



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, December 20, 2016  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr  
Commissioner Michael Lucas

Commissioner Richard Sadowski  
Commissioner Joseph Ingrassia

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

## PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the 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** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of November 1, 2016.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

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

**B-1** Case No.: UP0-448

**Site Location:** Gray's Inn, 561 Embarcadero, Morro Bay, CA

**Project Description:** Request for Conditional Use Permit for both land and waterside improvements including installation of new 10 foot harborwalk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4 foot wide vertical access on south side of building to allow public access to harborwalk, along with building façade improvements, sidewalk improvements, repair of existing decking,

**CEQA Determination:** Categorically exempt Section 15303, Class 3c.

**Staff Recommendation:** Forward a favorable recommendation to the City Council.

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

C. NEW BUSINESS

**C-1** Goals and Objectives Discussion related to Planning Commission work plan for fiscal year 17/18.

**Staff Recommendation:** Review, discuss and provide recommendation to Council

**Staff Contact:** Scot Graham, Community Development Director

D. UNFINISHED BUSINESS

**D-1** Planning Commission review of the Landscape Plan for the change in use at the Silver City RV and Mobile Home Park, 500 Atascadero Road.

**Staff Recommendation:** Approve Landscape Plan

**Staff Contact:** Joan Gargiulo, Assistant Planner

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 3, 2017 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 772-6264 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](http://www.morro-bay.ca.us/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morro-bay.ca.us/notifyme](http://www.morro-bay.ca.us/notifyme) and follow the instructions.

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

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

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

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

### **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the 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 \$263 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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



City of Morro Bay  
 Community Development Department  
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 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-1  
 Meeting Date December 20, 2016

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	Baston	561 Embarcadero	7/11/16	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project noticed for 12/20 PC hearing		PN- Conditionally approved per memo dated 8/3/16		cj
2	Silver City Mobile Home Park	500 Atascadero	10/11/16	UP0-457	Conditional Use Permit to allow a change in use at Silver City mobile home park under the interim use overlay zone (MBMC 17.40.080)	Under initial review. PC hearing 11/1/2016. Approved. Landscape Plan to go before PC as an unfinished business item for approval. Agendized to review landscape plan submittal at 12-20-16 PC meeting				jg
3	Castro	190 Mindoro	8/22/16	CP0-511	Coastal Development Permit for a new 888 sq. ft. Single Family Residence with a 234 sq. ft. garage, 120 sq. ft. porch, and 138 sq. t. patio.	Under Initial Review. Correction letter sent 9/23. Resubmittal received 11/4/16. Site noticed 12/9/2016		PN- Conditionally Approved per memo dated 9/6/16		jg
4	Rhine LP & Morro 94, LLC	<b>3300 Panorama</b>	<b>2/24/16</b>	CP0-500 & UP0-440	<b>Coastal Development Permit &amp; Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete</b>	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project continued gain to 1/3/17 PC hearing		PN- Conditionally approved per memo dated 7/26/16		wm
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
5	Vankrieken	462 Arbutus	12/9/16	UP0-465	Conditional Use Permit for new 515 sq. ft. garage and remodel of existing nonconforming SFR	Under Initial Review				jg
6	Elliott	2654 Greenwood	12/8/16	UP0-464	Conditional Use Permit for 192 sq. ft. addition to a nonconforming SFR	Under Initial Review				jg
7	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review		PN-Approved 12/9/16		jg

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8	Watson	411 Trinidad	11/21/16	CP0-524	Coastal Development Permit for construction of a new SFR on a vacant lot	Under Initial Review. Planning review complete. Awaiting comments...				jg
9	Crews	1286 Hillcrest	11/21/16	CP0-522	Coastal Development Permit for a secondary dwelling unit	Under Initial Review. Correction Letter sent 12/13				jg
10	Barker	2214 Coral Ave	11/18/16	CP0-523/UP0-462	New 1,950 sq. ft. SFR in the Cloister's Subdivision	Under Initial Review. Correction letter sent 12/14				jg
11	Branch	845 Embarcadero	11/14/16	A00-045	Modification to existing CUP 30-99. Finger docks to be lengthened, seawall repair.	Under initial review. Project deemed incomplete and letter sent 12-13-16.				cj
12	Najarian	321 Luzon	11/7/16	CP0-521	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter sent 12/5		PN-Conditionally approved per memo dated 12/2/16		jg
13	Najarian	320 Mindoro	11/7/16	CP0-520	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter Sent 12/5		PN-Conditionally approved per memo dated 12/2/16		jg
14	Barfield	260 Shasta	11/4/16	UP0-461	Conditional Use Permit for 498 sq. ft. addition to an existing 999 sq. ft. nonconforming SFR	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 11/29/16		jg
15	Carpenter	938 Pacific	11/3/16	CP0-519	Conversion of existing guest house to a secondary dwelling unit	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 12/1/16		jg
16	Mac Millan	590 Morro Bay Blvd.	11/1/16	UP0-460/CP0-518	Change of use from retail to restaurant	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 11/29/16		jg
17	Fennacy	939 Main Street	10/18/16	UP0-459	Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ	Project under review. Correction letter sent 11/17.		Conditionally approved per memo dated 11/9/16		rr
18	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	Minor amendment to UP0-058 to relocated approved floating dock location and construct new finger sections and lease line amendment	Project under review. Correction letter sent 11-21-16		PN Disapproved per memo dated 10/25/16		cj

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
19	Stanley	570 Harbor St	9/12/16	CP0-517	Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441 sf garage	Under initial review	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		wm
20	Redican	725 Embarcadero	9/9/16	A00-041 (UP0-359)	Major amendment to Conditional Use Permit UP0-359. Replace existing upper floor restaurant to a 9 room second floor hotel.	Project under review. Met with applicant 10/10/16 to discuss. Correction letter sent to Applicant 10/21/16. Resubmittal received 12-2-16.				cj
21	Vo	648 Bernardo	9/8/16	UP0-457	Conditional Use Permit for non-conforming single family residence	Under initial review, Historical evaluation received, waiting on Fire comments. Correction letter sent 10/4/16		PN- Conditionally approved per memo dated 10/3/16		rr
22	Eisemann	396 Hill St.	8/29/16	CP0-515 and UP0-455	CDP/CUP for new duplex. Unit A: 1745sf living, 540sf garage. Unit B: 1517sf living, 552sf garage	Under initial review. Requires preliminary title report. Correction letter sent 10/18				jg
23	Streeter	1128 & 1138 Market	8/24/16	CP0-513 / UP0-452	Two new SFRs. Front SFR includes 1,345 sq. ft. of living area, a 434 sq. ft. garage, and 80 sq. ft. of decking. Rear SFR includes 1,373 sq. ft. of living area, a 473 sq. ft. garage, and 131 sq. ft. of decking.	Under Initial Review. Correction letter sent 9/22/16		PN- Conditionally Approved per memo dated 9/15/16		wm
24	Robson	110 Orcas	5/6/16	A00-034	Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door.	Project modification reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details. Director action delay on noticing due to research regarding rights of access to the easement. Amendment to remove proposed culvert - noticed 8/5/2016. Public Works has requested additional drainage flow information prior to issuance/approval of any permit modifications. Applicant resubmitted additional plan detail 9-2-16. Applicant working with Public Works Dept to provide required project details re FEMA and base flood elevation analysis. Resubmittal received 12-13-16.		PN- Not approved per memo dated 9/14/16		cj
25	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj.				cj

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26	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	<b>New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 sq. ft. secondary dwelling unit.</b>	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending. RESubmittal received. Correction Letter Sent 11/7/2016				jg
27	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot into two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016		PN- Disapproved per Memo dated 6/14/16		jg
28	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 1,558 sf Single family home w/ 728 sf garage and 336sf of decking	Redesign resubmitted 11/1/2016. Review. Correction Letter Sent. Resubmittal 12/9/2016. Review...		PN- Conditionally approved per memo dated 10/23/15		jg
29	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16.				cj
30	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/24/15		wm
31	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
<b>Planning Commission Continued projects:</b>										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
32	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and 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 or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
33	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	<b>Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.</b>	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. 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. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions. Still waiting for resubmittal as of 9-14-16. Applicant submitted preliminarily revised plans 10/2016. Emailed 10/26.	Bldg -- Review complete	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provided by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj
34	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. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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35	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		wm
36	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm
<b>Projects Appealed or Forwarded to City Council:</b>										

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37	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 discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
<b>Environmental Review</b>										
38	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects:</b>										
39	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received.				cj

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40	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16.				cj
41	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. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16	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.		sg/cj
<b>Projects requiring coordination with another jurisdiction:</b>										
42	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		
43	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		
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:</b>										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
44	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	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. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016.	No review performed.			wm
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".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review performed.	N/A		sg
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
46	Brebes	1126 Scott	8/18/16	A00-039 (CUP27-02 & CDP48-02)	Minor modification to an existing CUP & CDP permit to change an existing commercial storage space to commercial general office use.	Under Initial Review. To be Noticed 8/29/16. Based on existing conditions of approval, the illegal shower in the existing commercial space must be removed or receive Planning Commission approval prior to modification approval. Waiting on Applicant to take action				jg
47	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
48	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	<b>Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park</b>	Waiting on full project submittal. (Applicant recv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16. Correction letter sent 6/27. Applicant and HCD argue that no CDP is required. Coastal Commission legal staff weighed in on 9/26/16 confirming that a CDP is req's and MB has jurisdiction due to LCP		PN- Conditionally approved per memo dated 4/18/16		jg
49	Maritime Museum Association (Larry Newland)		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. Revised preliminary plans emailed to City 11-4-16 for initial comment review. Staff feedback emailed to Architect 11-15-16.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
<b>Grants</b>										
50	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		\$400,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract.	No review performed.	N/A		sg
51	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16.	No review performed.	N/R		cj
52	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.				cj
<b>Projects in Building Plan Check:</b>										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
1	Frank	2900 Alder	4/4/16	B-30941	New Duplex	Approved by jg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	Salamacha	190 Anchor	11/6/16	B-31271	New 283sf Addition, 33sf covered porch, 305sf flatwork & 624sf garage			PN- Disapproved per memo dated 12/5/16		
3	Overman	615 Avalon	10/14/16	B-31207	SF-Remodel kitchen & two baths, install can lighting, drywall, shower pan, new exhaust fans.					
4	Noble	152 Bayshore	10/25/16	B-31238	SF Alteration for converting existing covered balcony on 2nd & 3rd floor to enclosed living spaces.			PN- Approved 11/16/16		
5	Regan	3030 Beachcomber	8/25/16	B-31160	469sf addition of attached guesthouse with bathroom to existing SFR			PN-Approved 10/20/16		
6	Trenbeth	3074 Beachcomber	9/29/16	B-31203	Addendum to B-30896 reducing addition from 316sf to 182sf			PN- Approved 9/30/16		
7	LaPlante	3093 Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. C.J.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of		
8	Vo	648 Bernardo	8/2/16	B-31129	348sf Addition to existing SFR			PN- Approved 12/2/16		
9	Schmall	2752 & 2754 Birch	9/8/16	B-31166	Unknown sf repair of fire damage to existing duplex			PN- Approved 10/20/16		
10	Guesno	297 Birch	9/8/16	B-31166	Unknown sf repair of fire damage to existing duplex			PN- Approved 10/20/16		
11	Williams	2930 Bradley	10/19/16	B-31236	Remove & Replace existing 2nd floor 177sf deck.			PN- Approved 10/24/16		
12	Nisbet	1230 Clarabelle	1/11/16	B-30935	New SFR with 1,853sf living, 563sf garage & 198sf decking		Cond. Approval 4/15/16cdl Approved 4/28/16	PN- Approved 6/27/16		
13	Curtsinger	513 Dawson	11/10/16	B-31272	Interior remodel, replace plumbing, repair and/or replace existing entry stairs and landing.			PN- Disapproved per memo dated 12/8/16		
14	Gonzales	2720 Dogwood	9/6/16	B-31177	Addition of 2nd story, garage and covered patio to existing SFR			PN- Not Approved per memo dated 9/7/16		
15	People's Self Help	456 Elena	8/16/16	B-31142	Addendum to B-30746	Approved.		PN- Approved 8/24/16		
16	Scott	501 Embarcadero	9/2/16	B-31173	Repair pilings on wharf			PN- Conditionally Approved 9/22/16		
17	Held	905 Embarcadero	9/29/15	B-30826	Phase 2- Update tenant space and bathrooms			PN- Approved 9/1/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
18	Leage	1205 Embarcadero	4/24/16	B-30651	686sf second story addition. Remains in Plan check status.	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 8/4/16		
19	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal. Remains in plan check status.	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. Plans have been denied.	PN- Approved per memo dated 9/14/16		
20	Appleby	381 Fresno	7/31/14	B-30227	Carport & Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
21	Decker	430 Fresno	5/21/15	B-30491	Convert existing laundry room into bathroom. Remains in plan check status.	Approved. SG 6/15/15	Plans approved. 7/2/15 cdl	PN		
22	Ingraffia & May	636 Fresno	5/12/16	B-30993	826sf Addition of existing SFR & interior remodel	Approved. JG. 5-14-16	Denied 5/13/16 cdl	PN- Approved 8/11/16		
23	DeCock	1001 Front	6/2/16	B-31017	Installation of Temp Kiosk (Virg's)	Approved CJ. 6-14-16	Approved by cdl 6/7/16	PN- Approved 6/7/16		
24	Whitaker	1170 Front	3/10/16	B-30885	New 6 unit hotel		Denied by cdl on 6-17-16.	PN- Disapproved 6/30/16		
25	Stanley	570 Harbor	11/15/16	B-31280	New SFR on lot with existing commercial structure. SFR includes 1507sf living, 480sf garage and 194sf decking			PN- Disapproved per memo dated 12/8/16		
26	Hurless	2265 Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	Denied by cdl on 5/15/15	PN- Disapproved needs sewer lateral video-		
27	Birdsong	2931 Ironwood	9/6/16	B-31175	Addition of concrete stairs and trash enclosure at existing SFR			PN- Approved per memo dated 9/22/16		
28	Birdsong	2931 Ironwood	10/4/16	B-31207	300sf new deck at existing SFR			PN- Approved		
29	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
30	Mazzacane	270 Kern	6/29/16	B31058	Demo & reconstruct new SFR			PN- Not Approved per memo 8/3/16		
31	McClory	434 Kern	4/18/16	B30962	Demo & reconstruct new SFR with 2,607sf living, 956sf garage & 336sf decking	Approved. WM. 5-26-16.	Denied by cdl on 5/26/16 Approved by cdl on 6/6/16	PN- Apprvoed 6/14/16		
32	Perry	429 Kings	11/4/16	B-31262	Convert approved basement shop into living space			PN- Disapproved per memo dated 11/21/16		
32	Channing	471 LaJolla	10/11/16	B-31121	Construct 20' x 11' exterior deck	Correction memo sent 10/20/16. jg.				
33	Douglas	2587 Laurel	1/8/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains in plan check.	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No memo		

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34	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
35	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
36	Meyer	257 Main	8/8/16	B-31021	Remodel of kitchen, master bedroom, master bathroom, add bedroom and add wet bar			PN- Approved 12/8/16		
37		261 Main	10/4/16	B-31191	Repairing 10 wood piles with sleeves	Approved. CJ.		PN- Approved		
38	Hough	289 Main	7/25/16	B-31115	New SFR with 3,340 (includes 503sf basement), 520sf garage, 350sf raised deck & 235sf.	Approved. CJ.		PN- Disapproved per memo dated 8/24/16		
39	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.				
40	Costa	219 Marina	12/28/16	B-30835	Addition to existing 2-story SFR. Relocate garage & add deck with roof	Approved. WM. 5-17-16	Approved by cdl on 3/30/16	PN- Disapproved 5/18/16		
41	Salbi	460 Marina	11/15/16	B-31282	Internal addition of bath and sink to existing SFR			PN- Approved 11/18/16		
40	Streeter	1128 Market	10/26/16	B-31247	New SFR with 1345sf Living, 434sf garage & 80sf Deck			PN- Disapproved 11/17/16		
41	Streeter	1138 Market	10/26/16	B-31252	New SFR with 1345sf Living, 437sf garage & 131sf Deck			PN- Disapproved 11/17/16		
42	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new			PN- Disapproved 11/16/16		
43	Howard	1255 Morro Ave.	11/10/16	B-31270	Addition Entry way and interior remodel of Kitchen and master bathroom.			PN- Disapproved 12/6/16		
44	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo		
45	J.P. Morgan	595 Morro Bay Blvd.	11/10/16	B-31273	ADA parking and path update, interior remodel, relocate power and minor barrier removal			PN- Approved per memo dated 12/6/16		
46	Crafton	430 Olive	3/4/16	B30898	409sf 2ns story addition to existing SFR with bedroom & living room expansion & bathroom	Approved. JG. 3-7-16	Approved by cdl on 3/15/16	PN- Disapproved 4/28/16		
47	Moore	379 Orton	3/30/16	B30936	New Manufactured home with 1,496sf living & 469sf garage	Approved. WM. 4-26-16	Denied by cdl on 4/15/16 Approved by cdl on 5/16/16	PN- Disapproved per memo dated 5/19/16		
48	Moore	379 Orton	3/30/16	B30936	New Manufactured home with 1,496sf living & 469sf garage	Approved. WM. 4-26-16	Denied by cdl on 4/15/16 Approved by cdl on 5/16/16	PN- Disapproved per memo dated 5/19/16		
49	Moloney	840 Pacific	9/22/16	B31194	350sf addition to existing SFR			RB-Disapproved per memo dated 10/19/16		
50	James	326 Panay	4/18/16	B30959	New SFR with 1,465sf living, 467sf garage & 176 sf deck.	Disapproved. WM. 4-26-16. Corrections requested.	Denied by cdl on 5/4/16 Approved by cdl on 6/20/16	PN- Disapproved per memo dated 6/28/16		
51	Bunker	491 Panay	12/8/15	B30777	203sf interior remodel to existing 1144sf two story SFR. Remains in plan check Status.	Approved. JG. 12-10-15.	Approved by cdl on 12/17/15	PN- Approved 12/16/15		
52	Marshall	401 Pico	9/21/16	B31192	275sf Addition to rear of existing SFR & new 220sf garage			PN-Disapproved per memo dated 10/18/16		

