



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, July 1, 2014  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft  
Vice-Chairperson Gerald Luhr  
Commissioner Michael Lucas  
Commissioner John Fennacy  
Commissioner Richard Sadowski

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' Office Assistant at (805) 772-6264. 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 - None

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.

C. UNFINISHED BUSINESS

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

D. NEW BUSINESS

D-1 Discussion of Beach Street Area Specific Plan  
**Staff Recommendation:** Review and comment

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 5, 2014, at 6:00 p.m.

**PLANNING COMMISSION MEETING PROCEDURES**

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6261 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: [www.morro-bay.ca.us/planningcommission](http://www.morro-bay.ca.us/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morro-bay.ca.us/notifyme](http://www.morro-bay.ca.us/notifyme) and follow the instructions.

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

### **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



City of Morro Bay  
Public Services/Planning Division  
Current & Advanced 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 items highlighted in green are pending action from the applicant.  
Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: July 1, 2014

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
<b>Hearing or Action Ready</b>									
1	Wammack	505 Walnut	12/31/13	CP0-417	<b>Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit</b>	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14. GN - 2nd incomplete letter sent 4/15/14. Waiting on plan changes to identify second unit and required parking. Tentatively scheduled for AUG. 5	BC- conditionally approved.	BCR-under review	
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>									
2		301 Little Morro Creek Rd	6/26/14	UP0-081	<b>Special/Interim Use Permit for BMX Bike Park</b>	To be routed.			
3	Dennis	290 Piney Ln	6/26/14	CP0-440	<b>Administrative Coastal Development Permit for new SFR</b>	To be routed.			
4	Dennis	270 Piney Ln	6/26/14	CP0-439	<b>Administrative Coastal Development Permit for new SFR</b>	To be routed.			
5	Dennis	280 Piney Ln	6/26/14	CP0-438	<b>Administrative Coastal Development Permit for new SFR</b>	To be routed.			
6	Frye	250 & 244 Shasta Street	6/17/14		<b>Amendment to CP0-213 &amp; Variance Request</b>	Amendment to Administrative Coastal Permit CP0-213 and Variance Request to allow a north side yard setback of less than the required 5 feet at 244 Shasta. Including encroachment of garage into required side yard setback and allow home at 0 ft. setback.			
7	James	341 Vashon	6/2/14	CP0-437	<b>Coastal Development Permit</b>	New SFR on vacant lot. Under review.	BC- conditionally approved.	JSW- conditionally approved.	
8	Rodgers	445 Shasta	5/23/14	CP0-436	<b>Coastal Development Permit</b>	New SFR on vacant lot. Under review.	BC- conditionally approved.	JSW- conditionally approved.	

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9	Hauser	501 Zanzibar	5/23/14	UP0-380/ ADO-090	<b>Conditional Use Permit &amp; Parking Exception</b>	Single Family Addition of more than 25% to a non-conforming SFR. Parking Exception	BC- incomplete		
10	Montecalvo / Wisel	510 Fresno Ave & 515 Kern	5/1/14	S00-119	<b>Lot line adjustment</b>	Under review.	BC- conditionally approved.		
11	Lowgren	491 Little Morro Creek Rd	4/10/14	S00-018	<b>Lot line adjustment</b>	Under review. Correction letter sent 5-28-14. Applicant currently revising submittal. WM	BC- corrections/ incomplete		
12	Wikler	405 Pacific	3/27/14	CP0-430	<b>Administrative CDP 3 new unit construction to existing SFR</b>	Incomplete letter sent 4/24/14 GN. Resubmitted 4/29/14 GN. Project needs to clarify building height before being noticed for administrative CDP.	BC- conditionally approved.	BCR- conditionally approved-reconstruct ADA ramp and design DW approach per B-6	
13	Strasburg/Oehler	371 Piney	3/20/14	CP0-427	<b>New SFR - Admin CDP</b>	Received 3/25/14. Under Initial review. CJ.Correction letter sent 4/25 NC. Resubmittal received 5/21. CJ.	BC- conditionally approved.	JSW- conditionally approved.	
14	Romero	2931 Ironwood	3/6/14	CP0-428	<b>New 2,496 SFR with 64 sf garage- Admin CDP</b>	Correction letter sent 4/25 NC. Resubmitted 5/23.	BC- conditionally approved.		
15	Carver	431 Kern	2/5/14	CP0-426	<b>Demo 1100sf SFR / Reconstruct 2274sf SFR</b>	correction letter sent 4/10 . Resubmitted 5/23.	BC- corrections/ incomplete		
16	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	<b>Upgrade of unmanned telecommunications facility</b>	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM	BC- conditionally approved.		
17	Groom	3039 Ironwood	1/15/14	CP0-422	<b>New 2,206sf Single Family Home with 510sf garage - concurrent permitting with Building Division</b>	Under initial review Correction letter sent 3-13-14. GN. Resubmittal received 5/21. CJ.	BC- conditionally approved.	BCR-under review FD/TP Approve.	
18	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	<b>Floating Docks - Phase 2</b>	Under review. Met with environmental consultant regarding CEQA requirements 4-17-14. CJ. Reviewing environmental proposal. Status update sent via email 5-23-14. Met with applicant 6/9/14. CJ.	BC-under review.		
19	Hough	289 Main	10/16/13	CP0-410 & UP0-369	<b>CDP and CUP to construct a 2,578sf single family home on vacant lot</b>	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	

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20	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	<b>Use Permit for seven boat slips and gangway</b>	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. Met with environmental consultant to review CEQA requirements 4-17-14. Seeking additional fee estimate for CEQA review. CJ/WM	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-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. EE 12/16/13
21	Goodwin	2920 Juniper	5/21/13	CP0-399	<b>Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot</b>	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
<b>Continued projects</b>									
22	Gonzalez	481 Java	12/30/13	UP0-374	<b>Conditional Use Permit for Non conforming single family residence</b>	KM - Under initial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14. Project does not conform to standards. Applicant responded 5/1/14 wishes to proceed to PC w/ project as submitted. WM. Noticed 5/23 NC. Continued to a date uncertain by Planning Commission at the 6/3 meeting to address parking non-conformities. CJ.	BC-under review.		
22	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA 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. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16	
<b>Projects in Process</b>									

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23	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	<b>Secondary Unit and Parking Exception.</b>	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. Letter sent re permit amendment request on 3-31. CJ	No review performed.	N/R	
<b>Environmental Review</b>									
24	Sonic	1840 Main St.	8/14/13	UPO-364 & CP0-404	<b>Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.</b>	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. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27	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.	
25	Turner	356 Yerba Buena	10/30/13	CP0-412	<b>Single Family Addition &amp; Remodel to a total of 2,767sf with 599sf garage</b>	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received. Draft initial study under review.	BC- conditionally approved.TP-Cond Approve 11/25/13.		
26	Frye	3420 Toro Lane	1/13/14	CP0-419	<b>New Single Family Home</b>	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 Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7. Draft initial study under review and plans resubmitted 6/25/14. WM.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14		
27	City of Morro Bay	N/A			<b>MND for Chorro Creek Stream Gauges</b>	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	

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28	Lucky 7	1860 Main	3/12/13	CP0-394	<b>Construct Fuel Island Canopy</b>	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. Initial Study complete and ready for signature 5/1/14. Reviewed with applicant 5/12. Waiting on Applicant to sign mitigations. WM	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
29	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	<b>Parcel Map. 3 parcels and an open space parcel.</b> 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.	

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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 and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 C.J. Tentative meeting set for 7/3/14	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
<b>Grants</b>									
31	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			<b>\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.</b>	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 CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A	
32	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program and ADA Pedestrian Accessibility project.	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Upon approval, agreement to be forwarded to County Board of Supervisors for 7/8/14 meeting.	No review performed.	N/R	
<b>Project requiring coordination with another jurisdiction</b>									

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33	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	
34	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 finalized. Phase 2 on hold as of 5/7/14.	
<b>Preapplication projects</b>									
35		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. Preliminary site plan email received 4-1-14. CJ	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	
<b>Final Map Under Review</b>									
36	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.	
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive</b>									

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37	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	<b>Embarcadero-Maritime Museum (Larry Newland).</b> Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. 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.	
38	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	<b>Parcel Map.</b> CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. 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	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									

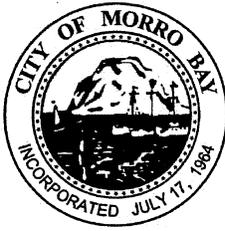
#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
39	City of Morro Bay	Citywide	10/16/13	A00-013	<b>Zoning Text Amendment - Second Unit</b>	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. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.		
40	City of Morro Bay	Citywide		LCP-3-MRB-14-0409	<b>Housing Element Implementation</b>	Ordinance 584 sent as LCP Amendment to Coastal Commission. Coastal letter received 4-28-14. City response letter sent 5-21-14. CJ	No review performed.		
41	City of Morro Bay	Citywide	2/1/13	Ordinance 556	CHAPTER 17.27 Amendment for "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 Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review performed.	N/A	
<b>Projects Appealed or Forwarded to City Council</b>									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
42	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> 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. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop to be held 5/19/14. Result of sign workshops to be agendized for Planning Commission.	No review performed.	N/R	
43	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	<b>Variance.</b> 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. Incomplete letter for CDP sent 12/13/12. No response since 2012.	Review complete, applicant to obtain building permit prior to construction.	See above	
<b>Projects in Building Plan Check</b>									
44	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A	
45	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- Returned to applicant 3/21/14		
46	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.		
47	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.	
48	Starkie	2770 Cedar	4/1/14	B-30140	PV System	NC - Requested corrections 4/8	BC-Issued 6/16/14.		
49	Granite Ranch	2720 Elm	4/30/14	B-30161	SFR Remodel		BC- Returned for corrections 5/7/14.		
50	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14	BC-returned for corrections 4/15/14.		
51	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	

#	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
52	Craig	561 Estero	5/6/14	B-30162	SFR Remodel	Under review.	BC- under review.		
53	Buquet	647 Estero	3/14/14	B-30129	New SFR	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- RTI 5/12/14.	DH - approved 5.8.14	
54	Govers	404 Fairview	5/23/14	B-30177	SFR Remodel		BC- under review.		
55	Mendonca	2831 Fir	5/22/14	B-30093	SF Addition	NC - Correction letter sent 5/30/14.		ME-needs sewer video 6/12/2014	
56	Harbor/ Stilts	1196 Front	6/23/14	B-30187	Oil Recovery Building	Approved. WM	BC- returned for corrections 6/23/14.		
57	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
58	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- Ready to Issue 6/6/14.		
59	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC-Issued 6/9/14.		
60	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-Returned for corrections 3/17/14.		
61	McCallister	176 Java	6/3/14	B-30179	SFR Remodel	Project exceeds 10% in coastal appeals area. Will require a CDP prior to Building. CJ	BC-Returned for corrections 6/18/14.		
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. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Plans returned w/o comment until Plng issue resolved	
63	Ramsay/ Chivens	431 Kern	3/11/14	B-30078	SFR Demo/ Reconstruct		BC-Resubmitted 6/4/14.		
64	Garcia	500 Kings	5/8/14	B-30166	SFR Demo		BC-RTI pending CDP		
65	Gannon	2571 Laurel	5/9/14	B-30168	SF Addition	NC-Correction memo sent 5/9/14.	BC- Returned for corrections 5/12/14.		
66	Gong	217 Main	2/27/14	B-30115	New SFR	Correction memo sent 4/24/14 GN.	BC- Returned for corrections 4/24/14.	BCR- 2nd review complete, several items from first review not addressed	
67	AT&T	788 Main	6/23/14	B-30194	Recycling Facility and Site Improvements		BC-under review.		
68	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	
69	Volk	800 Quintana	3/27/14	B-30137	Cell Antennas	NC - Corrections sent 4/8	BC-Ready to Issue 6/17/14.		
70	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal. CDP denied by Planning Commission 6/17	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
71	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	
72	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. Waiting on easement as of 6/24/14. CJ.	BC- Waiting on applicant for final submittal items.	RS - Referred to State Parks for comment on frontage imprvmts. See PS memo of 6/13 for unresolved issue	
73	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.	BCR sidewalk deferral agreement	
74	Najarian	325 Zanzibar	4/2/14	B-30142	New SFR	WM - Needs signed Acceptance of Conditions Form. 4/8	BC-Returned for corrections 4/24/14.		

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75	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition	NC - Corrections sent 4/25	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
<b>Projects &amp; Permits with Final Action</b>									
76	Adamson	1000 Ridgeway	9/12/13	CP0-408	<b>Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage</b>	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. 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. Project continued for 60 days to allow for project revisions. Project to be heard at the 6/3/14 PC meeting. Appeal Upheld, Project Denied. Resolution adopted at 6/17/ meeting	BC- conditionally approved.	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
77	Moores	1105 Morro	5/12/14	SP0-141	<b>Appeal of Sign Exception Permit Extension Denial.</b>	Appeal filed 4/11 regarding Director's decision to deny a 2 year time extension for Sign Exception Permit SP0-141. Planning response sent 5/8/14. CJ. Due to schedule conflicts, Appellant requesting PC agendize for either 6/17/14 or 7/15/14 meeting. Noticed on 6/6/14 NC. Appeal denied and Director's decision to deny upheld.			
78	GAFCO	1170 Front Street	5/9/14	UP0-120/AD0-024	<b>Time Extension for Planning Approvals.</b>	Permit expires 7/7/14. Two year extension requested requires Planning Commission approval. Administrative extensions allowed have been exhausted. Noticed on 6/6/14 NC. Time Extension for 1 year granted by PC on 6/17/14.	No review preformed.		
79	City of Morro Bay	Citywide	4/18/14	A00-021	<b>2014-2019 Housing Element Update</b>	Sent to Department of Housing and Community Development for review and certification on 4/18/14. Initial Study/ Negative Declaration routed to State Clearinghouse 5/12/14. Final Housing Element to be agendized for 6/17/14 PC mtg and 6/24/14 Council meeting. Adopted by Council with amendments on 6/24/14.	No review preformed.		
80	Meissner	1387 Hillcrest	12/12/13	CP0-416	<b>Admin CDP for 2,088sf SFR with a 507sf garage</b>	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. Resubmitted with Phase 1 Archaeological. Environmental review in progress. WM. Noticed on 6/6/14 NC. CDP issued 6/20/14.	BC- conditionally approved.		

#	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
81	Caruso	2830 Main Street	5/8/14	UP0-379	<b>Minor Use Permit</b>	Minor use permit for a fabric retail store in MCR zone district where previous use permit expired. Noticed on 6/3/14. Permit issued. WM.	BC- conditionally approved.		
82	Garcia	500 Kings	5/8/14	CP0-435	<b>Admin CDP for demolition of existing single family residence</b>	Under review. Project noticed and permit issued 6/24/14. WM	BC- conditionally approved.		



AGENDA NO: D-1

MEETING DATE: July 1, 2014

## Staff Report

**DATE:** July 1, 2014

**TO:** Planning Commissioners

**FROM:** Rob Livick, Public Services Director/City Engineer  
Whitney McIlvaine, Contract Planner  
Cindy Jacinth, Associate Planner

**SUBJECT:** Discussion of City Specific Plans and Master Plans, with a focus on the Beach Street Area Specific Plan

### INTRODUCTION/BACKGROUND:

Currently the City of Morro Bay has a master plan for the waterfront, a parking management plan, and two specific plans that set standards for development in specified areas of town. These standards are in addition to policies of the General Plan and Local Coastal Program GP/LCP and regulations contained in the zoning and subdivision ordinances.

