



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, March 5, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson Vacant
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

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 not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. 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) 772-6291. 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 - None

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 *Continued from February 19, 2014 Meeting*

Case No.: CP0-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Class 1 and Class 3

Staff Contact: Cindy Jacinth, Associate Planner (805) 772-6577

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: Inn at Morro Bay, 300 Piney Way Condition Modification, Housing Element Public Workshop

D. NEW BUSINESS - None

E. FUTURE AGENDA ITEMS

E-1 Planning Commission Declaration of Future Agenda Items

E-2 Staff Future Agenda Items

- Schedule regular and joint Planning Commission meeting dates for 2014
- Election of Chair and Vice Chair

F. ADJOURNMENT

Adjourn to the special Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, March 12, 2014, at 4:30 p.m. (note special time).

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.



Memorandum

TO: PLANNING COMMISSIONERS

FROM: CINDY JACINTH, ASSOCIATE PLANNER *CJG*

DATE: FEBRUARY 28, 2014

SUBJECT: APPEAL OF #CP0-408 FOR 1000 RIDGEWAY (CONTINUED ITEM FROM 2-19-2014)

BACKGROUND

On February 19, 2014, the Planning Commission continued the appeal hearing for 1000 Ridgeway to the March 5, 2014 meeting. The staff report and attachments can be found at the following link:

<http://morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2052>

Since the staff report was released and posted on the City's website, the City has received additional correspondence from the appellant, applicant and members of the community. Those letters are provided as an attachment to this memorandum in chronological order. At the February 19, 2014 Planning Commission meeting, a number of individuals spoke during the public comment period. A draft of the comments has been prepared and is included as Attachment B.

Although not part of the appeal, because the appeal period ended on December 30, 2013, Planning staff has attached a copy of the parking exception permit granted by Planning Commission at its October 17, 2012 meeting.

RECOMMENDATION

Staff recommends that the Planning Commission review the staff report and attachments received to date and open the public appeal hearing for consideration and determination.

Attachment A: Correspondence received

Attachment B: Summary of Public Comments at February 19, 2014 Planning Commission meeting

Attachment C: Parking Exception #AD0-075

ATTACHMENT A TO 2-28-14 STAFF MEMO

999 Ridgeway Street
Morro Bay, CA 93442
February 15, 2014

RECEIVED

FEB 18 2014

City of Morro Bay
Public Services Department

Cindy Jacinth, Assistant Planner
City of Morro Bay Public Services Department
Morro Bay, CA 93442
Re: 1000 Ridgeway Street

Dear Ms. Jacinth:

My house is across the intersection of Ridgeway and Fairview from 1000 Ridgeway and of similar vintage. I can easily see the house lot from my kitchen window. I've talked to the owners and looked at the plans for the house they propose to build on the site following demolition. Since we bought this house four and a half years ago, I've also been experiencing some of the inefficiencies related to older housing stock in Morro Bay that they have also encountered.

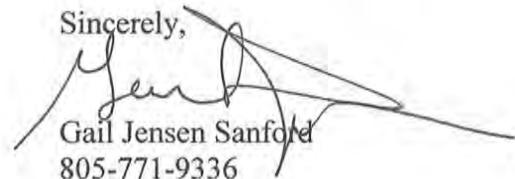
For one thing, I can't drink the city water that comes through our pipes. I've tried filtering it twice, but it doesn't help. My husband is a Civil Engineer and he frequently tries to convince me that City water is better quality than bottled water, and I am sure he is right, but I still have to buy bottled water. So I can understand why my neighbors at 1000 Ridgeway would want to replace the water pipes.

There is no hot water pump in this house, so I have to draw at least a gallon of water before the water in the shower starts to warm up. Due to the lack of rain, I've been collecting that water to try to save some of the plants in my yard, but it's literally a pain as I've strained my back doing this. My house, like the existing structure on the property, is very poorly insulated and does not hold the heat. So, again, I can understand why my neighbors want to install every sort of energy and water efficient material and system they can.

There's a little give and take in the kind of community we all hope Morro Bay can continue to sustain. I'll have to endure some disruption during construction. But I'll have a bird's eye view of a very interesting process. My neighbors are very understanding about the tall Cypress trees in my yard. They say they love my trees and that they frame the view of Morro Rock and the ocean and hills to the north. Others might complain the these beautiful trees are blocking their view.

So I'm writing in support of the project and in support of good neighbors.

Sincerely,



Gail Jensen Sanford
805-771-9336

Feb 18, 2014

RECEIVED

FEB 18 2014

Planning Commission Members:

City of Morro Bay

Public Services Department

I would like to speak in favor of approving the project at 1000 Ridgeway. I live on Fairview two doors south of the project. I do not think size should be a consideration under character of the neighborhood. But there are other large homes on Kern, Bradley, Piney and Dana Way. If we had begun blocking home improvements because of increased size sixty years ago, we would all be living in 500 square foot shacks.

I believe Morro Bay should welcome people who are willing to come into our community and make significant investments to improve property. We should appreciate the increase to our tax base which is badly needed.

I believe a beautiful new home in the neighborhood will increase property values. And we all need to think about who will buy our \$500,000 - \$600,000 homes if we tell the people who can afford them that they won't be able to improve them to their satisfaction. The whole purpose of zoning rules is to protect property values. So I ask that you allow the project to continue.

W. Brian Tilley
370 Fairview Ave.

ATTACHMENT A TO 2-28-14 STAFF MEMO

RECEIVED

FEB 18 2014

City of Morro Bay
Public Services Department

Re: 1000 Ridgeway

We recently heard from our neighbors about the plans for 1000 Ridgeway and the meeting of the Planning Commission scheduled for February 19th. We are unfortunately out of town, but would otherwise be at the meeting in person to express our concerns. Please accept our apologies for this less personal communication.

We recently purchased 404 Fairview Ave. (October, 2013), which is on the northeast corner of Fairview and Ridgeway... essentially across the street from the property in question. We are from the San Francisco Bay area, in the heart of the Silicon Valley. We were attracted to Morro Bay by its tranquil nature and friendly quaint neighborhoods. We were escaping the Silicon Valley mentality that every remodel and new home had to be bigger and better than the next. We were escaping the growing ugly neighborhoods where each house has maximized allowable square footage.

Now, only a few months after moving in, we learn that the house directly across the street is scheduled to be demolished and replaced by one of these Silicon Valley "mansions". Not only will this be totally out of character with the rest of the neighborhood, but I'm afraid it will set a precedent for future developers. If a house of this size is allowable now, developers will take advantage of other properties coming up for sale in the neighborhood, seeing the opportunity to turn a profit.

Had we known about the plans for the house essentially next door, we may have had second thoughts about making an offer on the house we purchased. So the question is: Who do you want to attract to our neighborhoods?... developers seeking opportunities for profit or individuals like ourselves who decided to purchase a home here based on the quaint character of the neighborhood?

Thank you for your time.

Dr. Timothy Govers
Sheridan Govers

ATTACHMENT A TO 2-28-14 STAFF MEMO

APPELLANT'S RESPONSE TO EXHIBIT "G"

Ruel J. Czach, Architect, provides 18 photographs "of homes that appear to be as large in size as the home at 1000 Ridgeway will appear to residents of the community." Mr. Czach includes addresses of the homes and each home is within a 2 block area of the structure proposed by Mr. & Mrs. Adamson.