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53	Dennis	290 Piney	2/13/15	B-30382	New SFR. Remains in plan check Status.	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Approved by cdl on 4/17/15	ME approved 4/16/2015		
54	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at grade level.	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.	Approved by cdl on 5/11/16	PN- Approved 5/13/16		
55	Kimble	3007 Sandalwood	10/18/16	B-31233	226sf addition to existing SFR.			PN-Disapproved per memo dated 12/9/16		
55	Schmidt & Ky	300 Shasta	11/10/16	B-31190	Addendum due to demolition to existing home.			PN- Disapproved per memo dated 11/18/16		
56	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
57	Scoto	330 Sicily	10/18/16	B-31232	New SFR w/1743sf living area, 457sf garage & 150sf deck.			PN- Approved 12/8/16		
58	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
59	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
60	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
61	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
62	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
63	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
64	Skrah	335 Surf	4/29/16	B-30977	New freestanding Garage & workshop including 1/2 bath	Approved. WM. 6-1-16	Denied by cdl on 6/6/16	PN-Diapproved 6/14/16		
65		340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition			PN- Disapproved per memo dated 8/3/16		
Planning Projects & Permits with Final Action:										
1	Lewis	290 Piney	9/27/16	A00-043 (CP0-440)	Modification to existing Coastal Development Permit CP0-440 to allow for different architectural style	Under initial review. Correction letter sent 10/7/16. Noticed 11/22/16. Permit Issued				jg
2	Bietz	857 Main Street	8/31/16	UP0-456	Minor Use Permit for rear outdoor garden patio	Under Initial review. Project complete and noticed for admin action 11-18-16. Permit Issued				jg
3	Seitz	1217 Embarcadero	9/27/16	A00-042 (UP0-058)	Amendment to UP0-058 for change in use from storage to retail fish market sales	Project reviewed for change in occupancy use. Requires modification to existing use permit. Approved by PC. CDP waiver application in progress by Coastal Commission. Anticipate January hearing		PN- Conditionally approved per memo dated 10/25/16		cj

AGENDA ITEM: A-2

DATE: December 20, 2016

ACTION: DRAFT

**ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 1, 2016  
VETERANS MEMORIAL BUILDING – 6:00 PM**

PRESENT:	Robert Tefft Richard Sadowski Joe Ingrassia Gerald Luhr	Chairperson Commissioner Commissioner Vice-Chairperson
ABSENT:	Michael Lucas	Commissioner
STAFF:	Scot Graham Cindy Jacinth Joan Gargiulo	Community Development Director Associate Planner Assistant Planner

**ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS**  
[https://youtu.be/Kj7\\_rwF5wfl?t=1m48s](https://youtu.be/Kj7_rwF5wfl?t=1m48s)

Commissioner Sadowski announced they had a wonderful light night at Shoreline Calvary Chapel. Sadowski acknowledged all of the people who helped out.

**PUBLIC COMMENT PERIOD**  
[https://youtu.be/Kj7\\_rwF5wfl?t=2m22s](https://youtu.be/Kj7_rwF5wfl?t=2m22s)

Carole Truesdale, Morro Bay resident and voice of the Morro Bay Stakeholders, stated she is not opposed to the tank removal, but the integrity of the company and on their history in Fresno. Truesdale stated her only goal is to protect the City of Morro Bay against potential issues which may impact the fiscal capability should the applicant go bankrupt, and or default in anyway fail to comply with Federal and State requirements during the demolition, or cause damage to the area that surrounds the project. Truesdale presented the Commissioners signatures received on a petition from the neighbors.

Ed Griggs, 539 Whidbey St., stated Chris Mathy has an unfortunate history in their neighborhood, way before applying for the tank demolition permit. Griggs stated because of this history, the neighbors are asking for a performance bond for the benefit of the City of Morro Bay. Griggs also stated the neighbors were the ones who purchased the feed for the goats and noted Mathy's3 paid very little. Griggs also spoke about the poisoning of the goats.

Annie Pivarski, Morro Bay resident and Morro Bay Stakeholder, stated she would like the City to require a performance bond from the applicant.

Kristen Headland, 498 Yerba Buena St., stated she supports the removal of the tanks but would like to be sure it's done in a safe and timely manner. Headland feels because this project poses health and safety as well as a fiscal danger to the City of Morro Bay, she feels the City should require the applicant have a performance bond before a permit is granted. Headland would like the website to be updated on the project.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=13m44s](https://youtu.be/Kj7_rwF5wfl?t=13m44s)

Discussion between Commissioners and staff.

PRESENTATIONS – NONE

A. CONSENT CALENDAR

[https://youtu.be/Kj7\\_rwF5wfl?t=14m58s](https://youtu.be/Kj7_rwF5wfl?t=14m58s)

**A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of September 20, 2016.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Sadowski moved to approve item A-1; the Current and Advanced Processing List. Commissioner Ingraffia seconded and the motion passed unanimously (5-0).

**MOTION:** Commissioner Ingraffia moved to approve item A-2; minutes from the Planning Commission meeting of September 20, 2016. Commissioner Lucas seconded and Vice-Chairperson Luhr abstained, the motion passed (4-0-1).

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.:** #UP0-394 and #CP0-512

**Site Location:** Corner of Main and Cabrillo Place, Morro Bay, CA

**Project Description: Continued from 9/6/2016.** Request for Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 33.5 ft. utility pole and the installation of an equipment cabinet on the ground adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Continue to a Date Uncertain

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

[https://youtu.be/Kj7\\_rwF5wfl?t=16m40s](https://youtu.be/Kj7_rwF5wfl?t=16m40s)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Gargiulo presented the request for a continuance to a date uncertain from Verizon Wireless.

Commissioner Lucas suggested staff look into the aesthetics of placement of the antennas in the right-of-way.

Questions and comments for staff from the Commissioners.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=21m20s](https://youtu.be/Kj7_rwF5wfl?t=21m20s)

Bill Laffee, Morro Bay resident, Bradley Ave., stated there is a lot of concern regarding this project. Laffee noted his neighbors did not attend this meeting because everyone was under the impression there would be no discussion to the item being continued.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=22m32s](https://youtu.be/Kj7_rwF5wfl?t=22m32s)

**MOTION:** Commissioner Lucas moved to continue to a date uncertain. Vice-Chairperson Luhr seconded and the motion passed unanimously (5-0).

[https://youtu.be/Kj7\\_rwF5wfl?t=23m55s](https://youtu.be/Kj7_rwF5wfl?t=23m55s)

**B-2 Case No.:** #A00-042 (Amendment to UP0-058)

**Site Location:** 1217 Embarcadero Road, (Lease site 128W), Morro Bay, CA

**Proposal:** Amendment to existing Conditional Use Permit #UP0-058 for change of occupancy use for South Bay Wild. Project proposes tenant improvements to support fish unloading facility, process fish/smoke fish, retail fish sales and outdoor canopy for bird deterrent purposes. The project is located within the Coastal Commission Original Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally Approve

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

[https://youtu.be/Kj7\\_rwF5wfl?t=24m34s](https://youtu.be/Kj7_rwF5wfl?t=24m34s)

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

Sadowski spoke to the Ocean Protection Council to get an overview.

Vice-Chairperson Luhr spoke with the applicant.

Jacinth presented staff report.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=43m51s](https://youtu.be/Kj7_rwF5wfl?t=43m51s)

Rob Seitz, applicant, explained the process of his business and stated he would be available for any questions.

Bob Fowler, master leaseholder, thanked the staff for their help. Fowler stated Seitz has been doing business for two years processing fish and added, the only difference would be the retail sales. Fowler asked the Commission to approve the project.

Lori French, President of Central Coast Women for Fisheries and a fishing wife, gave a history of Morro Bay regarding the fishing community and how the Seitz family have been a huge asset to the community. French asked the Commission to support the project.

Jeff Wade, Los Osos resident, stated he supports the project. Wade founded and runs Slow Money SLO which is a non-profit organization which supports the growth of small food, farm, fisheries and ranches doing business in SLO County and has supported South Bay Wild for the last year and a half.

Rigmore, Morro Bay resident, is very excited about this project and is in support of it.

Bill Laffee stated the project is consistent with the developmental standards of the zoning ordinance, the Waterfront Master Plan and applicable provisions of the General Plan and the Local Coastal Plan. Laffee explained the Commercial Recreational Fishing District is intended to promote and accommodate both the fishing industry and non-commercial recreational fishing activities. The project advances the goals of the Commercial Recreational Fishing District.

Laffee feels the condition of not having a couple of tables is wrong and feels it's an economic necessity and urges the Commission not to place the condition on the project.

Susan Heideman, Morro Bay resident, is a satisfied customer of South Bay Wild. Heideman stated she has read Measure D and believes the purpose for Measure D was to leave open opportunities for future fisherman. South Bay Wild is not taking up new space and Heideman noted the Seitz exemplifies what Measure D was written for. Heideman believes they should have tables.

Shawn Byles, Pier to Pier Lender, stated she was part of the Slow Money movement. Byles has invested in two businesses in Morro Bay and believes in supporting small businesses, and urges the Commissioners to support the project. Byles appreciates being able to eat locally and having it come from people she knows and have met on the street.

Barbara Daveson-Kurt, Pier to Pier Lender for the applicants, believes in the Seitz and has invested in them. Daveson-Kurt would like the Commissioners to approve the project.

Gene Doughty, architect, stated he doesn't see a problem with having a couple of tables outside and hopes the Commissioners approve the project.

Janet Gibson, Morro Bay resident, stated she also would like to see a couple of tables outside and feels it would financially help them get started. Gibson noted this would help bring people to the waterfront and urges the Commissioners to approve the project.

Jean Johnson, Morro Bay resident and consumer of South Bay Wild and a lender, stated she spoke to the applicants on how difficult it was for the fishing industry. Johnson is in favor of the permit and a couple of tables.

Jan Paulson, Morro Bay resident, stated she has been purchasing fish from South Bay Wild for a few months now. Paulson wanted to know why it would be a problem having tables outside. Paulson also asked why were the other restaurants allowed to have tables, and asked if there was some kind of rule.

Discussion between Commissioners and staff.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=1h24s](https://youtu.be/Kj7_rwF5wfl?t=1h24s)

Commissioner Sadowski asked what type of smoker would be used.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=1h20m22s](https://youtu.be/Kj7_rwF5wfl?t=1h20m22s)

Seitz explained to the Commissioners what type of smoker he will be using.

Vice-Chairperson Luhr asked if the applicant was going to keep the retail sales to local harvest only.

French wanted to clarify the fishing hoists are in the back and explained how outside catches are acquired.

Chairperson Tefft closed the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=1h26m26s](https://youtu.be/Kj7_rwF5wfl?t=1h26m26s)

Discussion between the Commissioners and staff.

**MOTION:** Commissioner Sadowski moved to approve PC Resolution 24-16, UP0-058 with added conditions. Commissioner Lucas seconded. Vice-Chairperson Luhr requested to change the term “fish” to “seafood”. Commissioners Sadowski and Lucas agreed to the change and the motion passed unanimously (5-0).

[https://youtu.be/Kj7\\_rwF5wfl?t=1h44m49s](https://youtu.be/Kj7_rwF5wfl?t=1h44m49s)

Conditions added by the Planning Commission:

- Indoor and outdoor restaurant seating shall be prohibited with the approved retail use.

- Consistent with Measure D, retail sales shall be in support of commercial fishing with a minimum 85% or retail sales to be seafood or other seafood-related consumables.

**B-3 Case No.:** #UP0-458

**Site Location:** 500 Atascadero Road, Morro Bay, CA

**Proposal:** Conditional Use Permit approval for an intensification of use on two parcels within the Silver City Mobile Home/RV Park. Specifically, the Applicant requests a change from a storage use to a short-term visitor-serving commercial use as an RV park on two parcels currently zoned M-1/PD/I. The project area is located outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3(d)

**Staff Recommendation:** Conditionally Approve

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

[https://youtu.be/Kj7\\_rwF5wfl?t=1h47m13s](https://youtu.be/Kj7_rwF5wfl?t=1h47m13s)

Gargiulo stated additional correspondence was received by the Planning Department and copies were forwarded to the Commissioners, extra copies were provided at tonight's meeting and the PC Resolution was updated to reflect the changes.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.

[https://youtu.be/Kj7\\_rwF5wfl?t=2h11m7s](https://youtu.be/Kj7_rwF5wfl?t=2h11m7s)

Angus Keith, applicant, thanked staff and the Commissioners. Keith reviewed what process he took to acquire the proper permits. Keith noted he would be available to answer any questions.

Ralph Ebeck, resident of Silver City, explained the two lots were used for all types of storage before Mr. Keith started the project. Ebeck noted the change will benefit everyone.

Betty Winholtz, Morro Bay resident, stated she had a couple of concerns. Her first concern is if there was an archeologist or native American on site to oversee the trenching activity. Her second concern was regarding traffic. Winholtz stated if there was going to be more vehicle activity in the area, it would impact the intersection. Winholtz asked if Silver City would be required to have a turning lane due to it having only one ingress and egress.

Alberta Carter, Silver City resident, stated she's very pleased with the applicant's project and noted as far as traffic is concerned, there has always been traffic in the area. Carter stated the improvements will help with tourism and will also benefit the residents of Silver City.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=2h18m17s](https://youtu.be/Kj7_rwF5wfl?t=2h18m17s)

Chairperson Tefft opened the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=2h18m32s](https://youtu.be/Kj7_rwF5wfl?t=2h18m32s)

Vice-Chairperson Luhr asked the applicant about parking.

Keith answered Vice-Chairperson Luhr's question regarding parking.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=2h22m48s](https://youtu.be/Kj7_rwF5wfl?t=2h22m48s)

Discussion between Commissioners and staff.

Vice-Chairperson Luhr asked staff if the Commission had the right to ask about the parking numbers. Luhr stated he noticed cars parked in the Right-of-way and is concerned about emergency vehicles being able to enter.

Chairperson Tefft opened the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=2h25m3s](https://youtu.be/Kj7_rwF5wfl?t=2h25m3s)

Keith stated cars are not allowed to park in the street or right-of-way so there should be no issues with emergency vehicles entering and exiting.

Chairperson Tefft closed the Public Comment period.  
[https://youtu.be/Kj7\\_rwF5wfl?t=2h28m10s](https://youtu.be/Kj7_rwF5wfl?t=2h28m10s)

Discussion between Commissioners and staff.

**MOTION:** Vice-Chairperson Luhr moved to approve PC Resolution 25-16, UP0-458 with additional conditions. Commissioner Lucas seconded and the motion passed unanimously (5-0).

[https://youtu.be/Kj7\\_rwF5wfl?t=3h11m1s](https://youtu.be/Kj7_rwF5wfl?t=3h11m1s)

Conditions added by the Planning Commission:

- Provide a landscape plan to the Planning Division, consistent with section 17.40.030 of the MBMC, for the review and approval by the Planning Commission prior to any use/occupancy of the approved RV spaces.
- The applicant shall contact the Community Development Department for a final inspection of all landscape improvements upon completion of the project and prior to rental or occupancy of the RV spaces.
- The interim use permit is effective for a period of 5 years from date of approval. Permit shall expire on November 2, 2021 unless a request for extension is granted and approved by the Morro Bay Planning Commission.

