



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, March 3, 2015
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Vice-Chairperson Gerald Luhr
Commissioner Richard Sadowski

Commissioner Michael Lucas
Commissioner Katherine Sorenson

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

ELECTION OF CHAIR AND VICE CHAIR

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 Community Development 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

A-1 Approval of minutes from the Planning Commission meeting of January 20, 2015
Staff Recommendation: Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** #UP0-359

Site Location: 725 Embarcadero , Morro Bay, CA

Proposal: Concept Plan approval for Conditional Use Permit for construction of new gangway, dock, and seven (7) boat slips (6 private rentals and 1 public slip) at 725 Embarcadero, Rose's Landing.

CEQA Determination: Mitigated Negative Declaration - SCH#2015011002

Staff Recommendation: Continue the March 17, 2015 Planning Commission meeting

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

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS

D-1 Discussion of sloped properties and structures in the right of way
Staff Recommendation: Review and discuss with direction to staff to develop interpretation regarding City requirements.

D-2 Discussion of 2015-2016 City Council adopted goals

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 17, 2015, 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 Community Development 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 Community Development 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 Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development Department during normal business hours or at the scheduled meeting.

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

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

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

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

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

APPEALS

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

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

AGENDA ITEM: A-1

DATE: March 3, 2015

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 20, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Contract Planner

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

Commissioner Sadowski thanked the community who came out to show support for the bike park.

PUBLIC COMMENTS - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of December 16, 2014
Staff Recommendation: Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Chairperson Tefft moved to approve the Consent Calendar and Current and Advanced Planning Processing List. Commissioner Sadowski seconded the motion and The motion passed. (4-0, 1 Lucas abstained)

B. PUBLIC HEARINGS

B-1 **Case No.:** #UP0-391

Site Location: 510 Fresno, Morro Bay, CA

Proposal: Request for conditional use permit for an addition of more than 25% of existing floor area to a nonconforming single family dwelling. The applicant proposes to add a 444.5 square-foot garage, a 383 square foot second floor shop, and 94.4 square feet of second story decking to an existing 1700 square foot dwelling with an attached 660.7 square foot garage – an increase of 35% in floor area. The project is outside the Coastal Commission Appeal Jurisdiction.

CEQA Determination: The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. That exemption

applies to additions to existing structures provided that the addition will not increase the floor area by more than 50% or 2,500 square feet, whichever is less.

Staff Recommendation: Approve with conditions.

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

Graham presented the staff report.

Commissioner Lucas asked staff why was the existing garage was designed with a zero lot line.

Graham stated that the original garage was built on the property line and the later garage addition was granted a variance to allow a side set back to match the existing.

Commissioner Lucas stated the Commission wouldn't be advocating this type of construction of the existing house if anyone came forward today; not a zero lot line structure.

Graham stated this is why we have set backs in order to allow circulation around the house.

Commissioner Lucas asked staff if the home has to be modified to meet code requirements.

Graham stated there are no requirements to modify the existing house. The new addition will need to meet the current code requirements.

Commissioner Lucas expressed concern for the garage, noting he sees an issue with too many cars parking tandem.

Commissioner Sorenson asked staff if there was a code analysis on the plan and wanted to know if there was a third story. Commissioner Sorenson stated there were several structures on the property and asked if there was a code which allows the structures to remain if the plan is approved.

Graham stated we would have to follow the development plans in the codes and the accessory structures outside of the setback he would have to look into.

Commissioner Sadowski stated the planning proposal stated to have one storage structure removed.

Graham stated one of the storage structures would have to be removed due to lot coverage.

Commissioner Luhr asked if the plans would have to go through the Fire Department.

Graham stated the Fire Department reviews all plans.

Vice-Chairperson Luhr asked if there could be a requirement for sprinklers on the zero walls.

Graham stated any requirement would have to apply to the addition.

Vice-Chairperson Luhr stated there are street limitations to the driveway and asked if we had the ability to reduce the width to 12 feet and noted the gravel driveway is a non-conforming material. Commissioner Sadowski concurred with Vice-Chairperson Luhr.

Graham stated the Planning Commission could require a condition that would reduce the driveway width.

Chairperson Tefft stated there was a laundry platform in the garage which reduces the area that was where a car could park and asked how to deal with the actual parking exception granted.

Graham stated the parking exception wasn't accepted, noting conditions could be added to the project to improve the driveway surface.

Chairperson Tefft asked if the current permit was not accepted by the Planning Commission, would the applicant have to get a parking exception.

Graham stated because the City is aware of the garage, the owner would have to remove it.

Vice-Chairperson Luhr asked if there were future conversion of the second story shop, what would be required for parking if it would be converted into a living space.

Graham stated the owner could get a secondary unit permit if they wanted to, noting the owner could configure the laundry room or park outside of the area.

Chairperson Tefft asked staff if the space was converted into a secondary unit, would heating and air have to be rectified.

Commissioner Sadowski asked staff if the area called "storage" would require a higher load capacity.

Graham stated in a commercial situation yes it would be a requirement. For residential he was not sure and would have to look into this, noting also would be reviewed when the owner submitted a building permit.

Chairperson Tefft opened Public Comment period.

Rick Low, Architect, reviewed the staff report and agrees with conditions of approval and staff recommendation.

Chairperson Tefft closed Public Comment period.

Chairperson Tefft re-opened Public Comment period.

Vice-Chairperson Luhr stated he has no problems with the gravel driveway but is concerned with its migration as vehicles pass over it. He asked Low if it was the owner's preference to use gravel in the driveway.

Low stated brick or pavers would probably be used in the driveway.

Vice-Chairperson Luhr asked Low how he felt on reducing the driveway width.

Low stated in order to have the reduced driveway; it would have to be wider near the house and narrow back down, noting this would create a problem backing up a vehicle.

Vice-Chairperson Luhr stated he would like to see more articulation on the south side since it's exposed, and would like to reduce the driveway to 16 feet maximum.

Low stated the carport was built close to the lot line and the wall on the carport has a one hour fire wall.

Chairperson Tefft closed Public Comment period.

Commissioner Sorenson stated she is concerned there was a lot going on the lot. She would like the owners to pick material for the walkway which would blend in. She stated removing the shed in the front it would give better visibility to the entrance.

Commissioner Sadowski stated his main concern was the driveway. He would like to see landscaping incorporated with the neighborhood.

Commissioner Lucas stated he was concerned with the garage sequence, ventilation and fire safety. Regarding elevations he noted rails over 5 feet are not visible from the street and the code for the front yard gate is 4 feet so he would like to know if this is considered a front gate since the railing system continues into fencing.

Graham stated it would be reviewed when it goes through the planning review.

Commissioner Lucas stated he is concerned with the narrow side yards with the amount of vehicles.

Chairperson Tefft stated he understands the home was built before setbacks or codes noting the home already exceeds the maximum length and width of today's standards. He understands this is an existing situation and feels structures built this way seem to be using it to their advantage. He doesn't think the design is appropriate for the character of the neighborhood.

Commissioner Sadowski concurs with Tefft.

Commissioner Lucas stated he likes the design.

Vice-Chairperson Luhr asked staff if another owner wanted to make changes what would be the requirements for the structure.

Graham stated the footprint of the building is not going to get bigger. There would be more issues if changes were made to the second story unit.

Vice-Chairperson Luhr asked staff if they could condition this project with a deed restriction.

Graham stated the Commission could come up with deed restrictions and could review and see where they could go with it.

Chairperson Tefft stated this property is at 45 percent lot coverage, which is already maxed out. There should be some sensitivity to the neighborhood. He would like to see some vertical articulation in the front and see breaking up the mass of the door.

Commissioner Sorenson stated she thinks the vegetation on the property will soften the effect and doesn't feel it would be overwhelming.

Vice-Chair Luhr asked staff what the minimum requirement for square footage was before fire sprinklers are required and what was the final square footage.

Graham stated it was almost 3300 square feet. He was not sure on the additions and will need to follow up.

Commissioner Sorenson stated she would like to discuss fire safety in the garage and making it a condition.

Graham stated it would be inconsistent with current building and fire codes noting it should be compliant with codes that were adopted.

Commissioner Sadowski, Lucas, Vice-Chairperson Luhr and Chairperson Tefft had a discussion regarding carbon monoxide detectors and its requirements. Commissioner Lucas stated he felt the fire access should be brought up to the Fire Department.

Graham stated the building and fire code would have to be reviewed and agreed there are requirements for carbon monoxide detectors but he is not familiar with them due to the new requirements.

Vice-Chairperson Luhr asked the Commission if it would consider conditioning further square footage which would have to be brought back to the Planning Commission.

Graham asked if it would be a recorded condition.

Vice-Chairperson Luhr stated it would need to be recorded to place future buyers on notice.

Graham stated this would be good for reference and know what future permits came after. Chairperson Tefft stated there was a general consensus on this.

Commissioner Lucas discussed set backs on properties with odd configurations noting he hopes future Commissioners will be able to look at this on behalf of the residents.

Commissioner Sorenson stated when the owners remove the shed in the front, there will be an additional eighty square feet and this would go against the 45 percent.