I believe that Mr. Czach has underestimated the appearance of the Adamson's proposed structure. Below is the actual square footage of the homes in each of Mr. Czach's photographs. The average size of homes on Fairview Avenue is 1,700 square feet. The Adamson home will be 4,829 square feet.

Street Address	Home (ft ²)	Lot Size (ft ²)
335 Kings Ave.	3,974	5,500
336 Fairview Ave.	3,138	9,888
310 Kings Ave.	1,800	5,000
340 Kings Ave.	1,640	6,000
370 Fairview Ave.	1,534	7,246
410 Fairview Ave.	1,816	5,000
437 Fairview Ave.	2,493	5,000
429 Kings Ave.	1,689	5,000
404 Fairview Ave.	2,470	6,550
474 Kings Ave.	1,405	5,000
350 Tulare Ave.	1,536	4,000
430 Tulare Ave.	2,246	5,000
409 Tulare Ave.	2,132	5,000
360 Tulare Ave.	2,515	6,500
438 Tulare Ave.	2,268	5,000
444 Kings Ave.	2,904	5,000
370 Tulare Ave.	2,671	5,500
300 Tulare Ave.	Address Does Not Exist on Zillow	

RECEIVED

FEB 19 2014

City of Morro Bay
Public Services Department

ATTACHMENT A TO 2-28-14 STAFF MEMO

ADDENDUM

Amendment to Appeal of Case No. CP0-408

I, Katherine Caldwell, do hereby amend my appeal to include points relating to the variance allowing a reduced driveway setback at 1000 Ridgeway Avenue. I am aware that the variance was granted in 2012 and that the appeal period for it has since expired.

The variance allows the driveway to be reduced from the standard requirement of 20 feet to 11 feet. This variance, as it relates to the scope of the proposed dwelling, is of concern to me. The shortened driveway length adds to the overall looming appearance of the proposed architectural design.

The average vehicle is longer than 11 feet, which makes it impossible to park in the shortened driveway without hanging out into the street. I measured a Buick, Honda Accord, Toyota Tundra, Subaru Outback and Ford Windstar. The smallest vehicle, from bumper to bumper, was just over 15 feet. A vehicle parked in the driveway will contribute to the imposing scale and likely cause a safety hazard to pedestrians coming and going from the Morro Bay State Park trailhead at the top of Ridgeway. The proposed structure and driveway sit immediately adjacent to the pedestrian entrance.

Dated: 02/19/14



Katherine Caldwell

RECEIVED
FEB 19 2014
City of Morro Bay
Public Services Department

Cindy Jacinth - Request for continuance

From: Perennial Architect <ruel@perennialarchitect.com>
To: Cindy Jacinth MB Planner <CJacinth@morro-bay.ca.us>
Date: 2/19/2014 12:54 PM
Subject: Request for continuance

Cindy,

I have come down with a very bad flu bug last night and I will not be able to represent Reed and Carol Adamson tonight at the Planning Commission Hearing. This is my request for a continuance of the hearing to the March 5th Planning Commission meeting so I can present my client's rebuttal to the appeal.

My wife and daughter have had this flu since Sunday and my son and I came down with it last night. There is a low grade fever and chills associated with it which make it difficult of me to think clearly. I think it would be best if I did not take a chance on spreading it to others at a public hearing.

Thank you for your understanding,

Ruel J. Czach, Architect

ruel@perennialarchitect.com
(805) 471-9342 cell
(805) 995-3502 office
P.O. Box 246, Cayucos California 93430

ATTACHMENT A TO 2-28-14 STAFF MEMO

Page 1 of 1

Cindy Jacinth - Oppose additional or new issues being included for PC

From: Perennial Architect <ruel@perennialarchitect.com>
To: Cindy Jacinth MB Planner <CJacinth@morro-bay.ca.us>
Date: 2/19/2014 1:49 PM
Subject: Oppose additional or new issues being included for PC

Cindy,

My clients and I oppose any new addendum to the Planning Commission hearing. The appellate had her 20 or 30 days to make her case for the appeal. After she submitted her appeal, we have the 20 or 30 days up to the hearing date to respond to the issues she raised. We oppose any additional or new issues or written information being included in the Planning Commission packet.

Thank you,

Ruel J. Czach, Architect

ruel@perennialarchitect.com
(805) 471-9342 cell
(805) 995-3502 office
P.O. Box 246, Cayucos California 93430

ATTACHMENT A TO 2-28-14 STAFF MEMO

Page 1 of 1

RECEIVED

Cindy Jacinth - 1000 ridgeway at planning commission tonight

FEB 19 2014

City of Morro Bay
Public Services Department

From: betty winholtz <winholtz@sbcglobal.net>
To: bob tefft <tb30486@netscape.net>, michael lucas <michael_a_lucas@sbcglob...
Date: 2/19/2014 3:36 PM
Subject: 1000 ridgeway at planning commission tonight
CC: rob livick <rlivick@morro-bay.ca.us>, "cjacinth@morro-bay.ca.us" <cjacin...

Please pass onto Mr. Fennacy; your email address on your website are not working.
Betty

Dear Planning Commissioners:

I find it important to point out 2 misleading statements in the Staff Report which lead to questions. You may have already noted these.

First, the staff report states the grade of the property is flat; it is not.. Either by site visit or picture submitted, it is obviously in the gradient of Black Hill. The submitted plans talk about digging down the east side of the property to make it level. This leads to the question: what happens with the material from the fill, is it taken off site, or used in the west half of the property to raise the total elevation of the house?

Second, the staff report states the new structure, at 6,000+ sq. ft., is consistent in size, bulk, and scale to the rest of the neighborhood. If you discount the 3-car garage and consider only the 4800 sq. ft. living space, it is still not in scale with the other houses. On Zillow.com I found the sq. footage of most of the houses on the two blocks of Fairview. The range of houses is 850-3100 sq. ft. Of the 25 houses on Fairview, the average is 1600 sq. ft. with only 5 houses over 2400 sq. ft. Therefore, the proposed house is literally twice the average size, and 1/3 larger than the largest house.

I also have a concern about the driveway setback variance granted previously. Was that variance for the current house or the proposed house? If the former, should a variance carry forward if the house is torn down? If the latter, why was it permitted ahead of the plan submittal?

Finally, I find it disheartening that the architect purposely misleads the planning commission with his photographs. He implies the houses from neighboring streets have the same bulk and scale as the proposed house, which they do not. Of the 18 houses he photographed, only one comes close at 3900 sq.ft. I understand houses are growing in size, but to make leapfrog development is incompatible.

Please remember the General Plan is the guidepost. The Zoning Ordinance is to fulfill it. If they are inconsistent, changes need to be made. However, in the meantime, the rule of thumb is the more restrictive applies.

Respectfully,
Betty Winholtz

ATTACHMENT A TO 2-28-14 STAFF MEMO **RECEIVED**

FEB 28 2014

February 25, 2014

City of Morro Bay
Public Services Department

Morro Bay Planning Commission
955 Shasta Ave.
Morro Bay, CA 93442

RE: Approval of upgrading of property at 1000 Ridgeway Street, Morro Bay, CA

To Whom It May Concern:

It has been brought to my attention that the owners of the above listed property are planning on replacing the current house at this address with a more modern and energy efficient home of their own preference.