At a joint meeting of the City Council and Planning Commission on October 29, 2013, a topic of discussion was the need for review of the City's specific plans, the Waterfront Master Plan, and the Parking Management Plan to identify sections that should be updated, eliminated, or retained. Ultimately, recommendations regarding the plans will be reflected in the update of the City's (GP/LCP). At the joint meeting, it was suggested that the plans be reviewed individually, starting with the Beach Street Area Specific Plan. (See attached minutes.) This report provides a brief overview of specific plans, and then focuses on components of the Beach Street Area Specific Plan.

### WHAT IS A SPECIFIC PLAN?

In a sense specific plans are like a zoning ordinance with an infrastructure and financing component. They are a tool for systematic and detailed implementation of the general plan. Specific plans may be adopted by resolution or ordinance and may be amended as often as necessary. The Governor's Office of Planning and research (OPR) provides a good explanation of the role of specific plans in local government:

Prepared By: \_\_\_\_\_

Department Review: \_\_\_\_\_

*Specific plans allow for more detailed regulations than typical zoning districts and can cover a broader scope of issues than what would be included in a conventional zoning ordinance. A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.*

*Section 65451 of the Government Code mandates that a specific plan contain:*

*(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*

*(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*

*(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*

*(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

*(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*

*(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

( For more information see, *The Planner's Guide to Specific Plans* prepared by the State of California Governor's Office of Planning and Research (OPR) found at the following hyper link: <http://ceres.ca.gov/planning/specific/>)

In contrast, "area plans" or "community plans" are not required to provide the same analysis of infrastructure needed to support planned land uses nor any detailed means of policy implementation. They are adopted by resolution as a general plan component or amendment and used to *refine* policies of the general plan related to a specific geographic area. They are subject to same limitations on amendment as for general plans (typically a maximum of 4 per year).

**BEACH STREET AREA SPECIFIC PLAN:**

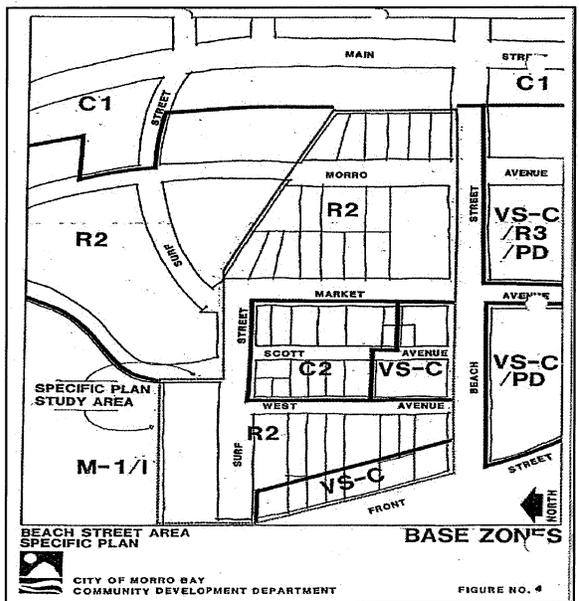
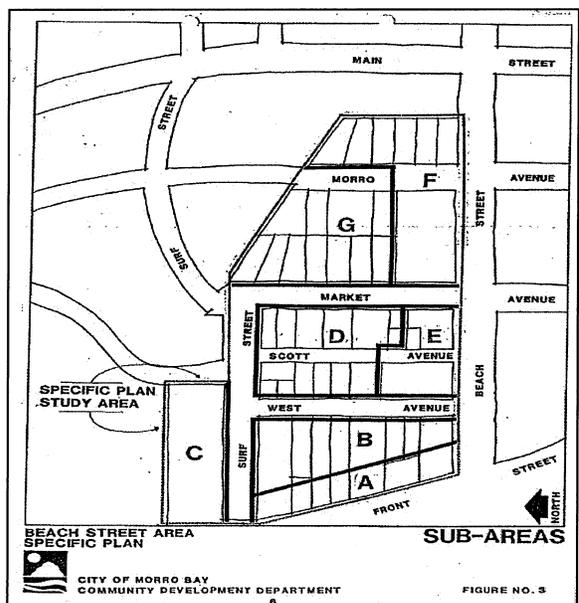
**Summary Description**

The Beach Street Area Specific Plan was adopted in June, 1986. Its boundaries contain a diverse mix of uses including residential, commercial and visitor-serving uses with proximity to the waterfront and Embarcadero area, including blufftop properties. The specific plan includes concern for issues such as noise, odor, light, glare and truck traffic from businesses and protection of residential uses from these commercial impacts. The plan boundaries include Morro Avenue along the north boundary, Front Street along the south boundary, Surf Street to the west and Beach Street to the east. The plan is broken up further into seven Specific Plan Study Areas labeled from A to F.

**District Boundaries**

A map of the Beach Street Area is shown on the right. Certain geographic and economic factors helped to shape the particular mix of commercial and residential uses in this area. The Beach Street Area Specific Plan, at the time of adoption, noted that the area served as a major entryway to the Embarcadero and the waterfront and as one of the more heavily traveled tourist routes in the City, which prompted the visitor serving zoning on the north side of Beach Street. The specific plan also describes a series of zone change requests received for individual parcels from 1982-1984 after which the City ultimately agreed that rather than continued piece-meal changes to zoning, a study of the entire area was preferred. The outcome was the Beach Street Area Specific Plan.

The plan covers an area broadly bounded on three sides by Beach, Main, and Front Streets. However, the Zoning Map shows the specific plan boundary extending across Beach Street to the south. Taking topography into account would argue for expanding the boundary to include the residential areas to the north. What's notable in walking the area is the potential for development along Market Street to provide a distinctive neighborhood commercial identity for this corner of town.



## Zoning

A Planned Development (PD) and Specific Plan (SP) overlay were added to the base land use zones. The purpose of the PD overlay zone is to provide for detailed and substantial analysis of development on parcels which, because of location, size or public ownership, warrant special review. This overlay zone is also intended to allow for the modification of or exemption from the development standards of the primary zone which would otherwise apply if such action would result in better design or other public benefit. The SP designation specifies additional development criteria for each sub area and also addresses allowed land use and fees for public improvements. The Land Use portion of the specific plan has been codified in Chapter 17.40 of the zoning ordinance.

The specific plan provides for a slightly different range of uses than the City's zoning ordinance. The land use regulations in the specific plan allow for public meeting halls in the R-2 zone in Area "C". Other existing non-conforming uses in the area are able to achieve conforming status with the approval of a conditional use permit. This provision would affect mobile home and RV parks and visitor serving uses in the C-2 zone.

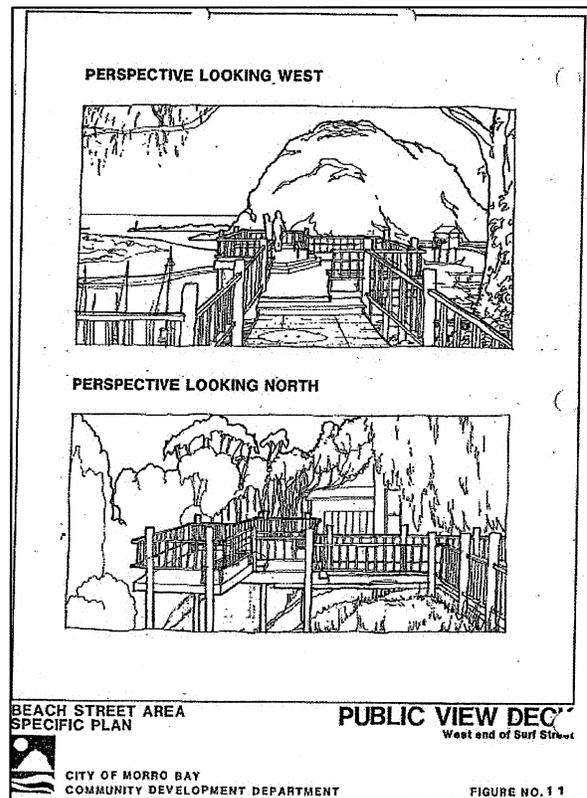
Existing uses no longer include fish processing plants, the more industrial service and storage marine oriented uses or a newspaper publisher which might warrant a review of appropriate zoning for Areas "D" and "E" to encourage less industrial commercial uses better suited to the surrounding neighborhood.

### Public Improvements: Coastal Access

The City's General Plan, Local Coastal Plan and Zoning Ordinance contain policies and standards for preservation of coastal views and provision of physical access to the coastline.

In lieu of providing coastal access along the bluff top above Front Street, the specific plan proposes a public view deck at the west end of Surf Street. To help finance the project the plan specifies a fee of \$2.00 per linear foot of property fronting the bluff in Area "A" for new development or additions greater than 10% of existing floor area. This fee has yielded no funds.

In staff's view, this project is worth pursuing. An alternative design might combine an overlook and



mid-way landing area(s) with an upgrade to the existing stairway. Any upgrade to the stair will need to meet ADA requirements. The need for funding to redesign/rebuild the 50-year-old stairs is cited in the City's fiscal budget for the fiscal year 2014/15.

Two of the City Council Adopted Goals for 2013 would also seem to support this project:

1. Improve Streets - Increase the maintenance functioning and safety of the streets within existing budget levels, while exploring short and long-term strategies for upgrades.
2. Improve City Infrastructure – Focus on Community improvements to enhance citywide mobility and connectivity, harbor facilities, recreation and open space opportunities, public restrooms, environmental stewardship, and overall efficiency of utilities and facilities.

### **Public Improvements: Street Design and Parking**

The plan prescribes street improvements throughout the area, most of which is not developed with standard curb, gutter, sidewalks or street trees. Striping for parking on both Market Street and Surf Street is also proposed. The current mix of commercial uses (and vacancies) has somewhat reduced the demand for increased parking on Market. No funding is currently allocated to make the suggested street improvements.

### **CONCLUSION:**

The specific plan grew out of a perceived need to address compatibility among diverse activities and uses that had evolved in the area, including a number of marine related service commercial uses which have since disappeared. Issues/problems originally identified in the specific planning area are listed below. Some of the concerns related to incompatible uses are now less relevant. Others, like the proposed street improvements, remain valid. Ordinance amendments may be warranted to address parking and possibly rezoning. Lack of funding remains the primary obstacle to public infrastructure improvements.

### **Lack of adequate parking**

Parking shortages could be addressed through the in-lieu parking program and amendments to the zoning ordinance to allow for mixed-use parking reductions and off-site parking.

### **Noise, odor, light, glare, truck traffic from commercial uses**

Noise, odor, lighting, glare and commercial delivery times could be further addressed in Chapter 17.52 *Performance Standards* of the zoning ordinance. Chapter 17.40 of the zoning ordinance includes required findings for approval of a use permit that address these concerns.

**Protection of affordable housing**

Affordability of mobile homes is addressed in Chapter 5.32 of the Morro Bay Municipal Code (MBMC).

**Need to improve street infrastructure**

Public improvements related to street surfacing; curb, gutter, and sidewalk construction; parking delineation; and street tree planting can be addressed in the City's goal setting and budget process and as a requirement of new development. Realistically, without a revenue stream dedicated solely for streets and roads, the proposed public street improvements will not be accomplished in the foreseeable future.

**Need to create a more appealing visual environment**

The proposed street improvements would help in addressing this goal. This item can also be addressed incrementally as properties are developed or redeveloped.

**Blufftop access and view corridors**

A view deck at the west end of Surf Street in conjunction with improvements to the Surf Street stairs would definitely further goals and policies related to coastal access as well as improving connectivity to the Embarcadero. A source of funding must be secured before this project can proceed.

**Attachments:**

- Exhibit A: Minutes of the Council/Commission 10/29/13 meeting
- Exhibit B: Beach Street Area Specific Plan

# EXHIBIT A

AGENDA NO: A-6

MEETING DATE: 11/12/13

MINUTES – MORRO BAY CITY COUNCIL/PLANNING COMMISSION  
JOINT MEETING – OCTOBER 29, 2013  
VETERANS MEMORIAL HALL – 6:00 P.M.

PRESENT:	Jamie Irons	Mayor
	George Leage	Councilmember
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	Noah Smukler	Councilmember
	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Department
	Kathleen Wold	Planning Manager
	Cindy Jacinth	Associate Planner
	Katie Mineo	Assistant Planner/Administrative Technician

Mayor Irons called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS, & PRESENTATIONS

PUBLIC PRESENTATIONS – None

PUBLIC COMMENT

Mayor Irons opened Public Comment, and seeing none, closed Public Comment.

JOINT MEETING DISCUSSION ITEMS

**I. Discussion of Various City Specific and Master Plans:**

- **Beach Street Specific Plan (BSSP)**
- **North Main Street Specific Plan (NMSP)**
- **Parking Management Plan (PMP)**
- **Waterfront Master Plan (WMP)**

MINUTES – MORRO BAY CITY COUNCIL/PLANNING COMMISSION  
JOINT MEETING – OCTOBER 29, 2013

Planning Manager, Kathleen Wold presented the staff report.

Mayor Irons stated he would like staff to discuss the significance of the specific plans and how the specific plans will be addressed during the update of the General Plan and Local Coastal Program. Irons stated he would like all four plans agendized in 2014 and he would like the Council to review them one by one.

Councilmember Christine Johnson asked staff how the Planning Division utilizes the plans. Public Services Director, Rob Livick stated the specific plans are used as guides for development and redevelopment. He then provided examples for how each plan has been implemented. Ms. Wold added that that the NMSP and the BSSP are formally adopted rules and regulations, whereas only one chapter of the WMP has been adopted and the remainder of the document is used as guidelines.

Commissioner Tefft made the following comments:

1. Regarding the BSSP, he stated the plan is dated and does not define the character of the neighborhood very well. The provisions of the plan could be incorporated into the Zoning Ordinance or could even potentially be eliminated.
2. Regarding the NMSP, virtually all development north of San Jacinto Street is multi-family residential whereas development south of San Jacinto Street is commercial. Because the neighborhood has witnessed varied development patterns, the City should re-examine how utilities infrastructure is provided in that area.
3. Regarding the WMP, Tefft stated only certain parts need to be revised.
4. Regarding the PMP, he stated the City should move away from requiring on-site parking and instead move toward providing more common parking areas.

Commissioner Lucas stated it is important to consider how all of the plans work together, especially in terms of how the Wastewater Treatment Plant will impact development in the vicinity of Atascadero Road.

Commissioner Fennacy stated the specific plans are living documents and he would like to receive direction from staff on how to more effectively interpret them. If any changes are to be made to the documents, he would prefer that the plans not get more restrictive than State statutes so that they do not adversely impact reasonable growth.

Commissioner Solu and Chairperson Grantham stated they would like direction from staff and Council in order to determine the order in which the plans should be re-evaluated in 2014.

Councilmember Smukler asked how the process of updating the specific plans would affect the update of the General Plan/Local Coastal Program (GP/LCP) which is the principal priority in the upcoming year. Mr. Livick stated the GP/LCP update is the long range planning focus, but the specific plans are the next level of regulation under the GP/LCP. The City will provide various opportunities for public input for the GP/LCP update, and one topic of discussion could be the specific plans and whether their regulations could be incorporated into the GP/LCP. Ms.

MINUTES – MORRO BAY CITY COUNCIL/PLANNING COMMISSION  
JOINT MEETING – OCTOBER 29, 2013

Wold added it would be valuable to have someone review the specific plans and identify sections that should be updated, eliminated, or remain as they are. These recommendations could then be reflected in the GP/LCP update.

