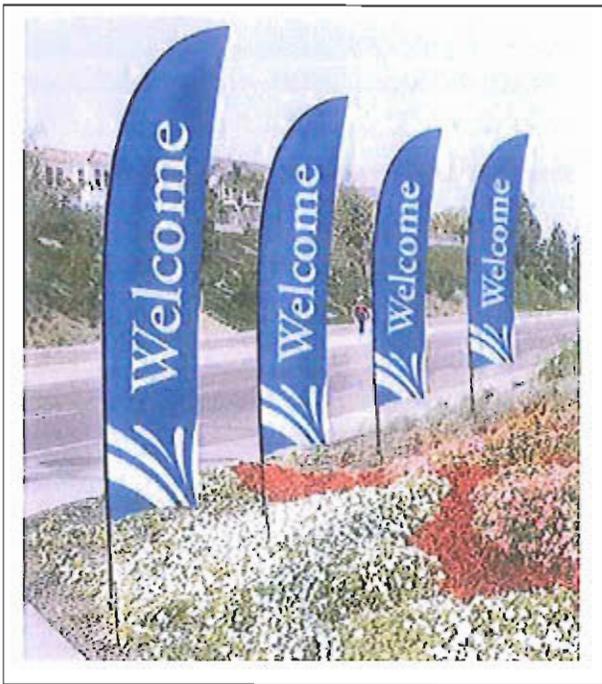
↑
THE
BASEMENT
A Boutique Outlet

palette
ART CAFÉ
→

CELEBRATE
150
HEALDSBURG
Founded 1857

Healdsburg
Wild
Steelhead
Festival





Flag Signs

Banner Signs



A-Frame Signs



*Otter Rock
Cafe*

Full Bar & Live
Entertainment Nightly
KARAOKE TUESDAY & WEDNESDAY

Breakfast • Lunch • Dinner



PERSON

- Umbagog
- Waterfront
- Mero Rock
- ← Morro Bay State Park
- ← Golf Course

2 Box
PARKING
8-5

NO
PARKING

OPEN



PIZZA BY THE SLICE
FREE DELIVERY
772-0200

SABETTAS PIZZA
1 Slice w/1 Topp
& A Can of Soda
\$3.75
All Day!
Every Day!
FREE DELIVERY
w/\$15 Min.
772-0200



