



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday March 15, 2010

Nancy Johnson - Chairperson
Vice-Chairperson - Gerald Luhr
Commissioner - Michael Lucas
Commissioner - John Diodati
Commissioner - Jamie Irons
Rob Livick - Secretary

- I. CALL MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. ACCEPTANCE OF AGENDA
- V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

VI. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on March 1, 2010

VIII. 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.

IX. FUTURE AGENDA ITEMS

- A. Downtown Visioning (Planning Commission Subcommittee).
- B. Restrictions/rules on installing gates on driveways for residential and commercial properties.
- C. Research information on allowing front porches within the front setback.

- D. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan.
- E. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. PUBLIC HEARINGS

The following items have been continued to the April 5, 2010 Planning Commission Meeting.

- A. **Site Location:** 595 Anchor
Applicant: Ann Traven and Barbara Nordin
Request: The applicant requests a Variance (AD0-050) from the required front and exterior side setbacks to allow the construction of a swimming pool.
Recommended CEQA Determination: Categorically Exempt pursuant to Section 15332, Class 32
Staff Recommendation: Consider the Variance and take appropriate action.
Staff Contact: Kathleen Wold, Senior Planner, (805) 772-6211

- B. **Site Location:** 575 and 591 Embarcadero
Applicant: Smith Held
Request: The applicant requests Precise Plan approval via a Use Permit (UP0-140) for the demolition of existing buildings and construction of two commercial lease sites and six hotel rooms. Existing docks will be removed and replaced with one floating dock. An existing deck will be reconstructed within the same footprint and a vertical access way from Embarcadero Road through the project site is proposed to connect to a proposed boardwalk.
Recommended CEQA Determination: Mitigated Negative Declaration
Staff Recommendation: Consider the Precise Plan request and take appropriate action.
Staff Contact: Gene Lehotsky, Associate Planner, (805) 772-6270

- C. **Site Location:** 350 Java
Applicant: Kathy and Greg Kircher
Request: The applicant requests a Variance (AD0-049) to exceed lot coverage and to reduce the required rear setback and a Use Permit (UP0-251) for an addition to a non-conforming house.
Recommended CEQA Determination: Categorically Exempt pursuant to Section 15301, Class 1
Staff Recommendation: Consider the Variance and Use Permit and take appropriate action.
Staff Contact: Gene Lehotsky, Associate Planner, (805) 772-6270

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program.

XII. NEW BUSINESS

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Monday, April 5, 2010 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning 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 Department 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.

RULES FOR PRESENTING TESTIMONY

Planning 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 testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of 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. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. 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.

This Agenda is available for copying at Mills Copy Center and at the Public Library

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: <http://www.morro-bay.ca.us/planningcommission>

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
Monday, March 1, 2010

Chairperson Nancy Johnson

Vice-Chairperson Gerald Luhr
Commissioner Jamie Irons

Commissioner Michael Lucas
Commissioner John Diodati

Rob Livick, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:05 p.m.

II. PLEDGE OF ALLEGIANCE

Jacinth led the Pledge of Allegiance.

III. ROLL CALL

All Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold, Genene Lehotsky and Cindy Jacinth

IV. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick reported at the February 22, 2010 City Council:

- Discussed water quality testing for contaminants in the City's water
- Redefined job duties for the City Attorney to attend Planning Commission meetings when there has been an appeal of the Director's decision

Livick stated at the March 8, 2010 City Council will:

- Revisit the 2010-2011 Budget priorities and take public comment for the upcoming budget hearings
- Consider an Amendment to the Morro Bay Municipal Code Title 5 to establish regulations and procedures entitled "Medical Marijuana Collectives"
- Consider an appeal of the Tentative Parcel Map and Coastal Development Permit restricting the residential square footage at 612 Agave Drive
- Consider an appeal of a Minor Use Permit to allow the conversion of a Commercial Unit to a Residential Unit at 2300 Main Street, Unit #1

Livick reported the City's water crew is replacing two broken valves at King's Tank.

Johnson asked when will the City's budget hearings be held and Livick stated the next budget hearings will be on March 16th and March 17th.

VI. PUBLIC COMMENT

Johnson asked if there was any public comment. There was none.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on February 16, 2010

MOTION: Diodati/Lucas 2nd to approve the minutes as amended.