Councilmember Leage expressed concern about parking and development issues in the Embarcadero area.

Councilmember Christine Johnson expressed support for the specific plan and GP/LCP update process.

Mayor Irons asked staff about the possibility of reviewing one specific plan per quarter. He would like the Commission and staff to examine the successes and barriers of each of the plans. Ms. Wold stated it would be beneficial to have a staff member conduct background research on the specific plans which would then be presented to the Commission.

Mayor Irons and staff discussed the importance of updating the specific plans so as to provide consistency with the GP/LCP.

Chairperson Grantham stated he would like to review the specific plans in the following order: Beach Street Specific Plan, Waterfront Master Plan, Parking Management Plan, and North Main Specific Plan.

Mayor Irons made a recommendation to move forward with the review of the four specific plans under the guidance of staff.

Mr. Livick clarified that Council's intention is to review the plans in the context of the GP/LCP update and to ensure vertical consistency in all regulations.

## **II. Update on the GP/LCP Status to include status on grant applications**

Planning Manager Kathleen Wold and Public Services Director Rob Livick presented the staff report.

Chairperson Grantham asked staff to clarify the type of grants the City is pursuing. Ms. Wold confirmed the City is pursuing mostly State grants.

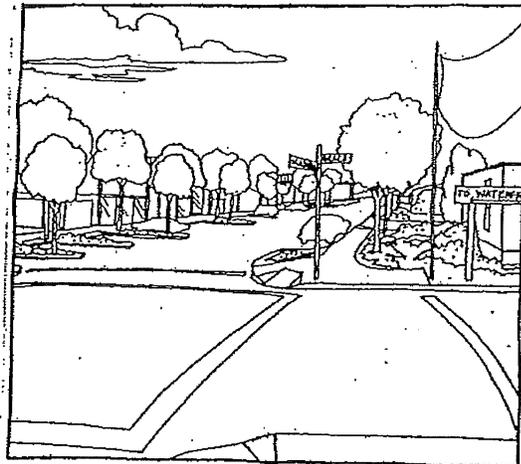
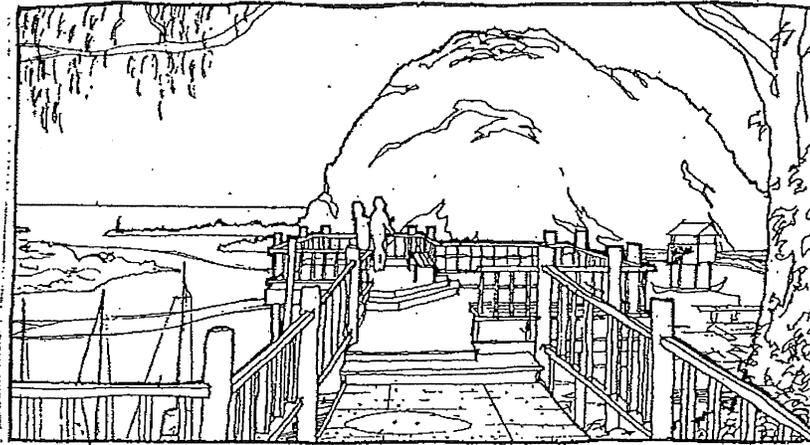
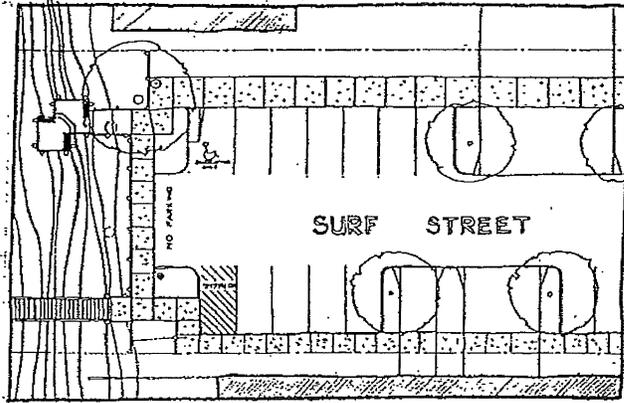
Chairperson Grantham asked staff if the City ever seeks outside assistance, or assistance from interns, when preparing grant applications. Mr. Livick stated the City often hires consultants to help prepare grant applications. Ms. Wold explained that because grant applications often require a degree of expertise, interns are not asked to prepare the applications, but interns are helpful in acquiring letters of support for grant applications and for establishing relationships with local organizations.

Commissioner Lucas asked staff if the City has the ability to change its Local Agency Formation Commission (LAFCO) sphere of influence to better incorporate the agricultural corridor along

EXHIBIT B

# BEACH STREET AREA SPECIFIC PLAN

*Adopted  
City Council  
State Coastal  
Comm.*



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT  
JUNE, 1986

**City of Morro Bay**

**Gary Napper, City Administrator**

**City Council**

**Bud Zeuschner, Mayor**

**Rose Marie Sheetz, Mayor Pro-Term**

**Ray Kaltenback**

**Jim Miller**

**Bruce Risley**

**Planning Commission**

**Charles K. Reasor, Chairman**

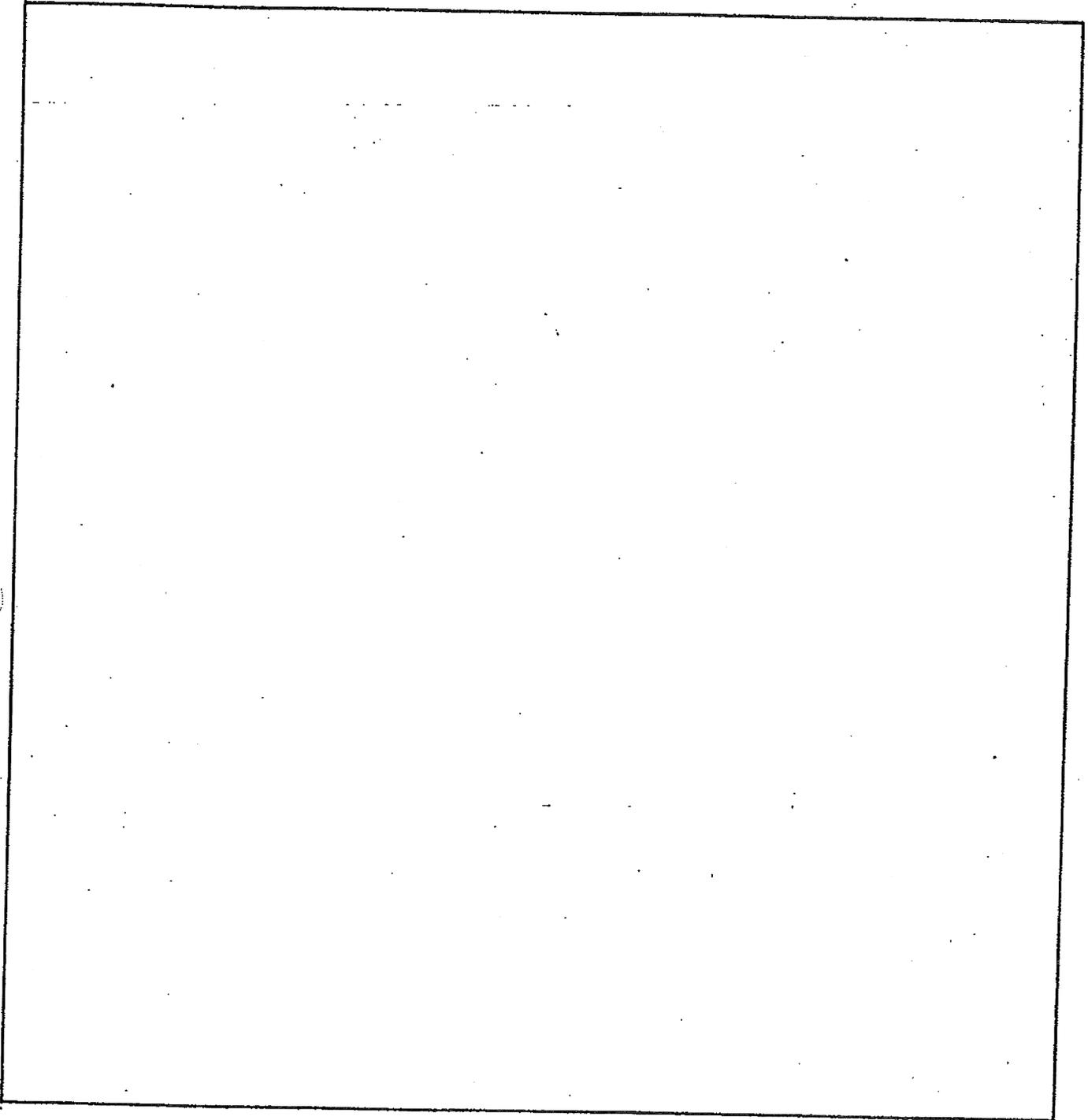
**Vernon Richardson, Vice-Chairman**

**Jack Harper**

**Alice Kolb**

**Ernest Maltby, Jr.**

# BEACH STREET AREA SPECIFIC PLAN



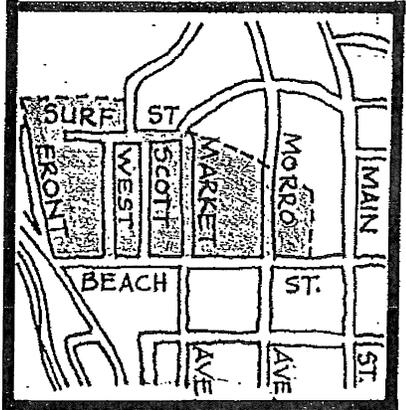
**CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT  
JUNE, 1986**

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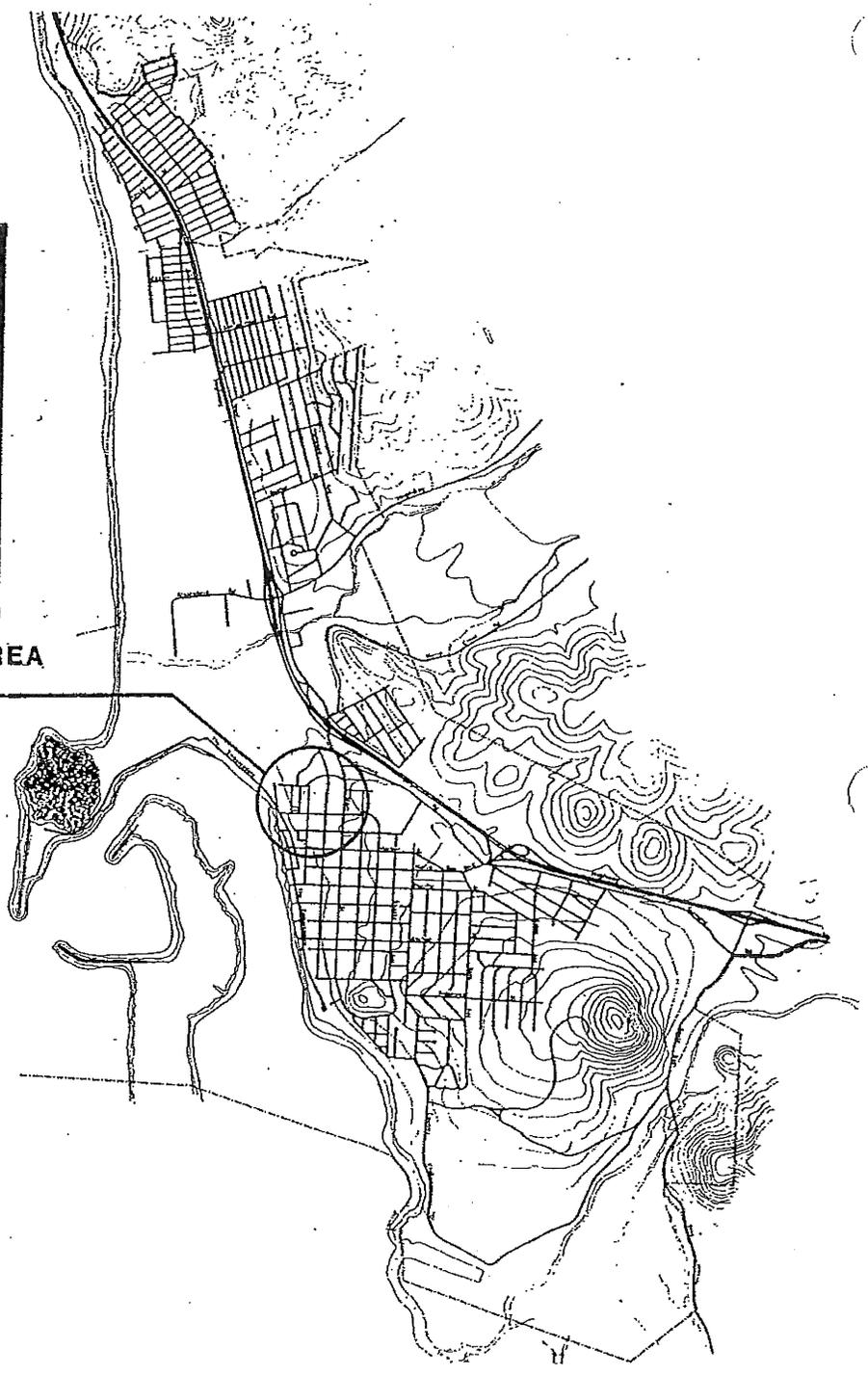
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SPECIFIC PLAN STUDY AREA