- **Archaeological Monitoring:** The Applicant shall hire a qualified Archaeological consultant to evaluate existing excavated areas and any other areas where excavation is proposed for the presence of archaeological or paleontological material. The applicant shall furnish a report identifying the findings of the site review and indicating whether further archaeological research or monitoring work is required during construction/excavation activities. The applicant may utilize archaeologists identified on the County of San Luis Obispo’s list of qualified consultants.
- **Lock Box:** The Applicant shall provide and maintain a lock box or other approved method/mechanism to provide fire gate access at the gate located at the end of Errol Street. The applicant shall submit a plan showing the method of gate access to the Planning Division and Fire Department for review and approval prior to rental or occupancy of the RV spaces.
- **Low Impact Development:** Upon review by the Public Works Department, the Applicant shall include all necessary Low Impact Development (LID) Performance measures identified in the City’s Stormwater Management Guidance Manual (March 2014). All stormwater measures shall be installed prior to rental or occupancy of the RV spaces.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

[https://youtu.be/Kj7\\_rwF5wfl?t=3h12m9s](https://youtu.be/Kj7_rwF5wfl?t=3h12m9s)

Commissioner Sadowski stated his concerns about the proposed lift station. Sadowski feels because of his experience in this field, he would like to meet with the consultants to express his concerns. Sadowski stated he is disappointed the City Council meeting was canceled. Sadowski feels it would’ve been a chance to have a public forum regarding the Wastewater Treatment Plant and to also educate the public.

Commissioner Ingrassia spoke about the telecommunication carriers and their installation. Ingrassia suggested during the application procedure, the applicant should hire an independent consultant who could vet their proposal as to the feasibility of the project.

Discussion between the Commissioners regarding wireless installation.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

[https://youtu.be/Kj7\\_rwF5wfl?t=3h25m43s](https://youtu.be/Kj7_rwF5wfl?t=3h25m43s)

G. ADJOURNMENT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –NOVEMBER 1, 2016

The meeting adjourned at 9:26 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on December 6, 2016, at 6:00 p.m.

\_\_\_\_\_  
Robert Tefft, Chairperson

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: December 20, 2016

## Staff Report

**TO:** Planning Commissioners

**DATE:** December 14, 2016

**FROM:** Cindy Jacinth, Associate Planner

**SUBJECT:** Request for Conditional Use Permit for both land and waterside improvements including installation of new 10 foot harborwalk lateral access, installation of 1 new pile, sleeving of 4 existing piles, new vertical access, along with building façade improvements and sidewalk improvements

### **RECOMMENDATION:**

*FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT* as combined Concept/Precise Plan approval by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 26-16 which includes the Findings and Conditions of Approval and Adopt the Categorical Exemption, Section 15303, Class 3c for the project depicted on site development plans dated November 10, 2016 (Exhibit F).

**APPLICANT/AGENT:** Todd and Tamara Baston, Applicant. Cathy Novak Consulting, Agent.

**LEGAL DESCRIPTION/APN:** City lease sites 63-64 & 63-64W / 066-137-001

**PROJECT DESCRIPTION:** The Applicant is seeking conditional use permit approval for construction of both land and waterside improvements; including installation of new 10 foot harborwalk to match existing elevation, installation of 1 new pile, sleeving of 4 existing piles, provide 4 foot wide vertical access on south side of



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

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

building to allow public access to harborwalk, along with building façade improvements, sidewalk improvements, and repair of existing decking.



***Project Phasing Details:***

Project plans (Exhibit F) include three components and the applicant is proposing to construct the project in three phases commencing construction between 2018-2020 (Exhibit C). Phase one would include landside work consisting of reconstructing the sidewalk and restriping the existing parking lot in order to accommodate improved vertical access along the south side of the building.

Phase two of the project removes the existing partial harborwalk that terminates at approximately the midpoint of the lease site where the gangway connects to the floating dock. Subsequently the applicant will install a new 10-foot harborwalk (18 inches higher), extending the full width of the lease site and connecting to the neighboring Salt Building lease site (lease site #65,66 and 65W, 66W).<sup>1</sup> Phase two also includes installation of 1 new piling and sleeving of 4 existing pilings. To improve vertical access, the applicant is proposing a new 4 foot wide public access way as depicted in visual simulations located on plan sheet A-2 (Exhibit F). In order to maximize public awareness of bayside coastal access, the Applicant has proposed a stained concrete path connecting the sidewalk to the harborwalk to better delineate public access in addition to adding

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<sup>1</sup> \*A two foot portion of the proposed harborwalk lateral access will be constructed onto the neighboring lease site because when the Salt Building (571 Embarcadero) underwent a remodel in 2014 (#UP0-260), the lateral access construction did not extend to the edge of the lease line boundary.

street facing “coastal access” signage.

Phase three of the project includes miscellaneous building façade improvements including new siding, roof repair, deck repair. Visually the phasing plan is depicted on the plan sheet A-1 in the vicinity photo. (Exhibit F).

**PROJECT BACKGROUND / SETTING:**

The lease site is occupied with a two-story visitor-serving facility which includes the Gray’s Inn motel and an art gallery on the first floor. The site also includes three on-site parking spaces, a partial Harborwalk and existing floating docks. The Planning Commission approved a conditional use permit in 1993 for expansion to an existing commercial building which added a 456 square foot second floor motel unit, 327 square foot addition to a second floor office and 400 square foot addition to the second floor for gallery and framing area. Because the property is a City lease site, the Applicant’s lease requirements with the Harbor Department require improvements to the lease site.

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	Waterfront (WF/PD, S.4) Vacant water lease	South	Waterfront (WF/PD, S.4) Vacant water lease
East:	Commercial Visitor-Serving(C-VS, PD/S.4), Commercial	West:	Harbor

<b><u>Site Characteristics</u></b>	
Overall Site Area	7,701sf (land lease is approx.. 4,801sf & water lease 2,90sf)
Existing Use	Motel and art gallery with existing float dock system
Terrain	mostly flat terrain adjacent to waterfront
Vegetation/Wildlife	Small patches of sensitive eelgrass within project area. Project designed to avoid eelgrass disturbance. (Exhibit D)
Access	Embarcadero
Archaeological Resources	No known resources. Site is located on fill.

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Visitor-serving commercial uses
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan)
Special Treatment Area	S.4

Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.
Parking Requirements for Docks	Zoning Ordinance 17.44.020 – 1 space per 35 lineal feet – no change in parking requirement

**REGULATIONS:**

The property is zoned WF/PD/S.4 as a waterfront zone and land use designation. The Planned Development (PD) zone is an overlay zone which applies special standards to primary zoning districts. The S.4 is a special treatment overlay zone which requires any project to undergo architectural review.

Planned Development Overlay

The proposed project is located in a Planned Development overlay district. Section 17.40.030 of the Municipal Code requires both a Concept and Precise plan for projects on publicly owned land. Typically, the Planned Development overlay requires that a Concept Plan approval by Planning Commission and City Council be obtained first, followed by a Precise Plan approval. Precise plan approvals are Planning Commission public hearings typically held after receipt of a coastal development permit issued by the Coastal Commission or within 1 year of Concept Plan approval.

However, due to the small scale of the proposed project, the Applicant is requesting CUP approval as a combined Concept Precise Plan approval. Should the Planning Commission move to approve the project by forwarding a favorable recommendation to the City Council , there would be no further Planning Commission public hearings on the CUP request, barring any major changes to the project design by the coastal development permit process.

Upon City Council approval, the applicant would be required to apply to the Coastal Commission (CCC) for a Coastal Development Permit (CDP). Once they receive entitlements from the CCC, the Applicant would then apply for a building permit approval with staff responsible for compliance review of all City conditions of approval. This includes coordination with CCC staff on related CDP conditions.

Waterfront Master Plan

The proposal is within the Waterfront Master Plan and is within Planning Area 3: Embarcadero Visitor Area. This area encompasses the Embarcadero from Beach Street to South Street between the bluff and the waterfront. This portion of the Embarcadero contains the majority of the shopping and eating establishments as well as the most intense mix of pedestrian and vehicle activity. The Waterfront Master Plan includes guidance for development of Area 3, including, in part, lateral access along the bay front of commercial buildings that connect to lateral access

components of adjacent buildings, view corridors, and sidewalk improvements. The proposed project addresses each of these components by proposing the extension of harborwalk lateral access, new widened sidewalk, and view corridor along the south side of the building where the vertical access will be improved.

## **PROJECT ANALYSIS:**

### **Environmental Determination**

#### **Eelgrass**

Consistent with the California Eelgrass Mitigation Policy (CEMP), an eelgrass survey was performed by Tenera Environmental on May 2, 2016 (Exhibit D). The survey addressed the proposed 10' x 56' coastal access harborwalk proposed as bayside lateral access. Most of the walkway will not be over water, and will be over land and over the rock rip-rap revetment armoring the shore (see Figure 2 of Exhibit D). One new pile is to be embedded into the sand/mud seabed, where it will be attached by a beam back to the landside improvements to help support the north section of the harbor access way. The four existing piles are proposed to be sleeved in order to reinforce the integrity of the piles. The survey reports that this area was previously surveyed for work done during the neighboring Salt Building's remodel starting in 2009. The results of Tenera's 2016 survey (page 4 of Exhibit D) confirmed presence of two small patches of eelgrass habitat within the area. The largest patch on the south end is approx.. 0.25 square meters or 2.7 square feet (45 stems) and is not underneath where the new walkway is proposed. On the north end, a single stem with three leafs was present near the proposed new pile, which represents an area of less than 0.01 square meters. The results of the eelgrass survey determined that installing a pile at the north end of the walkway and sleeving four piles should not affect eelgrass or unvegetated habitat for eelgrass. Boulders and cobbles of the rip-rap revetment that may need to be moved should be placed on existing revetment rocks and the project has been conditioned accordingly (Exhibit A, Planning condition 6 and 8).

#### **Pile driving /underwater acoustic impacts**

The project proposes to utilize a spud barge and crane as the platform for the pile driving/sleeving work. A vibratory hammer will be used for the pile installation to minimize underwater noise impacts to the greatest extent feasible. Buoys will be placed as a visual mark at the edge of the eelgrass bed in the project area so that the barge can be positioned to avoid this area. Buoys will be deployed by the project biologist immediately prior to construction. Marine pile driving best management practices (BMPs) have been added as conditions of approval to ensure compliance with this approach. (Planning conditions 7, 9, and 11).

With the project environmental information evaluated, staff determined that the project would qualify for an exemption under the California Environmental Quality Act under Section 15303, class 3c. This exemption provides for construction and location of limited numbers of new, small facilities or structures such as motels not exceeding 10,000square feet in floor area and where the surrounding area is not environmentally sensitive as based on the results of the

eelgrass survey dated May 2, 2016.

**Harborwalk/Lateral Access:** Though the Applicant is proposing a new 10 foot harborwalk lateral access, there is a small portion of this access way that will measure only 8 feet in width. This is due to the existing 4 foot wide gangway encroaching into the area of lateral access by 2 feet. The City's LCP and Waterfront Master Plan require a minimum of 8 feet of lateral access on waterfront projects, although it has been the policy of the Coastal Commission to require a minimum 10 feet in width. Staff reviewed this issue with Coastal Commission staff and their initial response was that this small area of encroachment did not seem large enough to warrant a re-design. However, with subsequent staff conversations, Coastal Commission staff asked for additional information to evaluate whether in fact the gangway or dock could be redesigned.

As a follow up to those conversations with Coastal Commission staff, the Applicant was requested to provide a justification as to why the gangway and dock could not be pushed westward to avoid this 8 square feet of encroachment, or that possibly the gangway be relocated from the south end of the dock system to the north end of the dock system.

The project architect has prepared an evaluation of both safety considerations of the gangway's steepness and cost estimates associated with the suggested design alterations. See architect letter provided as Exhibit E. The architect's analysis presents three options. The cost estimate for proposal 1 reflects the comment by City staff to move the entire dock system westward. Proposal 2 reflects the comment by Coastal staff to move the gangway from south to north. Proposal 3 is the Applicant's proposal as reflected in the plans which is the least expensive option. The new harborwalk will be installed approximately 18 inches higher than what is existing in order to connect with the Salt Building which will cause the gangway to become even steeper, especially at low tide. In addition, a redesign of the dock system could also potentially cause eelgrass disturbances. Ultimately, staff's recommendation is that the amount of lateral access encroachment (a 4' x 2' area), or 7% of the total harborwalk length, was not enough to warrant a redesign, and that Planning Commission could make findings for approval of this lateral access (Refer to Exhibit B for waterside site photos).

**Visual Simulations:**

The Applicant has submitted visual simulations illustrating the proposed harborwalk and building improvements. Simulation viewpoints are depicted from both street view (east elevation) as well as waterside (west elevation). Staff review of the visual simulations determined that public views will not be detracted and will improve with the vertical access improvements as shown in the simulation on plan sheet A-2.

**Signage:**

Existing signage on site includes the pole sign and monument sign which were permitted as part of the 1993 conditional use permit review and total approximately 24.2 square feet in combined signage. No records were found for the waterside motel sign that currently reads "Grays Inn Motel" and measures 30.3sf. Based on staff feedback during initial project review, the Applicant

has submitted a proposal which would remove the word “motel” as shown on plan sheet A-2. The revised bayside sign would measure 15.7 square feet. The three total on-site signs would be 39.9 square feet which is within the allowable maximum signage amount of 78 square feet. A condition of approval has been added to require that the building plan submittal details height and location of the sign to ensure compliance with the City’s sign ordinance requirements. (See Planning condition 12).

In addition, plans shows the site will be posted with “Coastal Access” signs at the entrance and exits of the site as shown on plans, both on the street (southeast corner of lease site) and at the northwest corner of the lease site where the harborwalk lateral access connects with the Salt Building to the north. In addition, the Applicant is working with the Historical Society on an interpretive sign which is also proposed and to which staff recommends a condition of approval be added that this be finalized prior to issuance of a building permit. (See Exhibit G).

**PUBLIC NOTICE:**

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on December 9, 2016, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

**CONCLUSION:**

The proposed project of new harborwalk lateral access, vertical access, sidewalk, and building facade improvements provides for improvements to an existing commercial use on the Embarcadero as well as contributes to an increase in coastal access consistent with City Local Coastal Program policies and Chapter 3 of the Coastal Act. The site currently has only partial lateral access and upon project completion will provide a connection point to the neighboring lease site to the north.

The project is consistent with the LCP which requires bayside lateral access of a minimum width of eight feet. The proposed enhancements serve to improve enjoyment of the lateral access along the Bay therefore consistent with public access and recreation policies. The proposed single piling and sleeving of existing pilings are necessary to support the new harborwalk lateral access which is intended as public access and therefore consistent with the Recreation and Access Policies of the LCP.

As conditioned, the proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions. Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for Concept/Precise Plan approval of Conditional Use Permit #UP0-448.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 26-16
- Exhibit B – Site Photos
- Exhibit C – Applicant’s Project Description Narrative
- Exhibit D – Eelgrass Survey, Tenera Environmental, May 2, 2016
- Exhibit E – Architect Cost Estimate, dated December 13, 2016
- Exhibit F – Plans/ Reductions dated November 10, 2016
- Exhibit G – Coastal Access/ Interpretive Sign program

RESOLUTION NO. PC 26-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT AND PRECISE PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-448) FOR CONSTRUCTION OF NEW HARBORWALK LATERAL ACCESS, INSTALLATION OF 1 NEW PILES, SLEEVE 4 EXISTING PILES, IMPROVEMENTS TO VERTICAL ACCESS, SIDEWALK IMPROVEMENTS AND BUILDING FAÇADE IMPROVEMENTS AT 561 EMBARCADERO, GRAY'S INN

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on December 20, 2016, for the purpose of considering approval of Conditional Use Permit #UP0-448; and

**WHEREAS**, notices of said public hearing were made at the time and in the manner required by law; and

**WHEREAS**, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

**California Environmental Quality Act (CEQA)**

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-448 is exempt under Class 3c, Section 15303 for New Construction or Conversion of Small Structures which allows for a motel or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area and where the surrounding area is not environmentally sensitive based on the eelgrass planning survey prepared by Tenera Environmental dated May 2, 2016.

**Conditional Use Permit Findings**

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the construction of new new harborwalk lateral and vertical access along with sidewalk improvements and building façade improvements and repairs at 561 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed lateral and vertical access will provide greater public coastal access to a visitor-serving commercial use and is consistent with the character of the existing development.

### **Waterfront Master Plan Findings**

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
- a. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views by opening up vertical access to improve view corridor from the street..
  - b. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an observation deck and deck expansion will maintain and enhance views of the bay.
  - c. The design recognizes the pedestrian orientation of the Embarcadero and provides an interesting and enhanced pedestrian experience in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create improved view corridor through the vertical access leading to the bayside lateral access. The sidewalk improvements will improve pedestrian accessibility along the Embarcadero and is consistent with the character of the existing development.
  - d. The project gives its occupants and the public some variety in materials and/or application in that the harborwalk lateral access will be of wood or aluminum material and the vertical access will be a stained concrete in order to promote public awareness of coastal bayside access.
  - e. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new harborwalk public lateral access will be accessible to the public and that is consistent with the character of the existing development.
  - f. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition connection point to its immediate neighbor to the north and will be enhanced by opening up the vertical access along the southerly entrance of the building.