As a home owner in this neighborhood I fully endorse their plans to upgrade and improve their property to be more in line with what they find comfortable and accommodating. I believe that the homeowners, by upgrading and improving their property, will improve the entire neighborhood and community.

I have viewed the plans they have made for this property and I believe that after the work is completed not only will the property be an asset to the neighborhood but will definitely keep it's property value or even increase it.

I hope you, after due consideration, will approve the plans for this house to become not just a home but a neighborhood asset as well.

Sincerely yours,

Chris Hunt
Beverly Hunt

Mrs. & Mrs. Chris Hunt
2470 Hemlock Ave.
Morro Bay, CA

ATTACHMENT B TO 2-28-14 STAFF MEMO

AGENDA ITEM: A- 1

DATE: _____

ACTION: _____

**DRAFT PARTIAL SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 19, 2014
VETERANS MEMORIAL HALL – 6:00 PM**

B-1 Case No.: CP0-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Class 1 and Class 3

Staff Contact: Cindy Jacinth, Associate Planner (805) 772-6577

List of Speakers with comments at public hearing:

Reed Adamson, Applicant, spoke and gave a description and overview of his project.

Katherine Caldwell, Appellant, spoke against the project and expressed her three main concerns are impacts to water, compatibility with the neighborhood and a parking exception granted in 2012. She stated the home at 6,000 square feet is too big compared to the existing homes in the neighborhood according to square footage information found on Zillow.com and with the County Tax Assessor's office. She said of 33 homes, 11 are two-story in this neighborhood. She is also concerned about the parking exception for the driveway.

Nancy Bast, resident of Morro Bay, stated this project was never given a public hearing until now. It is false to say most homes are two stories. She is against the project.

Roger Ewing, resident of Morro Bay, supports the Appellant. He is shocked that the project was approved without a public hearing. He said a variance is being requested. There is no public benefit and parking is going to be a problem.

Dorothy Cutter, resident of Morro Bay, is concerned about the variance. She stated this should not be split as two separate units. This does not conform to the General Plan and it should be sent back for a re-design.

Marcia Tilley, resident of Morro Bay, spoke in favor of the project. It will be beneficial to the value of real estate in the area.

ATTACHMENT B TO 2-28-14 STAFF MEMO

DRAFT SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – FEBRUARY 19, 2014

Ted deMont, resident of Morro Bay, supports the Appellant. He stated the problem is one of compatibility and not a trivial distinction. We will have to live with the consequences for decades.

Alex Beatty, resident of Morro Bay, walks in the area. He spoke against the project, stating this project is not compatible. The City needs to rethink this project.

Grant Crowley, resident of Morro Bay, spoke against the project. He stated he led a workshop on neighborhood compatibility. The 18 houses presented as an exhibit by the Applicant's Architect do not show the whole picture.

Jim Bianchi, resident of Morro Bay, spoke in support of the Applicant. He stated the home does not occupy much more space. There is a small visual impact from Fairview. It is part of a trend, but not objectionable. The project is located on the edge of town. He walks the Black Hill trail every day and stated that the claim of view obstruction is not true.

Nancy Kerr, resident of Morro Bay, spoke against the project. She stated she agrees with the issue of non-compatibility. The home is located at a major entrance to the State Park. A proposed big home would overwhelm the area.

ATTACHMENT C TO 2-28-14 STAFF MEMO



City of Morro Bay

Public Services Department
955 Shasta Ave
Morro Bay, CA 93442
(805) 772-6261
www.morro-bay.ca.us

FILE COPY

October 18, 2012

Site Address: 1000 Ridgeway Avenue

APN: 066-246-006

Permit Number: AD0-075

Project

Description: Parking exception to construct a garage with a reduced garage setback of 11 feet

Dear Reed and Carol Adamson:

On October 17, 2012, the City of Morro Bay Planning Commission reviewed and approved your request for a Parking Exception. The Parking Exception is subject to conditions, which are specified in the attached conditions of approval.

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals, which are not coastal permits within the appeals jurisdiction of the California Coastal Commission.

Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing fee is \$50.00.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:

"The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply."

Sincerely,

Rob Livick
Director Public Services Department

By:

Cindy Jacowitz

Enclosures: Permit, Acceptance of Conditions, Notice of Exemption, Findings & Conditions of Approval

Copy to: Ruel Czach, Architect

ATTACHMENT C TO 2-28-14 STAFF MEMO



City of Morro Bay

Public Services Department
955 Shasta Ave
Morro Bay, CA 93442
(805) 772-6261
www.morro-bay.ca.us

Parking Exception Permit

This approval is conditional and is valid only if the Conditions of Approval are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Public Services Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

Your property is located in the City of Morro Bay Jurisdiction and *there is an appeal period of ten (10) calendar days* within which your permit is appealable to the City Council.

PROJECT
DESCRIPTION:

PERMIT NUMBER: AD0-075

SITE ADDRESS: 1000 RIDGEWAY

APN: 066-246-006

APPLICANT: REED AND CAROL ADAMSON

APPROVED BY: PLANNING COMMISSION

DATE APPROVED: 10-17-2012

CEQA
DETERMINATION:

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: 10-29-2012

ATTEST: *Cindy Smith* DATE: 10-18-2012

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT OR A COASTAL DEVELOPMENT PERMIT

ATTACHMENT C TO 2-28-14 STAFF MEMO

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. AD0-075

SITE LOCATION: 1000 RIDGEWAY

APPLICANT NAME: REED AND CAROL ADAMSON

APPROVAL BODY: PLANNING COMMISSION

DATE OF ACTION: 10-17-2012

I, Carol Adamson / Reed Adamson the undersigned, have read and
(APPLICANT'S NAME - PLEASE PRINT)

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: AD0-075

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

Carol Adamson / Reed Adamson
APPLICANT'S SIGNATURE

10/22/12
DATE

ATTACHMENT C TO 2-28-14 STAFF MEMO

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

FROM: City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

Project Title: _____

Project Location - Specific: 1000 Ridgeway

Project Location - City: Morro Bay County: San Luis Obispo

Description of Project:

Parking Exception to construct a garage with a reduced garage setback of 11 feet.

Name of Public Agency Approving the Project: CITY OF MORRO BAY

Name of Person or Agency Carrying Out Project: Reed and Carol Adamson

Exempt Status: (Check One)

Reasons why project is exempt:

Ministerial (Sec. 21080(b)(1); 15268);

Categorical Exemption: _____
Type and Section Number: 15303, Class 3

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statuary Exemption Code No. _____

Lead Agency: City of Morro Bay

Contact Person: Cindy Jacinth Telephone: 805-772-6577

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: _____ Title: Asst. Planner Date: 10-18-2012

ATTACHMENT C TO 2-28-14 STAFF MEMO

EXHIBIT A

FINDINGS

SITE: 1000 RIDGEWAY STREET

PROJECT DESCRIPTION: Parking Exception #AD0-043 is Applicant's request to construct a garage with a reduced garage setback of 11 feet rather than the required 20 feet setback.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for new construction or conversion of small structures. The exemption provides for accessory structures including garages.