VOTE: 4-0 Johnson abstained

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

A. Downtown Visioning (Planning Commission Subcommittee)

B. Restrictions/rules on installing gates on driveways for residential and commercial properties

C. Research information on allowing front porches within the front setback

D. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan

E. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues

X. PUBLIC HEARINGS

A. **Site Location:** 2248 Emerald Circle, MMR/CCR/GC (PD) zone

Applicant: Todd Schnack

Request: Request for a Coastal Development Permit (CP0-313) and a Conditional Use Permit (UP0-273) to construct a 550 square foot second story guesthouse and a 35 square foot deck. The site is located within the Coastal Commission Appeal Jurisdiction.

Recommended CEQA Determination: Categorically Exempt, Class 1, Section 15301.

Staff Recommendation: Conditionally approve.

Staff Contact: Genene Lehotsky, Associate Planner, 772-6270

Lehotsky presented the Staff Report.

Johnson asked if the Commission had questions for staff.

Lucas asked staff to clarify the parking requirements. Lehotsky responded the zoning ordinance does not require additional parking for a guesthouse, as it is not rentable.

Diodati asked if other guesthouse additions had been approved in the Cloisters. Lehotsky replied no.

Luhr asked if the applicant's plan is within the requirement for maximum floor area for a 2nd story and if this project is within the viewshed corridor. Lehotsky replied yes, the project is within the 50% maximum floor area and this project is not within the viewshed corridor.

Irons asked staff to clarify why this is before the Commission as a guesthouse. Lehotsky replied a guesthouse addition requires a Conditional Use Permit and the property falls within the Coastal Commission Appeals jurisdiction. Irons asked if there are instances where an administrative level permit could be applied and Lehotsky responded yes, if the project is outside the Coastal Commission Appeals jurisdiction.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission.

Nelson R. Bernal, the applicant's representative, gave the presentation. Todd Schnack was also present. Johnson asked if anyone in the public wanted to make public comments. There were none.

Seeing no further comment, Johnson closed the Public Hearing

Johnson asked Commissioners if they had any questions.

Irons asked if the proposed vinyl windows, exterior plaster trim and garage door color will match the existing residence and the applicant said yes. Irons asked the applicant to clarify the proposed landing and deck. The applicant stated the deck size was limited due to the 20-foot easement in the rear and a side setback minimum of 5 feet.

Luhr asked what the current use is underneath the addition. The applicant responded the first story is 2 bedrooms and 1 bathroom. Luhr asked about gabled vents and the ability to provide faux vents on the front and rear elevations. The applicant stated this is because the addition includes a cut and stack roof. Luhr suggested front elevations should be consistent with rear elevations and the applicant agreed to modify the front and rear.

Luhr asked staff if the applicant would be required to conform to the new storm water runoff requirements and Livick replied no.

Johnson asked if there were any additional comments. Hearing none, Johnson closed the Public Hearing.

Lucas had concerns about design guidelines of the Cloisters and stated the maximum build-out has not been met at this location and stated the project fits within the CC & R's and the guidelines. Although he is concerned about the parking requirements, he supports the project.

Irons spoke about the identified differences between a guesthouse and a secondary dwelling unit. Irons shared Lucas' concern regarding the parking requirement and lack of addition parking spaces required.

Diodati spoke in favor of the project and Johnson reinforced Diodati's comments.

MOTION: Luhr/Diodati 2nd to approve the project with the following conditions:

- A. Adopt the findings included in the Exhibit A,
- B.** Approve the Conditional Use Permit and Coastal Development Permit subject to the conditions in Exhibit B in the site development plans dated February 19, 2010 with the addition of additional vents on the front and rear elevations.

VOTE: 5-0

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program

XII. NEW BUSINESS –

- A. Discussion of Potential Topics for the March 15, 2010 Joint Council/Planning Commission Meeting

Johnson asked Commissioners to state their proposed topics for the Joint Council/Planning Commission Meeting.

Diodati stated the County of San Luis Obispo staff has offered to do a presentation on the Land Use Element update process.

Luhr suggested an update on the downtown revitalization plan.

Irons suggested a pro/con analysis on City property and the City's 2 for 1 tree replacement program.

Johnson would like the City Council to fund a lobbyist to assist facilitating the Coastal Commission's review of the update to the Zoning Ordinance and General Plan.