Lat Coast
Auto Detail
Dent & Paint Shop
805-771-9970

**DENT & DING
REMOVAL**
GOT
DINGS?

**SCRATCH
&
DENT
REPAIR** 

1000

Central Coast Neurobehavior Center

1000
QUINTANA

FOR LEASE
805-771-4077

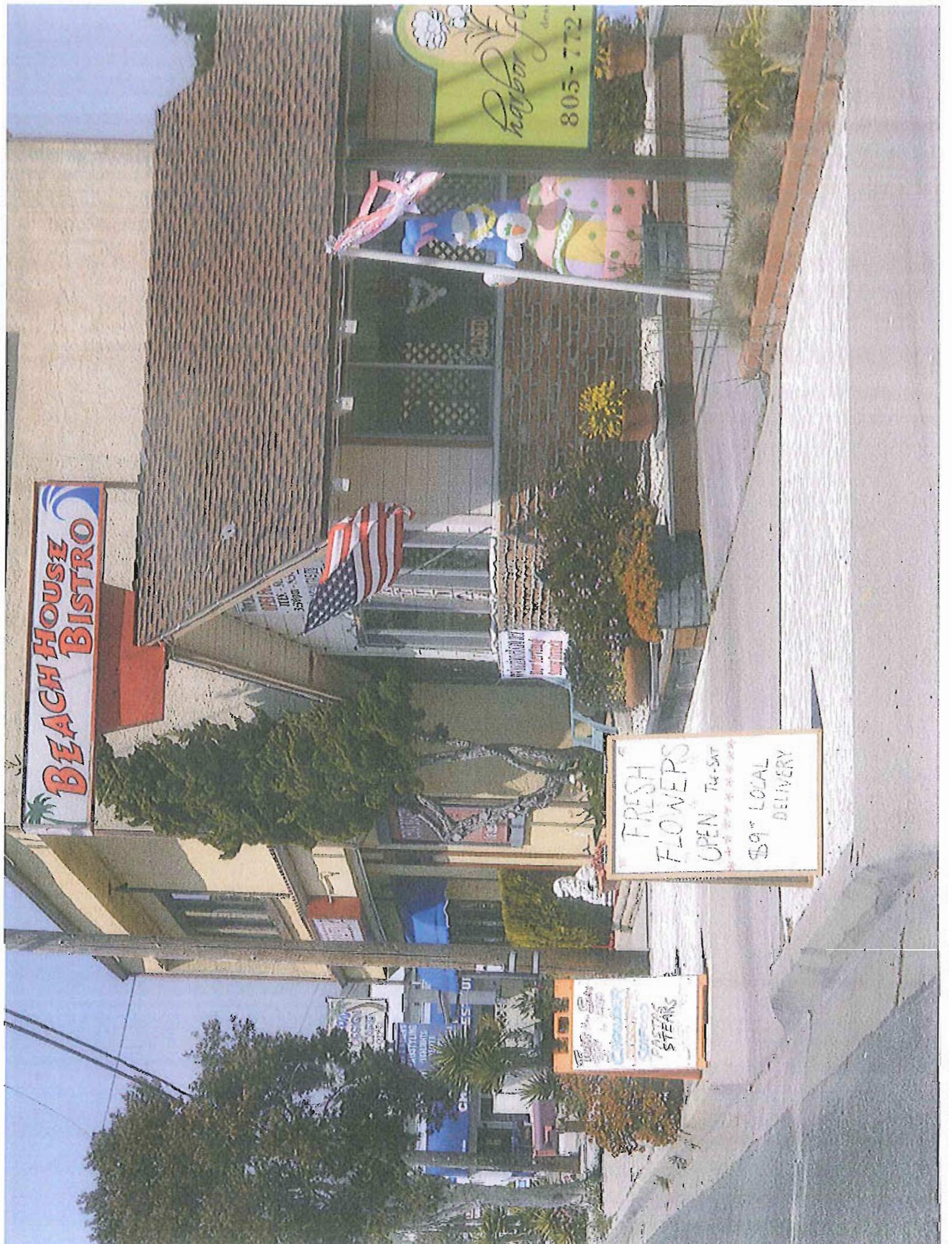


BEACH HOUSE BISTRO

Harbor Flowers
805-772-1111

FRESH FLOWERS
OPEN Thu-Sat
\$9⁹⁹ LOCAL DELIVERY

STEAKS



The WHALE'S TAIL SEAFOOD

WATER FOR ELEPHANTS STARTS 4-22
415 PG13 7:00
RELEASER WITZEN IN
ARTYDOR

STOP

3 HOUR
PARKING
8:00am - 6:00pm

The
WHALES TAIL
SEAFOOD





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

Agenda No: C-1

Meeting

Date: 6/20/2012

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

| # | Applicant/ Property Owner | Project Address | Date | Permit Numbers | Project Description/Status | 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 | 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. 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. Project went to 5/2/2012 | Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area. | 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 |
|---|------------------------------|-----------------|---|--------------------|--|---|--|--|---|
| 2 | Randell | 300 Piney | 7/20/2011-- New submittal date 4/25/2012 | S00-111 | Tentative Parcel Map. 4 lot subdivision. | SD--SRB. Incomplete letter 10/4/11. Applicant resubmitted on April 25, 2012, new plans route to staff for review. Letter to applicant 5/21/12. Subdivision to be scheduled for SRB for June 4, 2012 | | | No Comments to date |
| 3 | Hoover | 301 Main | 5/1/12 | AD0-073 | 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. | | | |
| 4 | Wallick | 235 Atascadero | 5/14/12 | UP0-218 | Modification to existing permit to reduce number of park models from 5 to 2. Ready for Administrative Notice. | KW- Applicant adding a 10 x 16 storage shed. May 7, 2012 applicant withdrew modification. Project noticed for adm. Processing. | | | |
| 5 | Moscardi | 2768 Alder | 6/7/12 | UP0-039 CDP-061 | New SFR. Applicant resubmitted on 2/28/2012. Submittal only included a few sheets. Major modification to existing CDP. | SD-- Incomplete memo 1/18/11. Incomplete memo 3/16/12. Applicant indicated they were going to resubmit without roof deck, to date they have not. Applicant spoke at Public Comment during 5/16/2012 Planning Commission meeting asking that they (P.C.) direct staff to process their project administratively. | | | |