### **Architectural Consideration**

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

### **Precise Plan Finding**

- A. As required by Ordinance Section 17.40.030.G, the Planning Commission finds that the project is developed sufficiently to approve the project as a combined concept/precise plan approval of the conditional use permit.

**Section 2. Action.** The Planning Commission does hereby forward a favorable recommendation to the City Council to approve Conditional Use Permit #UP0-448 as a combined Concept/Precise Plan approval subject to the following conditions:

### **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated December 14, 2016, for the project at 561 Embarcadero depicted on plans dated November 10, 2016, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-448, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

### **Building Conditions:**

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

### **Fire Conditions:**

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is

required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.

2. New construction of Harborwalk extension. An approved automatic fire sprinkler system shall be installed throughout all new buildings and structures on the west side of Embarcadero Road. (Morro Bay Municipal Code (Section 14.08.090(L)(2)). Applicant shall provide automatic fire sprinkler protection beneath the 619 sf. Public Harborwalk structure.
3. Existing floating docks, Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the marina pier or float system exceeds 150 feet from a standpipe hose connection. (CFC 3604.2). The distance from the most distal location on the floating dock is 167 feet to Embarcadero fire department access. Applicant shall provide a Class 1 Standpipe system on the floating dock system.

**Public Works Conditions:**

1. Applicant shall provide a standard erosion and sediment control plan at building permit submittal. The plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. The following Public Works notes shall be added to the plans at building permit submittal:
  - a) Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
  - b) No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
  - c) Due to mandatory water conservation requirements and stormwater requirements no pressure washing is allowed unless it is directly due to professional preparation of exterior painting of property. No discharge of non-stormwater is allowed into the municipal storm drain system and contractor must provide measures to prevent any discharge for entering the stormwater system.

**Harbor Department:**

1. Applicant shall provide evidence of consent of neighboring lease site owner at 571 Embarcadero for purposes of construction of the two foot gap portion of harborwalk lateral access prior to issuance of a building permit.

**Planning Conditions:**

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game), or submit documentation that such permits are not required.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval for both the Conditional Use Permit and the Coastal Development Permit shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).
6. A Marine Wildlife Contingency Plan shall be developed and approved by the NMFS, USFWS, and CDFG prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt

the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

7. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
  - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
  - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
  - c. Barrel Absorbent Pads
  - d. Container Absorbent Granules
  - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
  - f. The work area shall be contained within a boom to prevent debris from falling into the water.
  - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
  - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
  - i. No equipment shall be permitted to enter the water with any petroleum products.
  - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
  - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
  - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
8. Pre- and Post-construction surveys. A survey identifying areas of eelgrass within the lease areas shall be completed no earlier than 90 days and no later than 30 days prior to issuance of a building permit. The survey shall be submitted to the Community Development Director for review as part of the final plans. If additional eelgrass is identified that would be directly shaded by the proposed project, then the report shall identify remedial measures to offset such reduction within the eelgrass beds at a ratio of 1.2:1 in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy. A post construction survey identifying areas of eelgrass shall be completed on an annual basis with the first report due within 90 days of completion of construction and subsequent reports due at one year increments after that. All annual reports shall at a minimum include a site plan and written description of the status of eelgrass beds in the project area. Annual reporting shall continue for at least

three years or until all eelgrass beds to be protected are supporting eelgrass as documented in two consecutive annual reports, whichever is later. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage as compared to the existing eelgrass coverage as identified in the Applicant's Site Plan, then the report shall identify remedial measures to offset such reduction within the eelgrass beds in the project area at a 1.2:1 ratio in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy.

9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical monitoring plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).
10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. Applicant shall include sign specifications for all signs on site that demonstrate compliance with the sign ordinance requirements found in Title 17.68 of the Morro Bay Municipal Code.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of December, 2016 on the following vote:

AYES:

NOES:

ABSENT:  
ABSTAIN:

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Robert Tefft, Chairperson

ATTEST

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Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 20<sup>th</sup> day of December, 2016.

Exhibit B - Site Photos Waterside



Exhibit B - Site Photos Waterside



Exhibit B - Site Photos Waterside



Exhibit B - Site Photos Waterside



## **Project description – 561 Embarcadero Road, Morro Bay**

### **Concept & Precise Plans**

**July 2016**

#### **Setting**

The project site, 561 Embarcadero Road (Lease sites #63 – 64 & #63W – 64W), is approximately 7,701 square feet (land lease is approximately 4,801 sq. ft. and water lease is approximately 2,900 sq. ft.). The property is located on the western side of Embarcadero Road and adjacent to the Salt Building on the north and Kayak Horizons on the south. It is zoned H, WF (PD/S.4). The site currently has a two story building (Gray's Inn), three parking spaces, a partial Harborwalk and floating docks.

#### **Project Description**

**Summary:** The Gray's Inn has an existing and partial 8 foot-wide Harborwalk across the bay side of the hotel however, the walkway does not extend to or connect with the Harborwalk on the adjacent lease sites to the north, or to the south. The proposed project will construct a new Harborwalk that is 10 feet wide and connect to the lease site on the north side. The southern side of the Harborwalk will extend to the lease line only. A future connection will be made at the time the adjoining leaseholders redevelop their site and construct a Harborwalk. It is also proposed that area where the existing gangway is located will be 8 feet wide rather than 10 feet as the balance of the walkway. This reduction of the walkway way is necessary because the existing gangway is short and cannot be relocated westward by 2 feet which would shorten the gangway to an infeasible length to access the docks. This area around the gangway is the only area that will have a decreased width in the Harborwalk.

In addition to the Harborwalk construction, the existing walkway along the southern side of the building will be remodeled to provide better access from the Embarcadero to the new Harborwalk.

This site needs to repair 4 piles that support the floating docks and add one new steel piling on the north side and two beams to support the Harborwalk extension. The additional Harborwalk area approximately 7' by 8' feet is necessary to make the connection between Gray's Inn and the Salt Building because the Salt Building has an ADA lift that cannot be relocated to allow for this connection. In addition, there is an approximate 2' X 14' section of the proposed Harborwalk that will be constructed on the neighboring lease site. It appears that when the neighboring lease site constructed their portion of the Harborwalk, it was not designed and constructed to the lease line so there is a gap that needs to be filled in. Last, the new pile is necessary to support the Harborwalk addition and is proposed in an area with

eelgrass habitat taken into consideration and also minimizes the impact to the greatest extent feasible.

**Project construction work and timing:**

The project as proposed will be constructed in three phases. The first phase of the project will be to remove the existing 5 foot-wide sidewalk and replace with an 8 foot-wide sidewalk as per City standards the Embarcadero. The existing parking lot on site has three parking spaces and will be restriped with 3 parking spaces but reduced in width to allow for construction of the vertical access way to the bay that is part of phase 2.

Phase 2 construction will include the sleeving of the four existing pilings, install new support beams for the Harborwalk extension, install the new Harborwalk extension both on the applicant's lease site and the adjacent lease to provide the connection, and to install a new 4 foot-wide public access way from the Embarcadero to the Harborwalk that also includes a new ADA ramp

The work proposed in Phase 3 will include repairs to the existing decks, installation of new Hardiplank siding to the building, roof repair and any other repairs as needed.

Construction timing is as follows:

Phase 1: commence construction no later than March 1, 2018

Phase 2: commence construction no later than November 1, 2019

Phase 3: commence construction no later than November 1, 2020

**Eelgrass:**

As indicated in the Eelgrass Survey report by Tenera, May 2, 2016, there were three patches of Eelgrass when surveyed in 2009 however, the middle Eelgrass is now gone. The other two patches were at the southern end [approximately 0.25 m<sup>2</sup> (2.7 ft<sup>2</sup>)], and the northern end near the Salt Building walkway. This northern patch is within the vicinity of the proposed new pile however, the Tenera report describes it as follows: "A single stem of eelgrass with three leafs (average leaf length: 22 cm, 9 in.) was present at the base of the pile installed to support the south section of the Salt Building waterfront walkway." It is unclear whether this Eelgrass patch will still be present at the time of construction or not.

From Tenera report: "Installing a pile at the north end of the walkway and sleeving four piles for the Gray's Inn project should not affect eelgrass or unvegetated habitat for eelgrass. Eelgrass has always been nearly absent in the area, based on the April 8, 2016 survey and results from the four previous surveys." Additionally the report states, "Some boulders and cobbles of the rip-rap revetment may need to be moved to open up space to install the new pile at the north end. Any such boulders and cobbles that may need to be moved should be placed on top of existing rocks of the revetment; they should not be

placed and left on top of open sand/mudflat habitat for eelgrass. The pile to be sleeved for attaching a second cross-beam to support the walkway has fewer boulders and cobbles at the base, and none may need to be moved. The two other piles that stabilize the ends of the two dock fingers and needing to be sleeved have no boulders or cobbles surrounding their bases and no eelgrass.”

### **Future Eelgrass surveys:**

Per the Tenera report, “Based on the April 8, 2016 survey, the only eelgrass that could be potentially affected from the pile work is the single stem of eelgrass growing amongst rocks at the base of the pile supporting the Salt Building walkway (north eelgrass shown in **Figures 3**). It was found to be approximately 4 ft (1.2 m) from where the new pile is to be installed for supporting the Gray’s Inn walkway where it is to connect with the Salt Building walkway. However, the eelgrass in the April 8, 2016 survey was covered with a thick layer of detritus and silt (**Figure 5**). Such thick coatings can lower plant survivorship by blocking out sunlight for photosynthesis. If this eelgrass is still present after installing the new pile, it would not necessarily be expected to expand greatly in cover over time.” Since the current survey identifies this single stem patch that is in close proximity (+1 meter) to the construction work area, it is planned to avoid this area (see discussion below). The project as proposed will deploy buoy(s) prior to construction to delineate the eelgrass patch area. In addition the buoy markings can be used so that the workers can avoid placing rocks on top of eelgrass, or the workers can be instructed on where to not place rocks. If this eelgrass patch or other patches of eelgrass are identified during the pre-construction survey and are within a 5 meter unvegetated buffer area around the patch as defined in the CEMP (“excludes areas of unsuitable environmental conditions such as hard bottom substrates, shaded locations, or areas that extend to depths below those supporting eelgrass”), a post-construction survey will be completed within 30 calendar days of completion of construction to confirm whether any eelgrass was directly affected from the pile work (burial impacts). As long as no impacts are identified to the eelgrass patch(es), no further post construction surveys will be performed. If a pre-construction survey confirms that there is no eelgrass present in the areas of construction and 5 meter unvegetated buffer area as described above, no post-construction survey will be conducted.

**Project construction methods:** The four existing piles that are located within the floating dock footprint area will be sleeved with an approximate 14" diameter epoxy coated steel piles. One new approximate 14" diameter epoxy coated steel pile will be set close to the northern lease site boundary line and near an existing pile on the adjacent lease site.

Since there is an identified small Eelgrass patch and potential habitat, the proposed project will employ methods to avoid the eelgrass patches by the following:

First, any rocks that may need to be moved will be carefully placed on the existing rip rap area away from the eelgrass area.

Second, the project as proposed will utilize a spud barge and crane as the platform for the pile driving/sleeving work. A vibratory hammer will be used for the pile installation to minimize underwater noise impacts to the greatest extent feasible. In addition, all efforts will be made to not place to place the barge anchor spuds in the eelgrass habitat locations.

Third, as mentioned above, buoy(s) will be placed by SCUBA divers at the appropriate locations that will provide a visual mark of the edge of the eelgrass bed in the project area so that the barge can be positioned to not be directly over eelgrass. The buoys should be deployed immediately prior to construction, pending underwater conditions and the ability of the divers to see eelgrass.

In conclusion, the repair work proposed should not impact any of the Eelgrass areas by employing the methods described above.

**Marine pile driving BMP'S:** The project contractors will employ all Best Management Practices required to mitigate any spill risks. The contractor will minimize the source of risks and thereby reduce overall spill and pollution risks on this project. Additionally, this project does not involve any land based activities and there are no rainwater pollution issues from disturbed soil or stockpiles.

Specifically the Project spill and pollution risks will limit to the following:

1. No refueling of equipment without adequate containment and spill response equipment. The barge has only double contained fuel storage below decks, in compliance with all regulations.
2. Pollution from rainwater runoff from equipment stored on deck will be prevented by maintaining equipment regularly and having double containment when appropriate.
3. Debris dropped in the water will be contained within boom surrounding our work area.
4. No equipment will be permitted to enter the water with any petroleum products.
5. Vessel will have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

#### *Spills from Pile Driving Operations*

1. The following measures will be employed to control the risks of fuel or oil spills from equipment during pile driving operations. a. All equipment used on the barge such as the crane, winches, welding machines and pile hammer, will be in good condition with no fuel or oil leakage.
2. Should any equipment begin to leak, that equipment will be removed immediately from the barge and repaired or replaced.
3. A spill kit will be maintained onsite, for use in containing and cleaning up minor equipment spills.

4. All equipment fueling will take on the barge, with containment in place. No refueling between vessels will be carried out on this project. (The barge has fuel tanks, below deck, onboard which is used to refuel all equipment onboard.
5. An absorbent tarp will be placed underneath the any portable equipment used in this operation.

*Spill Containment and Cleanup Materials and Equipment Inventory*

The contractor will maintain one spill containment and cleanup kits at the site consisting of the following items. The kit will be stored on the deck of the barge or below decks with easy access:

1. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use portable during pile driving.
2. Barrel Absorbent Pads
3. Container Absorbent Granules

**Project construction BMP's:** The project as proposed includes the following safeguards, mitigation measures, actions, and procedures for the protection of the marine environment:

I. **Material Containment:** Particular care shall be exercised to prevent foreign materials (e.g. construction scraps, wood preservatives, other chemicals, etc.) from entering harbor or other state waters. Where additional wood preservatives must be applied to cut-wood surfaces, the materials, whenever feasible, shall be treated at an onshore location to preclude the possibility of spills into harbor or other state waters. A containment boom shall be placed around all active portions of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other materials could fall into the water. The containment boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris.

Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills.

Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

2. **Construction Plan:** All erosion control/water quality best management practices to be implemented during construction and their location shall be noted on the plan. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction- related runoff and/or sediment from entering into the Pacific Ocean to the maximum extent feasible. The Construction Plan shall, at a minimum, include the following required criteria specified via written notes on the Plan:

- a. All work shall take place during daylight hours. Lighting of the beach and water area is prohibited.
- b. All construction materials and equipment placed on the land during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for: (1) erosion and sediment controls

(e.g., a silt fence at the base of the piles) as necessary to contain runoff and/or sediments at the construction site, where such controls are placed as close to work area as possible, and minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult.

c. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

d. Equipment washing, refueling, and/or servicing shall not take place on the beach or pier.

e. All materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.

f. Equipment washing, refueling, and/or servicing shall not take place over the water.

g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

h. The Coastal Commission's Central Coast District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

3. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

4. All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal development permit or waiver is necessary.

**Project pile driving/sleeves and wildlife:** The project pile driving of the sleeves shall be monitored by a qualified monitor that has sufficient experience and qualifications of the U.S. Fish and Wildlife Service and National Marine Fisheries Service to ensure that impacts to marine mammals are avoided. The qualified biological monitor shall be present onsite during piling construction, will keep a constant watch, and shall have the authority to stop the piling construction if any individuals of southern sea otter, or other marine mammal, are seen within 100 feet of the project area and considered distressed. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is

determined that the otter, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

**Project construction documents and coordinator:** A copy of the construction documents will be maintained in a conspicuous place on the job site at all times and available for public review on request.

The project construction coordinator will Gene Doughty. Should any questions arise during construction, an address and phone number (available 24 hours a day) will be posted at the job site so that the contact information is readily visible from a public area. The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.



## Gray's Inn Eelgrass Planning Survey

561 Embarcadero, Morro Bay, California

May 2, 2016

**Prepared for:**

**Tamara Gray-Baston**  
561 Embarcadero  
Morro Bay, CA 93442  
(818) 730-4300

**Cathy Novak Consulting**  
P.O. Box 296  
Morro Bay, CA 93443  
(805) 772-9499

**Prepared by:**

**Tenera Environmental**  
141 Suburban Rd., Suite A2  
San Luis Obispo, CA 93401  
(805) 541-0310

### Project Description and Purpose

This report describes the distribution and abundance of eelgrass (*Zostera marina*) immediately offshore of Gray's Inn located at 561 Embarcadero, Morro Bay, California (**Figure 1**). The information is for completing the planning and starting the permitting process for installing a 10 ft x 56 ft coastal access public walkway along the bay-shore side of the Inn. The walkway is to connect with the waterfront walkway of the Salt Building to the immediate north (**Figure 2**).