Commissioners asked staff to clarify the process for submitting Agenda topics to City Council. Livick stated the joint topics list will be shared at the next City Council meeting and an Agenda will develop from that.

Irons asked if the items should be prioritized and Johnson replied yes.

Johnson confirmed that the two main priority Agenda items proposed for the joint City Council / Planning Commission meeting will be:

1. A presentation from the County on the Land Use Element Update Process plus time for question and answer.
2. The Downtown Visioning / Revitalization Plan plus time for question and answer.

Other proposed Agenda items are:

3. The Pro/Con Analysis of City property.
4. The Tree Replacement program and how it coordinates with the Tree Committee.
5. To ask the City to hire a lobbyist to assist in securing the General Plan and Zoning Ordinance.

Johnson stated items three through five would be proposed Agenda items for discussion if there were time during the meeting. Johnson asked for a voice vote from the Commissioners. Commissioners unanimously agreed to submit the proposed Agenda list to the City Council for the Joint Meeting on March 15, 2010.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 6:55 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, March 15, 2010 at 6:00 p.m following the 5:00 joint meeting with City Council.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary



City of Morro Bay Public Services Current Project Tracking Sheet

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

Agenda NO: XI-A
Meeting Date 3/15/2010
Action _____

	Applicant/Property Owner	Project Address	Date	Project Description/Status	Project Planner	Approval Body	30-Day Review
Hearing or Action Ready							
1	Greg Kircher	350 Java	1/22/09	Addition to Nonconforming SFR. Submitted 1/22/09, incomplete letter 2/27/09, incomplete 5/21/09, Response letter 6/30/09. Resubmittal 1/7/10. Incomplete letter 2/3/10. Resubmittal 2/16/10. Project complete for processing.	GL	PC	
2	Ann Traven	595 Anchor Street	2/12/10	Variance to allow a swimming pool within the front yard setback. Complete for processing	KW	PC	
3	Smith Held	575& 591 Embarcadero	04/21/09	Demo existing retail and vacation rentals, construct 2 retail units and a 6 unit hotel. Submitted 9/27/06, Incomplete 11/7/06 Resubmitted 12/21/06 Environmental Review MND Circulating, tentative PC 4/2/07 Continued, date uncertain Resubmitted 4/26/07 Incomplete 5/2/07 Resubmitted 5/30/07 Environmental document re-circulating 6/6/07, tentative PC 7/16/07 Concept plan approved, tentative CC 8/27/07 Concept Plan Approved, needs CDP from CCC -Hearing 11/12/08. Project back from Coastal Commission, ready for Precise Plan processing. Precise Plan submitted 4/21/09, Incomplete letter 6/25/09. Resubmitted 7/27/2009. Responses to applicant on 10/12/2009. Scheduled for hearing on 10/19, continued to 11/2 by applicant. Applicant requests continuation to date uncertain. Revised environmental Public review period 2/5/10 to 3/5/10. Project ready for hearing	GL	PC	
4	Cathy Novak	560 Embarcadero	12/3/09	Height & Setback Exception for Fence/Windscreen. Applicant working with staff on project details.	GL	AD	
30 -Day Review, Incomplete or Additional Submittal Review							
5	Dan Reddell	1 Jordan Terrance	7/25/08	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/2010 on site to further discuss issues. Resubmittal 2/16/10. Initial Study ready for noticing	JH/KW	PC	3/16/10
6	Kleinhammer	160 Anchor	7/29/08	Parcel Map dividing one parcel into two with Right of Way abandonment. Incomplete letter sent 8/25/09. Met with applicant's representative regarding a redesign of the project.	KW	PC/CC	
7	Pina Noran	2176 Main	10/3/08	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing. 11/30/09	KW	PC	
8	John Christie	2330 Hemlock	4/27/09	CUP for 2nd unit to nonconforming site. No scaled plans submitted. Comment letter sent 11/3/09. No response to date. Parking is an issue	GL	PC	
9	Studio Design Group	962 Piney	10/15/09	Preapplication Demo. , addition and remodel of existing church., application taken to DRT. Incomplete letter sent 12/4/09. Resubmittal 2/8/10.	KW	PC	