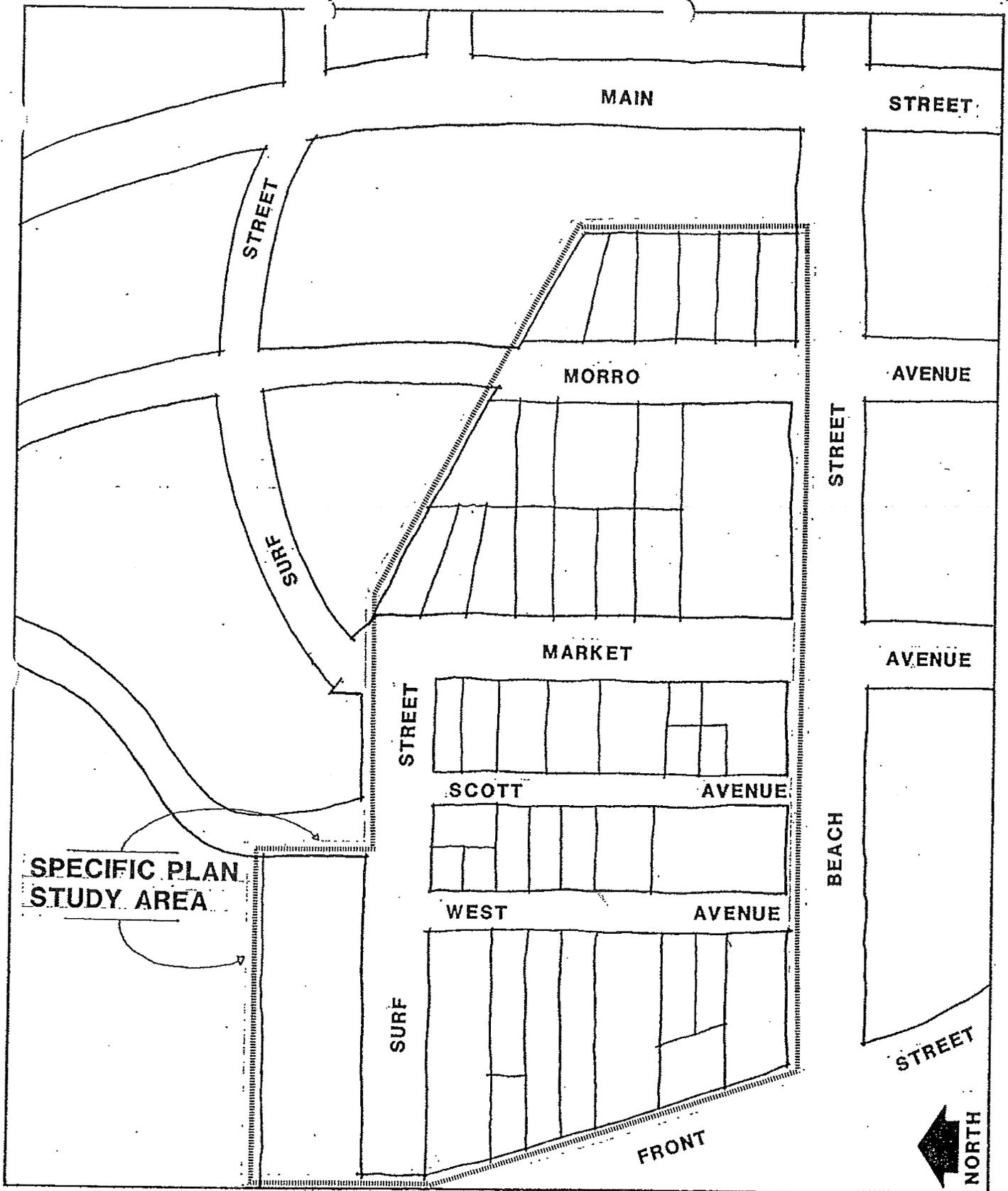
BEACH STREET AREA  
SPECIFIC PLAN

VICINITY MAP

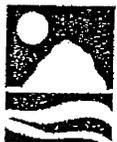


CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

FIGURE NO. 1



**BEACH STREET AREA  
SPECIFIC PLAN**



# INTRODUCTION/PURPOSE



## I. Introduction

Specific plans are among the most powerful tools authorized by the California Government Code for implementing provisions of a city's General Plan. Specific plans are typically employed in areas of special concern, for example, where unusual mixes of uses exist or where there are special environmental, economic or social conditions which need to be addressed in the planning for future development. Frequently, conventional zoning does not adequately address land use concerns in these areas which present "exceptions to the rule." Specific plans allow for more detailed regulations than typical zoning districts and can cover a broader scope of issues. Furthermore, specific plans better coordinate the regulations governing private development with plans and ideas for public improvements. In combination, these can work to significantly shape the future of a neighborhood.

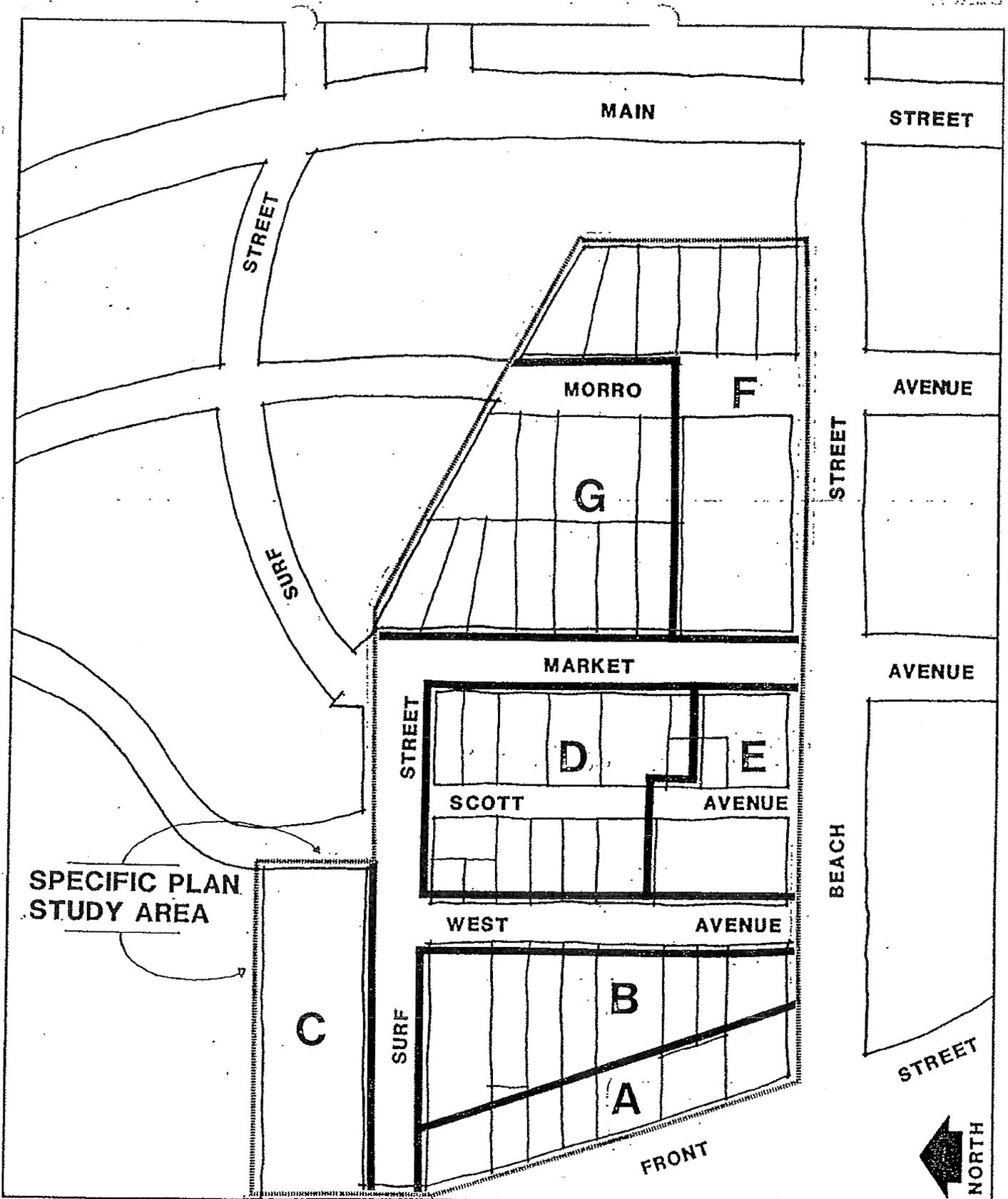
The area included in this specific plan is shown on Figure 2. The neighborhood is characterized by a diverse mix of uses: visitor-oriented commercial, service commercial uses such as marine repair establishments and a newspaper office, and residential uses ranging from expensive custom homes overlooking the waterfront to high density mobile home parks. Generally speaking, these uses are not found in such close proximity to one another and might be considered incompatible. However, in this area, the different uses have evolved together over a long period of time creating a surprisingly cohesive character. Preserving and enhancing this compatibility among what are generally thought of as incompatible activities suggested the use of a specific plan rather than simply employing conventional zoning.

Certain geographical and economic factors helped to shape the peculiar mix of uses in this area. Beach Street serves as a major entryway to the Embarcadero and the waterfront. It is one of the more heavily traveled tourist routes in the City. Not surprisingly, then, a number of visitor oriented uses have been developed on both sides of this street.

The blufftop properties are quite expensive, affording spectacular views of the bay and rock. The present day result is there are existing and proposed custom houses taking advantage of these rare view sites. Service commercial businesses, particularly those catering to water-oriented clientele, tended to gravitate to the sites back of the bluff. Marine-oriented retail, service and storage establishments as well as a small fish processing business are presently found on these properties, which are still proximate to the harbor yet less expensive than waterfront sites. Farther inland a less expensive residential neighborhood had developed which includes higher density mobile home parks. The overall result is the unusual mix of visitor-serving uses below the bluff, expensive homes being built on the bluff top across the street from heavy service commercial uses which are flanked by more visitor uses on Beach Street, and, a lower-cost residential neighborhood.

From 1982-84, a series of zone change requests for individual parcels or very small areas were received. In 1984, after another parcel-specific request was made, staff recommended and the Planning Commission agreed that rather than continued piece-meal changes to the zoning, a study of the entire area would be preferred, leading toward a coordinated approach to land use regulations in this part of the City. A specific plan was chosen as the best method for addressing the main issue areas which were identified: preserving and enhancing the existing mix of uses which evolved here; improving the street infrastructure; reducing potential conflicts among uses in future development; and, creating a more appealing visual environment. A public meeting/study session was held in September 1985 to discuss the planning approach and to solicit public input. A second study session was held in March 1986 after a draft plan was presented to the Commission.

The sentiment expressed at these sessions showed that the property-owners, businessmen and residents felt that the co-existence of diverse uses is more of an attribute than a detriment. There was concern expressed about the lack of adequate parking for customers and employees of the commercial establishments and how the lack of space for on-site parking has restricted their upgrading. Levels of noise, odor, light and glare, and truck traffic from the business were identified as acceptable, however some more specific guidelines would help protect the residential areas from nuisances and also the businesses from unreasonable complaints and restrictions. The low-income housing provided by the mobile home parks was considered an attribute which needs protection. Also discussed



BEACH STREET AREA  
SPECIFIC PLAN

SUB-AREAS



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

FIGURE NO. 3

was the desirability of a public view deck as an alternative to lateral blufftop accessway.

Based on this input from the public hearings and study sessions, the following goals for the Specific Plan were developed:

1. designate base zones which protect the existing unique mix of land uses;
2. promote the marine support services presently operating in this area;
3. help accomodate the parking needs of the commercial establishments and the Veteran's Hall by the use of excess right-of-way;
4. protect low income housing offered by the mobile home parks;
5. support City policies relating to blufftop access and view corridors; and,
6. create an aesthetically pleasing experience for area residents and travelers entering the Embarcadero.

These goals have been translated into land use regulations and public improvement plans which are presented in the later sections.

The Specific Plan divides the neighborhood into sub-areas labeled A-G shown on the next page as Figure 3. Each area is described briefly on the following pages.

AREA A: This area is bounded by Front, Beach, and the bluff. Visitor-serving uses predominate. The focus here is to ensure that the uses at the toe of the bluff do not interfere with the residential uses on the blufftop. The proposed regulations address height limitations of buildings in Area A to protect the views from the top of the bluff. Also, there is a requirement for a Conditional Use Permit for any new development so that potentially conflicting uses can be either avoided or carefully monitored. As an additional measure to protect the public view opportunities, a public view deck is planned to be constructed at the end of Surf Street. See Figures 11 and 12. The view deck is offered as an alternative to a lateral public accessway along the blufftop itself crossing the various private properties.

AREA B: This area is directly east of Area A and comprises the lots on West which lie along the blufftop. These lots are presently residential or undeveloped, with one retail building on the corner of Beach and West. The proposed base zone would be R-2 helping to preserve the residential character.

A Conditional Use Permit would be required for any new development allowed under the R-2 zone; the minimum frontyard setback is reduced from 20 to 15 feet to help accommodate bluff setbacks in the rear.

AREA C: The predominant use in this area is the Veteran's Memorial Building. The one other parcel is residential. The plan proposes an R-2 base zone but also acknowledges the Veteran's Hall by allowing public meeting halls.

AREA D: This area is bounded by Surf, Market, and Scott. Most of the marine-related and service commercial businesses are located in this area, as well as a few homes, the newspaper office, and a restaurant. The plan designates the base zone as C-2 and contains regulations for this area designed to buffer the neighboring residential areas from the commercial uses. A conditional use permit is required for any future C-2 use to help regulate offensive odors, screen outdoor storage and waste containers, avoid excessive glare, and direct oil, grease, and waste products away from the storm drain system. The plan requires a minimum lot size for new fish processing plants because of the number of employees and truck traffic these uses typically generate. For new uses or expansion to existing uses, the plan creates an option whereby the payment of a parking fee may be approved in lieu of providing the required on-site parking. The plan recognizes the existing visitor-serving commercial use as conforming, provided a conditional use permit is granted.

AREA E: This area is comprised of lots on Beach, bounded by Market and West. Existing uses are a motel and a small visitor-oriented shopping center. The base zone is VS-C, acknowledging the tourist-oriented corridor that has developed along Beach Street to the Embarcadero. The plan lists special findings for approving a Conditional Use Permit which are designed to protect

the neighboring properties from noise, odors, or visual impacts that may be offensive. The in-lieu fee for off-site parking and street improvements is also offered as an option for new uses or expansion of existing uses.

**AREA F:** This area is residential, consisting primarily of single family homes and two mobile home parks. The existing mobile home parks are given conforming status under the R-2 base zone, provided a conditional use permit is granted which limits increases to the present density and requires some kind of perimeter treatment to create an attractive streetscape and increase tenant privacy. The plan also allows travel trailer parks for short term tenancy, again with a conditional use permit.

**AREA G:** This area is bounded by Area F, Morro and Market, and is residential. The plan re-establishes the existing R-2 base zoning.

# LAND USE REGULATIONS



## II. Land Use Regulations

This chapter officially sets forth the regulations applicable to the specific plan area. The regulations comprise Chapter 17.70 of the Municipal Code. The purpose, rationale, and objectives of the plan and the zoning regulations are incorporated into the Code in their entirety.