Graham stated there could be a condition to limit the expansion and require any future expansions to require Planning Commission review and approval.

Commissioner Luhr stated his thoughts on the requirements for further articulation and reduction for the driveway width. He recommended double front doors and windows on the north side for the project.

Chairperson Tefft would like to see the recommendations implemented but would feel uncomfortable dictating them. He would prefer to ask the applicant to bring back better articulations and more concern for the character of the neighborhood.

Commissioner Luhr stated his concern is the time factor and money situation. He would like to give staff direction so they wouldn't have to go through this process again.

Commissioner Lucas stated there should be some consideration for articulation regarding the large garage doors.

Chairperson Tefft opened Public Comment period.

Commissioner Sorenson asked the home owner how they would feel about incorporating the garage doors into the plan.

Low stated there would be no problem with incorporating the garage doors in the plan.

Chairperson Tefft stated he would like to see a greater articulation for the front façade and asked staff if they would work with the applicant to help achieve this.

Graham wanted to confirm with the Commission what they wanted to achieve.

Vice-Chairperson Luhr stated the articulation with the structure is fine; the issue is with the garage door because most of the garages in the neighborhood are in the rear of the properties. He also has an issue with the windows on the north side.

Commissioner Sadowski stated he feels they shouldn't place a condition regarding the garage doors. He is not convinced about the windows and feels they don't need to do anything with it.

Chairperson Tefft stated what he feels should be done to the garage doors for better articulation. He would like to see it less imposing from the street. He understands it would be hard to place his preferences under a condition.

Graham stated he could get part of the conditions requested by the Commission i.e. applicant should place window on north elevation or applicant to provide a more architecturally detailed door. Maybe contact applicant to see what they would like to do.

Chairperson Tefft stated the applicant should be given directions and asked what they are able to implement in order to be consistent with the neighborhood.

Commissioner Lucas stated if the design didn't have the articulation in it he would ask them to take it back. He wants to be sure the neighborhood compatibility guidelines are followed even if the guidelines haven't been recorded yet.

Commissioners Sorenson and Sadowski concurred with Lucas on the garage doors and the additional windows.

Chairperson Tefft closed Public Comment period.

MOTION: Vice-Chairperson Luhr moved to adopt Resolution PC 03-15 with the amended conditions of deed restriction required for future development be brought to the Planning Commission, the applicant to work with staff on garage doors and window on the north elevation, and driveway reduction to a maximum of 16 feet. Commissioner Lucas seconded the motion and the motion passed. (4-1, Tefft voting no)

B-2 **Case No.:** #CP0-444

Site Location: 176 Java, Morro Bay, CA

Proposal: Request for coastal development permit in the Coastal Commission Appeal Jurisdiction for an addition of more than 10% of existing floor area to a single family dwelling. The applicant proposes to add 571 square feet of habitable floor area to an existing 1,706 square foot dwelling while converting 162 square feet to enlarge the garage – an increase of approximately 37%. The project proposal illustrates a total of 2,115 square feet of habitable floor area with a 590 square foot attached garage, 110 square foot front porch and 507 square feet of deck.

CEQA Determination: The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. That exemption applies to additions to existing structures provided that the addition will not increase the floor area by more than 50% or 2,500 square feet, whichever is less.

Staff Recommendation: Approve with conditions.

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

Gargiulo presented the staff report.

Gargiulo stated the item was entered as a Conditional Use Permit when it should be a Coastal Development Permit.

Commissioner Luhr asked staff if the garage met the two parking requirements and if the water heater doesn't infringe on the space.

Gargiulo stated the garage meets the requirements and the water heater does not infringe on the space.

Chairperson Tefft opened Public Comment period.

Joe Cannon, Agent, stated there were no issues at this time.

Chairperson Tefft closed Public Comment period.

Commissioner Sadowski stated the project is good and it meets the guidelines. Commissioner Lucas and Luhr concurred with Sadowski.

Commissioner Sorenson stated she like the design and it doesn't impact the neighborhood.

Chairperson Tefft stated he also likes the design and has no negative remarks.

MOTION: Commissioner Sadowski moved to adopt Resolution PC 4-15 with amendment to correct permit type. Commissioner Lucas seconded the motion and the motion passed unanimously. (5-0)

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS – NONE

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham stated he was working on re-organizing departments and will be working on the design guidelines and solar request letter soon. If he wasn't able to draft the letter on time, Graham suggested the Planning Commission draft the letter to City Council. Vice-Chairperson Luhr suggested a two person sub-committee for the task. Vice-Chairperson Luhr and Commissioner Sorenson will be the two who will work on the letter.

There was a discussion between Vice-Chairperson Luhr, Commissioner Sorenson, Chairperson Tefft and Graham on items the Planning Commission will be writing to City Council with directions to the sub-committee on putting the packet together and not communicating with other Commissioners.

Graham updated the Planning Commission on the re-organization in Public Services and Recreation and Parks. Graham stated he will be directing the Community Development Department and reviewed the staff structure with Commissioners.

Vice-Chairperson Luhr asked Graham what the hours for inspections were. Graham stated the hours are typically 10 am – 3 pm, but his main concern was getting a permanent full time inspector.

Vice-Chairperson Luhr was concerned if the fees go up, there will be more compliance issues. Graham stated he is aware of the issue and is working on projections to see what the revenues would be and how it would affect the building side. Graham stated he would like to have plan reviews in house. Luhr stated by bringing in small projects it would cut down staff time.

Graham stated he is focusing on streamlining processes to reduce the time frame.

Commissioner Sadowski commented on the knowledge and staff noting Graham is a big asset to Morro Bay.

Chairperson Tefft asked staff if the City will be hiring a Code Enforcement Officer. Graham explained the budget and how the responsibility is now shared between different departments. The City would like for people to be in compliance rather than fining them.

Graham announced the following:

- Appeal at the City Council meeting for 1000 Ridgeway. The time extension for the parking exception was denied.
- Working on budget for the Planning Commission Academy; asked who was interested in going.
- The design guidelines will be two meeting out; working to complete.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –JANUARY 20, 2015

F. ADJOURNMENT

The meeting adjourned at 7:51 p.m.to the next regularly Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on February 3, 2015 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary



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: A-2

Meeting Date: March 3, 2015

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. Met with environmental consultant to review CEQA requirements 4-17-14. Seeking additional fee estimate for CEQA review. Met with consultant 7-2-14. Revised fee estimate provided to applicant 7-25-14. Draft environmental MND received from consultant and under review for completeness. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. Comments received from Coastal Commission regarding eelgrass mitigation. Dock revision in progress. Project continued to 3-17-15 mtg to ensure legal noticing.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	PW requirements will be addressed with Building Permit review	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
2	Verizon / Knight	750 Radcliffe (aka 1245 Little Morro Creek Road)	8/13/14	CP0-449/ UP0-385	CDP and CUP for upgrades to telecommunications facility	Correction letter sent 9-17-14. CJ. Resubmittal received 12-16-14 and response given. Project approved 2-17-15. Applicant applied for permit modification to modify condition 2-24-15. CJ.	BC- conditionally approved.	RPS - Encroachment Permit required for Work w/ ROW	
3	Frye	250 & 244 Shasta Street	6/17/14	CP0-213 Amendment	Administrative Amendment to CP0-213 (amendment to original 2006 Admin CDP for 250 Shasta)	Amendment to Administrative Coastal Permit CP0-213 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 where 2006 CDP included demolition in the project description. Correction letter sent 8-28-14. 2nd letter sent 9-18-14 regarding administrative permit modification for a non-conforming structure. Spoke with applicant 10-27. Resubmittal received 1-14-15. Reviewed building floor plans with building inspector. Project ready for administrative amendment to permit. 2-26-15. CJ.	BC- incomplete	BCR_ 7/8/13 cond appr. Complete frontage improvements required	
4	Romeiro	219 Marina	7/22/14	CP0-446 & UP0-406	CDP: Addition > 10% to Non conforming SFR in Coastal Appeals Jurisdiction	Addition that exceeds 10% in appeals area requires CDP. Incomplete letter sent 9-23-14. Resubmittal received and anticipate PC hearing 3-17-15. WM	BC- conditionally approved.	ME returned for correction per memo of 2/3/15	
5	Salin	845 Ridgeway	8/8/14	CP0-448	Admin Coastal Development Permit for new SFR	Correction letter sent 8-28-14. with follow-up direction emailed 9/10/14. Confirmed with Applicant's Representation 9-30-14. Property older than 50 years requires historical evaluation per CEQA. Historical study in progress. Received neighborhood letter/emails. CJ. Noticed 2/13. Admin CDP Issued 2/24. Appealed to PC. Tentative meeting date 4/7. JG	BC- conditionally approved.	DH/ME- returned for correction 11/24/14	