	Applicant/Property Owner	Project Address	Date	Project Description/Status	Project Planner	Approval Body	30-Day Review
10	Robert Romero	3033 Ironwood	11/18/09	New SFR. Incomplete Letter sent 12/11/09. Resubmittal 2/8/10. Incomplete letter sent 3/10/10.	SD	Admin	3/10/10
11	Robert Tefft	395 Acacia	11/10/09	Demo SFR & Carport. Incomplete letter sent 12/31/2009.	GL/SD	Admin	
12	Bob Crizer	Water Lease Site 34 206 Main Street	11/9/09	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC	
13	City of Morro bay	Harbor Depart	11/10/09	Marina Dredging. CUP to dredge State Park Marina. Waiting for additional information from environmental consultant.	KW	PC	
14	Valley and Crafton	430 Olive	11/23/09	Lot Line Adjustment. Incomplete letter sent 12/23/09. No response to date	GL/SD	Admin	
15	Mike Prater	235 Atascadero	12/16/09	CUP and Coastal Development Permit. Solar Arrays. Solar arrays located on carport structures at Morro Bay High School. Incomplete letter sent 1/15/10. Mtg follow up letter sent 1/29/10.	GL	PC	
16	Roy Cinowalt	3100 Main	2/11/10	Sign Permit. "Breaker View Apartments" Applicant notified that he needs a site plan showing where the sign is to be placed.	SD	Admin	
Projects in Process							
17	Great American Fish Co.	1185 Embarcadero	1/6/05	GAFC, Virg's, & Harbor Huts Revitalization Plan. Submitted 1/06/05, Starting Initial Study Draft MND, eel grass study complete concurrence on findings Tentative PC 11/5/07 Continued, date uncertain CC March Phase I approved Phase II approved 5/12/08. CDP approval from Coastal Commission on June 10, 2009. Project submitted for precise review.	KW	PC	
18	Larry Newland	Embarcadero	11/21/05	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 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. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010	KW	PC	
19	Rudolph Kubes/Mike Prater	1181 Main & Bonita	11/23/06	Morro Mist 20 Lot SFR Subdivision. Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project	JH/KW	PC	
20	Frank Loving	247 Main	10/27/07	Docking for Vessels. Submitted 10/29/07, Incomplete 11/19/07 PC 2/4/08, Continued to PC 3/17/08, continued to PC 9/15/08 Applicant has indicated to staff that they wish to move ahead with the project.	KW	PC	
21	Johnnie Medina	3390 Main	5/29/08	2 Lot Subdivision. Submitted 5/29/08, Incomplete CCC coordination; Inc. Later 12/2/08; Resubmitted 1/5/09. Staff working on environmental document, MND Noticed as available for review 6/9/09. Hearing schedule 7/20/09. Item continued to date uncertain. Applicant submitted additional materials, staff waiting for applicant's response to ESH/Willow buffer. Biologist letter submitted November 30, 2009. Resubmittal 1/20/10. Applicant resolving issues of having stated project includes wetland area.	KW	PC	2/20/10

	Applicant/Property Owner	Project Address	Date	Project Description/Status	Project Planner	Approval Body	30-Day Review
22	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing.	BA	PC/CC/RW OCB	
23	Nina Hartley	1290 Embarcadero	9/17/08	Relocate well and pump house. Submitted 9/17/08, Inc. letter 10/15/08. Applicant has resubmitted items from inc. letter, submittal under review. Initial Study in process. Applicant has submitted additional arch/information 11/09.	SD/KW	PC	
24	Chevron	3072 Main	12/31/08	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed.	KW/SD	PC	
25	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC	
26	California State Park	State Park Drive	2/11/09	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit.	SD/KW	PC	
27	Tank Farm	1290 Embarcadero	2/27/10	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant.	KW	Admin	
Environmental Review							
28	Ron McIntosh	190 Olive	8/26/08	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance.	KW	PC	
29	Chevron	3072 Main	12/31/08	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed.	KW/SD	PC	
30	Imani	571 Embarcadero	5/14/09	Remodel of Salt Building to include new public walkway and additional piling for support. Eel grass study submitted. Initial Study in review period	SD/GL	PC	
Coordinating with Other Jurisdictions							
31	Burt Caldwell	801 Embarcadero	5/15/08	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC.	GL	PC/CC/ CCC	
32	City of Morro Bay	887 Atascadero	3/9/09	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County	
33	John King	60 Lower State Park	7/2/08	Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC	
Projects Continued Indefinitely or No Response to Date on Incomplete Letter							
34	SLO County	State Park	09/28/04	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC	
35	Cameron Financial	399 Quintana	04/11/07	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	Admin	
36	West Millennium Homes	895 Monterey	7/10/07	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC	