PARKING EXCEPTION FINDINGS

- A. Special Circumstances. The exception will not constitute a grant of a special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use. *The proposed setback is consistent with other properties on this block which have varying reduced garage setbacks. The proposed driveway and proposed garage will be adequate to accommodate the on-site parking needs; therefore it is not a grant of special privilege.*
- B. Health, Safety or General Welfare. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification or parking standards. *There will be no adverse effect because this is a dead-end street with no through traffic going past the Applicants' home. In addition, the floor plans submitted at this time provide for a 3 car garage which exceeds the minimum parking requirements.*
- C. Applicant's Full Enjoyment. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property. *The parking exception is reasonably necessary to accommodate the Applicant's future plans for development of a single-family residence on the site. Additionally, it would allow the Applicant to construct a garage large enough to accommodate for their two cars plus storage to ensure they have sufficient room to park vehicles inside and not outside where the coastal air can cause their vehicles to deteriorate and accumulate dirt.*

ATTACHMENT C TO 2-28-14 STAFF MEMO

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 1000 RIDGEWAY STREET

PROJECT DESCRIPTION: Parking Exception #AD0-075 to construct a garage with a reduced garage setback of 11 feet rather than the required 20 feet setback.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated October 10, 2012, for the project depicted on plans dated August 30, 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.

ATTACHMENT C TO 2-28-14 STAFF MEMO

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. The garage shall have an automatic rolling type garage door opener.
2. In no case shall vehicles parked in the driveway encroach on the paved travelled right of way.

ATTACHMENT C TO 2-28-14 STAFF MEMO

LEGEND	
★	LIGHT POLE
TR ●	TREE
JP ●	JOINT POLE
UP ●	UTILITY POLE
—▲—	EDGE OF PAVEMENT
—SVC—	OVERHEAD POWER SERVICE
—OH—	OVERHEAD LINES
—UTIL—	OVERHEAD UTILITY LINES
—	GUY WIRE
—○—	WIRE FENCE
—□—	STOCKADE FENCE
▨	BASE PATH
▩	CONCRETE
▧	BRICK
▤	ROCK PATH / WALL
◻	WATER HEATER ENCLOSURE
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
EM	ELECTRIC METER
WM	WATER METER
SP	SURVEY POINT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	REBAR & CAP "LS 7835"
▬	WALL AS NOTED

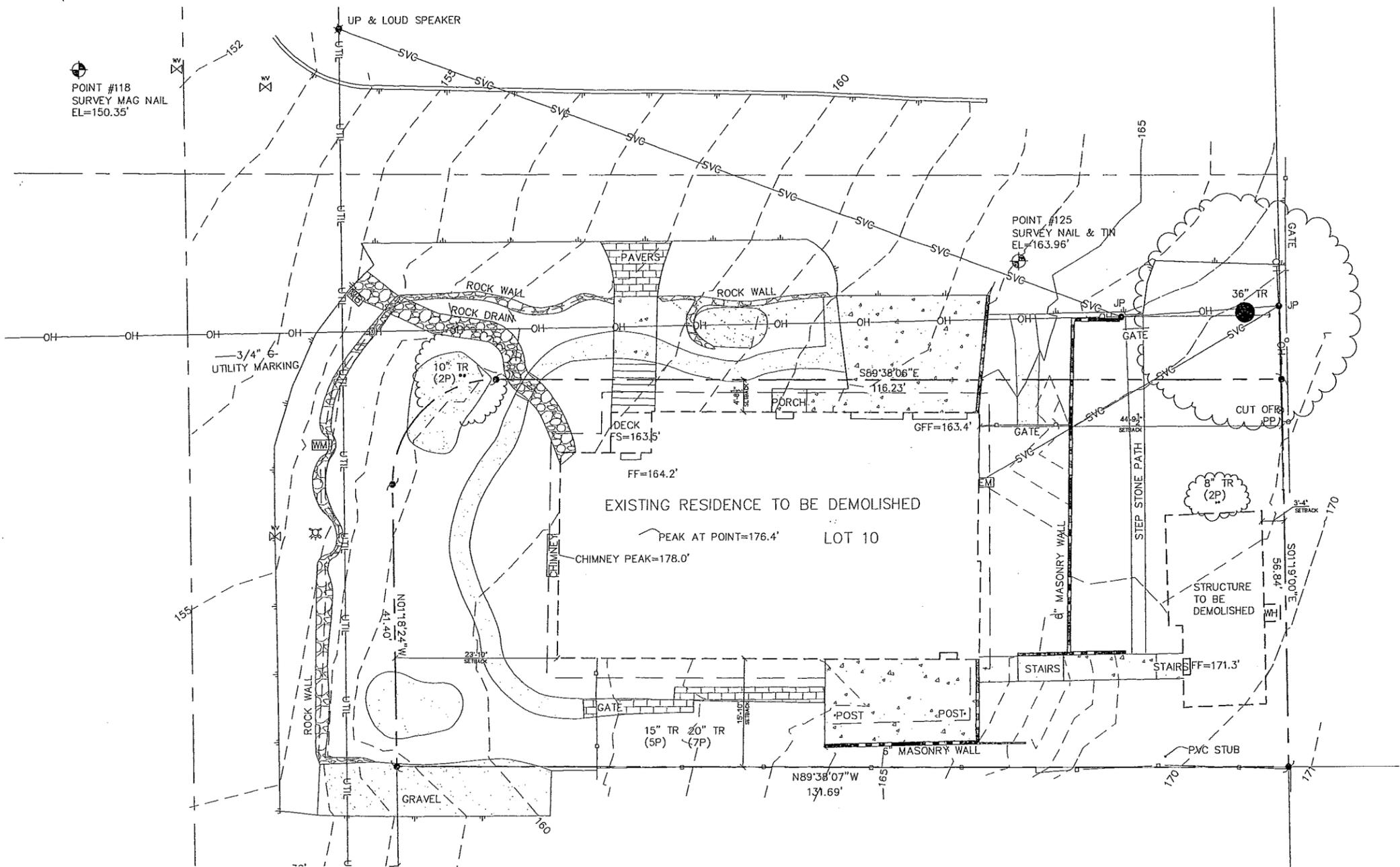
REVISIONS	BY

the perennial architect & associates
 Ruel J. Czach, Architect Fax 805 995-2066 Ph 805 995-3502
 80 N. Ocean Ave, Suite A P.O. 171 Cayucos Ca 93430

Proposed Residence For:
 REED & CAROL ADAMSON
 250 EL CERRITO DRIVE,
 BAKERSFIELD, CA 93305
 PHONE: (661) 399-6263