#	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
6	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for non-conforming single-family residence. Addition of 578 sf plus 112 sf of decking	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. WM. Resubmitted 9/26/14. Met with applicants regarding need to provide workable parking on site. WM Resubmittal 2/3/15. Tentative PC hearing date 4/7/15.	BC- conditionally approved.	BCR - Began resubmittal review 9/30/14. Begin 2nd resubmittal review 2/3/15	
7	Jeffers	2740 Elm	8/29/14	CP0-450	Demo existing single unit, construct new SFR as the primary unit	Project application denied due to proposed location of rear yard garage entry. Agent wants to appeal decision. Tentative PC date of 4/7/2015. JG			
30 -Day Review, Incomplete or Additional Submittal Review									
8	Held	901-915 Embarcadero	2/25/15	UP0-342	Precise Plan approval for New Docks, Retail Unit, Public Access and Façade Changes at Harbor Center	Concept Plan approval received by Council in 2012. CDP approval received by Coastal Commission. Precise Plan approval to be reviewed by PC. Project under initial review for completeness.			
9	Aryaud	966 Pecho	2/24/15	UP0-407	Addition to Non-conforming House. Addition of 575sf of living area to existing 956sf home.				
10	Hsiao	341 Rennel St	2/11/15	CP0-463	Admin. Coastal Development Permit - Construct 1 story 917sf SFR with 283 SF garage			BCR- Begin review 2/23/15	
11	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review.		JW approved	
12	Volk	800 Quintana	1/29/15	CP0-461 & UP0-405	CDP /CUP for Verizon wireless telecommunications facility	CJ - under review.		RPS approved	
13	Knight / Verizon	485 Piney Way	1/29/15	CP0-460 & UP0-402	CDP /CUP for Verizon wireless telecommunications facility (panel antennas & equipment cabinet)	CJ - RF Compliance Report under review.		ME conditionally approved per memo fo 2/3/15	

#	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
14	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines.	2/23/15 FD Cond App TP	BCR has for review 2/3/15	
15	Frederick/Haseley/Dunn	413 Shasta	1/14/15	CP0-458	Admin Coastal Development Permit for Demo/Reconstruct SFR	Under Review. JG		RPS returned for clarification 2/20/15	
16	T-Mobil e West LLC	1245 Little Morro Creek Rd (aka 750 Radcliffe)	1/8/15	Modification of UP0-245 & CP0-279	Upgrade of existing wireless facilities at PG&E lattice tower.	Requested proposed visual simulation 2-11-15. CJ.		RPS - Encroachment Permit required for Work w/ ROW	
17	Chivens	431 Kern	1/6/15	CP0-456	Admin Coastal Development Permit. Demo existing structure. New 3,000+/- SF SFR. Development of 2nd home where previous CDP for 431 Kern approved 9-2014. WM	Incomplete letter sent 2/3/15.	2/23/15 FD Cond App TP	RPS has approved plans 2/23/15 pending submission of sewer video and ECP prior to Building Permit.	
18	Appleby	381 Fresno	11/26/14	UP0-398	Conditional Use Permit for construction of a 15' x 35' storage shed & 37' x 15'6" carport	Under review. JG. Incomplete letter sent. Resubmittal rcv'd, under review. JG. Incomplete letter sent 2/24. JG.		RPS returned resubmittal for same corrects 2/20/15	
19	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation. 1/26. JG		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project	
20	Garcia	500 Kings	11/19/14	UP0-393/CP0-455	Conditional Use Permit and Coastal Development Permit. Initial Review: 6 dwelling units on two adjoining lots	Under Review. WM/JG. Incomplete letter sent. Met with owners 1/10/15 and 1/30/15.	12/12/14 FD Not App TP	ME disapproved plans per memo of 12/12/14	
21	Christensen	670 Shasta	10/9/14	UP0-390/ AD0-095	Conditional Use Permit and Parking Exception for SFR Addition of greater than 25%	Addition greater than 25% to a nonconforming structure plus parking exception to allow a single car garage where two spaces are required. Needs historical eval. Incomplete letter sent 10/23. JG. Waiting on Historic Eval.	BC- conditionally approved.	RPS - Conditionally Approved per memo of 10/23/14	
22	Fowler	1185-1215 Embarcadero	10/6/14	UP0-058	Precise Plan submittal for landside improvements	Under review. Incomplete letter 11-5-14. CJ. Fire comments emailed to applicant 11-26-14. Resubmittal received 12/29/14. Correction sent 1-29-14		RPS provided comments for revision of Precise Plan on 2/11/15	
23	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompleated. Letter sent 10-13-14. CJ Waiting on resubmittal	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14	
24	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. Resubmittal received 1-26-15. JG. Correction letter sent. Resubmittal rcv'd 2/23. Under Review. JG	BC- conditionally approved.	BCR returned for correction 2/19/15	
25	Johnson	301 Little Morro Creek Rd	6/26/14	CP0-442 & UP0-081	Coastal Dev. Permit and Special/Interim Use Permit for new BMX Bike Park	Under Review. Correction letter sent 8-26-14. Meeting held 9-9 w/ Applicant to discuss outstanding issues. CJ. Received resubmittal 2-2015 and under review.	BC- incomplete	RPS - Plans approved as revised 2/24/15	

#	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
26	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	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. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14 with referral to CCC Geologist 1-2015. Met w/ Coastal geologist 2-12-15 on site.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
27	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CP0 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17. 7/22/14 Resubmittal review underway. Application still incomplete per memo of 2/23/15	
28	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing.Appeal in abeyance until coastal application complete. Incomplete letter for CDP sent 12/13/12. No response since 2012. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 6/11/12	
29	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	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. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant is preparing Biological Report. Biological report received 3/13 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 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Waiting on run-up report and plan revisions. CJ.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	No Comments to date
Planning Commission Continued projects									

#	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
30	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.	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. MND routed to State Clearinghouse with tentative PC hearing date for 9/2/14. Correspondence received from Coastal Commission and Ca Dept of Fish and Wildlife regarding environmental. Applicant addressing concerns. PC continued to date uncertain. Met with Applicant 9-30-14. Addendum to Bio report received 11/11. Need to revise and recirculate MND. Discussed project with Coastal staff in meeting 11-18-14. WM	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RPS conditionally approved per memo of 7/20/14	
31	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	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	
Environmental Review									
32	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15	
Grants									
33	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A	
34	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	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. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14.	No review performed.	N/R	
35	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.			
Project requiring coordination with another jurisdiction									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
36	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
37	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	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 7/22/14.	
Preapplication projects - None currently									
Final Map Under Review									
38	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	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.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
39	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
40	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14. Sent Intent to Deem Withdrawn letter on 9-2-14. JG. Request to keep project open 10/2014	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.	
41	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy & Initial Study/MND	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. Sent Intent to Deem Withdrawn letter 8-28-14. JG.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
42	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM. Intent to Deem Withdrawn letter sent 8-28-14. JG. Spoke with applicant 9-16, intends to resubmit. JG.	BC- conditionally approved.	BCR- ADA ramp upgrade required	
43	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted. Sent Intent to Deem Withdrawn Letter 8-28-14. Applicant requested to keep project open 9-25-14.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									
44	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. 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.		

#	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
45	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment 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	
Projects Appealed or Forwarded to City Council									
46	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. 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. 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 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 held 5/19/14. Result of sign workshops to be agendized for Planning Commission.	No review performed.	N/R	
Projects in Building Plan Check									
47	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	
48	Hill	445 Arcadia	7/8/14	B-30204	SFR Carport/ Deck	CJ - Corrections sent 7-14-14. Left msg w/ applicant requesting site visit 9/25/14. Approved 10/14/14. CJ.	BC- Resubmitted 9/10/14. Approved 9/26	JW-Disapproved, Correction Memo filed 7/18/2014; JW-Approved 10/28/2014	
49	Miller	461 Arcadia	2/6/15	B-30370	Single Family Alteration. Interior Structural work. Relocate bedroom & bathroom				
50	Hibbard	990 Balboa	12/22/14	B-30343	SFR Addition	Approved 1-6-15. JG		BCR returned for corrections per memo of 1/16/15	
51	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	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 per memo of 1/18/12.	
52	Beckett	175 Easter	8/19/14	B-30245	SFR Add: 735 sf living, 419 sf garage, 285 sf decking	Approved 8-21 CJ	BC- under review.	JW- 10/21/14 corrections needed. JW - 02/18/15 Approved, submit SWR video prior to occupancy	
53	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14. Pending CDP approval. CJ. Correction letter sent. JG.	BC-returned for corrections 4/15/14.	JW- 4/7/14 corrections needed. JW- 9/9/14 2nd Submittal: Corrections and SWR Video needed. JW- 12/16/14 SWR Video needed	
54	Caldwell	801 Embarcadero	8/18/14	B-30250	Commercial Hood System		BC- returned for corrections 10/8/14.	NRR	
55	Fowler	1213 Embarcadero	9/11/14	B-30270	Phase 1-B Water Site Improvements	Requested correction 10-7-14 - CJ	BC-under review.	RPS - Disapproved per memo of 10/31/14	
56		1217 Embarcadero	1/30/15	B-30367	Commercial Alteration. Install sinks, drains, electrical & receptacles			NRR	