	Applicant/Property Owner	Project Address	Date	Project Description/Status	Project Planner	Approval Body	30-Day Review
37	Kenneth and Lisa Blackwell	2740 Dogwood	07/20/07	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC	
38	Jeff Gregory	1295 Morro	09/25/07	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD	
39	Nicki Fazio	360 Cerrito	08/15/07		KW	PC	
40	Alicia Baroque	545 Napa	05/27/08	New guest house and parking exception. Submitted 5/27/08 Incomplete 6/13/08 Resubmitted 10/14/08, Complete 11/10, PC 12/15; Continued to a date uncertain.	KW	PC	
41	City of Morro Bay	595 Harbor Depart	02/27/09	New stand-by generator. Submitted 2/27/09, City Council did not fund. Continued date uncertain. Approved	KW	Admin	
Projects in Building Plan Check							
42	Don Doubledee	360 Morro Bay Blvd	5/15/09	Mixed Use Project - Ciano. Incomplete letter sent 2/25/10.	GL	N/A	
43	Robert Fiori	2655 Koa	11/25/09	SFR Demo/Reconstruction. Incomplete letter sent to applicant. Resubmittal 2/1/10. Incomplete letter 2/11/10.	KW	N/A	3/1/10
44	Tricia Knight	1245 Little Morro Creek	2/2/10	MetroPCS Telecom Site on PG&E tower. Incomplete letter pending.	GL	N/A	3/1/10
45	Robert Romero	3033 Ironwood	2/8/10	New SFR. Incomplete letter sent 3/9/2010	SD	N/A	
46	Billingsley	300 Fairview	2/8/10	SFR Addition. Demo and addition. Incomplete letter 2/11/10. resubmitted 2/22/10. applicant did not address all concerns. 2nd letter sent 2/24/10	SD	N/A	
47	Valori	2800 Birch Ave	2/10/10	Remodel/Repair. Sunroom, garage, and study. Under review. Comments sent 2/24/10	SD	N/A	3/10/10
48	John & Alair Hough	285 Main	2/16/10	SFR Addition. Second unit over detached garage. Under review.	KW	N/A	3/16/10
49	Jon Wickstrom	401 Panay	2/5/10	SFR Addition. 1,000 sf. addition. Under review.	KW	N/A	3/5/10
50	Costanzo Addition	1202 Bolton Dr	1/25/10	SFR Addition. Add stairs to the existing house. Incomplete letter 2/11/10.	GL	N/A	
51	Todd Schnack	2248 Emerald	2/17/10	New Guesthouse Cloisters. Project awaiting Planning permit approval.	GL	N/A	3/19/10
52	Dan Yates	221 Main	2/22/10	Single Family addition	SD	N/A	
53	Kent Snowden	2570 Nutmeg	2/22/10	New SFR. Incomplete letter sent 2/23/10.	SD	N/A	
54	Starkie	2940 Juniper	3/1/10	Electric System for photovoltaics.	SD	N/A	
55	Deedon	3044 Ironwood	2/9/10	New SFR.	SD	N/A	
56	Newman	596 Blanca	2/25/10	New Carport.	SD	N/A	
57	Colhover	2800 Dogwood	3/8/10	New SFR.	SD	N/A	
Projects & Permits with Final Action							
58	Cathy Novak	612 Agave	9/17/09	Parcel Map. One lot to three lots. Incomplete letter sent to applicant. Applicant respond to items on letter 11/4/2009. Subdivision Review Board approved the map for processing on 11/17/2009. Item continued until 1/4/09, staff to bring back findings. Approved 1/19/10. Appealed to Council 1/29/10.	GL	PC	
59	Michael Del Puppo	2300 Main	4/3/09	Appeal of Minor Use Permit to convert a commercial use to a residential use. Approved 11/13/09. Appeal denied 1/19/10. Appealed to Council 1/29/10.	GL/SD	PC	
60	Gerald Luhr	540 Atascadero	1/15/10	Sign Permit. "Kitchen and Bath Works". Approved	KW	Admin	
61	Dan Yates	221 Main	12/11/09	SF added to NCS and Parking Exception. 2/1/2010 P.C. approved	KW	PC	
62	Phil & Maureen Kispersky	560 Embarcadero	9/30/09	Sign Permit for Pelican Grill. Waiting for resubmittal. Submittal 12/14/09. Comment letter sent 12/22/09. Applicant resubmitted on 1/5/10. Permit issued 2/3/10.	GL	Admin	