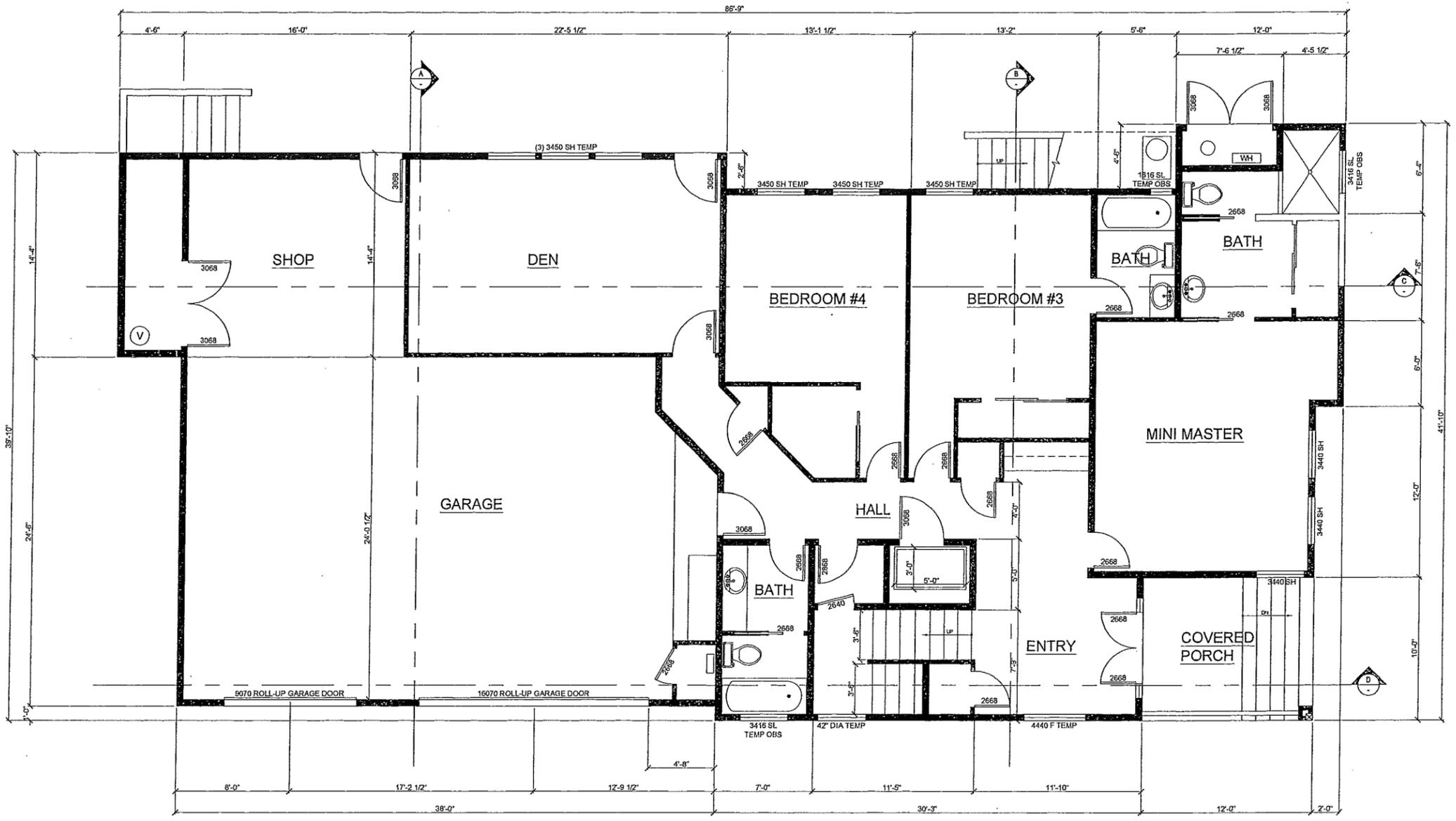
Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 8/13/12
 SCALE: 1/8" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **2**
 OF SHEETS



**EXISTING/DEMO
SITE PLAN**

ATTACHMENT C TO 2-28-14 STAFF MEMO



1ST FLOOR PLAN

REVISIONS	BY

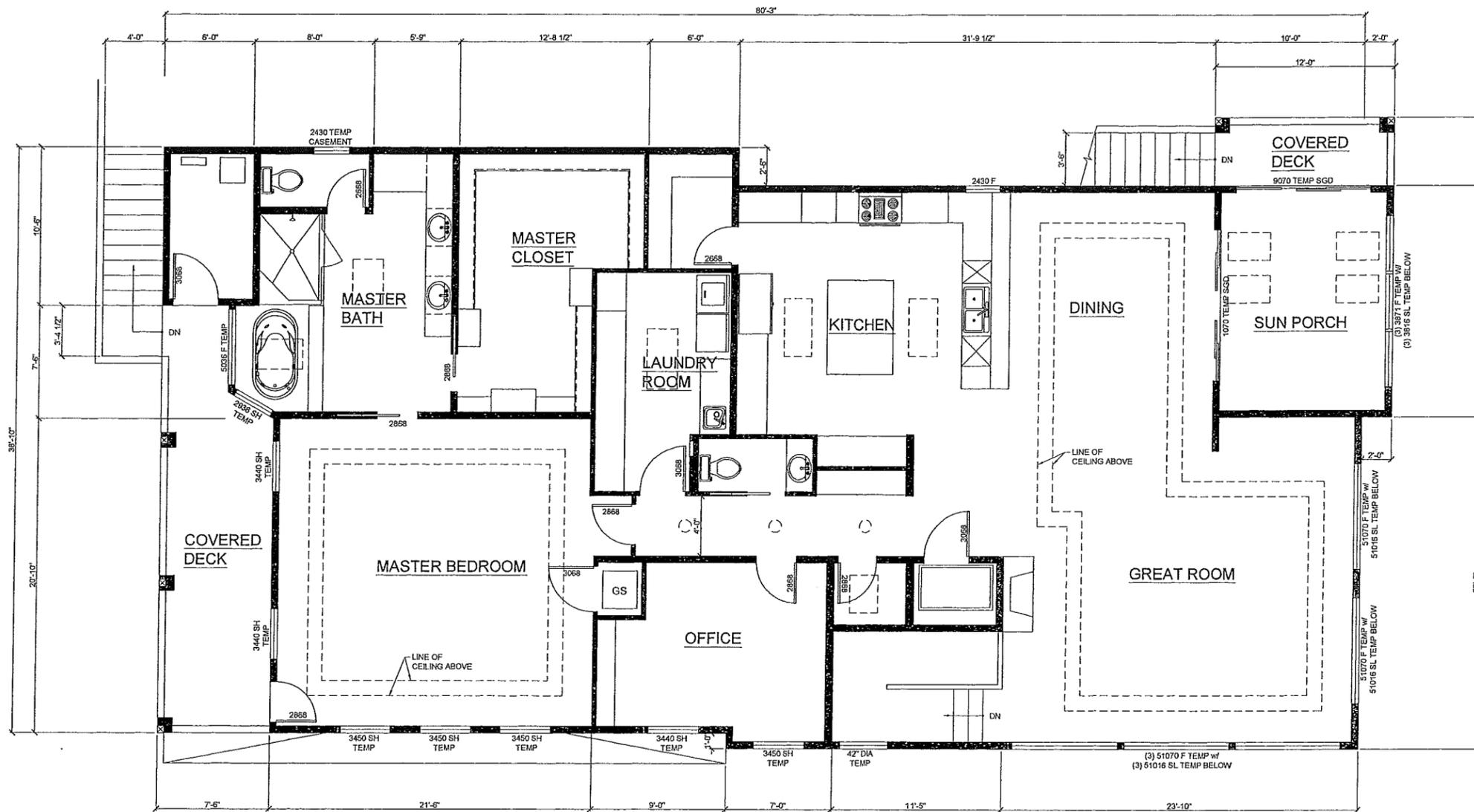
the perennial architect & associates
 Ruel J. Czach, Architect Ph 805 995-2066 Ph 805 995-3502
 80 N. Ocean Ave, Suite A P.O. 171 Cayucos Ca 93430

Proposed Residence For:
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 250 EL CERRITO DRIVE.
 BAKERSFIELD, CA 93305
 PHONE: (661) 399-6263