#	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
57	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process.	Memo of 11/29/13. CDP application should address soil revegetation/stabilization of excavated area	
58	Buquet	647 Estero	3/14/14	B-30129	New SFR: 1662 sf living, 577 sf garage, 564 sf unfinished space, and 230 sf deck	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	
59	Osborn	2810 Fir Ave	2/10/15	B-30362	Install Sunroom / patio room		Plans stamped. Ready to issue. CL.	NRR	
60	Vaughn	325 Fairview Ave	2/10/15	B-30365	Solar System		Plans stamped. Ready to issue. CL.	NRR	
61	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG	BC-on hold pending Planning process.	RPS - No PW comments if street access is not required for storage	
62	Montecalvo	510 Fresno	5/16/14	B-30212	New 2car gargaie (508 sf) w/ storage (383 sf) above, and 93 sf deck	Corrections sent 8-11-14. WM.	BC- returned for corrections 8/22/14.	Assigned to ME/DH for review	
63	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit: 300 sf attached studio (27 new sf and convert 273 sf)	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.	NRR	
64	Meissner	1387 Hillcrest	7/31/14	B-30226	New SFR: 2,073 sf with 570 sf garage, 108 sf deck, and 975 sf of unconditioned under floor area.	Corrections sent 8-22-14. WM.	BC- under reiew	BCR approved 2/5/15	
65	Romero	2931 Ironwood	12/12/14	B-30339		Corrections sent 12-18-14. CJ	Code check corrections 1-21-15.	BCR conditionally approved per memo of 12/31/14	
66	Groom	3039 Ironwood	1/15/14	B-30084	New SFR: 2205 sf living, 510 sf garage, and 290 sf decking	Needs CDP.	BC-Ready to Issue 7/10/14.	BCR-7/1/14 approved. SW O&M plan rec'd 7/10/14	
67	Sotello	420 Island	6/30/14	B-30192	New SFR: 1678 sf living, 482 sf garage, 106 sf decking	Needs CDP.	BC- Returned for correction 10/2/14.	BCR conditionally approved plans per memo of 9/10/14	
68	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.	BCR- under review	
69	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	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.	Return for resolution of Planning issues. BCR - Conditionally approved per memo of 10/9/14	
	Herrera	2820 Juniper	2/19/15	B-30375	New 203 sf deck addition to front of residence				
70	Castro	1105 Las Tunas		B-30342	Change flat roof to 4/12 pitch and electrical	Approved 1-9-15. JG.		RPS - Rebsubmittal approved 2/20/15.	
		898 Main	2/23/15	B-30380	Demise wall to add inside seating in restaurant				
71	AT&T	788 Main	6/23/14	B-30194	Recycling Facility and Site Improvements	Correction sent 7-14-14. WM	BC-under review.	RPS -Conditional Approval with modifications per memo of	
72	Dyson	1177 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR	
73	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. Approved 12-15-14. CJ.	BC-returned for corrections 12/16/13.	NRR	
74	Kolb	685 Morro	12/22/14	B-30344	Clinic accessibility remodel & HVAC upgrade	Approved 1-6-15. WM.	Approved 1-13-15. JJ	NRR	
75	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved	BC-returned for corrections 10/2/14.	RPS returned for corrections per memo of 9/25/14	
76	Hammond	2621 Nutmeg	1/13/15	B-30355	Remove top half of retaining wall due to stem wall failure and new wood deck			ME conditionally approved pending detail of drainage system at retaining wall per memo of 2/3/15	
77	Najarian	471 Nevis	11/14/14	B30324	New SFR			ME: Needs erosion control plan & sewer video	
78		433 Oahu	11/10/14	B30280		Approved. 11-19-14. JG		ME Conditionally approved 12/2	
79	Wikler	405 Pacific	12/11/14	B-30338		Corrections 12-18-14. WM		BCR returned for corrections per memo of 12/19/14	
80	Dennis	270 Piney	2/13/15	B-30383	New SFR				
81	Dennis	280 Piney	2/13/15	B-30384	New SFR				
82	Dennis	290 Piney	2/13/15	B-30382	New SFR				
83	Nagy	371 Piney	8/11/14	B-30237	New SFR: 3,022 square-foot SFR and garage, plus deck and balcony.		BC-out for corrections.	JW returned for corrections per memo of 8/14/14 w/ Sample Offer of Dedication. Reviewed Findings & Conditions of Approval 11/13/14. Provided Sample Covenant to Defer Public Improvements 2/19/15.	

#	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
84	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	
85	Lindsey	413 Shasta	1/14/15	B-30357	Demo / Reconstruct SFR.	Needs CDP.		RPS returned for correction per memo of 2/20/15	
86	Williams	429 Tulare	12/29/14	B-30346	Remodel & SFR Addition of 269sf			BCR returned for correction per memo of 1/16/15	
87	Wammack	505 Walnut	12/31/13	B-30076	New SFR: 2611 sf living, 489 sf garage, 190 sf decks and covered porch	CJ - needs CDP. Appealed. Building permit on hold pending appeal outcome.	BC-on hold pending Planning process.	BCR sidewalk deferral agreement	
88	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition: 594 sf living and 340 sf decking	NC - Corrections sent 4/25. Corrections sent 12/18/14 WM.	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
89	Nucci	529 Zanzibar	12/9/14	B-30337	SF Addition	Planning corrections 12-11-14. WM.		Repair Lateral and install backflow prevention per memo of 2/3/15	
Projects & Permits with Final Action									
1	Garcia	430 Nassau	12/3/14	UP0-399	Addition to Non-conforming House	Under review. Complete. 2/3/15 PC hearing date. JG. PC Approval 2/3. JG. FLAN mailed	Fire- conditionally approved 12/10/14	BCR for rrw 12/15/14	
2	Najarian	2295 Juniper	10/13/14	CP0-454	Administrative Coastal Development Permit for a new SFR on vacant land	Met with owners 2/5/15. Noticed project 2/6/15.	BC- incomplete. 12/15/14 FD Cond App TP	ME/DH - conditionally approved per memo of 12/15/2014.	



AGENDA NO: B-1

MEETING DATE: March 10, 2015

Staff Report

TO: Planning Commissioners

DATE: February 25, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Concept Plan Approval for Conditional Use Permit (UP0-359) for construction of new gangway, dock, and seven (7) boat slips (6 private rentals and 1 public slip) at 725 Embarcadero, Rose's Landing

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing to hear any testimony on the proposed project and then continue this project to the March 17, 2015 Planning Commission meeting for review and discussion at that time.

REASON FOR CONTINUANCE:

The project was not fully noticed as a legal public hearing, and therefore staff is requesting that the Planning Commission continue the project to the March 17, 2015 meeting in order to meet the City's requirements for a duly noticed public hearing.

Prepared By: ___CJ___

Department Review: ___SG___



AGENDA NO: D-1

MEETING DATE: March 10, 2015

Staff Report

TO: Planning Commissioners

DATE: February 26, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Discussion of Sloped / Hillside lots with interpretation as to applicability of Zoning Ordinance 17.48.100 (Fence/Wall standards)

RECOMMENDATION:

Staff recommends the Planning Commission review the attached information for purposes of discussion of driveway and/or retaining wall requirements on sloped lots and provide direction to staff to return with an interpretation memo and resolution for adoption of interpretation.

BACKGROUND:

The City's Zoning Code requirements for front setback requirements are found in the Primary Districts chapter at Section 17.24. Front yard setbacks depending on the zoning district in which they are located can be anywhere from 10 to 20 feet from property line. Zoning also prescribes requirements for fencing/wall standards in the General Requirements chapter at 17.48.100. These standards require that fencing, hedges and walls in the front yard setback be no taller than 3 feet for solid, or 4 feet tall if 50% open (Attachment B). Zoning Section 17.48.045 also allows a driveway as short as within five feet of the front line of the lot... "in cases where the elevation of the front half of the lot at a point fifty feet from the centerline of the public right-of-way is seven feet above or below the grade of said centerline.

DISCUSSION:

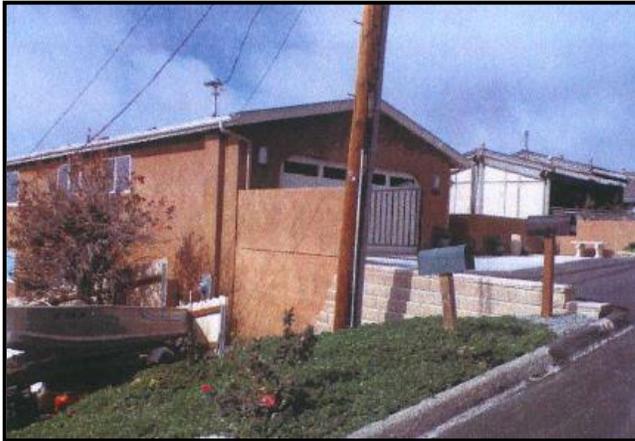
The City has recently received questions regarding applicability of standards regarding fencing /wall standards (17.48.100) as it relates to slope properties, whether down-slope or up-slope lots. Correspondence received (Attachment A) from the public states that as written, the code appears to be primarily-written for level lots and to apply this code requirement for steep hillside lots, especially those located in north Morro Bay would render a new home to have either a driveway that is excessively steep or cause visual/line of sight issues. A common design feature to remedy this in the past has been to construct a "bridge" driveway (see Attachment A photos). However, bridge driveways can be considered structures or development in the front yard setback and

Prepared By: ___CJ___

Department Review: ___SG___

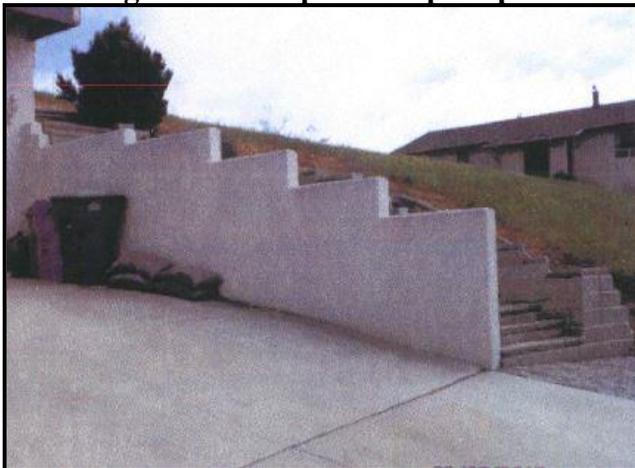
potentially also development in the public right of way. Also, retaining walls constructed to support the driveway or create usable front yard space as a result exceed the height limit according to a strict interpretation of the City's Zoning Code. Below are sample photos of homes in the City where a bridge driveway was constructed to access the garage at street level. Refer to Attachment A for additional photo examples.