Most of the walkway, however, will not be over water. Most will be over land and over the rock rip-rap revetment armoring the shore.

The project does include installing one pile and sleeving four piles (**Figure 3**). One pile is to be installed into the sand/mud seabed for attaching a beam to extend to land to help support the north section of the walkway. Four existing piles of the floating dock fronting the Inn are to be reinforced by sleeving. A beam extending to land from one of the sleeved piles is to also help support the walkway.



**Figure 1.** Gray's Inn location.





**Figure 2.** Area where the Gray's Inn public walkway will connect to the Salt Building walkway. The Gray's Inn public walkway will be mostly over land, except at the outermost connection area shown.

While this is the first report describing eelgrass for the Gray's Inn project, the area reported here is the same area that has been searched for eelgrass by Tenera divers in previous surveys, for assessing potential impacts to eelgrass from constructing the neighboring Salt Building walkway. The Gray's Inn shore was included in the Salt Building surveys because two patches of eelgrass fronting the Inn were used as controls to compare changes to eelgrass that could be potentially impacted from the Salt Building walkway project. Five of such surveys have been completed since 2009; there is considerable past and current information on eelgrass in the project area.

The most recent eelgrass survey for the Salt Building walkway project was completed on April 8, 2016 (final survey), which the report for that survey includes the findings from all four previous surveys.<sup>1</sup> The results from the April 8, 2016 survey, including results from the prior surveys, are used here for the Gray's Inn planning survey report.

<sup>1</sup> Tenera Environmental. 2016. Salt Building Second Annual Post-Construction Eelgrass Survey. 571 Embarcadero, Morro Bay, California. Prepared for Mr. Abba Imani, Morro Bay, California. April 2016



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## Methods

All of the eelgrass surveys for the Salt Building walkway project, which included searching for eelgrass along the Gray's Inn shoreline, were completed according to protocols of the Southern California Eelgrass Mitigation Policy (SCEMP).<sup>2</sup> The SCEMP was the policy in place at the time the Salt Building waterfront walkway was permitted. As of October 2014, however, the SCEMP was replaced with the California Eelgrass Mitigation Policy (CEMP).<sup>3</sup>

As such, the CEMP, versus the SCEMP, will be the policy used in permitting the Gray's Inn walkway. Fortunately, the search and mapping protocols for eelgrass between the two policies are the same. As such, the findings from the Salt Building surveys are applicable for describing eelgrass for the Gray's Inn planning survey. The main difference between the two policies, for planning purposes, is that unvegetated habitat for eelgrass is defined more clearly in the CEMP. Mainly, unvegetated habitat for eelgrass is defined as sand/mudflat within five meters of extant eelgrass and not covered by hard structures, such as docks, decks, wharfs, ramps, rock rip-rap, seawalls.

All areas within approximately 10 m (33 ft) of the Gray's Inn planned walkway construction were searched for eelgrass in the April 8, 2016 and prior surveys (**Figure 3**). Piles and docks were always used for orientation to ensure all areas were searched in a systematic and complete fashion. Underwater horizontal visibility during the April 8, 2016 and prior surveys was generally always approximately 2 m (6 ft).

The patch sizes (footprint areas) of eelgrass, where found, were estimated using a quadrat or meter tape as a measuring tool. All stems in each patch found were counted. Up to 10 leaves, if present, of each patch were then haphazardly selected and measured for leaf lengths. Other species seen while conducting the sampling were also noted.

Because the Gray's Inn project will have new piles installed to help support the walkway, the April 8, 2016 eelgrass survey that was completed by Tenera divers included a search for the presence/absence of *Caulerpa taxifolia*, a highly invasive green alga.<sup>4</sup> The concern for this species is that it can easily spread by fragmentation when disturbed (e.g., from pile driving). The Tenera divers who completed the eelgrass survey were certified by the California Department of Fish and Wildlife (CDFW) and NOAA National Marine Fisheries Service (NMFS) to compete *Caulerpa* surveys.

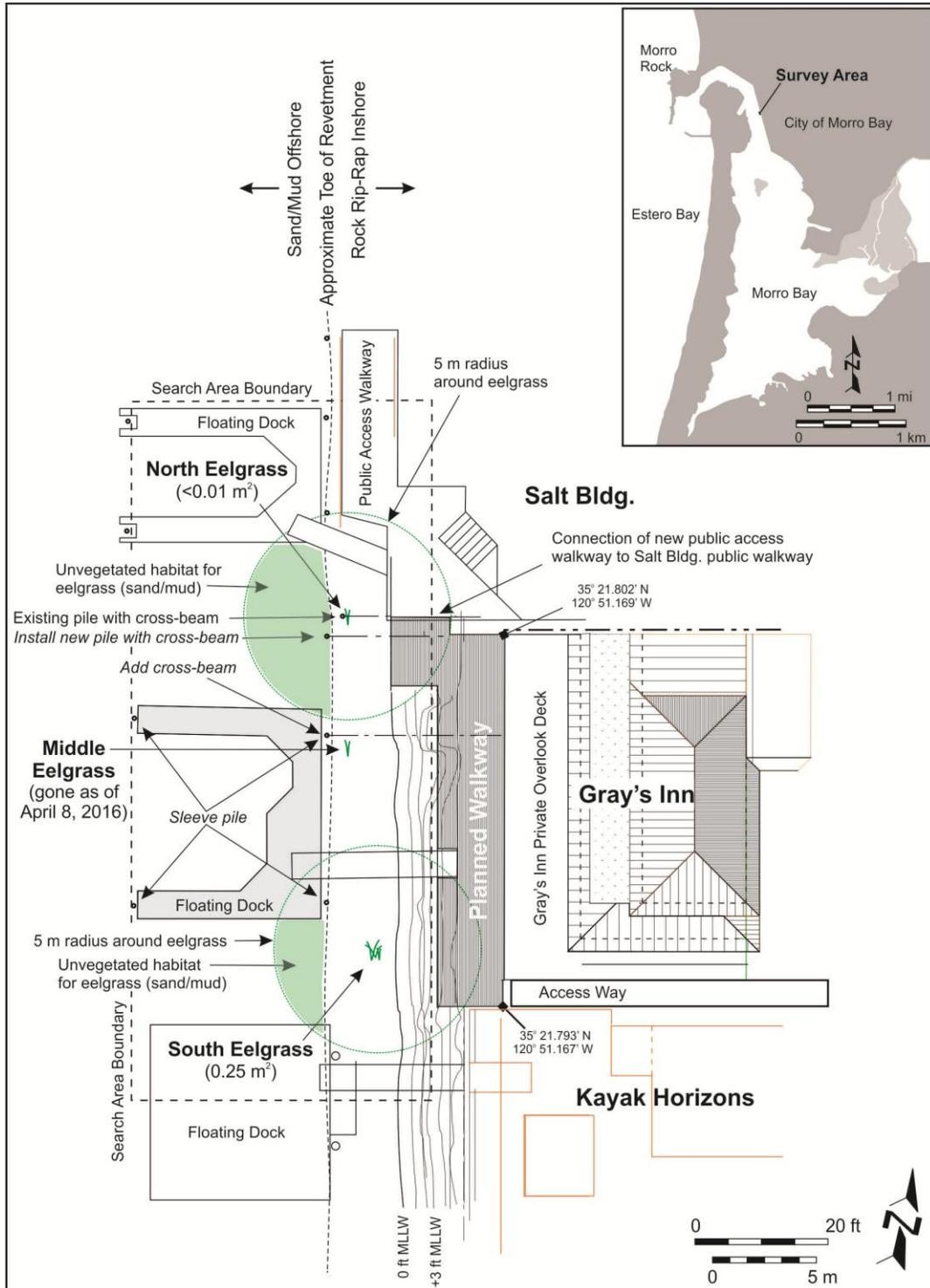
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<sup>2</sup> [http://www.westcoast.fisheries.noaa.gov/publications/habitat/california\\_eelgrass\\_mitigation/eelpolrev11\\_final.pdf](http://www.westcoast.fisheries.noaa.gov/publications/habitat/california_eelgrass_mitigation/eelpolrev11_final.pdf)

<sup>3</sup> [http://www.westcoast.fisheries.noaa.gov/publications/habitat/california\\_eelgrass\\_mitigation/Final%20CEMP%20October%202014/cemp\\_oct\\_2014\\_final.pdf](http://www.westcoast.fisheries.noaa.gov/publications/habitat/california_eelgrass_mitigation/Final%20CEMP%20October%202014/cemp_oct_2014_final.pdf)

<sup>4</sup> [http://www.westcoast.fisheries.noaa.gov/publications/habitat/caulerpa\\_taxifolia/caulerpa\\_control\\_protocol\\_4\\_.pdf](http://www.westcoast.fisheries.noaa.gov/publications/habitat/caulerpa_taxifolia/caulerpa_control_protocol_4_.pdf)





**Figure 3.** Eelgrass and unvegetated habitat for eelgrass relative to the public coastal access walkway planned for the Gray's Inn (survey completed on April 8, 2016). All eelgrass was on rock rip-rap. The three patches of eelgrass have been present since at least 2009, but the middle eelgrass disappeared sometime between May 4, 2015 and April 8, 2016. No other eelgrass has been observed in the search area shown above, in five surveys since 2009.



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## Results

The largest eelgrass patch in the search area on April 8, 2016 was actually small in area cover, approximately 0.25 m<sup>2</sup> (2.7 ft<sup>2</sup>), and was not underneath where the new walkway is proposed (south eelgrass shown in **Figures 3** and **4**). The patch consisted of 45 stems (average leaf length: 49 cm, 19 in.). A single stem of eelgrass with three leaves (average leaf length: 22 cm, 9 in.) was present at the base of the pile installed to support the south section of the Salt Building waterfront walkway (north eelgrass shown in **Figures 3** and **5**). The north and south eelgrass patches have been present since at least June 25, 2009 (from the time of the planning survey for the Salt Building walkway). One other eelgrass patch (middle eelgrass shown in **Figure 3**) had also been present since 2009, but disappeared sometime between May 4, 2015 and April 8, 2016 (between the first and second annual post-construction surveys for the Salt Building project). No other eelgrass has been observed in the search area shown in **Figure 3**, in five surveys from 2009 to the present survey completed on April 8, 2016.

Other species observed over the surveys and on April 8, 2016 on the revetment include the foliose red alga *Mastocarpus papillatus*, sea lettuce (*Ulva* spp.), barnacles, anemones, and limpets. Ornate tube worms (*Diopatra ornata*) and sand dollars (*Dendraster excentricus*) occurred on/in the sand/mud seabed, and hydroids, bryozoans, tunicates, anemones, barnacles, and sea lettuce were common on pilings.

No *Caulerpa* was found in the April 8, 2016 survey. A separate report describing the search and its absence was prepared and submitted to the CDFW and NMFS.<sup>5</sup>

## Discussion

Installing a pile at the north end of the walkway and sleeving four piles for the Gray's Inn project should not affect eelgrass or unvegetated habitat for eelgrass. Eelgrass has always been nearly absent in the area, based on the April 8, 2016 survey and results from the four previous surveys.

Some boulders and cobbles of the rip-rap revetment may need to be moved to open up space to install the new pile at the north end. Any such boulders and cobbles that may need to be moved should be placed on top of existing rocks of the revetment; they should not be placed and left on top of open sand/mudflat habitat for eelgrass. The pile to be sleeved for attaching a second cross-beam to support the walkway has fewer boulders and cobbles at the base, and none may need to be moved. The two other piles that stabilize the ends of the two dock fingers and needing to be sleeved have no boulders or cobbles surrounding their bases and no eelgrass.

Based on the April 8, 2016 survey, the only eelgrass that could be potentially affected from the pile work is the single stem of eelgrass growing amongst rocks at the base of the pile supporting the Salt Building walkway (north eelgrass shown in **Figures 3**). It was found to be approximately

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<sup>5</sup> Tenera Environmental. 2016. *Caulerpa* Report – Pile Work at 561 Embarcadero, Morro Bay, California (Gray's Inn), submitted to the California Department of Fish and Wildlife and NOAA National Marine Fisheries Service. April 2016.



4 ft (1.2 m) from where the new pile is to be installed for supporting the Gray's Inn walkway where it is to connect with the Salt Building walkway. However, the eelgrass in the April 8, 2016 survey was covered with a thick layer of detritus and silt (**Figure 5**). Such thick coatings can lower plant survivorship by blocking out sunlight for photosynthesis. If this eelgrass is still present after installing the new pile, it would not necessarily be expected to expand greatly in cover over time. Eelgrass grows, persists, and becomes more extensive on/in sand/mudflat habitats than in rocky habitats, as the rhizomes need soft sediments to penetrate, anchor, grow, and spread. Thus, the potential is likely low for this single stem of eelgrass to maintain a hold and spread greatly amongst the surrounding rocks.

The walkway itself should not impact eelgrass or unvegetated habitat for eelgrass as the walkway would be mostly inshore of the tidal zone and over land. The north portion of the walkway where it is to connect with the Salt Building walkway would be more over water, but mostly over the sloped rock rip-rap revetment and also over tidal elevations too high for eelgrass. The only eelgrass found in the project area in five surveys since 2009 has always been offshore of the planned walkway (north, middle, and south eelgrass shown in **Figure 3**).



**Figure 4.** South eelgrass covered with a thick layer of detritus and silt on April 8, 2016.



**Figure 5.** North eelgrass covered with a thick layer of detritus and silt on April 8, 2016.



C018794-357941  
 Marine workshop  
 201 Main St.  
 Morro Bay, Calif. 93442  
 1-805-772-8436  
 home office 1-805 528-3944  
 Fax, 1-805-772-8436  
 E-mail, land.sea.interface,  
 morrobay@gmail.com



- ARCHITECTURE
- CONSTRUCTION
- MARINE DIVISION  
 SEAWALLS , DOCKS  
 WHARFS, MOORINGS  
 ENVIROMENTAL STUDIES,  
 MAINTENANCE, REPORTS

Date Dec: 13,16

To: Cindy Jacinth  
 Associate Planner  
 City of Morro Bay, Calif.

Subject: Cost Estimate for Revisions to Proposed Plans for Gray's Inn 561  
 Embarcadero, Morro Bay.

Cindy,

Thanks for discussing the Gray's Inn proposed with me the other day, You presented to me a revision of the floating docks that the Coastal Commission staff had sent you showing the entire harbor walk at 10' wide and the gangway relocated on the north side. As I have explained , to install a new higher gangway at either end of the Grays portion of the Harbor walk will present a safety issue.

The adjacent harbor walk on the north is a level almost 18" higher than the existing walkway at the grays property now. When a new harbor walk is installed meeting the new height then the gangway will become much steeper. If you enlarge the walkway over the existing 8' wide, then the steepness will be that much greater.

The Coastal staff's view to just move the docks out further only solves half of the safety issue.

The Cost estimate to relocate the dock westward 2' will be as follows:

Proposal 1 Gangway on north side(10' wide harbor walk):

Relocate support piling-----	no change
2'longer span for support beams-----x2-----	+ \$1,500.00
2 new support pilings-----	+20,000.00
remove 2 existing pilings-(base of existing slips)-----	+2,000.00
refram/refloat /rebuild dock-----	+ 8,500,00
2 new finger float pilings-----	+ 20,000.00
remove 2 existing finger float pilings-----	+ 1,000.00
<b>Total-----</b>	<b>+ \$ 53,000.00</b>

Proposed 2 Gangway on South side ( 10' wide harbor walk):

Estimated cost are the same as above except that the reframing of the docks will be less.

Relocate support piling-----	no change
2'longer span for support beams-----x2-----	+ \$1,500.00
2 new support pilings-----	+20,000.00



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- MARINE DIVISION  
 SEAWALLS , DOCKS  
 WHARFS, MOORINGS  
 ENVIROMENTAL STUDIES,  
 MAINTENANCE, REPORTS

remove 2 existing pilings-(base of existing slips)-----	+2,000.00
refram/refloat /rebuild dock-----	3,500,00
2 new finger float pilings-----	+ 20,000.00
remove 2 existing finger float pilings-----	+ 1,000.00
<b>Total-----</b>	<b>+ \$ 48,000.00</b>

Proposal 3 As presented w/ gangway on south side and 8' wide harbor walk only at the 4' area in front of gangway

Support piling-----	no change
Support beams-----	no change
Sleeve 2 existing piling support pilings-----	14,000.00
Refram/refloat /rebuild dock-----	+ 3,500,00
Sleeve 2 existing finger float pilings-----	+ 14,000.00

**Total-----** \$ 31,500

A difference of \$ 21,000.00 +/-

Now that may not seem much to Coastal staff but it is a real number that the new owners of Gray's Inn will have to be absorbed ,so they will have to raise rents to offset, thus restricting visitors,

I guess the question is, Is 20 grand worth offsetting a small area of 8 square feet?