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|--|------------------------------|------------------|----------|-------------------|--|--|---|--|---|
| 30 -Day Review, Incomplete or Additional Submittal Review | | | | | | | | | |
| 6 | 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. Flood study received and comments sent to engineer 4/13/12 | No Comments to date |
| 7 | McDonalds | 780 Quintana | 10/31/11 | CP0-364 & UP0-341 | Remodel and Addition. Applicant resubmitted 4/18/2012 | SD--Incomplete letter 1/19/12. still incomplete. Applicant resubmitted 4/18/2012. Applicant did not address comments/corrections in resubmittal, incomplete letter 5/24/12. | Fire comments-11/8/11. Building comments 11/21/11 | comments received 11/29/11 | No Comments to date |
| 8 | 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. Letter sent 4/11/2012 requesting environmental study. | No Comments to date | comments submitted 1/18/2012 | No Comments to date |
| 9 | Dynegy | 1290 Embarcadero | 12/21/11 | | <i>Permit Well</i> | <i>KW-Project had previous problems with Coastal Commission and withdrew application. Applicant conducted studies required by CCC and is returning with a new submittal. Planning staff waiting for studies. Met with applicant on May 2, 2012</i> | | | |

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|----------------------------|------------------------------|---------------------|---------|-----------------------|---|---|--|--|---|
| 10 | Sequoia Court Estates | 670 Sequoia | 4/3/12 | UP0-349 & S00-112 | Tract Map and Use Permit for 5 Lot Subdivision. | Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. | | | |
| 11 | Truesdale | 331 Kodiak | 4/25/12 | AD0-072 | Parking Exception for Second story addition | SD-Incomplete 6/5/12. | | | |
| 12 | Leage | 1205 Embarcadero | 5/2/12 | Amending CUP 02-01 | Remodel office and storage of Harbor Hut | Project under review | | | |
| 13 | Greenley/Kocher | 370 Bonita | 6/11/12 | S00-114 | Lot Line Adjustment. | | | | |
| Projects in Process | | | | | | | | | |
| 14 | 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. Application needed signed legals. | Not applicable | No Comments to date | Not applicable |
| 15 | 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. Letter sent to applicant with corrections. 4/3/2012 letter sent to applicant indicating that the project is still incomplete. Applicant resubmitted on 5-15-2012 | Building comments 3/7/12- disapproved. Fire comments 3/12/12 conditional approval | Comments submitted 3/8/12 | No Comments to date |
| 16 | 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 estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. | 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 |
|-----------------------------|------------------------------|------------------|----------|-------------------|---|---|---|---|---|
| 17 | Morro Mist | 2400 Main Street | 1/0/2012 | | Applicant requested compliance check to conditions of approval. Minor Amendment Required. | <i>KW--Project modified beyond conditions of approval</i> | Deemed in substantial conformance to original approvals. Fire indicated insufficient number of hydrants | indicated submittal was OK | No Comments to date |
| Environmental Review | | | | | | | | | |
| 18 | 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 |

| # | 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 | 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 1/12/12. Applicant challenging the environmental mitigations. | Not applicable | Not applicable | Not applicable |
| Project requiring coordination with another jurisdiction | | | | | | | | | |

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|---|--------------------------------|-----------------|--------|-------------------|--|--------------------------------------|--|---|---|
| 20 | City of Morro Bay & Cayucos | 160 Atascadero | 7/1/08 | EIR | <i>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 an August 2012 CCC meeting.</i> | Planning portion of project complete | Not applicable | BCR-Flood analysis shows no impact of sea level rise and storm surge on 100-year flood levels. Results reported to Coastal Commission | No Comments to date |
| Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive | | | | | | | | | |

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|----|--|-----------------|----------|---------------------|---|--|--|--|---|
| 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. | | | | |
| 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. | | | |

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|----|------------------------------|----------------------------|---|----------------------|--|---|--|--|---|
| 24 | 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. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable. | | | |
| 25 | 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 | |
| 26 | 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. | | | |
| 27 | Vallely | 460 Olive | 10/24/11 | CP0-363 | Demo/Rebuild. Resubmittal 11/11/11. | SD-- Incomplete letter 1/18/11. Need Phase 1 Arch Report. | No Comments to date | comments submitted 11/22/11 | No Comments to date |
| 28 | 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 | |