“Bridge” Driveway Examples On Down-Slope Lots:



On up-slope lots, retaining walls to support excavation and grading of the lot also can result in structures that exceed the height requirements listed in Zoning 17.48.100.D.2 as illustrated below. Retaining walls could be designed to terrace back or could potentially have the effect of a tall wall in the front setback.

Retaining Wall Examples on Up-Slope Lots:



ZONING ORDINANCE AUTHORITY:

The Planning Commission is authorized, by the Morro Bay City Zoning Ordinance, (the “Zoning Ordinance”) section 17.48.020, to make interpretations of ambiguities found in the Zoning Ordinance. Pursuant to that section, through a reference to section 17.08.020, the Planning Commission shall consider the following factors as criteria for their determination:

- A. Effect upon the public health, safety and general welfare of the neighborhood involved and the city at large,
- B. Effect upon traffic conditions, and
- C. Effect upon the orderly development of the area in question and the city at large in regard to general planning of the whole community.

CONCLUSION:

Staff has prepared this information for discussion by Planning Commission because staff acknowledges the Zoning Code as written is not clear as to how hillside or sloped properties should be treated for purposes of applicability of general requirements such as fence/hedge/wall standards. The engineering requirements for slope treatment appear to be incongruent with the zoning requirements for these types of lots. Staff recommends that Planning Commission review the information and attachments presented in this staff report for purposes of discussion and provide direction to staff to return with an interpretation memo for possible future adoption.

ATTACHMENTS:

- A. February 4, 2015 correspondence from West Coast Properties
- B. Site Plan Illustration for Residential Fencing & Screening per Zoning 17.48.100

ATTACHMENT A

WEST COAST PROPERTIES
Of The Central Coast, Inc.
710 Morro Bay Blvd.
Morro Bay, CA 93442
Office (805) 706-2890
Cell (805) 471-6087
Fax (805) 706-2900

WEST COAST PROPERTIES

February 4, 2015

RE: CDP Corrections for CPO-454 : Round 2

Item 6

Wall Height

The code that is quoted 17.48.100 "Fencing and Screening" D. 2. Solid fencing, Wall, and Hedges. All codes have a reasoning or intent behind them... we feel that this code needs to be further-interpreted for intent. It would seem that the primary intent of this code is to minimize line-of-sight obstruction when entering the street from a driveway or turning a corner onto another street. If that is the case, a property line retaining wall on a down-sloping lot, where the top-of-wall elevation is essentially at street level, would satisfy the intent of the code... that is, the line-of-sight would not be obstructed or reduced for either the lot-in-question, neighboring lots or side streets.

The code appears to be primarily-written for level lots, and intended for the measurement to be generated from the street elevation. The code does not address steep down-sloping lots on which the walls are at or below street level and used as retaining walls for a driveway or entryway, or to create a level front yard area that is able to be used by the homeowner. This site-design technique has been implemented for numerous homes throughout the city on down-sloping lots, as evident by observing developed lots.

To apply this code, merely as it is written, to a down-sloping lot, results in a driveway that is either horrendously-steep (and possibly not able to meet driveway slope code) or has to be elevated/suspended above grade and designed like a "bridge". "Bridge" driveways on a down-sloping lot essentially have the same visual/line-of-sight impact for neighboring lots as a property line retaining wall that is at street level, but are inferior from a site-design standpoint for numerous reasons. Property line retaining walls or "bridge driveways" are essentially the only two options for steep down-sloping lots.

We feel this code leaves room for interpretation and specific application. It should not be the standard mandated code for every lot in town when a specific lot requires a wall over the "height limit" and does not conflict with the intent of the code.

ATTACHMENT A

February 5, 2015

Page 2

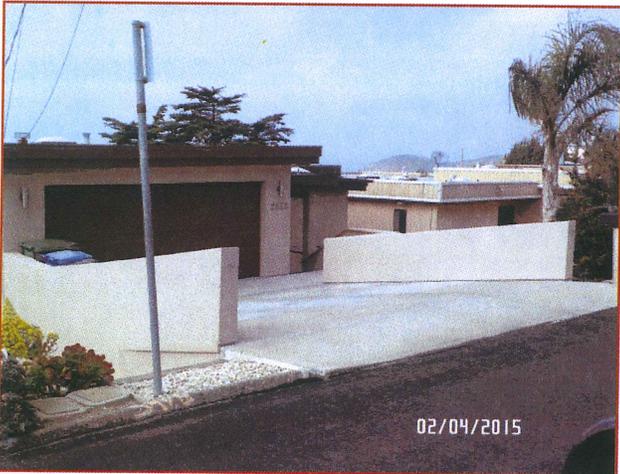
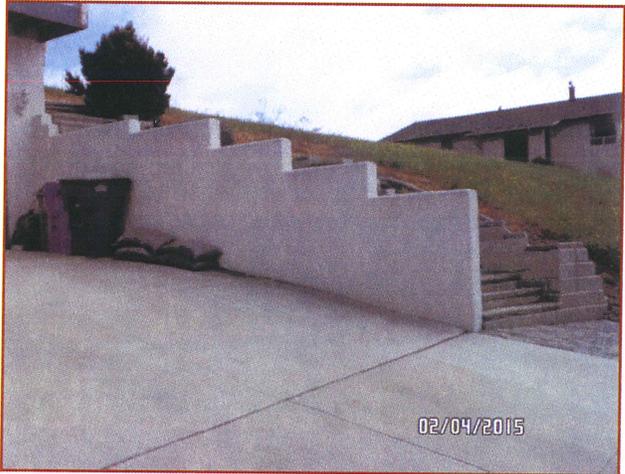
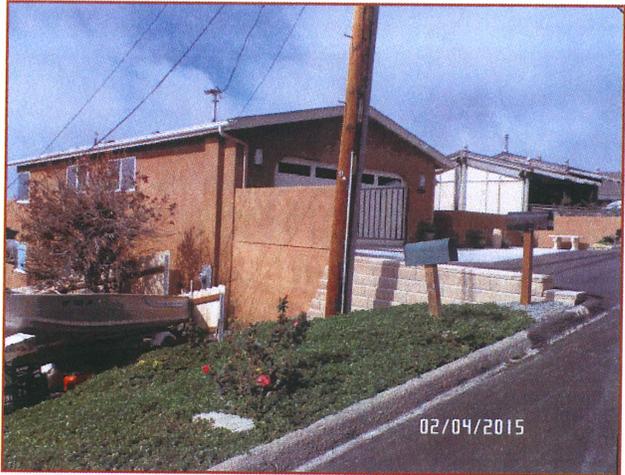
If this is an absolute, non-subjective code and applies to every lot in town, then how are you going to make applicants conform to this code when their lot slopes more than 7 feet from the center line of the street 50 feet in to the parcel and they choose to have a 5-foot front setback on their garage? A garage wall is much higher than 36 inches and essentially creates a complete visual/line-of-sight blockage.