Having spent over 40 years in the design and construction of marine facilities, I feel that the raised harbor walk will pose some safety concerns, which can be address. But the relocation of the docks to provide an additional 8 square footage of walkway does not really restrict the public, it may even restrict visitors from using the Grays Inn. Also by relocating the docks some eelgrass issues may come up.

# GENERAL NOTES

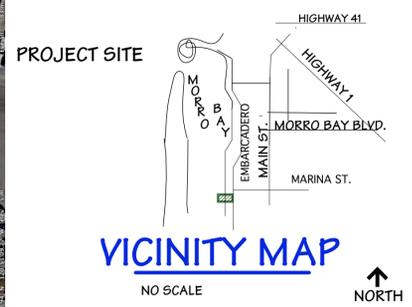
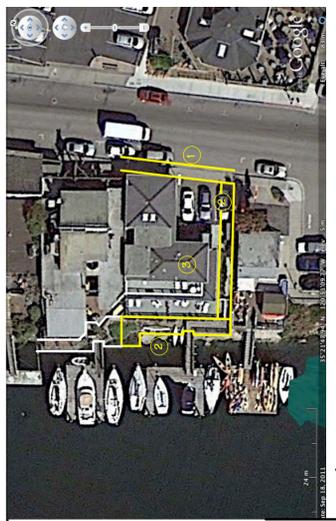
THE CONSTRUCTION COORDINATOR'S INFORMATION SHALL BE POSTED ON SITE. CONSTRUCTION COORDINATOR SHALL BE GENE DOUGHTY, LAND/SEA INTERFACE 805-772-8436

CONTRACTOR SHALL HAVE ON SITE 2015 COPY OF C.B.C., ALL WORK SHALL COMPLY W/ 2011 C.B.C., 2015 UMC, 2015 NEC, 2015 UPC 2015, CITY OF MORRO BAY, CODES AND REQUIREMENTS, CONDITIONS OF APPROVAL, CALIFORNIA COASTAL COMMISSIONS STANDARD AND SPECIAL CONDITIONS, CALIFORNIA BOATING AND WATERWAYS GUIDELINES.

CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER PRIOR TO CHANGES OF CONSTRUCTION FOR APPROVAL. CARPENTRY ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE W/ W.C.L.A.

NOTE! ARCHITECT SHALL SUBMIT REPORT TO CITY OF THE PLACEMENT OF PILING FOLLOWING PLACEMENT OF THE PILING

NOTE!  
CONSTRUCTION PRACTICES SHALL BE AS REQUIRED BY CITY OF MORRO BAY CODES AND REQUIREMENTS, CALIFORNIA COASTAL COMMISSION CONDITIONS OF APPROVAL.  
SILT SCREENS SHALL BE PLACED WITHIN THE AREA OF ALL IN-WATER CONSTRUCTION OR DISTURBANCE TO REDUCE POTENTIAL TURBIDITY ASSOCIATED IMPACTS. ALL CONSTRUCTION SHALL OCCUR WITHIN THE PROJECT FOOTPRINT.



# PROPOSED IMPROVEMENTS

SCHEDULE OF IMPROVEMENTS:

SUBMIT PRECISE/CONCEPT PLAN FOR REVIEW AND APPROVAL SUMMER 2016

SUBMIT APPROVED PRECISE/CONCEPT TO COSTAL COMMISSION FOR REVIEW WITHIN 6 MONTHS OF CITY APPROVAL.

COMMENCE CONSTRUCTION OF PHASE 1 NO LATER THAN MARCH 1 2018

COMMENCE CONSTRUCTION OF PHASE 2 NO LATER THAN NOVEMBER 1 2019

COMMENCE CONSTRUCTION OF PHASE 3 NO LATER THAN NOVEMBER 1 2020

PHASE 1:  
REMOVE EXISTING 5' WIDE EMBARCADERO SIDEWALK AND REPLACE WITH NEW MIN. 8' WIDE SIDEWALK, RESTRIPE PARKING

PHASE 2:  
INSTALL 1 NEW EPOXY COATED PILING, SLEEVE 4 EXISTING PILING'S INSTALL NEW TREATED BEAMS, INSTALL NEW 10' HARBORWALK TO MATCH EXISTING ELEVATION (EXISTING GANGWAY LOCATION WIDTH TO REMAIN), EXTEND HARBOR WALK 2' TO NORTH BEYOND P.L. TO MEET ADJACENT BOARDWALK. INSTALL NEW H.C. RAMP AND 4' WIDE PUBLIC ACCESS TO HARBORWALK.

PHASE 3:  
REPAIR EXISTING DECKS AS NEEDED, INSTALL NEW HARDPLANK SIDING TO EXISTING BUILDING (GRAY) MAINTAIN STRUCTURES IN A GOOD WORKMANSHIP MANNER, ROOF REPAIR AS NEEDED

- Enhance viewing corridor
  - Remove small storage structure at south side of facility
  - Redesign shrubs, fence, and sidewalk to provide more visual access.
  - Provide ADA requirements for Coastal Access
- Street side pedestrian walkway
  - Increase street sidewalk to 8 feet
  - Relocate street side signs
- Waterfront walkway
  - Develop 10' waterfront pedestrian walkway where possible, sleeve existing dock pilings
  - Collaborate with neighboring lease holders in the development and construction
  - Provide ADA access to walkway via viewing corridor
- Facility Improvements
  - Repair exterior staircase
  - Repair DECKS
  - Roof shingle repair
  - Termite damage repair to facade
  - reside w/ horizontal hardi-plank siding (gray)

# LEGAL DESCRIPTION

OWNERS----- TODD & TAMARA BASTON  
409 PIONEER DR.  
GLENDALE, CALIF. 91203

SITE ADDRESS----- 561 Embarcadero  
MORRO BAY, CALIF

LEASE SITES----- 63,63W-64, 64W  
Morro Bay, California  
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN. ----- PARCEL 9 OF PARCEL MAP MORRO BAY 68-30  
ZONE----- H. WF. (PD/S.4)

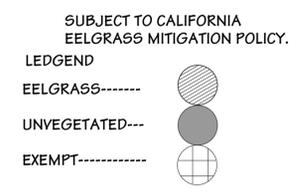
# SITE INFORMATION

LEASE INFORMATION		FLOATING DOCK INFORMATION	
LAND LEASE	4801 S.F.	FLOATING SLIP AREA	458 S.F.
WATER LEASE	2900 S.F.	TOTAL SLIP LENGTH	103 LF.
TOTAL LEASE AREA	7701 S.F.	SLEEVE 4 EXISTING TREATED PILING'S TO REMAIN SAME LOCATION	4
BUILDING COVERAGE	1750 S.F.	ADDITIONAL NEW STEEL/EPOXY PILING INSTALLED	1
(E)PAVEMENT/DECKING	2615 S.F.		
PROPOSED ADDITIONAL DECKING	110 S.F.		
LANDSCAPE COVERAGE	218 S.F.		
BUILDING USE	MIX USE GROUP B-2/R1		
TYPE	V		

# INDEX TO DRAWINGS

- A-1 COVER SHEET, GENERAL NOTES, SITE PLAN
- A-2 ARCHITECTURAL FLOOR PLAN, ELEVATIONS, SIGNAGE, PHOTOS

# EELGRASS PLANNING, SURVEY BY TENERA ENVIROMENTAL 5-2-16



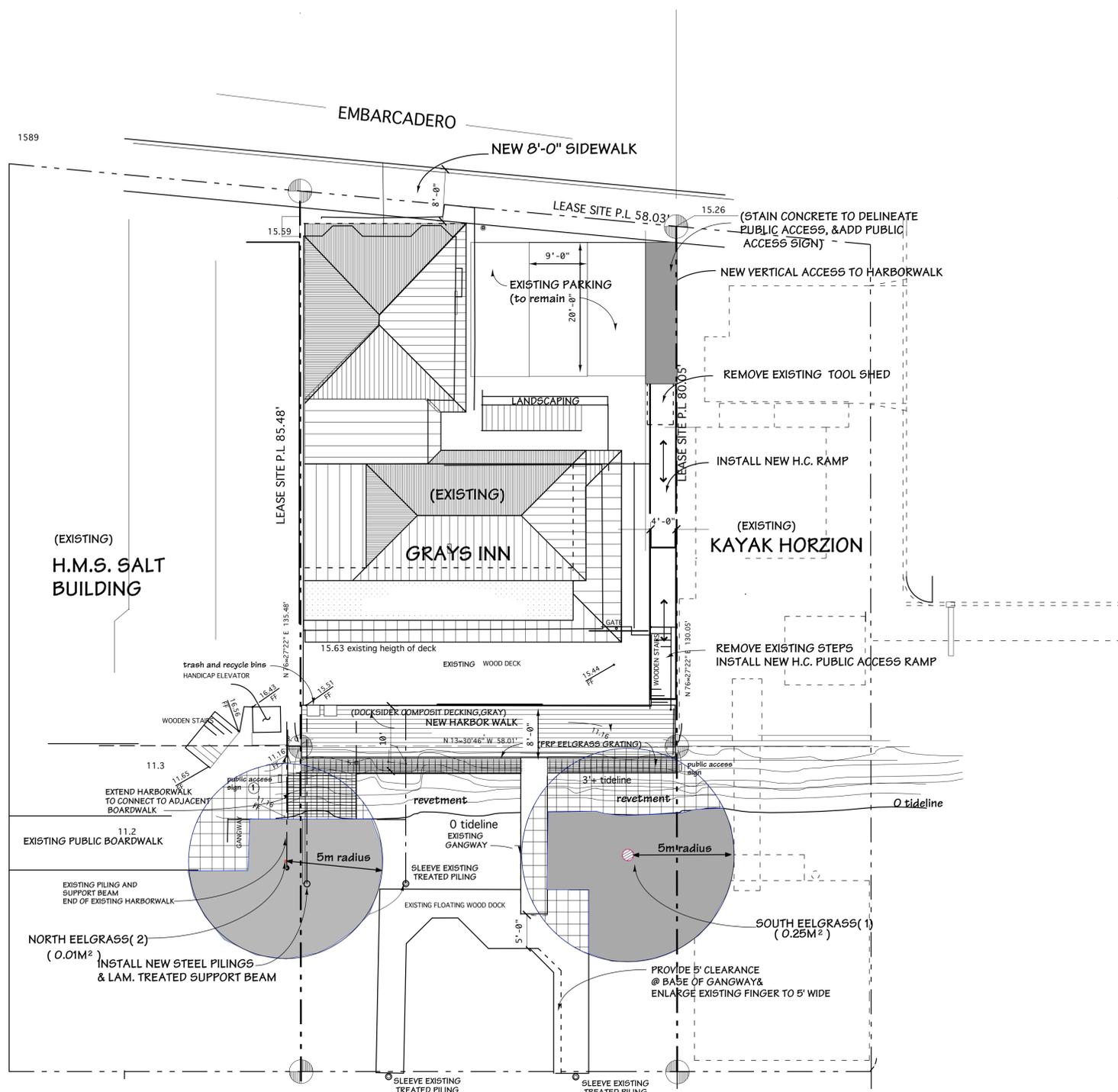
### REFERENCE NOTES

REFERENCE # 1 SOUTH AREA

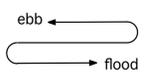
EELGRASS AREAS	
SOUTH EELGRASS	0.25 M
UNVEGETATED AREAS	
SOUTH AREA	49.02 SQ. M
AMOUNT OF INTRUSION	
SOUTH AREA	0.00 M
EXEMPT AREA	29.3 SQ.M

REFERENCE #2 NORTH AREA

NORTH EELGRASS	0.01 M
UNVEGETATED AREAS	
NORTH AREA	43.63 SQ.M
AMOUNT OF INTRUSION	
NORTH AREA	0.40 M
EXEMPT AREA	29.9 SQ.M

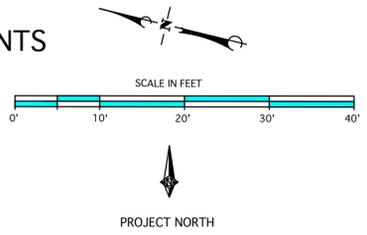


# MORRO BAY



# EXISTING & PROPOSED LEASE SITE IMPROVEMENTS

SCALE 1"= 10'-0"



LAND/SEA INTERFACE  
1-805-772-8436  
GENE DOUGHTY-ARCHITECT  
C 18794

Gray's Inn improvements  
561 EMBARCADERO, MORRO BAY, CALIF

GENERAL NOTES  
LEGAL DESCRIPTION  
SITE INFORMATION  
LEASE SITE IMPROVEMENTS

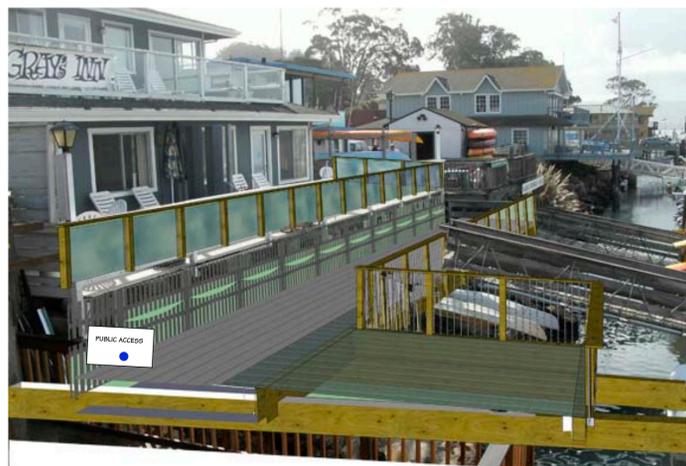
SCALE: AS NOTED  
DRAWN: GD  
SHEET A-1 OF 2 SHEET