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|--|------------------------------|------------------|----------|-------------------|---|---|--|--|---|
| Projects in Building Plan Check | | | | | | | | | |
| 29 | 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. | | | |
| 30 | 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 | | | |
| 31 | 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. Applicant indicated they were going to resubmit without roof deck, to date they have not. Applicant spoke at Public Comment during 5/16/2012 Planning Commission meeting asking that they (P.C.) direct staff to process their project administratively. | | | |
| 32 | Burger King | 781 Quintana | 11/29/11 | Building | Parking Lot. Resubmittal 4/5/12. | SD--Incomplete Memo 12/19/11. | | | |
| 33 | 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. | | | |
| 34 | 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 2/18/12. | | | |

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|--|------------------------------|----------------------|---------|-------------------|---|---|--|--|---|
| 35 | Fennacy | 500 Morro Bay | 3/15/12 | Building | Applicant adding walk up window to existing building. | SD-under review. Project needs planning permit. Been in contact with applicant. Incomplete letter requesting use permit modification 5/24/12. | | | |
| 36 | Imani | 571 Embarcadero | 4/23/12 | Building | Commercial alteration and addition | SD - Incomplete memo 6/5/12. | | | |
| 37 | Storm | 1029 Monterey | 5/3/12 | Building | Multi-family residential | KW-under review | | | |
| 38 | Truesdale | 331 Kodiak | 4/25/12 | Building | Second story addition | SD-Incomplete 6/5/12. | | | |
| 39 | Harper | 999 Main | 5/16/12 | Building | Commercial addition | KW - Incomplete Memo 5/29/12. | | | |
| 40 | Patel | 590 Morro | 5/24/12 | Building | Commercial addition | KW- Incomplete 6/5/12. | | | |
| 41 | Lewis | 600 Morro Bay Unit A | 6/7/12 | Building | Tenant Improvements | | | | |
| 42 | Ellis | 120 Main | 6/12/12 | Building | Single Family Addition | | | | |
| Aging Building Permits - No response from applicant in more than 90 days. | | | | | | | | | |
| 43 | Valori | 2800 Birch Ave | 2/10/10 | Building | Remodel/Repair. Sunroom, garage, and study. | SD--Comments sent 2/24/10 | | | |
| 44 | Colhover | 2800 Dogwood | 3/8/10 | Building | New SFR. | SD--Comments sent 3/25/10. | | | |
| 45 | Hall | 2234 Emerald Circle | 12/2/10 | Building | New SFR. | SD--Incomplete Memo 12/21/10. | | | |
| 46 | Markowity | 589 Morro Avenue | 8/17/11 | Building | Roof Deck. 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. | | | |
| 47 | 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. | | | |

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|---|------------------------------|-----------------|----------|-------------------|---|---|--|--|---|
| 48 | 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. | | | |
| 49 | Williams | 2920 Cedar | 10/27/11 | Building | SFR Addition. Does not conform to existing approvals/permits on file. | SD--Incomplete Memo 11/14/11. | | | |
| Final Map Under Review | | | | | | | | | |
| 50 | Zinngarde | 1305 Teresa | 5/9/11 | Map | Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012 | KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. | | | |
| 51 | 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. map check returning for corrections on 3/9/12 | SD--Meeting with applicant regarding ESH Area and Biological Study. | | | |
| Projects & Permits with Final Action | | | | | | | | | |
| 52 | Woolley | 407 MMB | 5/24/12 | Building | ATM. | KW - Approved 5/28/12. | | | |

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|----|------------------------------|-----------------|---------|---------------------------|--|---|--|--|---|
| 53 | Morro Del Mar | 1885 Ironwood | 2/22/12 | Building | Applicant submitted for grading and retaining walls. DRT meeting 4/8/12. | KW--Planning approved Grading permit. | | BR- unaddressed storm water issues remain 5/8/12 | |
| 54 | 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. Planning Commission Denied Request 6/6/12. | KW--Incomplete Letter 10/22/08. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Application terminated. Applicant resubmitted on May 3, 2012 | | | |



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 |