Thank you,

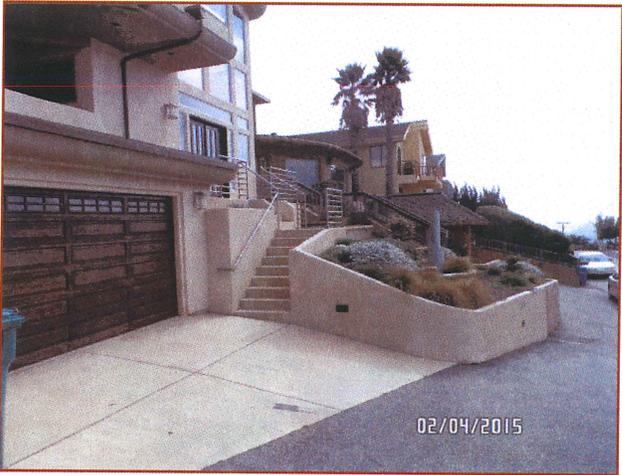
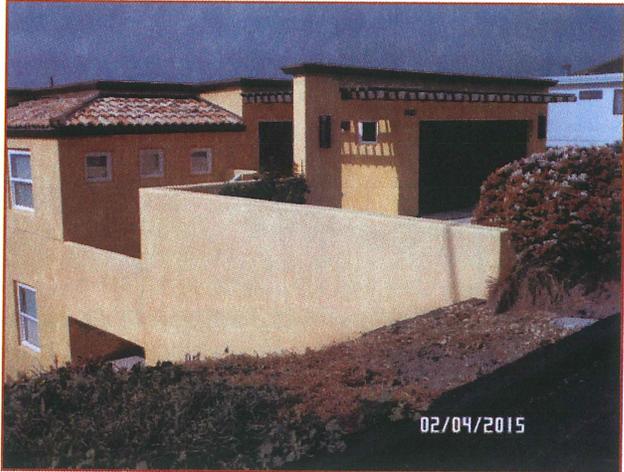
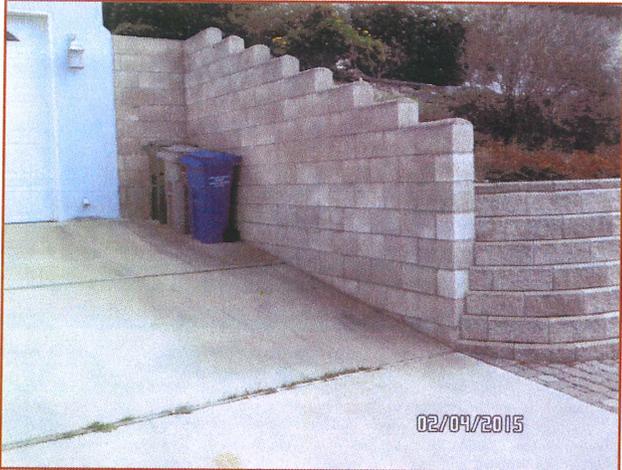
A handwritten signature in black ink, appearing to read 'Kirk Najarian', written in a cursive style.

Kirk Najarian

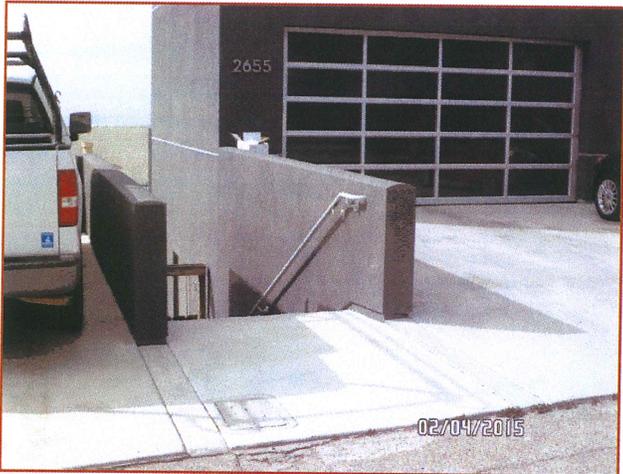
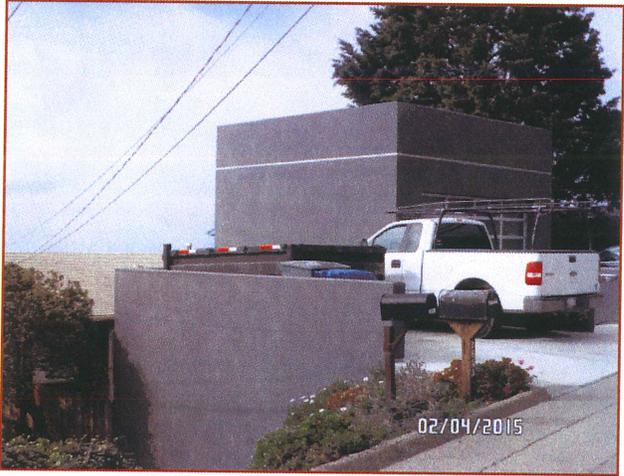
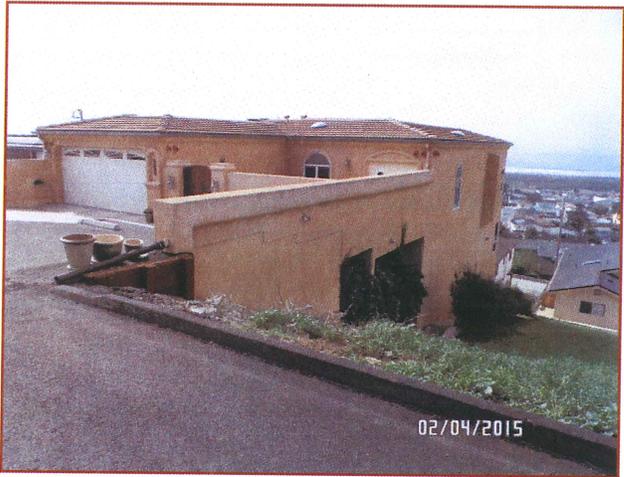
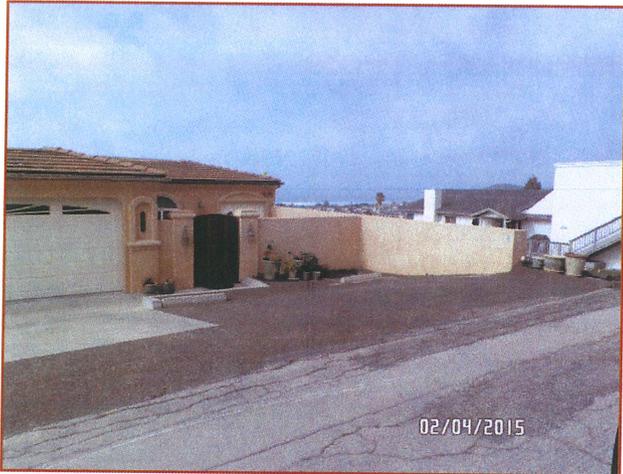
ATTACHMENT A



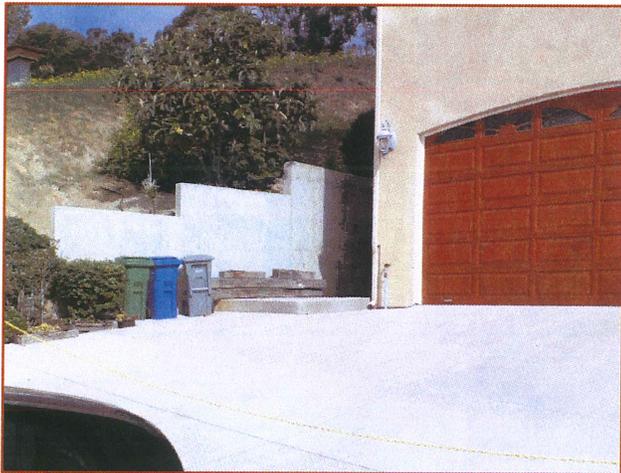
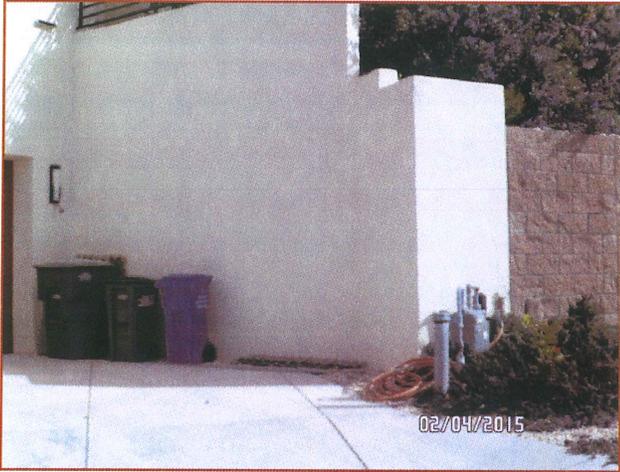
ATTACHMENT A



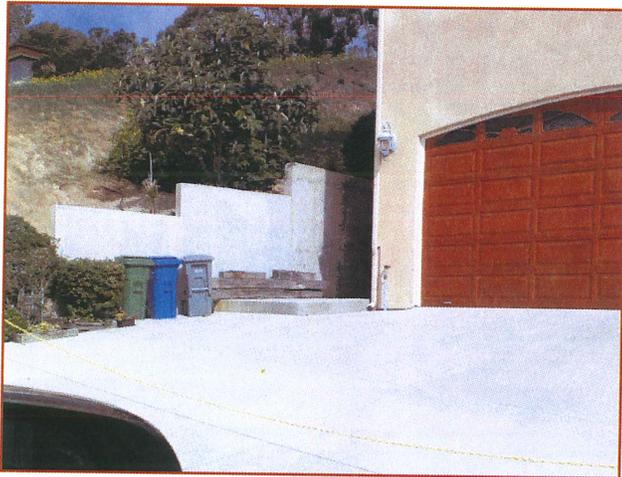
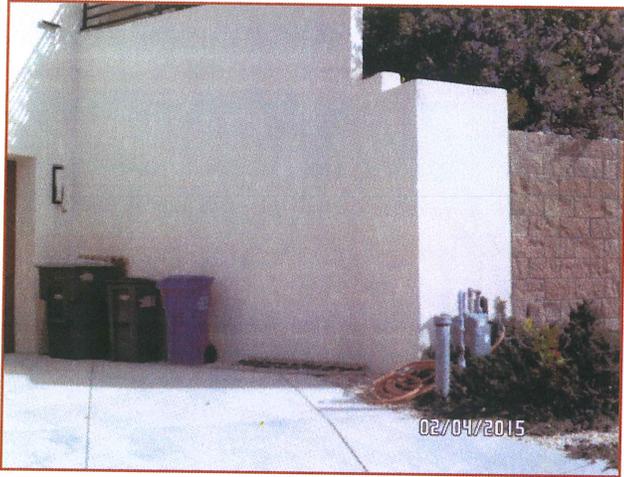
ATTACHMENT A