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 8/13/12
 SCALE: 1/4" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **3**

ATTACHMENT C TO 2-28-14 STAFF MEMO



2ND FLOOR PLAN

REVISIONS	BY



the perennial architect & associates

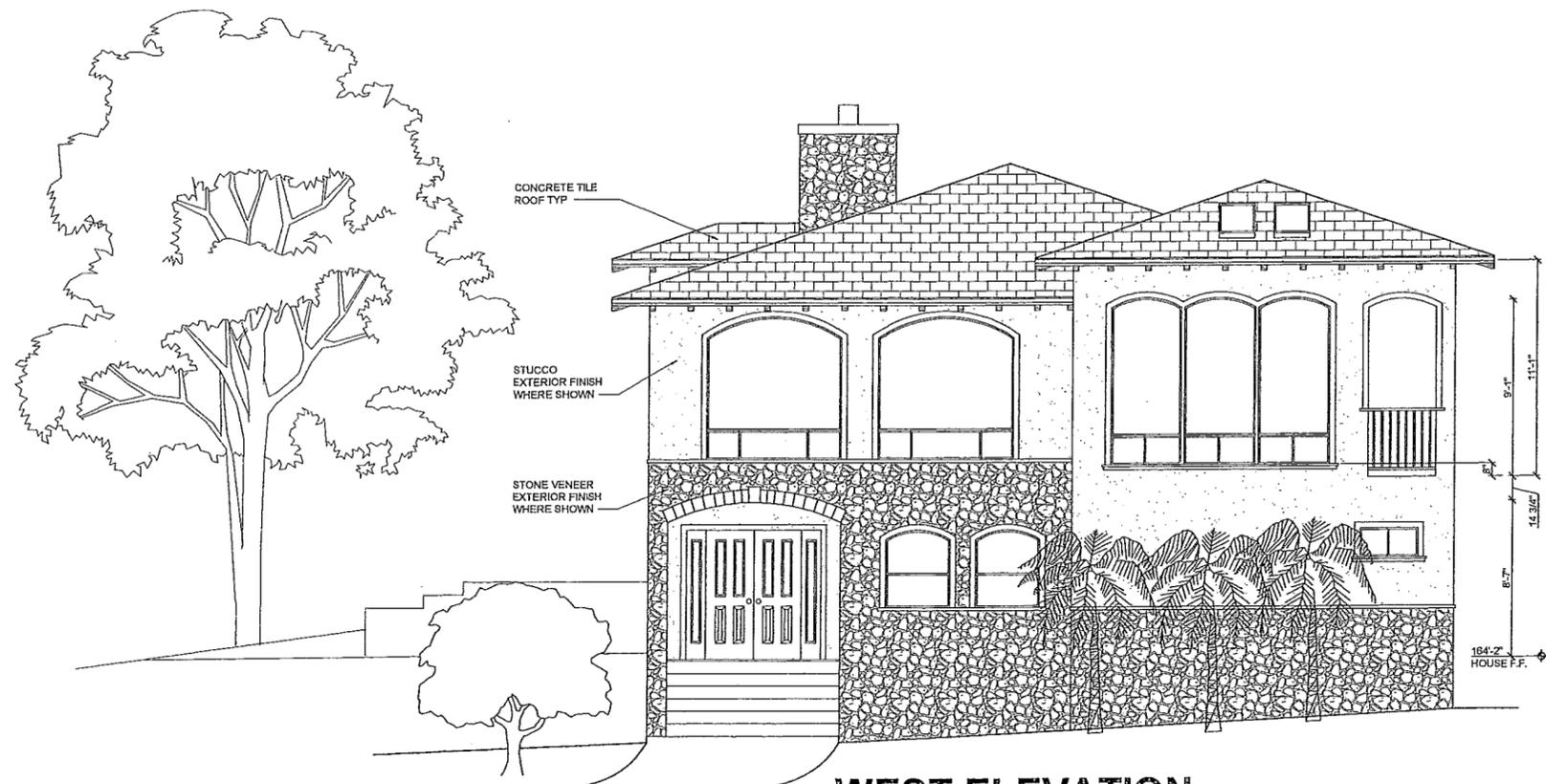
Ruel J. Czach, Architect Fax 805 995-2066 Ph 805 995-3502
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 MORRO BAY, CA 93442