CHAPTER 17.70

BEACH STREET AREA SPECIFIC PLAN

Sections:

17.70.010	Beach Street Area Specific Plan adopted
17.70.020	Base zoning district
17.70.030	PD suffix zone
17.70.040	Additional regulations
17.70.050	Area "A"
17.70.060	Area "B"
17.70.070	Area "C"
17.70.080	Area "D"
17.70.090	Area "E"
17.70.100	Area "F"
17.70.110	Bluff development standards
17.70.120	Offsite improvements required

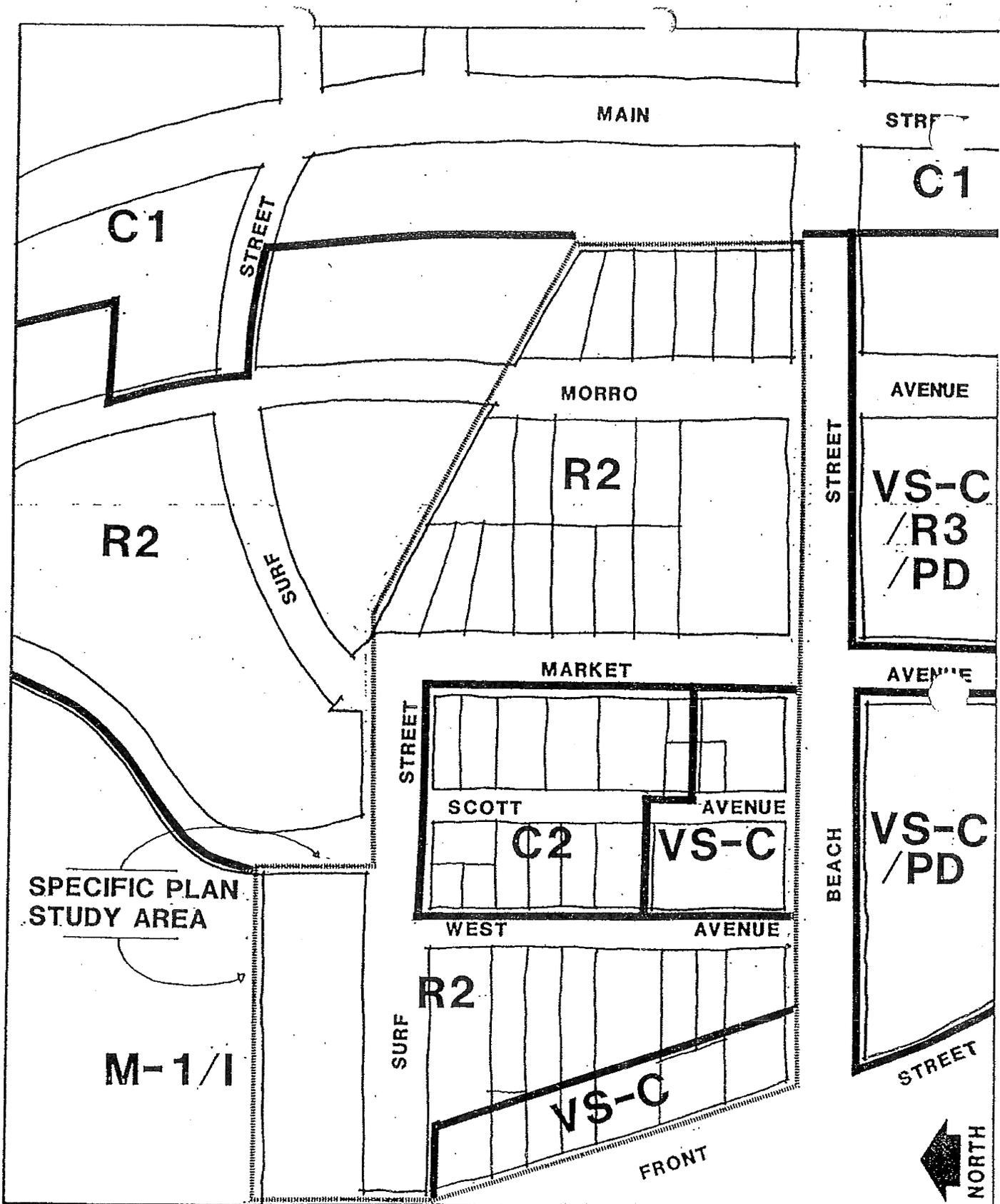
17.70.010 Beach Street Area Specific Plan adopted. The zoning regulations and standards for that part of the City of Morro Bay illustrated in Figure 2 shall be the "Beach Street Area Specific Plan" which is established therefore and which provides for regulated development in accordance with the purpose, rationale and objectives set out therein; said specific plan is hereby incorporated herein by this reference in its entirety.

17.70.020 Base Zoning Districts. The following shall constitute the base zoning districts for each of the areas of the Beach Street Area Specific Plan, as shown on Figure 4, herein:

- Area A: VS-C, as contained in Section 17.32.070
- Area B: R-2, as contained in Section 17.32.040
- Area C: R-2, as contained in Section 17.32.040
- Area D: C-2, as contained in Section 17.32.100
- Area E: VS-C, as contained in Section 17.32.070
- Area F: R-2, as contained in Section 17.32.040
- Area G: R-2, as contained in Section 17.32.040

Uses may be permitted in accordance with the standards prescribed in the aforementioned base zones, provided however that they also meet all other applicable regulations of the Beach Street Area Specific Plan and Title 17.

17.70.030 PD suffix zone. A "PD" suffix, as contained in Chapter 17.36, is hereby applied to all land within the Beach Street Area Specific Plan boundaries. All new uses and development shall be reviewed in accordance with the procedures contained in said chapter and may be approved only if all required findings are made in accordance with said chapter.



BEACH STREET AREA  
SPECIFIC PLAN

BASE ZONES



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

FIGURE NO. 4

17.70.040 Additional regulations. The sections below prescribe additional regulations which shall be applied to particular subareas within the Beach Street Area Specific Plan boundaries as illustrated on Figure 3. Any new development or use shall comply with the additional regulations applied to the subarea in which it is found, as well as to the requirements of the applicable base zone and PD suffix. In instances where the particular regulations in these sections conflict with those of the base zone, the particular regulations for the subarea shall apply.

17.70.050 Area "A". In addition to those of the base zone and the PD suffix, the following development regulations and standards shall apply to the portion of the Beach Street Area Specific Plan labeled "Area A" on Figure 3, herein:

- A. Height limit. No portion of any building shall exceed the height of the "bluff top", as defined in Chapter 17.45, except for view platforms; provided, however, that developments which include coordinated structures or other elements above and below the bluff may be permitted to be built on the bluff face in accordance with the provisions of Chapter 17.45.
  
- B. Public view access.
  - 1. For new development or additions of 10 percent or greater to the floor area of existing buildings, a fee of two (2) dollars per linear foot of property fronting along the toe of the bluff or \$100.00 whichever is greater, shall be paid to the City for the purpose of designing, constructing and/or maintaining a public view deck to be constructed on Surf Street or such other location deemed appropriate by the City.
  - 2. The fee is charged in lieu of requiring an offer of dedication for a public accessway along the bluff. Unless an offer of dedication is required for every blufftop property, the opportunity for a coordinated accessway is lost; therefore, in lieu of such a requirement for an offer of dedication on all blufftop properties, all such properties shall pay the fee at the time of new development or redevelopment as a contribution toward the construction of the single public view deck.
  - 3. Said fee shall be either placed in a special fund used exclusively for the design, construction, repair or maintenance of facilities contained in the approved parking plan or may be paid to the general fund as reimbursement for previously incurred costs for the design, construction, repair or maintenance of said facilities.

C. Light and glare.

1. Prior to the installation of any new outdoor light, or as part of the materials submitted with the application for a conditional use permit if part of a larger project, applicant shall submit to the Community Development Director an exterior lighting plan showing type, intensity, location and color of all lights. If deemed useful or necessary, the Director may also require an analysis of sight lines from the blufftop to help ascertain if the lights will be visible from the residential area above the bluff. To the maximum extent feasible, night time light and glare shall not affect the residential area on the blufftop, and the Director in cases of administrative approvals and the Planning Commission in other cases may place such conditions on the approval as deemed useful or necessary to ensure that this requirement is met.

2. No lighted sign shall be permitted which is visible from the blufftop; prior to installation of any lighted sign the applicant shall submit a sight line analysis to ensure that the sign meets this standard. The Director may waive the requirement for a sight line analysis if it is clear that the sign is not visible from the blufftop.

D. Rooftop view decks. Any use of a rooftop for decks for viewing or similar uses may be permitted but subject to the approval of a conditional use permit; in approving a permit for such a use, the Planning Commission shall find that by its location, screening, hours of operation or other features, the use will not significantly, adversely affect residences on the blufftop, especially during night time hours.

17.70.060 Area "B". In addition to those of the base zone and the PD suffix, the following development regulations and standards shall apply to the portion of the Beach Street Area Specific Plan labeled "Area B" on Figure 3, herein.

A. Frontyard setbacks. Section 17.32.040(H) notwithstanding, the minimum frontyard setback on West Avenue shall be fifteen (15) feet.

B. Public view access.

1. For new development or additions of 10 percent or greater to the floor area of existing buildings, a fee of two (2) dollars per linear foot of property fronting along the top of the bluff or \$100.00 whichever is greater, shall be paid to the City

for the purpose of designing, constructing and/or maintaining a public view deck to be constructed on Surf Street or such other location deemed appropriate by the City.

2. The fee is charged in lieu of requiring an offer of dedication for a public accessway along the bluff. Unless an offer of dedication is required for every blufftop property, the opportunity for a coordinated accessway is lost; therefore, in lieu of such a requirement for an offer of dedication on all blufftop properties, all such properties shall pay the fee at the time of new development or redevelopment as a contribution toward the construction of the single public view deck.
3. Said fee shall be either placed in a special fund used exclusively for the design, construction, repair or maintenance of facilities contained in the approved parking plan or may be paid to the general fund as reimbursement for previously incurred costs for the design, construction, repair or maintenance of said facilities.

17.70.070 Area "C". In addition to those of the base zone and the PD suffix the following development regulations and standards shall apply to the portion of the Beach Street Area Specific Plan labeled "Area C" on Figure 3, herein:

- A. Land Uses. In addition to the uses permitted in the R-2 base zone, public meeting halls may be permitted, subject to obtaining a conditional use permit pursuant to the procedures and findings contained herein and as contained in Chapters 17.36 and 17.60. Any addition, exterior modification or demolition of the existing Veteran's Memorial Building may be permitted only upon approval of a conditional use permit.

17.70.080 Area "D". The following development regulations and standards shall apply to the portion of the Beach Street Area Specific Plan labeled "Area D" on Figure 3, herein:

- A. Land Uses. In addition to the uses permitted in the C-2 base zone, all land uses permitted or conditionally permitted in the VS-C zoning district, as listed in Section 17.32.070(B), may be permitted subject to the following:
  1. Said use existed at the time of the adoption of the Beach Street Area Specific Plan; and
  2. A conditional use permit has been approved for said use pursuant to the procedures and findings contained herein and as contained in Chapters 17.36 and 17.60.

B. Special findings for approving a Conditional Use Permit. In addition to the findings required in Chapters 17.36, 17.60 or any other applicable section of this title, the Planning Commission shall make the following special findings before approving a conditional use permit in this Area D:

1. That no offensive odors will result from the proposed use; and, explicitly, that for any fish processing facility, all waste from cleaning, cutting or any other form of seafood preparation shall be stored in refrigerated enclosures;
2. That all outdoor storage yards, and dumpsters or waste containers, shall be screened, landscaped and maintained in an attractive manner;
3. That the proposed use will not result in excessive or unreasonable light or glare on adjacent residential or visitor-serving uses;
4. That adequate facilities shall be installed and maintained to collect oils, grease or other waste products from entering the storm drainage system; such facilities shall be incorporated into uses, including but not limited to, repair and service yards.

C. Signs. Other provisions of this title notwithstanding, pole signs as defined in Chapter 17.68 are strictly prohibited.

D. Minimum lot size for fish processing plants. Because of the need for truck parking, loading and unloading areas, no new fish processing facility may be located on any lot less than 6,500 square feet in size.

E. Parking. New uses or expansions to existing uses shall provide parking spaces pursuant to the requirements of Chapter 17.44, provided, however that the Planning Commission may approve payment of a parking fee in lieu of providing all or some of the required parking spaces on site, subject to the following:

1. Said fee shall be set by the Planning Commission as a condition of approval and shall be reasonably commensurate with the expected cost of providing an equal number of offsite parking spaces in accordance with the parking plan contained in the Beach Street Area Specific Plan. In calculating the appropriate fee, the Planning Commission shall consider the costs of curbs, gutters, paving, striping, landscaping, irrigation and drainage, but not including sidewalks or lighting.

2. Said fee shall be either placed in a special fund used exclusively for the design, construction, repair or maintenance of the facilities contained in the approved parking plan or may be paid to the general fund as reimbursement for previously incurred costs for the design, construction, repair or maintenance of said facilities.

17.70.090 Area "E". In addition to those in the VS-C base zone and the PD suffix the following development regulations and standards shall apply to the portion of the Beach Street Specific Plan labeled "Area E" on Figure 3 herein.

- A. Special findings for approving a Conditional Use Permit. In addition to the findings required in Chapters 17.36, 17.60 or any other applicable section of this title, the Planning Commission shall make the following special findings before approving a conditional use permit in Area E:

1. That potential conflicts with nearby service commercial or residential uses are minimized to the maximum extent feasible; in addition to any other conditions deemed necessary or reasonable by the Planning Commission, the proposal shall incorporate the following features:

- a) All parking areas shall be landscaped.
- b) Principal building entryways, signs and any noise generating activities shall be oriented toward Beach Street and away from any service commercial or residential areas.
- c) Activities which may be sensitive to impacts from service commercial uses, whether noise, odor or visual, shall be adequately buffered or protected from same; the responsibility for designing and maintaining an acceptable visitor environment in this area lies primarily with the developer and operator of the visitor use, not with the residences or service commercial activities nearby.
- d) All dumpsters or trash receptacles shall be screened and landscaped and shall be placed so as not to impact nearby residential areas.

- B. Parking. New uses or expansions to existing uses shall provide parking spaces pursuant to the requirements of Chapter 17.44, provided, however that the Planning Commission may approve payment of a parking fee in lieu of providing all or some of the required parking spaces on site, subject to the following:

1. Said fee shall be set by the Planning Commission as a condition of approval and shall be reasonably commensurate with the expected cost of providing an equal number of offsite parking spaces in accordance with the parking plan contained in the Beach Street Area Specific Plan. In calculating the appropriate fee, the Planning Commission shall consider the costs of curbs, gutters, paving, striping, landscaping, irrigation and drainage, but not including sidewalks or lighting.
2. Said fee shall be either placed in a special fund used exclusively for the design, construction, repair or maintenance of the facilities contained in the approved parking plan or may be paid to the general fund as reimbursement for previously incurred costs for the design, construction, repair or maintenance of said facilities.

17.70.100 Area "F". In addition to those of the R-2 base zone and the PD suffix the following development regulations and standards shall apply to the portion of the Beach Street Area Specific Plan labeled "Area F" on Figure 3 herein:

A. Land Uses.

1. Section 17.32.040(G) notwithstanding, mobile home parks of a density greater than that usually permitted in the R-2 zone may be allowed, subject to the following:
  - a. The mobilehome park existed at the time of the adoption of the Beach Street Area Specific Plan and its density does not exceed that at the time of the adoption of said specific plan; and
  - b. A conditional use permit has been approved for said use pursuant to the procedures and findings contained herein and as contained in Chapters 17.36 and 17.60.
2. Travel trailer parks for short-term occupancy may be permitted subject to the following:
  - a. The travel trailer park existed at the time of the adoption of the Beach Street Area Specific Plan; and
  - b. A conditional use permit has been approved for said use pursuant to the procedures and findings contained herein and as contained in Chapters 17.36 and 17.60.

B. Special findings for approving a Conditional Use Permit. In approving a conditional use permit for a mobilehome park or travel trailer park, the Planning Commission must find that the proposal incorporates a perimeter treatment which not only creates an attractive streetscape appearance but also affords increased privacy to the tenants. Such perimeter treatment may include such features as setbacks, fencing or landscaping.

17.70.110 Bluff development standards. All development proposed below, on the face of or on top of the bluff shall be subject to all the requirements of Chapter 17.45.

17.70.120 Offsite improvements required. All development requiring a conditional use permit shall be required as a condition of approval to install or, if necessary, to upgrade the curb, gutter, sidewalk, street trees, pave-out, and handicap ramps in accordance with City standards and the improvement plan illustrated in Figures 7 and 8 for the full length of the street frontage(s) of the subject property. The Planning Commission may defer the installation of said improvements if deemed necessary to make the project economically feasible or to better coordinate construction with other planned improvements, provided a bond or similar security for the estimated cost of the installation of the improvements, including an inflation factor, is provided to the City and approved by the City Engineer.

# PUBLIC IMPROVEMENTS



### III. Public Improvements

#### A. Introduction.

This chapter of the specific plan describes the existing public improvements in the plan area related to drainage and streets, including parking, streetscape amenities, and blufftop access; and, analyzes the adequacy of these public improvements. The analysis shows a lack of standard street improvements, inadequate parking, despite underutilization of right-of-ways and the absence of bluff top access. As solutions to the problem areas identified by the analysis, the plan prescribes standardized street improvements, provides for increased on-street parking through new parking layouts for the wider streets, and recommends a public view deck.