EXISTING VIEW LOOKING SOUTH



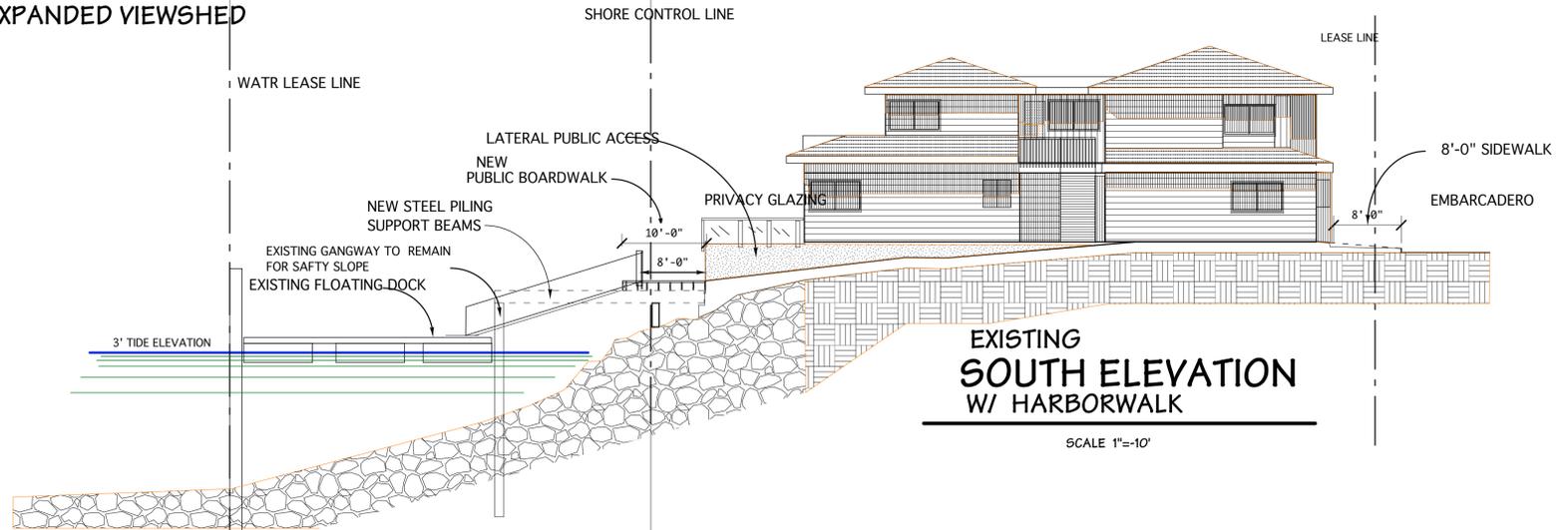
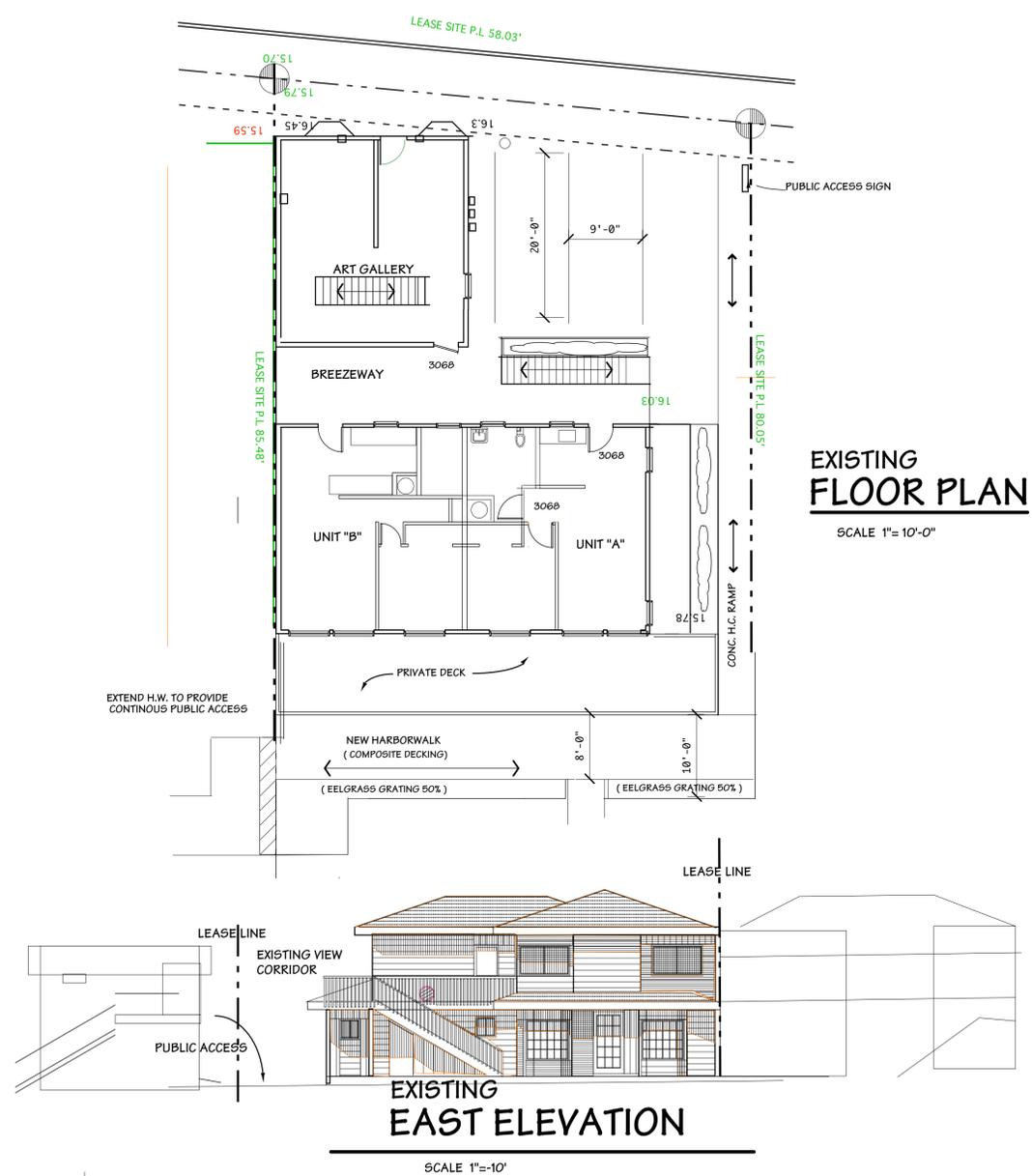
EXISTING VIEW FROM EMBARCADERO



PROPOSED VIEW LOOKING SOUTH  
W/ NEW BOARDWALK W/ GRATING OVER  
WATER



PROPOSED VIEW FROM EMBARCADERO  
W/ EXPANDED VIEWSHED



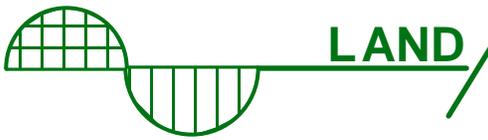
The plans, specifications, drawings and reports herein are prepared by the architect for the construction of the project shown. They are not to be used for any other purpose without the written consent of the architect.

A-1

**LAND/SEA INTERFACE**  
GENE DOUGHTY-ARCHITECT  
1-805-772-8436  
C 18794

**Gray's Inn improvements**  
561 EMBARCADERO, MORRO BAY, CALIF

8-12-16  
8-26-16  
10-29-16  
11-17-16  
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# LAND/SEA INTERFACE

Exhibit G

C018794-357941  
 Marine workshop  
 201 Main St.  
 Morro Bay, Calif. 93442  
 1-805-772-8436  
 home office 1-805 528-3944  
 Fax, 1-805-772-8436  
 E-mail, land.sea.interface.  
 morrobay@gmail.com

- ARCHITECTURE
- CONSTRUCTION
- MARINE DIVISION  
 SEAWALLS , DOCKS  
 WHARFS, MOORINGS  
 ENVIROMENTAL STUDIES,  
 MAINTENANCE, REPORTS

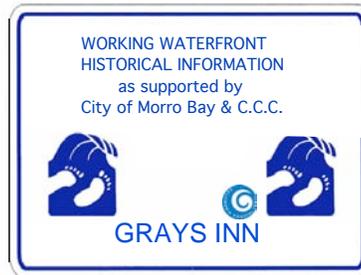
## SUPPLEMENTAL TO GRAY'S INN PROPOSAL FOR CONCEPT/PRECISE PLAN APPROVAL

DATE: 12-15-16



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
 W/ IMAGES MOUNTED FLAT ON 4X4 POST  
 w/ white background & blue lettering

A sign that states "Caution: due to fluctuation  
 of water elevation, this dock/pier is only accessible  
 between tidal elevations of +7' to +2. use with caution, to  
 be located @ top of gangway access .



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
 W/ IMAGES MOUNTED FLAT ON 4X4 POST  
 w/ white background & blue lettering

INTERPRETIVE SIGNAGE DEPICITING  
 COMMERCIAL AND  
 SPORTFISHING IN MORRO BAY



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
 W/ IMAGES ON CHAIN GUARD w/ white background  
 & blue lettering

SECURITY SIGN @ TOP OF  
 GANGWAY



SIGNAGE SHALL BE 24" WIDE X 18" HIGH METAL SIGN  
 W/ IMAGES MOUNTED FLAT ON 4X4 POST w/  
 white background & blue lettering

PUBLIC BOARDWALK TO REMAIN OPEN  
 24 HOURS A DAY to be located upcoast &  
 downcoast & entrance to courtyard



AGENDA NO: C-1

MEETING DATE: December 20, 2016

## Staff Report

**TO:** Planning Commission of the City of Morro Bay      **DATE:** December 14, 2016

**FROM:** Scot Graham, Community Development Director

**SUBJECT:** Goals and Objectives discussion related to Planning Commission work plan for fiscal year 17/18.

### **RECOMMENDATION**

Review the staff report, presentation by staff and any public comment provided and forward recommendations to Council on the FY 17/18 Community Development Department Goals and Objectives.

### **BACKGROUND**

The goal setting process for FY 16/17 included study sessions where Council took input from staff, the public and from City advisory boards prior to adoption of the finalized Goals/Objectives. The updated version of the FY 16/17 Goals and Objectives is provided as Attachment 1 to this staff report.

Subsequent to adopting the FY 16/17 Goals and Objectives the Council met with the various advisory boards to develop individual Work Plans for implementation of the Goals and Objectives. The Planning Commission Work Program for FY 16/17 is provided below followed by a status update for each applicable item.

Prepared By: SG

Dept Review: SG

City Manager Review: \_\_\_\_\_

City Attorney Review: \_\_\_\_\_

Item	Description	Expected PC Review
<b>Planning Commission Work Program for City Council 2016/17 Goals &amp; Objectives</b>		
Goal 3	Review and Update Significant City Land Use Plan	N/A
a. GP/LCP	Continue work on the GP/LCP update, completing the alternatives analysis and administrative draft of the blue print/Green Print and administrative draft of the Program EIR, while pursuing robust public input in the entire process.	Starting Q3-Q4 of 2016 thru Q4 2017
b. Zoning Options for GP/LCP	Bring to Council for consideration a budget decision to add a full zoning update/overhaul to the GP/LCP contract. [Incorporated into Draft FY 16/17 budget]. Include update of the Boat & RV parking requirements, hedge height review and review of treeban screening requirements	(Q3 - Q4 2016), Q1-Q3 of 2017
c. WRF/Righetti Property Master Plan.	Complete site master plan for the entire Righetti property should the Council decide to construct the WRF at that site.	Q4 2016 - Q3 2017
d. Wireless Ordinance	Update wireless ordinance and process through Coastal Commission	Q4 2016 - Q2 2017
e. Downtown/Waterfront Strategic Plan (DWSP)	Consider incorporating the DWSP into the GP/LCP process. Complete DWSP part of the plan. [Cost estimate anticipated within 2-weeks]	Q3-Q4 2016
f. 2016 Building Code Sign Ordinance	Review and adopt the 2016 California Building and Standards Code. Consider integrating green building incentives and greywater/solar-ready initiatives if not included in the state revisions.	Q4 2016
Housing Element Implementation	Complete Sign Ordinance update and bring to Council for adoption	Q3 - Q4 2016
Goal 6. Support Economic Development	Review with Planning Commission and bring forward to Council possible affordable housing incentives	Q1- Q3 2017
<b>Other Objectives that May Require PC Review</b>		
g. Aquarium Project	Work closely with the Central Coast Aquarium to bring a concept plan for approval to the Council and Coastal Commission.	Q4 2016
l. Economic Development Code Scrub	Complete a high level analysis of the Morro Bay Municipal Code to revise/remove policies that impede or hamper an improved business climate. (Items will be identified as part of the Economic Development Strategic Plan Process).	Q1 - Q2 2017
m. Food Trucks	Research and bring to Council for consideration a change to the MBMC to allow "food trucks" during approved events.	Q2 - Q3 2017
Goal 7. Improve City Infrastructure, Facilities and Public Spaces		
a. Market Street Bluff/Centennial Parkway Area Revitalization	Begin a public process and bring to Council ideas for revitalization of the City owned properties adjacent to Centennial Parkway, including the Front Street lot, the Brannigans/Dissasio's building, and the City owned Lot at Market and Pacific	Q3 2016

### Work Program Status

#### **Goal 3. Review and Update Significant City Land Use Plans**

- a. GP/LCP: update is ongoing and will continue into FY 17/18.
- b. Completed
- c. Completed. Preferred WRF site is no longer Righetti. Tri-W site will develop through the

- Water Reclamation Facility Master Plan, which was recently released in draft form.
- d. On schedule: Staff started work on the wireless ordinance in early December 2016.
  - e. On Schedule: Staff will start review of the Draft DWSP in January of 2017.
  - f. Partially complete. City Council adopted the 2016 California Building and Standards code on December 13, 2016. City already has an Council adopted Green Building incentive program. See following link: <http://www.morro-bay.ca.us/206/Green-Building>. Staff, in evaluating options for grey water and solar ready practices determined that these items should be considered in the context of the Zoning Code update and not the 2016 Building Code update. Reason being, it is better to inform applicants of any such programs early in the planning process instead of surprising them at the building permit stage. This item will likely bridge FY 16/17 into FY 17/18, consistent with the timing of the ongoing GP/LCP update.

***Other Ongoing Planning Efforts:***

**Sign Ordinance (On Schedule):** Internal Sign Ordinance draft is complete and staff will be reaching out to the Chamber in the coming weeks to set up meetings with business owners in the 4 commercial areas. Once we have reviewed the sign ordinance with business owners we will review the input, make relevant changes as applicable and bring it forward to the Planning Commission for review and recommendation to Council.

**Housing Element Implementation:** The Coastal Commission recently (December 2016) approved Density Bonus amendments to the LCP. Additional policy incentives will likely come out of the ongoing GP/LCP update process. Item has been identified in the Key Issues and Policies Document. Item will likely extend into FY 17/18 as part of GP/LCP process.

***Goal 6. Support Economic Development***

- g. Central Coast Aquarium is close to locking up a 20-million dollar USDA loan. Once the loan is secured, the Aquarium will move forward with plan preparation and submittal for PC review. This item will likely extend into FY 17/18.
- i. Item is primarily the responsibility of the Deputy City Manager, who was recently hired. Issues such as parking solutions in the downtown will be addressed as part of policy development for the GP/LCP update and will therefore extend into FY 17/18.
- m. Item is primarily the responsibility of the Deputy City Manager, but will obviously require input by the Planning Commission. Any changes to the Zoning Code will be rolled into the GP/LCP/Zoning Code update and therefore will extend into FY 17/18.

***Goal 7. Improve City Infrastructure, Facilities and Public Spaces***

- a. Market Plaza (On Schedule): The Market Plaza RFQ discussion will likely take place with the Council in January or February of 2017. Overall process will extend into FY 17/18.

**Strategic Planning Framework**

The City Council, on August 11, 2015, adopted a Strategic Planning Framework that includes budget forecasting, adoption of goals and annual objectives and ties those goals and objectives to our annual budget process. The 2017 Meeting Calendar, which includes these events, was approved by Council on December 13, 2016 (see calendar below). See the following link (item C-1) for the staff report associated with this action: <http://www.morrobayca.gov/ArchiveCenter/ViewFile/Item/3011>.

## Goals, Work Plan and Budget Development Schedules

### Goals and Objectives Calendar

- Dec 13 Strategic Planning Overview to Council
- Jan 10 Goals Study Session #1
- Jan 24 Goals Study Session #2
- Feb 14 Goals Discussion at Council Meeting
- Feb 28 Goals Approved at Council Meeting

### Advisory Board Work Plan Calendar

- Dec Boards recommend items for FY17/18 Goals
- Jan / Feb Boards begin to prepare work plan items
- Mar Boards finalize recommended draft work plans
- Apr 11 / 25 Joint Council / Board meetings to discuss work plans
- May 9 Council Discusses Board Work Plans
- May 23 Council Approves Board Work Plans

### Budget Calendar

- Jan 5 Executive team meeting with Bob Leland
- Feb 24 Finance provides labor numbers / outline to Departments
- Feb 28 10-Year Forecast Study Session to Council
- Mar 1-23 Departments develop internal budgets
- Mar 24 Department budgets due to Finance
- Mar 27-Apr 7 Finance / Department Head Budget Meetings
- Apr 10-21 City Manager / Executive Team Budget Meetings
- Apr 24-27 City Manager / Finance finalize draft budget letter
- Apr 28 City Manager delivers proposed budget to Council
- May 9 Budget Study Session #1
- May 23 Budget Study Session #2
- May 30 Budget Study Session #3 (if required)
- Jun 13 Budget Approved at Council Meeting
- Jun 27 Backup date for Budget Approval

### Legend

- o Council Meetings
- o Council Study Sessions
- o Joint or Advisory Board Meetings
- o Internal Staff Actions

### DISCUSSION

The FY 17/18 Goal's and Objective setting process is slated to start in December of 2016, as noted in the calendar above. Staff is directed to engage the City's various board and commissions regarding

desired Goal's and Objectives for FY 17/18. Identification of Goals and Objectives for the Community Development Department will also help inform the Planning Commission work program for FY 17/18.

### **FY 17/18 Draft Goals/Objectives for PC Discussion/Consideration**

#### ***Goal 3. Update Review and Update Significant City Land Use Plan***

- GP/LCP: Continued from FY 16/17
- Flag Pole Ordinance Development
- Development of a Manufactured Home Policy
- Consideration and possible policy development for implementation of greywater and solar ready policies.

#### ***Goal 6. Support Economic Development***

- Aquarium Project: Continued from FY 16/17
- Economic Code Scrub: Continued from FY 16/17
- Food Trucks: Continued from FY 16/17
- Market Plaza: Continued from FY 16/17

#### **Other Goals/Objectives**

- Affordable housing incentives: continued from FY 16/17

### **CONCLUSION**

The Planning Commission should provide recommendations to Council for desired FY 17/18 Goals and Objectives, paying particular attention to those items that would reside under the Community Development Department.

### **ATTACHMENTS**

1. FY 16/17 Goals and Objectives



## CITY OF MORRO BAY

CITY HALL

595 Harbor Street  
Morro Bay, CA 93442

**Memorandum For** City Council, Staff and the Public

**Date:** Aug 25, 2016

**Subject:** 2016-2017 City Goals and Objectives – Updated

\*\*\*\*\*

This document is an update to the City's FY16/17 Goals and Objectives. It reflects updates approved by the City Council on August 23, 2016.