DATE 8/13/12
 SCALE 1/4" = 1'-0"
 DRAWN JB
 JOB ADAMSON

ATTACHMENT C TO 2-28-14 STAFF MEMO



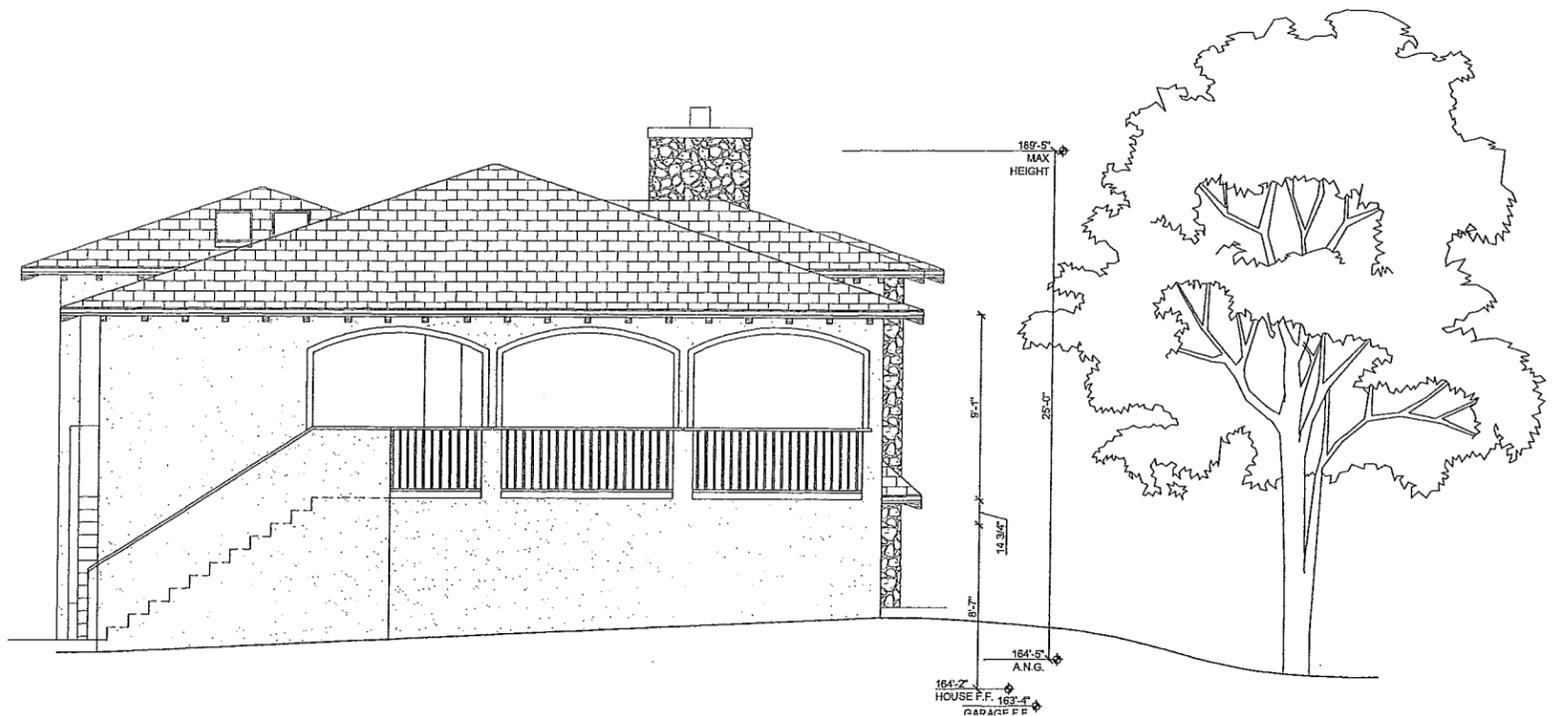
WEST ELEVATION



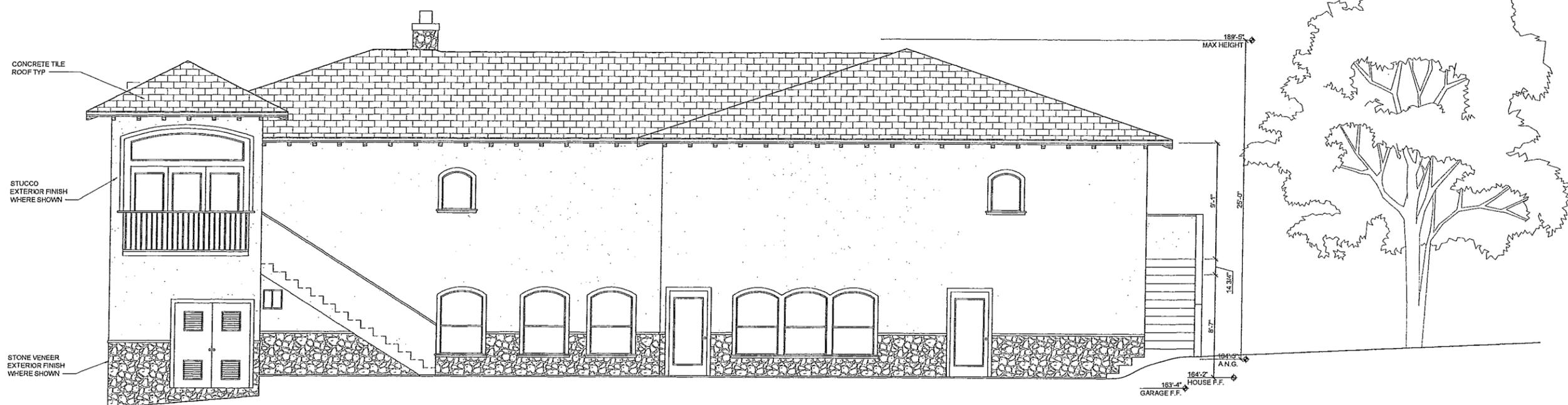
NORTH ELEVATION

REVISIONS	BY

the perennial architect & associates	
Ruel J. Czach, Architect Fax 805 995-2066 Ph 805 995-3502 80 N. Ocean Ave, Suite A — P.O. 171 — Cayucos Ca 93430	
Proposed Residence For: REED & CAROL ADAMSON 250 EL CERRITO DRIVE. BAKERSFIELD, CA 93305 PHONE: (661) 399-6263	
Project: SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442	
DATE	8/13/12
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	5
OF	SHEETS



EAST ELEVATION



SOUTH ELEVATION

REVISIONS	BY

the perennial architect & associates	
Ruel J. Czach, Architect Fax 805 995-2066 Ph 805 995-3502 80 N. Ocean Ave, Suite A P.O. 171 Cayucos Ca 93430	
Proposed Residence For: REED & CAROL ADAMSON 250 EL CERRITO DRIVE. BAKERSFIELD, CA 93305 PHONE: (661) 399-6263	Project: SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442
DATE	8/13/12
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	6
OF SHEETS	



City of Morro Bay
 Public Services/Planning Division
 Current Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning Division
 New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Agenda No: C-1

Meeting Date: March 5, 2014

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									
7	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of single family residence.	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. C.J. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14. Continued to the 3/5/14 PC mtg.	Bldg -- Review complete, applicant to obtain building permit prior to construction	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
2		310 Kern	1/23/14	SE0-851	Appeal of Public Street Tree Removal	Appeal received on 1/23/14. Continued by PC to the April 16, 2014 meeting.	<i>No review performed.</i>		
3	City of Morro Bay	Citywide	n/a	A00-018	Zoning Text Amendment	<i>Review of amendments to Title 17 of the Morro Bay Municipal Code and Master Fee Schedule. Amendments proposed to implement programs identified in the 2009-2013 Housing Element of the Morro Bay General Plan. To be reviewed at the 1-15-14 Planning Commission meeting with recommendations to be forwarded to the City Council. Approved by City Council on 1-28-14. Incorrect Ordinance Language required re-approval at the 2-25-14 Council meeting. To be agendized for the 3-11-14 Council meeting for the second reading.</i>	No review preformed.		
7	Inn at MB	60 State Park Road	1/28/14	Minor Amendment of Existing Planning Permit	Commercial Improvements to Hotel	<i>Under initial review. Project routed to City staff for review. Project consistent with previous building permit submittal. Comments received from State Park regarding trail. Project to be agendized for 3-19-14 PC meeting</i>			
30 -Day Review, Incomplete or Additional Submittal Review									

#	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
4	Najarian	325 Zanzibar	2/3/14	CP0-425	New SFR	Under initial review	TP-conditionally approved		
5	Beckett	175 Easter	2/3/14	CP0-424	Partial Demo & Reconstruct of SFR	Under initial review	FD/TP-Cond App 2/24/14		
6	The Gas Company	0 Kings Ave	1/30/14	A00-019 (amendment of CP0-385)	Advance Meter Project - amend existing CDP to change location of 29' pole for DCU	Under initial review			
8	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review	BC- conditionally approved.		
9	Groom	3039 Ironwood	1/15/14	CP0-422	New Single Family Home - concurrent permitting with Building Division	Under initial review	BC- conditionally approved.	BCR-under review FD/TP Approve.	
10	Dyney	1290 Embarcadero	1/13/14	CP0-421	Demolition of outlying buildings at Morro Bay Power Plant	Under initial review. Spoke w/ Applicant representative 2-26-14 re status of project	BC-please route to building.		
11	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting	Under initial review. Spoke w/ Applicant 2-27-14 re status of project.	BC- conditionally approved. FD/TP-Cond App 2/24/14		
12	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14		
13	McAlexander	480 Arcadia	1/13/14	AD0-086	Administrative Parking Exception for Building Permit application	Under initial review. Spoke w/ Applicant 1-30-14 regarding Building Permit app. Review complete and noticing to be prepared.	BC-please route to building.		
13	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under initial review	BC-under review.		
14	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new SFR on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14	BC- conditionally approved.	BCR-under review	