The costs of the improvements have been estimated for each aspect of the specific plan and are listed in the Appendix, pages 39-42. The improvements are arranged in "phases", giving a recommended priority for implementation. Each phase, however, is actually independent of the others, so they can generally be implemented in any order deemed feasible or convenient.

The last part of this chapter discusses funding alternatives available for each phase of the plan improvements. The funding options include contributions either from public funds or private development or some combination of both. Creation of an assessment district, in-lieu fees charged on a formula basis for new development and/or use of the general fund, are discussed as alternatives. (See Section E, page 32).



## B. Streets.

Existing Conditions and Traffic Patterns. Figure 5 illustrates existing public improvements in the plan area. The following briefly discusses the present street system in this part of the City.

**Surf and Market:** These streets are paved out to 80 feet with continuous curb and gutter except for a one block section on Surf. Market has no sidewalk on the east side, which is a residential area but has a sidewalk on the west side along the mostly commercial frontage. The north side of Surf fronting the Veteran's Hall is also improved with sidewalks.

Surf and Market both serve commercial, residential, and institutional uses in the neighborhood. They are not principal thoroughfares, however, although traveling from Surf to Market does provide a connection between Main Street and Beach (and the Embarcadero) which avoids the 4-way stop at Beach and Main. Basically, Surf and Market serve mostly local traffic to and from Main and Beach Streets.

**Scott and West:** These two streets have a 40-foot wide right-of-way with 24 feet of asphalt paving for two 12-foot opposing traffic lanes without curb, gutter or sidewalk. Traffic on these streets is light, mostly for residents, employees and customers, and for deliveries to the service commercial businesses located there.

**Beach:** Beach Street is paved-out 80 feet to continuous curb, gutter and sidewalk except for one block (north side between Market and Morro) which has no sidewalk. Beach is a major thoroughfare providing the most heavily traveled accessway to the Embarcadero and Coleman Park. Traffic patterns consist mostly of tourist use and commercial access.

Issue Areas. **Surf and Market:** The high turnover of customers on Market creates a demand for parking that sometimes exceeds the number of spaces provided. Compounding this situation is the fact that the commercial businesses are often on small lots or the buildings cover most of the lot area without providing adequate on-site parking, so employees and customers in this area frequently must park on the street. In addition, parking for the Veteran's Hall spills over to the on-street spaces, especially on Surf, during various events.

The lack of on-site parking stems from the fact that the various commercial operations located in the plan area were in existence before the present day parking standards were instituted. Consequently, these businesses do not typically provide the on-site parking spaces which would now be required. The inability to meet present code requirements for on-site parking also restricts the ability of these businesses to expand. The plan helps provide a solution to the lack of parking, thereby

support the services supplied by these businesses, by supplementing the on-site parking with additional parking spaces on Market and Surf. (See Figure 6). The right-of-ways of Market and Surf are quite wide and underutilized considering the minimal through traffic; the streets would be more efficiently used by increasing the parking capacity.

The customer traffic attracted to the marine services, retail businesses, and the Veteran's Hall creates a situation much like a parking lot. Drivers enter Beach and Surf generally with the intention of traveling one or two blocks and parking their car, usually for less than an hour. By striping and landscaping, Market and Surf could be made to function like parking lots. Analysis showed that 90-degree parking stalls would provide the largest number of spaces as shown on Figure 6. Furthermore, a parking lot appearance could be created by installing landscaped neck-downs and planters alongside 90 degree parking spaces which would encourage slower speeds and more caution from drivers for cars backing out of spaces. To increase the safety margin and visibility for drivers backing out, spaces will be oversized to 10 feet wide.

Scott and West: These streets are not improved to City Standards. The right-of-way on both these streets is poorly defined which contributes to haphazard parking patterns and use of the right-of-way for storage and trash containers. The unstructured parking pattern leaves little of the right-of-way open for pedestrian access.

Beach: Parking along Beach is adequate since most of the businesses and homes fronting Beach have the required on-site parking. There does not exist a continuous sidewalk along this corridor to accomodate pedestrian traffic to the Embarcadero from the plan area.

Proposed Improvements. The plan includes the following improvements:

Surf and Market:

1. Retain two 12-foot traffic lanes.
2. Stripe 90 degree parking spaces 10-foot wide, 18-foot deep with a 2-foot overhang on the west side of Market and both sides of Surf.
3. Retain parallel parking on east side of Market.
4. Require pave-out to curb, gutter and sidewalk with street trees for all new development.
5. Install neck-downs and other landscape planters to create a parking lot appearance to help slow down traffic. (See Figures 7, 8 and 9.)

Scott and West:

1. Retain two-way traffic lanes 12-foot wide.,
2. Stripe parallel parking on the east side of West and the west side of Scott.
3. Require 40-foot pave-out to curb and gutter with 4-foot sidewalks. (See Figures 7 and 9.)

Beach:

1. Require sidewalks with street trees to complete the existing pattern. (See Figure 8).

**PARKING CALCULATIONS**

**EXISTING PARKING**

**PROPOSED PARKING**

**MARKET AVENUE**

West	14	26
East	<u>15</u>	<u>15</u>
Total	29	<u>41</u>
Net		+12

**SURF STREET**

North	25	29
South	<u>13</u>	<u>24</u>
Total	38	<u>53</u>
Net		+15

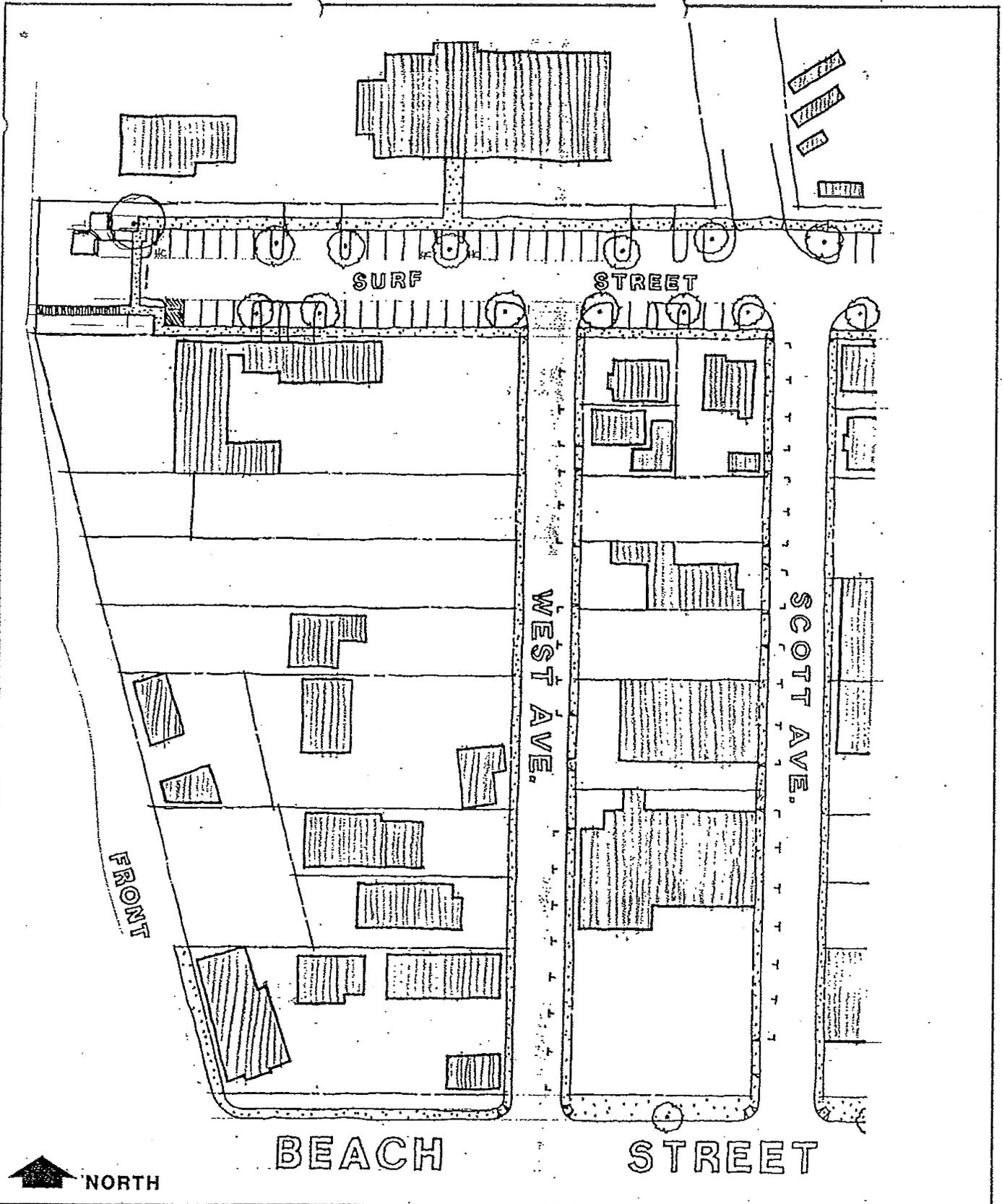
**BEACH STREET AREA  
SPECIFIC PLAN**

**PARKING CALCULATIONS**



**CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT**

**FIGURE NO. 6**



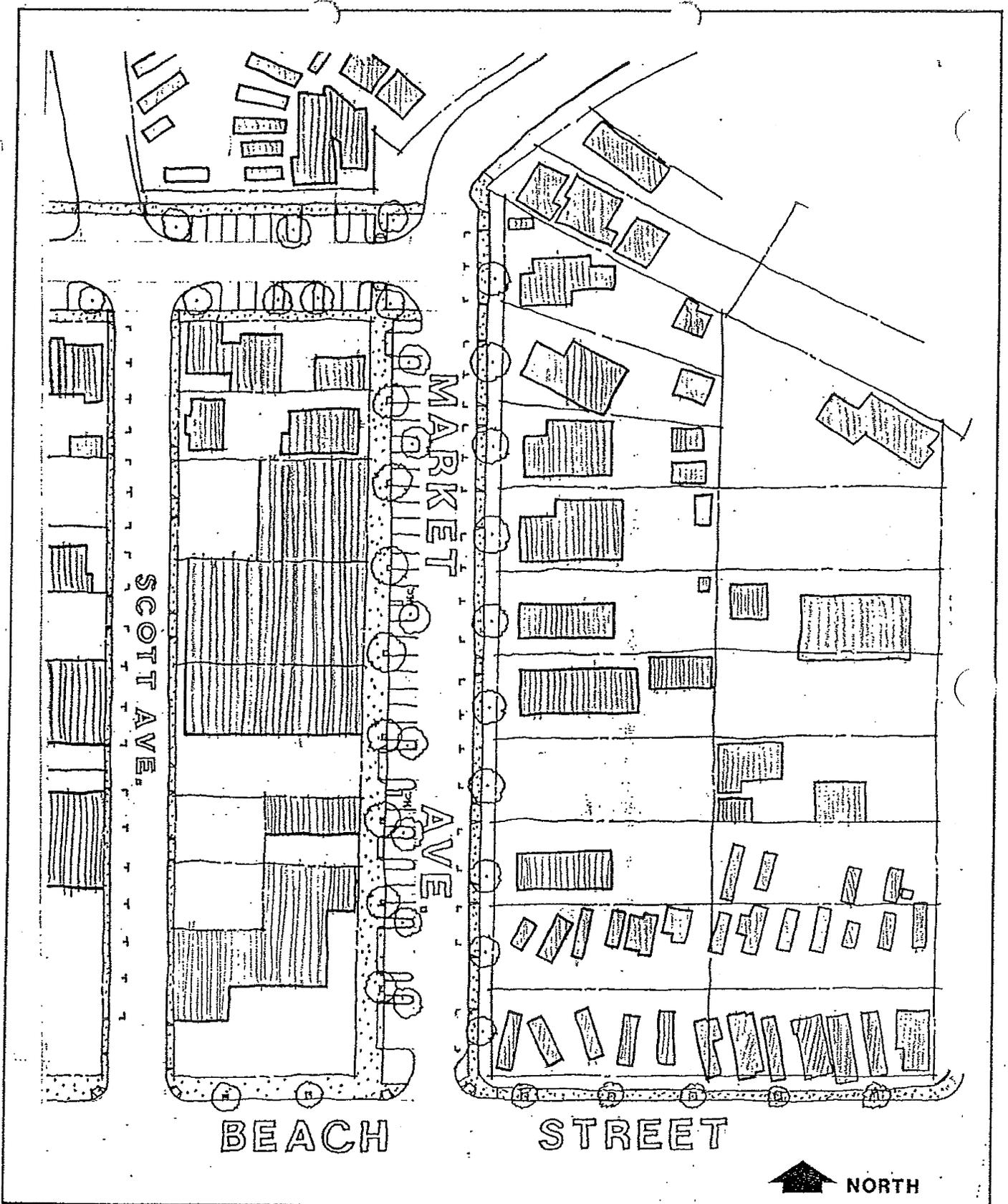
**BEACH STREET AREA  
SPECIFIC PLAN**

**PLAN IMPROVEMENTS**

Sheet 1 of 2



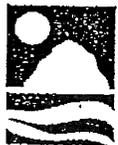
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**BEACH STREET AREA  
SPECIFIC PLAN**

**PLAN IMPROVEMENTS**

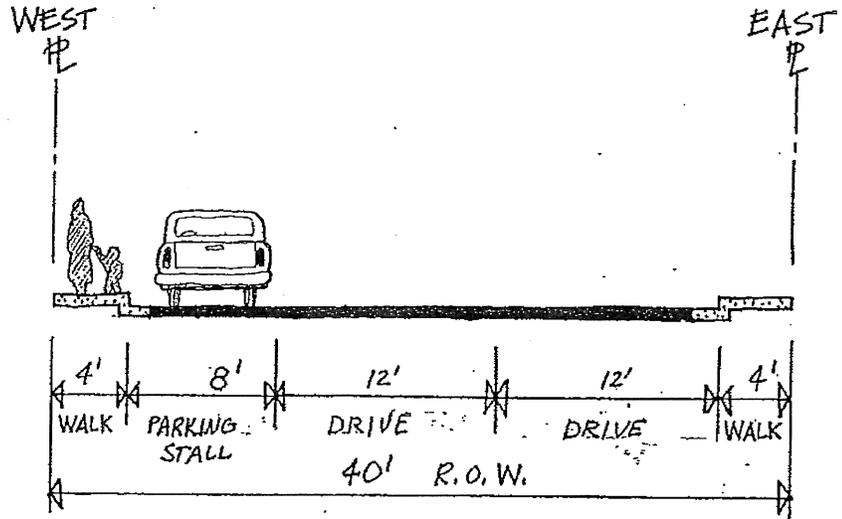
Sheet 2 of 2



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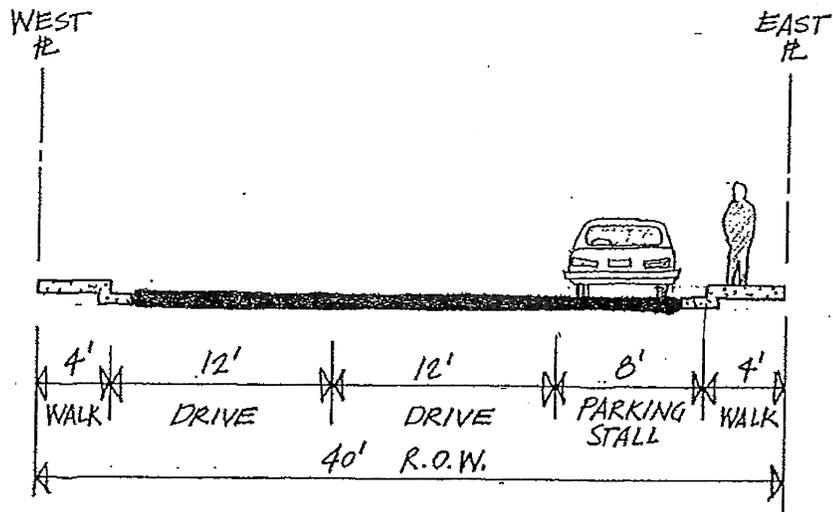
# SCOTT AVENUE