ATTACHMENT A

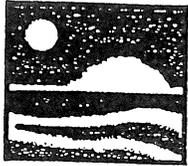


ATTACHMENT A

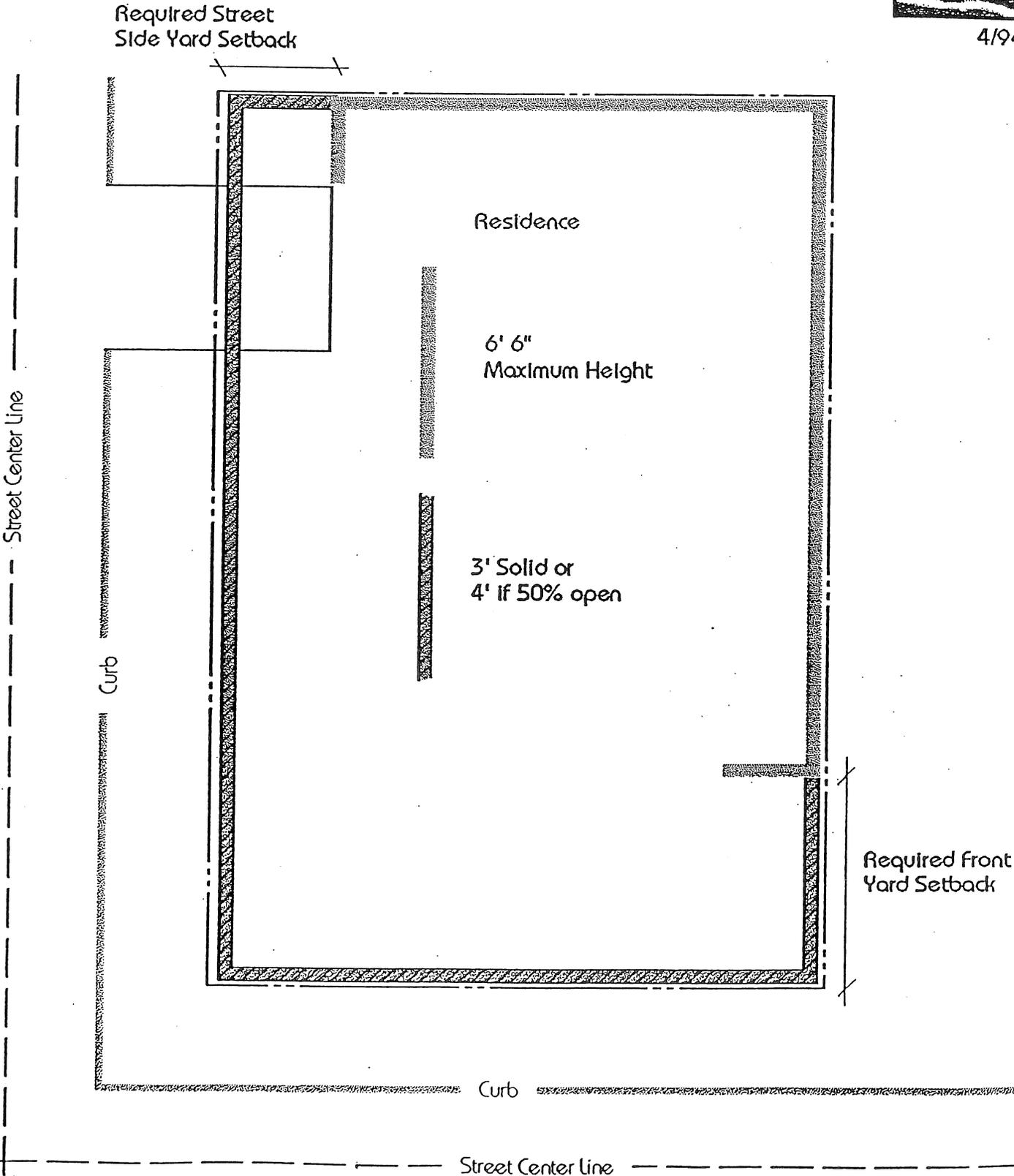


ATTACHMENT B Residential Fencing & Screening Corner Lot

See Morro Bay Zoning Code
For Complete Regulations



4/94





CITY OF MORRO BAY

CITY HALL
595 Harbor Street
Morro Bay, CA 93442

Memorandum For City Council, Staff and General Public

Date: Feb 18, 2015

Subject: 2015-2016 City Goals and Objectives

1. **Purpose.** The purpose of this document is to identify City of Morro Bay Goals and Objectives. These 10 goals represent areas of general interest and priority for the City and are presented for adoption at the Feb 24, 2015 City Council meeting.
 - a) These goals were initially developed in the spring of 2013 and were discussed, modified and reaffirmed in January and February of 2015 . These goals are intended to remain valid and in force at least through June 2016.
 - b) The program objectives under each goal identify a number of specific objectives the City intends to accomplish in the February 2015 to June 2016 time period. Accomplishing these objectives, however, is dependent on adequate resourcing – both staff time and money. Thus, some objectives may not be completed if adequate resources are not allocated during the fiscal year 2015/2016 budget process.
 - c) City staff intends to develop simple action plans, including milestones and basic metrics, for each of these program objectives. Staff will update the Council on the status of work on each objective in the autumn of 2015.
 - d) During 2015, the City intends to develop a strategic planning framework and adopt City Vision, Values and Mission. The City further intends to conduct a new goal setting process in 2016 to identify a new set of 5 year goals relevant for the second half of this decade, and specific 2-year objectives related to each goal. The City hopes the strategic planning framework will synchronize long term goals with 2-year objectives, a 2-year budget cycle, and the two year election cycle.
2. **Goals and Objectives.** Following are the City of Morro Bay's 10 Goals and subordinate program objectives:

Goal #1 - Develop New WRF

- a) **Public Input.** Ensure robust WRFCAC and public engagement for major WRF decisions.

- b) **Governance.** Bring a recommendation to City Council for the governance structure with the Cayucos Sanitary District for the future WRF.
- c) **MOU for Now.** Bring a recommendation to Council for an interim agreement with the Cayucos Sanitary District defining the roles and responsibilities for the preliminary engineering and environmental review phase of the WRF project.
- d) **Fatal Flaws.** Complete a detailed “fatal flaws” analysis of the “Rancho Colina” site including: Cultural Resources, Biological Resources, Geotechnical and Groundwater.
- e) **FMP.** Complete the first phase of Facilities Master Plan, including: consultant team selection, decision regarding direction for the use of reclaimed water and a robust analysis of new treatment technologies that meet the anticipated requirements for use of reclaimed water.
- f) **Environmental Review.** Complete an Initial Study for the preparation of an appropriate environmental review document.

Goal #2 - Improve Streets

- a) **Streets Ballot Measure.** Research and bring to Council for decision a ballot measure for a district transaction tax, Bond measure or other financing mechanism that would provide revenue to secure financing to rebuild/repair all Morro Bay streets in 5 years.
- b) **Traffic Management Plan.** Prepare and bring to Council for adoption a neighborhood traffic management plan for both residential and commercial neighborhoods that is consistent with the State of California’s “Complete Streets” requirements and improves safety and access for all users: vehicles, bikes, and pedestrians. Implement five traffic safety and/or calming measures, as recommended in the adopted plan.
- c) **Traffic Control Measures.** Prepare an asset database and maintenance plan for all traffic control devices, including signs, signals, feedback devices and pavement markings.
 - i) Refresh marking of all crosswalks; stop bars; legends; parking stall markings; and bicycle lane marking in commercial districts, collector and arterial streets, designated pedestrian routes, and on all routes to schools.
 - ii) Replace 20-percent per year of the regulatory signs that do not meet FHWA’s retro-reflectivity requirements.
- d) **Pavement System.** Update the Pavement Management System software and inspection verification to evaluate streets for maintenance needs. Crack seal all applicable streets in the East Beach Tract (AKA Island Streets).

- e) **Bike Needs.** Bring one or more unmet bike needs and/or maintenance of existing bike paths to Council for funding consideration in the 2015/2016 budget process.