#	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
15	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under intial review. GN - Incomplete letter sent 1/30/14	BC-under review.		
16	Turner	360 Cerrito	12/12/13	CP0-415	Admin CDP	Under review. GN - Submittal complete. To be noticed for Administrative CDP with 10 day comment period. CJ. GN - Project Noticed 2/25/14	BC- conditionally approved.		
17	Jacober	456 Oahu	12/12/13	ADO-085	Parking Exception (concurrent with Building Permit application #30067)	KM- Under initial review. Submitted concurrently with building permit application for SF addition. Application deemed complete 1/8/14. Corrections requested 2-14. Noticing is pending. CJ.	BC- conditionally approved.	DH-comments provided 1.8.14	
18	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ.	BC- conditionally approved.TP-Cond Approve 11/25/13.		
19	Buquet	647 Estero	10/16/13	CP0-411	Admin Coastal Development Permit for new SFR	KM - Under review. Corrections returned 11/15/13. Meeting with applicant on 1-7-14 to discuss project. Applicant to resubmit plans per discussion with staff. Resubmittal received 1-22-14. Correction letter sent 2-27-14 CJ.	Review complete, applicant to obtain building permit prior to construction. TP/FD Approves 11/6/13.	DH-Comments provided	
20	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
21	Hough	279 Main	10/7/13	CP0-409 & UP0-366	CDP and CUP to construct a single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13.Resubmittal received and under review. CJ	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
22	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips.
23	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction.TP-FD Disapprove Express Check 3/18/13 & FD Disapprove	RS- Rvw complete no frontage improvements required	

#	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
24	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new SFR on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
Continued projects									
25	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. 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. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. Design contract currently under review.	
Projects in Process									
27	Parker/Steinmann	885 Embarcadero	11/6/13	UP0-372 (Amendment of CUP 28-02)	Amendment to Use Permit 28-02 to modify location of trash enclosure	KM - Corrections returned 11-21-13. Waiting on applicant to submit withdrawal letter.	BC- disapproved. Fire denied 11-26-13. TP-Disapprove 11/22/13.		
28	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	

#	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
29	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	No review performed.	N/R	
30	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. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Environmental Review									
25	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	
31	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP	KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14.	BC- conditionally approved.		
32	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. CJ.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
33	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	

#	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
Grants									
34	Sustainable Communities	City-wide			\$900,000 Grant Opportunity for funding for long-range planning activities including LCP update, General Plan. State has not released grant information for the next application cycle.	Draft guidelines not yet released for 3rd round of funding. Funding criteria changed for 3rd round to focus on transportation priorities. Consultant analysis of City competitiveness determined to be not advisable based on change in funding criteria from earlier funding rounds.	No review performed.	N/A	
35	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014.	No review performed.	N/A	
26	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program	Staff has ongoing responsibilities for contract management.	No review performed.	N/R	

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Project requiring coordination with another jurisdiction									
36	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
37	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finaled. Phase 2 on hold as of 1/22/14.	
Preapplication projects									
38		Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. No recent contact.	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	

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Final Map Under Review									
39	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. Tentative map improvements.	Improvements under construction.	DH - PIP submitted PIP to be built prior to map recordation. Public Improvements under construction.	
40	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. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	

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Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
41	Maritime Museum Association (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. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with 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.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	
42	James Maul	530, 532, 534 Morro Ave	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.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A	

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Projects going forward to Coastal Commission for review									
43	City of Morro Bay		2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues	No review preformed.	N/A	

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Projects Appealed or Forwarded to City Council									
44	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction.	No review performed.		
45	City of Morro Bay	N/A		n/a	Urban Forest Management Plan	Public Works anticipating to present plan at Nov. 20th PC meeting. Presented to Planning Commission at 11-20-13 meeting which provided comments to be forwarded to Council.	No review performed.		
46	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	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. PC made recommendations and forwarded to Council. 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 to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. -Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Second workshop in process of being scheduled. Contacted Chamber of Commerce to set up three remaining workshops for Feb. 2014. CJ.	No review performed.	N/R	
47	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									

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48	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013)	BC- Returned for corrections 1/9/13.	N/A	
49	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13. Nonconforming rear yard setback requires a CUP.	BC- Resubmitted 02/10/14.		
50	Francis	210 Andros	12/16/13	B-30070	SFR Addition	KM - Denial letter sent 1-15-14	BC-On hold during Planning process.		
51	McAlexander	480 Arcadia	2/20/14	B-30110	SFR Add/ Remodel	Under review.	BC- under reiev.		
51	Skousen	175 Bali	11/18/13	B-30055	SFR Add/ Roof Deck	Requested corrections 11/19/13. CJ. Approved 2-28-14. CJ/GN	BC- Returned for corrections 11/21/13.		
52	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		
53	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
54	Bowser	580 Downing	1/27/14	B-30091	SFR Addition/ Remodel	CJ- Requested corrections 2-10-14	BC-under review.		
55	Van Beuran	701 Embarcadero	1/14/14	B-30083	Repairs to exisiting piles in water	CJ- Waiting on Coastal Commission waiver	BC-returned for corrections 02/11/14.		No Harbor comments-EE
56	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
57	Ennis	595 Estero	2/19/14	B-30102	SFR Addition		BC- under reiev.		
57	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- under reiev.		
58	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- out for corrections 02/03/2014		
59	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- met with applicant and returned plans for revision.		
60	Ferguson	605 Ironwood	4/24/13	B-29861	New SFR	KM - Approved 10/15/13.	BC- RTI. FD Approval CPO 400 8/22/13	BCR-11/01/13- Developer reduced impervious area to reduce requirements.	
61	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-under review.		
62	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions,	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
63	Bell	335 Kings	12/12/14	B-30066	Rooftop PV system	CJ- Approved.	BC-RTI 2/24/14.		
64	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
65	Bae	2615 Maple	1/13/14	B-30096	Bathroom Remodel	CJ - no planning issues. Approved.	BC-under review.		
66	Moodey	690 Monterey	12/30/13	B-30075	R&R exisiting staircases	CJ- approved	BC-RTI.		
67	Grandma's	307 Morro Bay Blvd.	2/19/14	B-30105	Tenant Improvements for yogurt shop	Approved 2-27. CJ.	BC-under review.		
68	Frantz	499 Nevis	9/23/12	B-29510	New SFR	CJ- approved	BC- RTI 9/16/2013.	N/A	
69	Jacober	456 Oahu	12/11/13	B-30067	SFR Add/ voluntarily remove illegal garage conversion.	KM - Under review.	BC-returned for corrections 2/20/14.		
70	Heller	271 Palm	10/31/13	B-30045	Remodel	KM - Under review. Corrections returned 11-20-13.	BC- returned for corrections 11/22/13.		

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71	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
72	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
73	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Returned for corrections 12/19/13.	RS - Referred to State Parks for comment on frontage imprvmts	
74	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.		

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Projects & Permits with Final Action									
75	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium	<i>Downtown</i> City-wide area	Yearly Funding Cycle		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval heard at 2-13-13 City Council Meeting. Final action taken by County Board of Supervisors 3-5-13.	Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement and NEPA Environmental Review under review. CEQA NOE filed. NEPA clearance obtained 6/21/13. FY2014 Funding Cycle: Applications released on 9/9/13 and due on 10/15/13. Needs Workshop held on 9/16/13 at City of Atascadero. Draft funding recommendations to Council on 11/12/13. Council approved staff recommendation on 11/12/13. 2nd public workshop held on 1/7/14. Final funding recommendations to be heard at City Council on 1/28/14.	No review preformed.	2014 application submitted 10/14/13	