PROPOSED



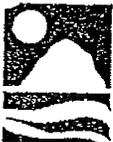
# WEST AVENUE

PROPOSED



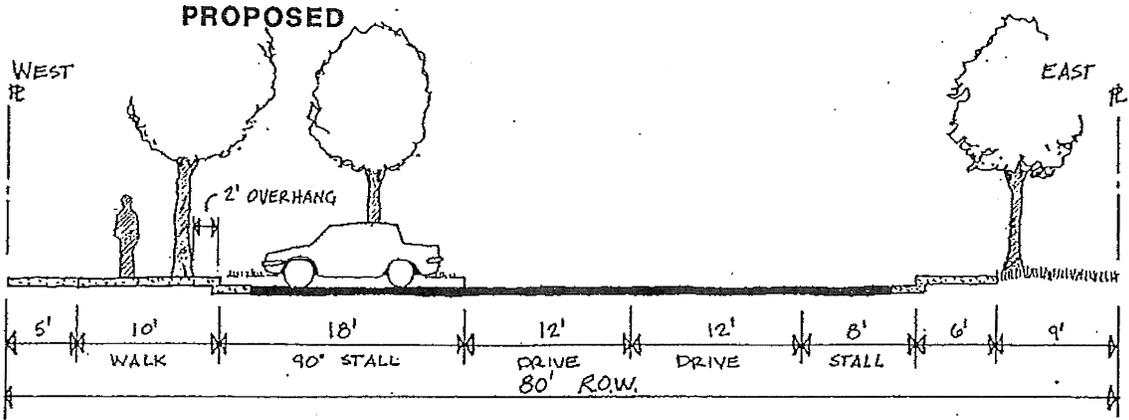
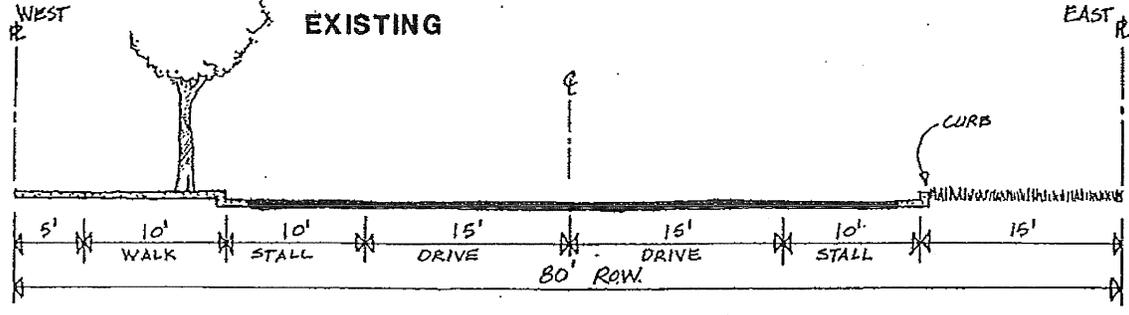
BEACH STREET AREA  
SPECIFIC PLAN

# STREET PROFILES

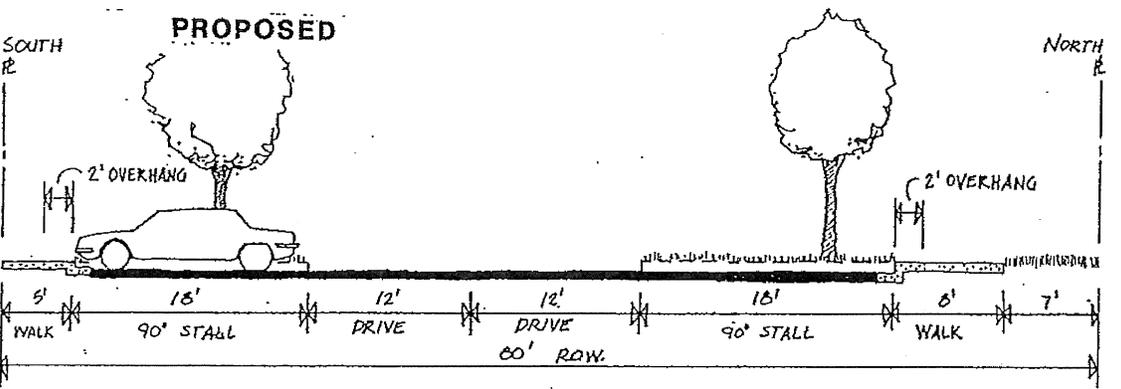
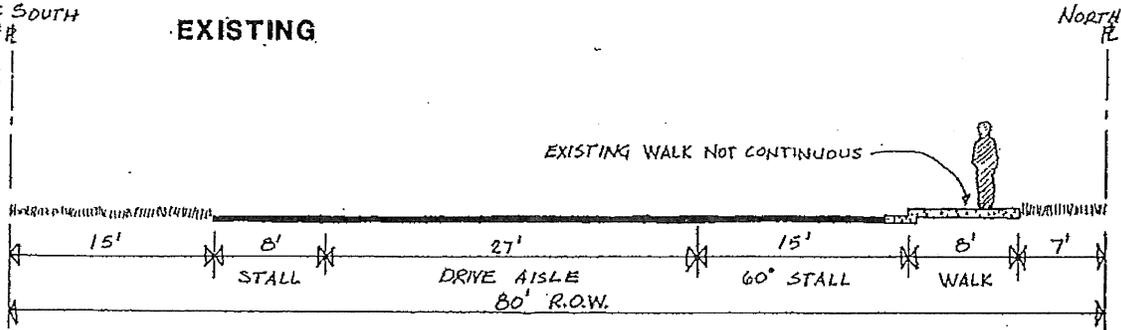


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# MARKET AVENUE



# SURF STREET



## BEACH STREET AREA SPECIFIC PLAN

## STREET PROFILE



### C. Overlook and Bluff Top Access

Existing Conditions. The specific plan area includes a section of the bluff top overlooking the Embarcadero and bay, affording spectacular views. An existing stairway at the end of Surf Street and the sidewalk on Beach Street allow access for pedestrians from the bluff top to the Embarcadero. Half of the lots on the bluff top facing West Street are developed with private homes and the corner lot on Beach is a retail shop. Continued infill development will preclude public view opportunities now afforded between buildings from West.

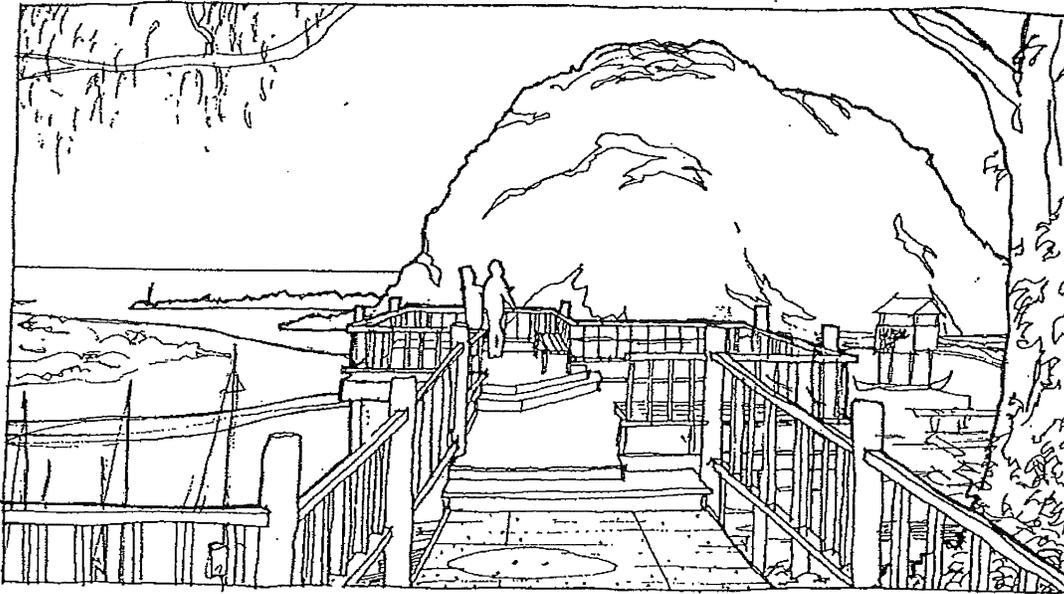
Issue Areas. Public access along the bluff top was ruled out due to the privacy and maintenance problems inherent to adding a walkway in a developed neighborhood. Affected property owners felt that the close proximity of the public walkway to their homes increased the likelihood of security problems or vandalism. It was generally felt that it would be extremely difficult to adequately close off the walkway at night. In addition, area residents expressed the concern that the walkway would constitute a maintenance problem and would become unsightly.

As an alternative, the existing vertical accessway at the end of Surf Street could be improved with a public overlook. (See Figures 11 and 12). The overlook would be consistent with City policies requiring bluff top view areas for the public yet would not create a potential privacy or security problem for the residents. The overlook would be a particular benefit to the residents in the nearby neighborhood back from the bluff and to visitors to the businesses and Veteran's Hall.

Proposed Improvements. The plan includes the following:

- 1) Provision of a public overlook at the west end of Surf Street.

**PERSPECTIVE LOOKING WEST**

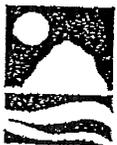


**PERSPECTIVE LOOKING NORTH**



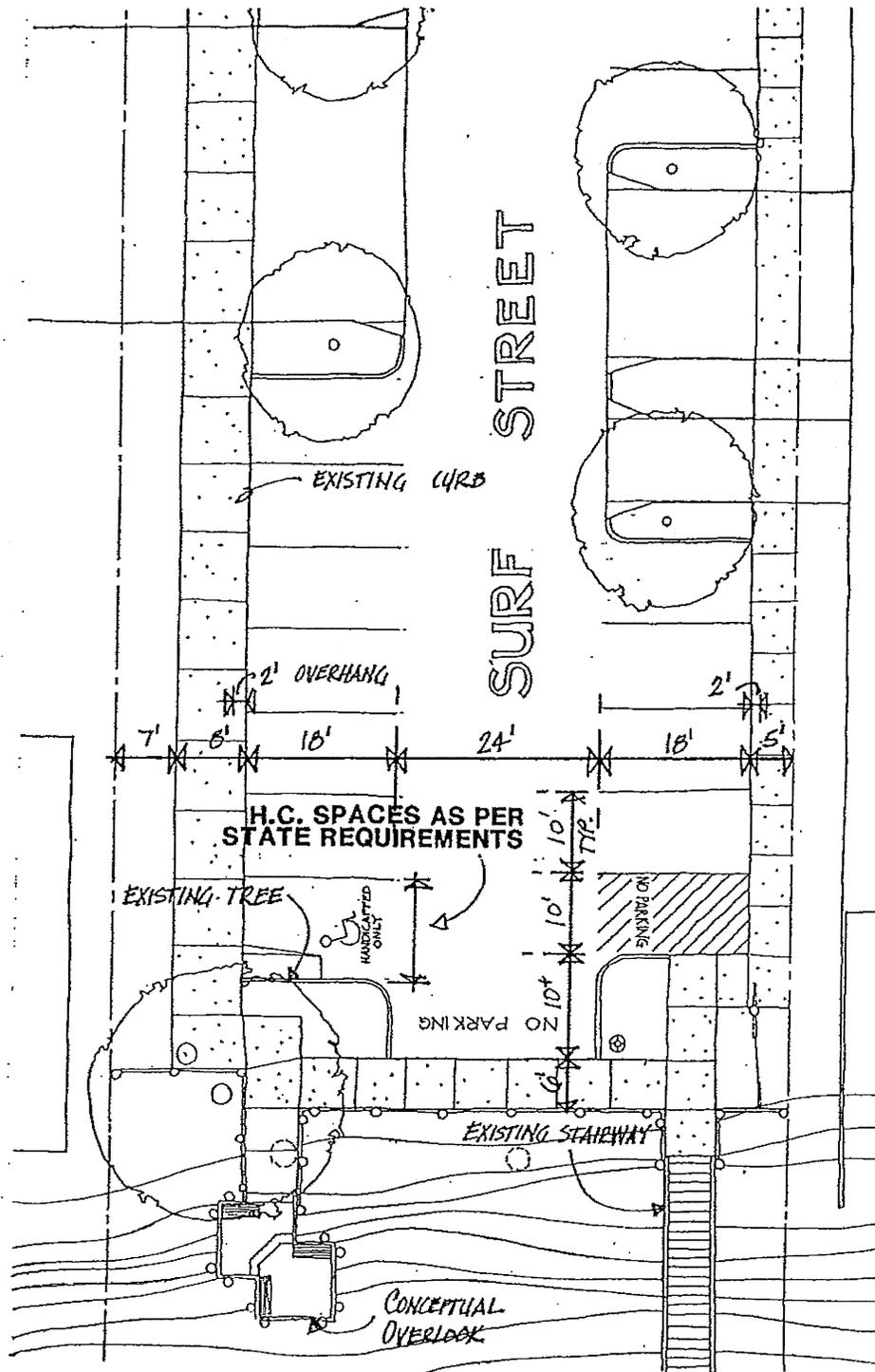
**BEACH STREET AREA  
SPECIFIC PLAN**

**PUBLIC VIEW DECISION**  
West end of Surf Street



**CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT**

**FIGURE NO. 11**



REACH STREET AREA  
SPECIFIC PLAN

**PLAN IMPROVEMENTS**

- Detail of West end of Surf Street



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

#### D. Drainage.

Existing Conditions. Existing drainage in the specific plan area is surface run-off on the improved streets, collecting on Surf and Beach and emptying into the bay. Water from Surf flows down the embankment in an asphalt swale and is collected by a drain inlet.

Issue Area. The drainage is generally unobstructed; however, there are areas on the south end of Scott and West which are subject to ponding. The absence of curb and gutter on Scott and West and on the south side of Surf contribute to areas of water retention along these streets and aggravates the ponding problems on Scott and West.

Plan Improvements. As a short term solution for West street, the right-of-way is scheduled to be repaved as an alley with a 24-foot wide right-of-way with a center drain swale. There are currently no plans for any paving improvements to Scott or Surf. The specific plan recommends pave-out with curb, gutter, and sidewalk for these streets and West, which would complete the surface run-off system.

As a long term solution, the Storm Drain Master Plan calls for a 36-inch drain in Beach Street, with inlets at the two side streets to collect the surface run-off and carry it underground to the bay.