Goal #3 - Review and Update Significant City Land Use Plans

- a. **GP/LCP.** Complete GP / LCP update and integration by December 2017.
- b. **Secondary Unit Ordinance.** Complete revision / update of the City's Secondary Unit Ordinance.
- c. **Sign Ordinance.** Complete revision / update of the City's Sign Ordinance.
- d. **Neighborhood Design.** Develop and implement neighborhood design guidelines.
- e. **Downtown Specific Plan.** Update the existing Downtown Specific Plan for implementation and certification with design guidelines to establish the identity and vision of downtown, include "Old Town" resolution as part of the update process.

Goal #4 - Maintain Core Public Safety Services

- a. **CERT and EOC.** Complete four regional Community Emergency Response Team (CERT) courses with bi-monthly continuing education for our citizens and enhance our Emergency Operations Center (EOC) position training for City employees, volunteers, and City Council.
- b. **Drought Annex.** Complete the drought annex to Part II of our City's Multi-Hazard Emergency Response Plan.
- c. **IT Communication.** Create and implement IT solutions to enhance public safety communication to the community.
- d. **Code Enforcement.** Bring a proposal for a proactive code enforcement program to Council for decision and immediate implementation.
- e. **Emergency Plan Updates.** Complete all emergency plan updates presented by San Luis Obispo County Office of Emergency Services that affect our Mass Casualty, Nuclear, Hazardous Materials, and Tsunami events.
- f. **Body-Worn Cameras.** Complete implementation of body-worn camera technology for all police officers.
- g. **PD Strategic Planning.** Establish Police Chief's Advisory Committee and complete Police Department Strategic Plan to enhance organizational efficiency and community collaboration.

- h. **Public Safety Ordinances.** Bring to Council ordinances related to emerging public safety trends.
- i. **FD Strategic Plan.** Complete a Fire Department strategic plan update to improve organizational efficiency.

Goal #5 - Ensure Fiscal Sustainability

- a. **Budget Process.** Retool the City's budgeting process, improving transparency and simplicity while considering biennial and program-based budgeting. Develop a 5-year strategic budget forecast.
- b. **Financial Reporting and Oversight.** Bring to Council a recommendation to establish a Financial Oversight body. Develop an improved process for financial reporting that is transparent and easy to understand.
- c. **Capital Replacement.** Establish capital replacement accounts in FY 2015/16 for all major capital assets and include a minimum contribution to each account in the 2015/16 budget.
- d. **Fee Recovery.** Review and bring to Council for decision balanced cost recovery for City fees and charges (AS)
- e. **Management Partners.** Research and implement or bring to Council for adoption or rejection all Management Partners recommendations (AS)
- f. **Vehicle Leasing.** Research and decide on City vehicle leasing vs. ownership policy.
- g. **Energy.** Explore renewable energy projects that reduce energy costs.

Goal #6 - Support Economic Development

- a. **LEAP.** Provide a high degree of staff support and participation in the Local Economic Action Plan process; bring appropriate LEAP proposals to Council.
- b. **Economic Development Strategic Plan.** Bring to Council for decision, a proposal to retain a consultant to help the City create a 5-year Economic Development Strategic Plan.
- c. **High-Speed Fiber.** Coordinate and bring to Council for decision, options for a public / private partnership to deliver high-speed fiber connectivity in Morro Bay
- d. **Tri-W Property.** Research and bring to Council for decision and possible incorporation into the General Plan / LCP, partial business development of the "Tri-W" property while preserving a large portion of the space as a green belt and dedicating a portion to affordable housing.

- e. **Marine Services Facility.** Evaluate the ongoing boatyard studies and bring to Council for guidance, the feasibility and/or proposals for establishing a marine services facility in Morro Bay.
- f. **Event Coordination.** Implement, or bring to Council for decision, appropriate measures to improve event coordination and support in Morro Bay and consider an event coordinator function.
- g. **Chamber of Commerce/Tourism Bureau Relationships.** Evaluate, analyze and present to Council alternate models for partnerships between the City and both the Chamber of Commerce and Morro Bay Tourism Board.
- h. **Projects.** Continue forward momentum on various projects including: Maritime Museum, Marine Research Center / Aquarium, Coast Guard facility, and Tidelands Park fish cleaning station.

Goal #7 - Improve City Infrastructure, Facilities and Public Spaces.

- a. **Old Town Link.** Design and bring to Council for approval a specific plan to link the Embarcadero with Old Town at Centennial Parkway. If approved, begin work as soon as resources allow.
- b. **Embarcadero Promenade.** Develop constraints and cost analysis, then pilot, design and bring to Council for decision, an Embarcadero Promenade project to widen the west side Embarcadero sidewalk to ~15 feet as part of a Waterfront Master Plan.
- c. **Parking.** Leveraging the 2007 Parking Management Plan, begin implementation of specific parking management and improvement actions, including enforcement and targeted use of pay parking. Consider implementation of 60/90-degree angle center aisle parking to increase parking density. Consider lease of vacant lots for parking. Convert the “triangle lot” to temporary parking and plan for its future use.
- d. **ADA Compliance.** Complete a full ADA compliance assessment of all City facilities and develop a plan to address issues, budgeting and executing for an appropriate amount for ADA compliance in FY 15/16.
- e. **Needs Assessments.** Complete Harbor and Police Department’s needs assessment for recapitalization of department buildings.
- f. **City Property.** Research and bring to Council for consideration, best future use of all City properties.

- g. **Sidewalk Improvement.** Conduct a complete assessment of all City sidewalks and develop a plan for grinding and/or replacement with a focus on parks, school zones and business districts.
- h. **Sidewalk Responsibility.** Bring to Council for decision, a process for implementation of the California Streets and Highways requirements for street frontage maintenance.
- i. **Street Signs.** Design and bring to Council for decision, a distinctive design that captures Morro Bay's image for new street name signs.
- j. **Way-Finding Signs.** Update and/or replace 20% of "way-finding" signs across all of Morro Bay.

Goal #8 - Enhance Quality of Life

- a. **New Pool.** Develop and implement a plan to operate the community-use portion of the new high school pool, including a new Joint Use Facilities Agreement with the San Luis Coastal Unified School District (SLCUSD).
- b. **Access to Healthcare.** Initiate outreach to appropriate healthcare providers with the goal of reestablishing a health center in Morro Bay that provides improved accessibility to our medically underserved residents.
- c. **Funding of Non-City Events.** Develop and bring to Council for approval, policies and procedures regulating the use of City funds for non-City events.
- d. **City Events.** Bring to Council for decision, a list of City of Morro Bay sponsored events. Focus resources to enhance those events.
- e. **QOL Survey.** Implement annual community quality of life/customer service surveys.
- f. **Community Needs Assessment.** Conduct a community needs assessment to reestablish recreational priorities for residents and visitors.
- g. **Recreation Program Improvements.** Improve marketing and execution of core recreation programs.

Goal #9 - Improve Water Supply Diversification

- a. **State Water.** Conduct an assessment of the long-term requirements for continued participation in the State Water Project, conduct initial determination what level of participation is appropriate, and identify timeline for contract renewal.

- b. **DeSal Permit.** Complete the Coastal permitting of the City's existing desalination plant support infrastructure including the seawater wells and the outfall.
- c. **Rate Study.** Complete the ongoing water (and sewer) rate study and bring to Council for decision, a balanced plan to ensure the fiscal sustainability of City Water (and Sewer) Funds
- d. **WRF Water Usage.** Develop a reuse plan for WRF recycled water that protects and enhances the City's current water supply, while considering additional appropriate uses of recycled water in accordance with the City's approved Local Coastal Plan policies.
- e. **Regional DeSal.** Research and, if appropriate, bring to Council for information, the potential of a public-private partnership (3P) to design, build and operate a regional desalination facility (eg Poseidon Facility) that could sell drinking water into regional / state water system.
- f. **Conservation.** Continue City implementation and community education to improve water conservation.
- g. **Groundwater Improvement.** Evaluate Morro and Chorro creek groundwater basins for salts and nutrients and identify strategies to improve water quality and annual capacity of water source.

Goal #10 - Improve City Operations

- a. **Public Input.** Provide opportunities for robust public involvement and input in all major City decisions.
- b. **Vision, Values and Mission.** Develop and bring to Council for adoption, City of Morro Bay Vision, Values and Mission Statement.
- c. **Strategic Planning.** Research and bring to Council for adoption, a City strategic planning framework.
- d. **Information Technology.** Fundamentally remake IT operations in the City - consider every approach, system, platform, software solution and best practice to gain efficiency, effectiveness, collaboration and transparency using IT solutions. Write IT Master Plan.
- e. **Public Information.** Measurably improve public information and public outreach, maximizing IT solutions while ensuring residents less tech-oriented have appropriate access to public information.
- f. **Water Metering and Billing.** Research and bring to Council for decision, a contracted arrangement for automated water meter reading and complete billing operations.

- g. **Customer Service.** Take customer service to world class level. Develop and implement employee customer service standards. Develop and implement an employee recognition system for providing great customer service.
- h. **Grants.** Research and apply for all possible grants to help fund renewal, operations and capital improvements.



David W. Buckingham
City Manager