\*\*\*\*\*

1. **Purpose.** The purpose of this document is to identify City of Morro Bay Goals and Objectives for the Budget Year July 2016 – Jun 2017.
  - a) The City of Morro Bay strategic planning framework, adopted by the City Council on December 8, 2015, directs the timing for development of City Goals and Objectives.
  - b) In accordance with that policy, the City's 10 existing goals remain in place. They will be reviewed and modified in January of 2017.
  - c) The City's 2016/17 budget year objectives were developed in January and February of 2016, encompassing broad input from residents, staff, advisory bodies and Council. This process included receiving resident, board and council input through the year, then, two formal Council study sessions in January 2016 and deliberation at one council meeting on February 9<sup>th</sup>, 2016. This document was approved / adopted by council on Feb 23<sup>rd</sup>, 2016.
  - d) The objectives under each goal identify a number of specific objectives the City intends to accomplish in the July 2016 to June 2017 budget year. 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 2016/2017 budget process.
  - e) 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 periodically through the year, and formally at the November 15, 2016 Annual Goals Update.
  
2. **Goals and Objectives.** Following are the City of Morro Bay's 10 Goals and subordinate program objectives for budget year 2016-17:

## Goal #1 - Develop New WRF

- a) **Public Participation.** Continue to pursue robust public input on site design and aesthetics opportunities/process associated WRF project, site and ancillary facilities.
- b) **Property Acquisition.** Complete property appraisal, make first earnest money payment, and close on property.
- c) **Facility Master Plan.** Complete the facility master plan.
- d) **Complete the Master Reclamation Plan.** Make initial, then final determinations on reclamation options for the water reclamation component of the facility and approve the master reclamation plan.
- e) **Environmental Review.** Continue environmental review with all appropriate public noticing to allow for certification by Nov 2017. (Updated)
- f) **SRF Loan Application.** Begin preparation of state revolving fund (SRF) construction loan application to allow completion and submittal by Dec 2017. (Updated)
- g) **Grant Funding.** Investigate and pursue additional Proposition 1 grants applicable to the WRF project.
- h) **Annexation.** As part of the GP/LCP process, evaluate possible annexation of property acquired for the WRF and bring to Council for decision.
- i) **Construction Delivery Decision.** Bring to Council for decision the method of procurement to be used for construction of the WRF.
- j) **Construction RFP.** Issue a Request for Qualifications to pre-qualify design build or builder teams, depending on the procurement method, to participate in the bidding process. (Updated)
- k) **Construction Contract.** (Objective removed, to be added to FY17/18 Goals and Objectives)
- l) **Cayucos Participation Decision.** Bring to Council for decision final throughput design / construction requirement based on Cayucos CSD decision on participation in the MB WRF project.
- m) **Existing WWTP Site Future.** Work with the Cayucos Sanitary District to frame decision regarding future ownership of shared property at existing WWTP site.
- n) **City Corporation Yard Transition.** Complete design and identify funding requirements for possible City corporation yard component of the WRF project.
- o) **Improve Influent Quality.** Research and bring to Council for decision various options, from incentives to ordinances, to improve the quality of influent at the new WRF to decrease treatment costs.

## Goal #2 - Improve Streets

- a) **Street Summit.** Plan and execute a “streets summit” to inform residents and work various street improvement approaches including financing and a possible funding revenue measure on the Nov. 2018 ballot.
- b) **Traffic Calming.** Complete 2-3 traffic calming projects at appropriate locations as dictated by the circulation element of the general plan. Include San Jacinto/Main for primary consideration.
- c) **41/Main Street Intersection Funding.** Research options and bring to Council for decision the required 50-percent local match (~ \$2M) to the Highway 41, Main Street and Highway 1 (ramp) Intersection improvement project. (Moved from Goal 4, otherwise unchanged.)
- d) **Traffic Signs.** Replace 20% of non-conforming traffic signs.
- e) **Traffic Markings.** Refresh Street markings, focusing on cross walks and legends, in the down town, embarcadero, north Main and routes to school.
- f) **Bike Needs.** Complete specific items from the unmet bike needs list that are funded in the FY16/17 budget process. Include Highway 1 and Yerba Buena, Bike Parking at public buildings, and traffic calming on San Jacinto for primary consideration. (If not completed in 2015/16, also complete the Class 1 path from Lemos to Cloisters, San Jacinto and Main bike safety, and installation of Bike Friendly Community signs.)
- g) **Bike Lane Painting.** Bring to Council in the budget scaled proposals for green painting various bike lanes including extensions through intersections, as appropriate.
- h) **Construction Timing.** Research and bring to council for consideration actions to remove existing City-imposed restrictions on timing of street work so that some paving, patching and painting work can be performed at appropriate times during shoulder and summer seasons.

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

- a) **GP/LCP.** Continue work on the GP/LCP update, completing the alternatives analysis and administrative draft of the Blue Print / Green Print; and administrative draft of the Program EIR, while pursuing robust public input in the entire process.
- b) **Zoning Option for GP/LCP update.** Bring to Council for consideration a budget decision to add a full zoning update/overhaul to the GP/LCP contract.
- c) **WRF / Righetti Property Master Plan.** Complete site master plan for the entire Righetti property should the Council decide to construct the WRF at that site.
- d) **Wireless Ordinance.** Update wireless ordinance and process through Coastal Commission.
- e) **Downtown/Waterfront Strategic Plan (DWSP).** Consider incorporating the downtown/waterfront strategic plan into the GP/LCP process. Complete the DWSP part of the plan.

- f) **2016 Building Code.** Review and adopt the 2016 California Building and Standards Code. Consider integrating green building incentives and greywater / solar-ready initiatives not included in the state revisions.

## Goal #4 - Maintain Core Public Safety Services

- a) **Speed Survey.** Update citywide speed survey to determine appropriate safe driving speeds for all streets.
- b) **Marijuana Ordinances.** Begin a robust public discussion, informed by the results of a likely marijuana “recreational use” statewide initiative on the November 2016 ballot that results in Council consideration and action on all aspects of marijuana cultivation, medical and possible recreational use.
- c) **Police Volunteers.** Refresh the Police Volunteer program and update appropriate agreements and standard operating procedures relating to that program. (Modified).
- d) **Public Safety Scrub of MBMC.** Complete a review of all public safety ordinances in the MBMC, including various sections of the MBMC that currently require first offence warning for violations of code, and bring recommended changes to Council for decision.
- e) **Strategic Plan Implementation.** Implement certain items to be identified from the 2015/16 Fire Department Strategic Plan. (Modified)
- f) **Public Education.** Provide 3 CERT training sessions for the public and multiple Hands-Only-CPR presentations with the goal to educate 100 citizens in CERT and 500 citizens in Hands –Only-CPR.

## Goal #5 - Ensure Fiscal Sustainability

- a) **Budget Forecast.** Complete a, professional, external, 10-year budget forecast in Jan-Mar 2017 with the new Council.
- b) **Budget Transparency.** Consider and implement additional budget transparency / citizen participation actions.
- c) **CFAC Review.** Review and refine the roles and responsibilities of the Citizens Finance Advisory Committee after their first full year of operation.
- d) **Community Choice Aggregation.** Partner with regional entities to further research possible implementation of a Community Choice Aggregation approach to energy choice.
- e) **Budget Policies.** Adopt a comprehensive set of financial and budget policies to provide a meaningful and easily understood framework for maintaining financial discipline.
- f) **Vehicle Replacement.** Determine City vehicle requirements, then determine replacement costs over a 15-year period to estimate the total costs required to fund replacements on an annual basis.

- g) **Recreation Programming.** Evaluate partnerships and/or contracting opportunities to increase the range recreation programming through the use of external service providers.

## Goal #6 - Support Economic Development

- a) **Tidelands Trust Lease Management Policy.** Update and revise the City Lease Management Policy.
- b) **Economic Development Strategic Plan.** Launch the initial EDSP marketing toolkit and the 30-60-90-day action steps in the MB Economic Development Strategic Plan fostered by Chabin Concepts.
- c) **MBPP.** Consider providing proactive support, including a possible “memorandum of cooperation”, to any entity pursuing demolition, remediation and redevelopment (for non-energy producing purposes) of the Morro Bay Power Plant property.
- d) **Business Information on Website.** Complete a full renovation of the “Doing Business” section of the City’s website to enhance service for existing businesses and better market to potential new business for Morro Bay.
- e) **Business Incentives.** Research, evaluate, and bring to Council for consideration business incentive opportunities that may encourage existing business reinvestments in Morro Bay or recruit new businesses to the community.
- f) **Commercial Real Estate Inventory.** Partner with a local real estate agent to create a commercial real estate inventory and market this information on the City’s website.
- g) **Aquarium Project.** Work closely with the Central Coast Aquarium to bring a Concept Plan for approval to Council and Coastal Commission.
- h) **Business Improvement Districts.** Be receptive to, and provide City support, to any business improvement district opportunities proposed by Morro Bay business interests.
- i) **Economic Development Code Scrub.** Complete a high-level analysis of the Morro Bay Municipal Code to revise/remove policies that impede or hamper an improved business climate.
- j) **Maritime Museum.** Update the current MOU and complete a license agreement with the Central Coast Maritime Museum.
- k) **Marine Services Facility.** Contract for, complete and bring to Council for consideration a full feasibility study for the proposed Marine Services Facility.
- l) **Tourism Integration.** Complete the integration of the management of Tourism Business Improvement District operations with other aspects of the City’s Economic Development plans and activities.

- m) **Food Trucks.** Research and bring to Council for consideration a change to the MBMC to allow “food trucks” during approved events.

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

- a) **Market Street Bluff / Centennial Parkway Area Revitalization.** Begin a public process and bring to Council ideas for revitalization of the city owned properties adjacent to Centennial Parkway, including the Front Street parking lot, the Branigan’s / Distasio’s building, and the City-owned parking lot at Market and Pacific.
- b) **Implementation of Concept Plans.** Depending on public input and funding, complete design, research funding tools and begin implementation work on various projects including Centennial Parkway revitalization and the Embarcadero Promenade concept.
- c) **ADA Compliance Improvements.** Following the ongoing ADA compliance assessment, complete \$50K of ADA compliance improvements, or as set by the FY2016/17 budget.
- d) **Signage and Branding.** Install new welcome, way finding and street signs based on updated city “branding” resulting from the Vision / Values and DWSP projects.
- e) **Improve Trash Collection and Public Restroom Cleaning.** Research and bring to Council for funding proposals to increase the frequency of public trash collection in public areas and the cleaning of public restrooms.
- f) **Tree Trimming.** Research and bring to Council for direction a proposal to increase the frequency of tree trimming in the downtown from ~5 years to ~2 ½ years, while continuing City tree management and planting consistent with the Urban Forest Management plan.
- g) **Community Beautification.** Budget depending, implement specific Community Heritage and Beautification Committee recommendations including installing permanent aesthetic lighting in downtown street trees, providing direct City support to the Hidden History interpretive panel project, Vet’s Hall turf removal / garden installation. Refresh and re-implement the City Adopt-a-Park program.
- h) **ESH Fencing.** Fence the Environmentally Sensitive Habitat (ESH) between the Embarcadero dirt extension and the Morro Bay Power Plant property in the same manner as the ESH fencing on the opposite side of the road.
- i) **City Hall Functional Improvements.** Plan and complete remodeling of the IT space in City Hall to provide additional / more functional office space and improved customer service in MB City Hall.
- j) **Facility Maintenance Program.** Update the Facility Maintenance Program using priority setting in time to influence the 2017/18 budget cycle.

## Goal #8 - Enhance Quality of Life

- a) **Community Pool Planning.** Prepare for, and enact, the overall management of community access at the new Morro Bay High School/Community Pool.
- b) **City-Sponsored/Partnered Events.** Execute the following City/Partnered Events: Fourth of July, Rock to Pier Run, Dixon Spaghetti Dinner, Downtown Trick-Or-Treat (partner with the Chamber of Commerce), Lighted Boat Parade/Christmas Tree Lighting (partner with Rotary).
- c) **Sea Otter Awareness.** Take specific action to raise awareness of Sea Otter protection practices and participate in the 2016 Sea Otter Awareness Week.
- d) **Pickleball Court Space.** Research and present to Council opportunities for additional, future Pickleball court space.
- e) **Recreation Guide.** Sponsor and publish the Morro Bay Recreation Programs Guide in Fall, Winter, and Spring, beginning Fall 2016.
- f) **Vet's Hall Renovation Planning.** Bring to Council a proposal for partial revitalization of Vet's Hall to achieve functional improvements for public meetings and work toward a more attractive / rentable space for private events.
- g) **Public Meeting Broadcasts.** Bring to Council a proposal for upgrading City-owned broadcast equipment used to video and broadcast public meetings.
- h) **Community Paramedicine.** Research and partner with other EMS agencies in our County for possible proposals for Federally funded Community Paramedicine Programs starting after 2018, pursue public / private partnerships to simultaneously improve local healthcare access.
- i) **Skate Park.** Research and bring to Council for decision options to develop a new skate park in Morro Bay. Resurface the pavement under the existing skate park at the Teen Center. (New)

## Goal #9 - Improve Water Supply Diversification

- a) **State Water Planning.** Assess 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.** Submit permit application for full time use of the City desal plant as part of the City's water portfolio.
- c) **Desal Location.** Research and bring to Council for decision options to relocate the City desal plant.
- d) **"One Water" Planning.** In concert with the GP/LCP update, complete Master Plans for Water Supply, Water System, Wastewater Collection, and stormwater as a "One Water" Plan.

- e) **CMC Emergency Exchange Agreement.** Complete emergency exchange agreement with CDCR for CMC water.

## Goal #10 - Improve City Operations

- a) **IT Support.** Assess opportunities to enhance IT help desk support services through supplemental, contractual support.
- b) **IT Disaster Protection.** Move City computer servers from City Hall to the Fire Station.
- c) **Records Management.** Develop a prioritized, budgeted short- and long-term plan for improving records management policies and procedures, including development of a trustworthy electronic records system, and staff education regarding legal requirements and best practices. Begin digital scanning of Harbor Dept Records.
- d) **Compensation Study.** Complete a professional, external, comparative study of City of Morro Bay compensation policies and levels to ensure both taxpayers and employee interests are appropriately served. Complete the study in time for 2017/18 MOU negotiations.
- e) **Lease Management Office Reorganization.** Research and bring to Council for consideration transferring Harbor lease and property management functions to the Administrative Services Department or another City Department. (MP Recommendation)
- f) **MBMC and City Organization.** Review and bring to Council for consideration changes to the MBMC related to City staff organization.
- g) **Succession Planning.** Develop a succession planning framework and conduct detailed succession planning for positions at high risk for turnover. (MP Rec.)
- h) **Harbor Maintenance.** Evaluate transferring Harbor maintenance functions to Public Works.
- i) **GIS.** Research and bring to Council for decision options for providing comprehensive geographic information system data for both internal and customer serving applications.
- j) **Community Resource Connections.** Refine and formalize, with Council resolution, the relationship between the City and the Community Resource Connections Office.



David W. Buckingham  
City Manager



AGENDA NO: D-1

MEETING DATE: December 20, 2016

## Staff Report

**TO:** Planning Commissioners

**DATE:** December 20, 2016

**FROM:** Joan Gargiulo, Assistant Planner

**SUBJECT:** Landscape Plan Approval as Part of UP0-458 and PC Resolution No. 26-16 for 500 Atascadero Road

### **RECOMMENDATION:**

Review and approve the attached Landscape Plan as part of the approval of Conditional Use Permit No. UP0-458 for the Silver City Mobile Home and RV Resort at 500 Atascadero Road.

### **BACKGROUND/DISCUSSION:**

At the November 1, 2016 Planning Commission meeting, the Commission reviewed and subsequently voted 5-0 to conditionally approve a proposal for a change in use on two parcels currently zoned M-1/PD/I. The Applicant received approval for a change in use from Commercial Storage to an RV Park.

The portion of the project that is located adjacent to the Public Right-of-Way along Atascadero Road is required to be screened from the Road pursuant to Morro Bay Municipal Code (MBMC) Section 17.48.290. The Planning Commission added a condition of approval to the project requiring the Applicant to submit a landscape plan consistent with the requirements set forth in MBMC Section 17.40.030 and obtain Planning Commission approval prior to rental or occupancy of the RV spaces.

Section 17.40.030 of the MBMC stipulates that a landscape plan include the plant materials, type and size of plants at the time of planting, and the method of maintenance. As shown on the plan sheet attached as Exhibit A to this staff report, the Applicant proposes to maintain consistency with the existing hedge by planting 18 (eighteen) *Nerium Oleander Bushes*, 15 (fifteen) gallons in size, to be maintained via a drip irrigation system.

### **CONCLUSION:**

Staff recommends that the Planning Commission review the attached Exhibit A and move to approve the Landscape Plan for Conditional Use Permit No. UP0-458

### **EXHIBITS:**

Exhibit A – Landscape Plan

Prepared By: \_\_JG\_\_

Department Review: \_\_SG\_\_