As Section B discussed, the specific plan improvements for Surf and Market incorporate landscaping planters extending onto the street intended to better define perpendicular parking stalls and to slow down traffic by creating a parking lot ambiance. (See Figures 7 and 8). The grade elevation of the parking bays would be calculated to drain water to the outside edge of the drive lanes. Also, small drain pipes could be installed laterally through the planters along the curb line to ensure proper drainage. These drain lines, however, would require regular maintenance to keep them clean and in working condition.

Funding for the Beach Street storm drain would be included in the recommended budget allocations for the various phases of the Storm Drain Master Plan. Funding for the partial paving of West Street has already been allocated. Drainage would be an integral part of the parking improvements as shown above, and funding for this is discussed in Section E.

#### E. Funding Options.

Projected costs for the public improvements in the specific plan area are shown on Figure 13. Basically, three funding options are available:

- 1) The improvements, either in total or in incremental phases, could compete with other public improvements for limited general

fund monies. Some of the improvements (eg. drainage) are already included in projected capital improvement budgets.

2) A fee system for new development could be set up to augment general fund money. This would provide developers with an in-lieu fee option to supplement on-site parking requirements with off-site improvements. A formula would be based on the cost of providing an on-street parking space. A fee system for the overlook would be based on lineal foot of property line along the bluff top at the time of new development on such a lot. In both cases, money generated from the fee system could be held in a special fund until the necessary amount for the improvements was collected. As an alternative, the cost of the improvements could be paid for by general funds and the fees would then be used to reimburse the general fund.

3) An assessment district could be established to require existing land owners and new development to pay a fee to the City to cover the cost of the improvements. Past experience shows this to be a unpopular option and it is not considered a preferred alternative.

A strategy to more readily accommodate the recommendations of the specific plan would be to arrange the improvements in order of priority according to immediate feasibility and cost. For example, the 90 degree parking could be implemented simply with striping, adding the planter areas and landscaping at a later date. Figure 13 summarizes the projected costs and suggested priorities for all recommended improvements. Sequencing of the implementation of the improvements would be divided into four phases:

Phase 1: Would maximize benefits for a small initial cost by working with existing conditions. This phase would consist of:

- a) increasing the parking on Market and Surf by striping the perpendicular parking spaces on the north side of Surf and the west side of Market; and,
- b) adding the landscaped planter areas of the parking including neck-downs and sidewalk street trees.

Phase 2: Would consist of more costly improvements which would help complete the goals started in Phase 1. This would include:

- a) installation of curb, gutter, and sidewalk, and paving, striping, and landscaping the south side of Surf;
- b) building the public view deck at the west end of Surf; and
- c) sidewalks and street trees on the east side of Market.

Phase 3: Would complete the basic standards for street improvements in the plan area. This would include:

- a) reconstruction of Scott and West with 32 feet of paving to curb, gutter, and 4 foot sidewalks; and,
- b) prohibition of parking on the west side of West Street and east side of Scott.

Phase 4: Consists of implementing longterm public improvement goals which are not necessarily specific to the plan area. Three types of improvements included in this phase would be:

- a) underground utilities;
- b) increased street lighting; and,
- c) handicap ramps where not already installed.

Phased improvements would maximize benefits for a smaller cost initially, but it should be noted that to fully realize the goals of the plan, it will be necessary to complete every step. Referring to the above example, the striping would increase parking; however, the goal of slowing down traffic by creating a parking lot appearance would not be achieved until the landscaping was added. It should also be noted that the phases can be implemented independently of each other and in any order.

Public Improvements: Cost Summary\*\*  
Page One of Three

	MARKET	SURF	SCOTT	WEST
<b>PHASE I*</b>				
A. Parking Striping	\$3,100 (East/West)	\$3,500 (North)	-	-
B. Landscaping	\$26,200 (West)	-	-	-
C. Landscaping	-	\$25,250 (North)	-	-
<b>PHASE II*</b>				
Parking Striping	-	2,050 (North/South)	-	-
Curb & Gutter	-	5,100 (South)	-	-
Sidewalk	9,900 (East)	11,200 (North/South)	-	-
Driveways	12,000 (East)	10,500 (North/South)	-	-
Pave-out	-	10,200 (South)	-	-
Landscaping	1,900 (East)	14,800 (South)	-	-
Observation Platform	-	14,000	-	-
Drainage Mod.	-	1,500	-	-
Handicapp Ramps	<u>1,500</u>	<u>7,500</u>	-	-
Sub-Total	\$25,300	\$75,900		
Total (Phase II)	_____			\$102,456

(Con't.)

BEACH STREET AREA  
SPECIFIC PLAN



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

**PROPOSED  
PUBLIC IMPROVEMENTS**

FIGURE NO. 13



**Public Improvements: Cost Summary \*\***  
 Page Three of Three

	MARKET	SURF	SCOTT	WEST
<b>PHASE IV*</b>				
Underground Utilities	13,800	13,100	-	12,400
Handicapped Ramps	1,500	-	3,000	3,000
Street Lighting	<u>600</u>	<u>-</u>	<u>1,800</u>	<u>600</u>
Sub-Total	\$15,900	\$13,100	\$4,800	\$16,000
Total (Phase IV)			\$49,800	

**Additional Costs Per Phase**

- A. Engineering 15%
- B. Contingencies 10%
- C. Future cost of public improvements should reflect annual inflationary increases as of June 1, 1986.

\*Note: The order of these phases is only a recommendation and may be completed in any order. All costs reflect estimates of material, labor, and installation.

\*\*Note: A breakdown of the cost and materials for the phase items are given in the Public Improvements section of the appendices.

**BEACH STREET AREA  
 SPECIFIC PLAN**

**PROPOSED  
 PUBLIC IMPROVEMENTS**



CITY OF MORRO BAY  
 COMMUNITY DEVELOPMENT DEPARTMENT

# APPENDIX



#### IV. Appendix

The following table lists the complete cost breakdown for the proposed public improvements. The costs are arranged in phases according to the sequence suggested by the plan.

PUBLIC IMPROVEMENTS

Phase I

A. Parking Striping\*

Market (East/West)

1. 4" striping;	800' @ \$ .15 / ft.	120
2. Handicapped signia;	2 @ \$ 50.00 each	100
3. Handicapped signs;	2 @ \$200.00 each	400
4. Parking Tees;	23 @ \$ 4.00 each	92
5. Handicapped parking stall ramps (concrete);	2 @ \$700.00 each	<u>1,400</u>
		\$2,112

Surf (North)

1. 4" striping;	800' @ \$ .15 / ft.	120
2. Handicapped signia;	3 @ \$ 50.00 each	150
3. Handicapped signs;	3 @ \$200.00 each	600
4. Remove existing striping		250
5. Handicapped parking stall ramps (concrete);	2 @ \$700.00 each	<u>1,400</u>
		\$2,520

\*Additional Equipment Mobilization Cost \$1,000

B. Landscaping

Market (West)

1. 8 trees and ground cover		2,160
2. Landscape Islands (Curb, gutter, drainage)	12 @ \$1000.00 each	12,000
3. Remove Asphalt		1,000
4. Permanent Irrigation		<u>11,040</u>
		\$26,200

C. Landscaping

Surf (North)

1. 8 trees and ground cover		2,200
2. Landscape Islands (Curb, gutter, drainage)	10 @ \$1000.00 each	10,000
3. Remove Asphalt		1,000
4. Permanent Irrigation		<u>12,100</u>
		\$25,300

**PUBLIC IMPROVEMENTS**

Phase II

Market Avenue (East)

Sidewalk;	550'	@ \$ 3.00/S.F.	9,900
Driveways;	8	@ \$1500.00 each	12,900
Landscaping: 10 Trees		@ \$ 190.00 each	1,900
Handicapped Access Ramp	1	@ \$1500.00	<u>15,000</u>
			\$25,300

Surf Street (North/South)

Parking striping (South)

1. 4" striping -	600'	@ \$ .15/ft	90
2. Equipment Mobilization			1,000
3. Handicapped sign; 1		@ \$ 50.00 each	50
4. Handicapped sign; 1		@ \$ 200.00 each	200
5. Handicapped parking stall ramps (concrete);	1	@ \$ 700.00 each	700
Curb and Gutter (South);	318'	@ \$ 16.00/ft	5,088
Sidewalk			
1. (South)	448'	@ \$ 3.00/ft	6,720
2. (North)	245'	@ \$ 3.00/ft	4,410
Driveways			
1. (South)	4	@ \$1500.00 each	6,000
2. (North)	3	@ \$1500.00 each	4,500
Paveout (South);	2,536 S.F.	@ \$ 4.00 S.F.	10,144
(Reconstruct Street)			
Landscaping (South)			
1. 10 Trees and Ground Cover			2,614
2. Permanent Irrigation			12,170
Drainage Modification			1,500
Handicapped Access Ramps			
1. (South)	5	@ \$1500.00 each	7,500
2. (North)	1	@ \$1500.00 each	1,500
Observation Platform (End of Surf)			
1. Pilings (Pile Driven);	300'	@ \$ 25.00/Ft.	7,500
2. Decking;	250 S.F.	@ \$ 15.00 S.F.	3,750
3. Railing;	160'	@ \$ 12.00/Ft.	2,000
4. Benches;	3	@ \$ 250.00 each	<u>750</u>
			\$78,186

PUBLIC IMPROVEMENTS

Phase III

Scott Avenue (490')

Asphalt Pavement (Alley Section);	490' @	\$ 4.00/S.F.	62,720
(Reconstruct Street)			
Curb (Planter type);	810' @	\$ 12.00/Ft.	9,720
Sidewalk;	810' @	\$ 3.00/S.F.	9,720
Driveways;	11 @	\$1500.00 each	16,500
Parking Striping			
a. Parking Tees;	20 @	\$ 4.00 each	80
b. Equipment Mobilization			1,000
Drainage Facilities			
a. Drop Inlet;	2 @	\$ 750.00 each	1,500
b. Storm Sewer Pipe;	200' @	\$ 40.00/Ft.	8,000
c. Junction Structure;	1 @	\$2500.00 each	2,500
Drainage Facilities (Beach St. to Front St.)			
a. Junction Structures;	6 @	\$2500.00 each	15,000
b. Storm Sewer Pipe;	400 @	\$ 50.00/Ft	<u>20,000</u>
			\$146,770

West Avenue (490')

Asphalt Pavement (Alley Section type)	490' @	\$ 4.00/S.F.	62,720
(Street Reconstruction)			
Curb (Planter type);	750' @	\$ 12.00/Ft.	9,000
Sidewalk;	750' @	\$ 3.00/S.F.	9,000
Driveways;	11 @	\$1500.00 each	16,500
Parking Striping (Tees)			
a. 19 @ \$4.00 each			76
b. Equipment Mobilization			<u>1,000</u>
			\$98,296

## PUBLIC IMPROVEMENTS

### Phase IV

#### Underground Utilities (electricity, telephone, cable)

1. Market;	550'	@ \$	25.00/Ft	13,750
2. Surf;	525'	@ \$	25.00/Ft.	13,125
3. West;	490'	@ \$	25.00/Ft.	12,375

#### Handicapped Ramps

1. Market (West);	1	@ \$1500.	each	1,500
2. Scott;	2	@ \$1500.	each	3,000
3. West;	2	@ \$1500.	each	3,000

#### Street lighting

1. Market;	1	@ \$	600. each	600
2. Scott;	3	@ \$	600. each	1,800
3. West;	1	@ \$	600. each	600
				<hr/>
				49,750

# APPENDIX



# PUBLIC IMPROVEMENTS



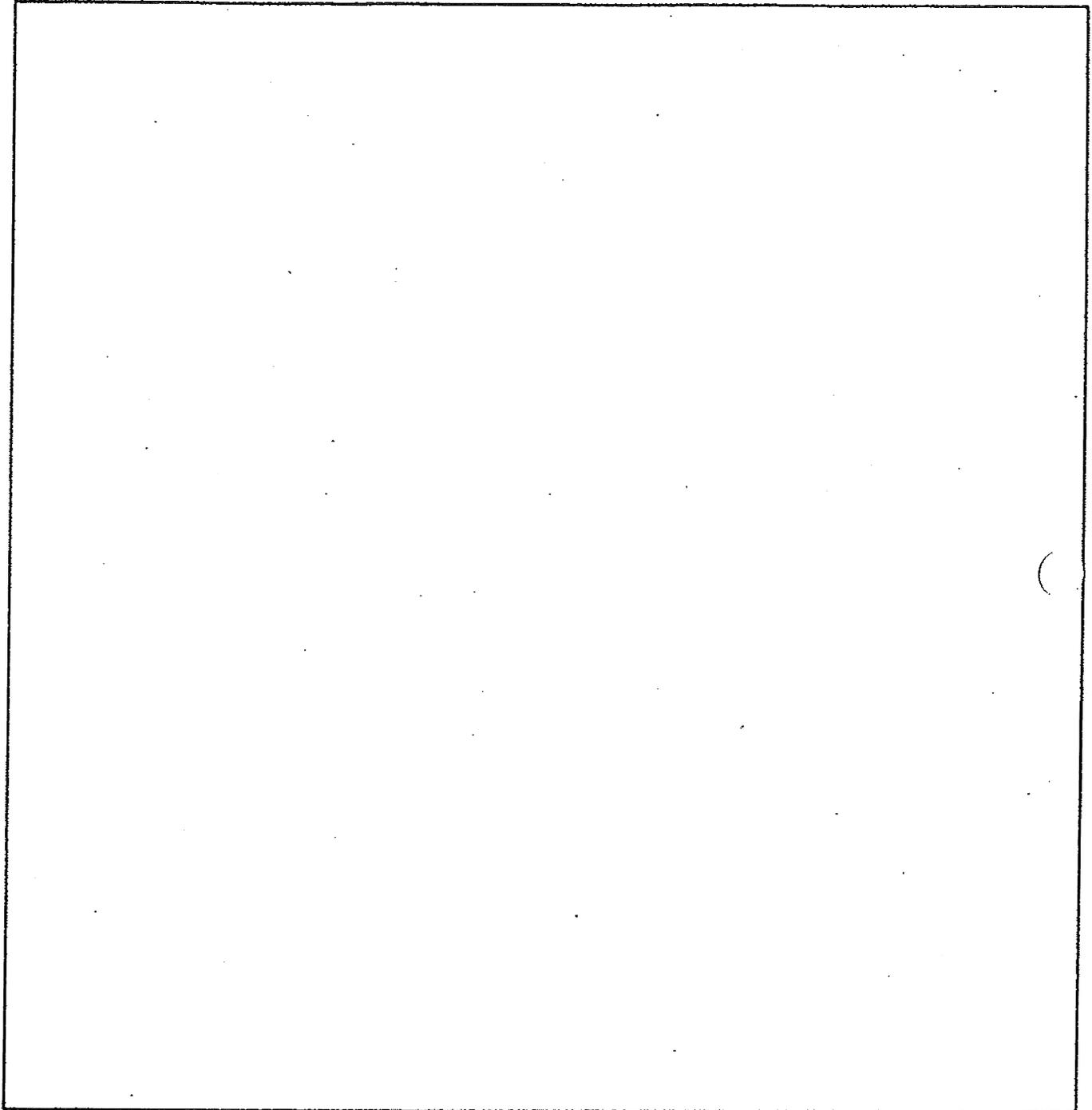
# LAND USE REGULATIONS



# INTRODUCTION/PURPOSE



# BEACH STREET AREA SPECIFIC PLAN



**CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT  
JUNE, 1986**

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