	Applicant/Property Owner	Project Address	Date	Project Description/Status	Project Planner	Approval Body	30-Day Review
63	Wayne Colmer	485 South Bay	4/28/05	17 Lot Subdivision. Submitted 4/28/05.SRB 3/15/06, Staff requested information Starting Initial Study. MND Circulating, tentative PC 8/21/06 Approved, tentative CC 10/9 Continued to 11/13/06 Approved Appealed by CCC Tentative November hearing Continued to March, CCC approved with Conditions, Pry Mod PC concurrence needed pending lawsuit; Resubmitted 11/19/08; awaiting CCC appeal and concurrence; Approved by CCC; 2/17/09 PC continue to date uncertain with direction. Project approved on 2/16/2010.	KW	PC	
64	Cathy Novak	585 Morro	12/23/09	As-Built Review of Community Housing Project. In progress. Project completed	KW	N/A	2/19/10
65	Gary Christensen	600 Morro Bay Blvd	1/21/10	Tenant Improvement. Pharmacy / Retail. Project approved	GL	N/A	3/19/10
66	Michael Garman	680 Paula	2/17/10	SFR Addition. 55 sf Master Bath addition. Approved	KW	N/A	
67	Victor Graziano	515 Morro Bay Blvd	11/19/09	Convert Portion of Retail to Deli. Incomplete letter sent 12/10/09. Resubmittal 1/27/10. project approved	GL	N/A	2/18/10
68	Kent Snowden	2570 Nutmeg	10/27/09	New SFR. 2,437 square feet with a 616 square foot garage. Incomplete letter sent to applicant 11/4/09. P.W.comments 11/18/2009. Resubmittal 1/19/10. Coastal Development Permit noticed on 2/5/2010. Permit issued 2/17/2010	SD	Admin	
69	Mark Hoppe	2840 Cedar	11/18/09	Demo SFR. Fire department O.K. 12/4/2009. Incomplete letter sent 12/23/09. Resubmittal 1/27/10. Coastal Development permit noticed on 2/5/2010. Permit issued 2/17/2010	SD	Admin	
70	Gene Doughty	201 Main	7/24/09	Subdivide one lot into three. Comment letter sent 8/19/09. Resubmittal 12/22/09.	KW	AD	
71	City of Morro Bay	235 Main	10/20/09	Demolish Wharf. Demo 7,400 sf. wharf, decking and support structure. Initial Study was circulated for 30-day review on 1/14/10 finishes on 2/16/2010. Environmental review complete	KW	Admin	
72	Todd Schnack	2248 Emerald	9/30/09	New Guesthouse Cloisters, 11/09 incomplete letter sent. Applicant responded 11/19. Cloisters Design Reviewed project 11/30 deemed it in conformance with Cloister Design guidelines. Comment Letter sent 11/9/09. Comment Letter sent 12/22/09.	GL	PC	
73	Les & Larri Deedon	3044 Ironwood	10/21/09	New SFR. 2-story 1,412 sq. ft.with 3 car garage and 2 decks. Incomplete letter sent to applicant 10/29/09. applicant resubmitted on 11/18/2009. Resubmittal did not address all incomplete items. Incomplete letter sent 12/9/09. Response received 1/22/10. Resubmittal did not address all concerns. Incomplete letter 2/8/10. Resubmittal 2/9/10. complete for processing. Noticed on 2/19/2010. Permit issued pending appeal period.	SD	Admin	2/18/10
74	Kent Snowden	2570 Nutmeg	10/27/09	New SFR. 2,437 square feet with a 616 square foot garage. Incomplete letter sent to applicant 11/4/09. P.W.comments 11/18/2009. Resubmittal 1/19/10. Coastal Development Permit noticed on 2/5/2010. Permit issued 2/17/2010.	SD	Admin	2/18/10



City of Morro Bay
Public Services
Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards (Variable Height & Setbacks, FAR)	4/5/2010	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
AB811	continuing with updates				120 to 160
Safety Element	Approved	TBD			20 to 40
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			3/20/00
Annexation Proceeding for Public Facilities		TBD			TBD
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission				TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800