



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

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

209 Surf Street, Morro Bay
Monday June 7, 2010

Nancy Johnson - Chairperson

Vice-Chairperson - Gerald Luhr

Commissioner - John Diodati

Commissioner - Michael Lucas

Commissioner - Jamie Irons

Rob Livick - Secretary

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ACCEPTANCE OF AGENDA

V. WRITTEN COMMUNICATIONS 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.

Cal Poly's City and Regional Planning Graduate Class will conduct a presentation on The Downtown Enhancement Project (Phase 1).

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. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

VIII. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on May 17, 2010

IX. FUTURE AGENDA ITEMS

- A. Restrictions/rules on installing gates on driveways for residential and commercial properties.
- B. Staff presentation on the Affordable Housing Rehabilitation Program and general affordable housing issues.

X. PUBLIC HEARINGS

Site Location: 650 Ponderosa

Applicant: Louise Baldwin

Request: Conditional Use Permit #UP0-290 to modify an existing secondary residential unit located at 650 Ponderosa to increase the square footage. There is a finished storage area adjacent to the secondary unit which is proposed to be opened up increasing the habitable space from 884 square feet to approximately 1,165 square feet. This site is not located within the Coastal Commission Appeals Jurisdiction.

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

Staff Recommendation: Review and take action on Use Permit.

Staff Contact: Sierra Davis, Planning Intern (805) 772-6297

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program.
- B. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan (continued to the June 21, 2010 meeting.)

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, June 21, 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.

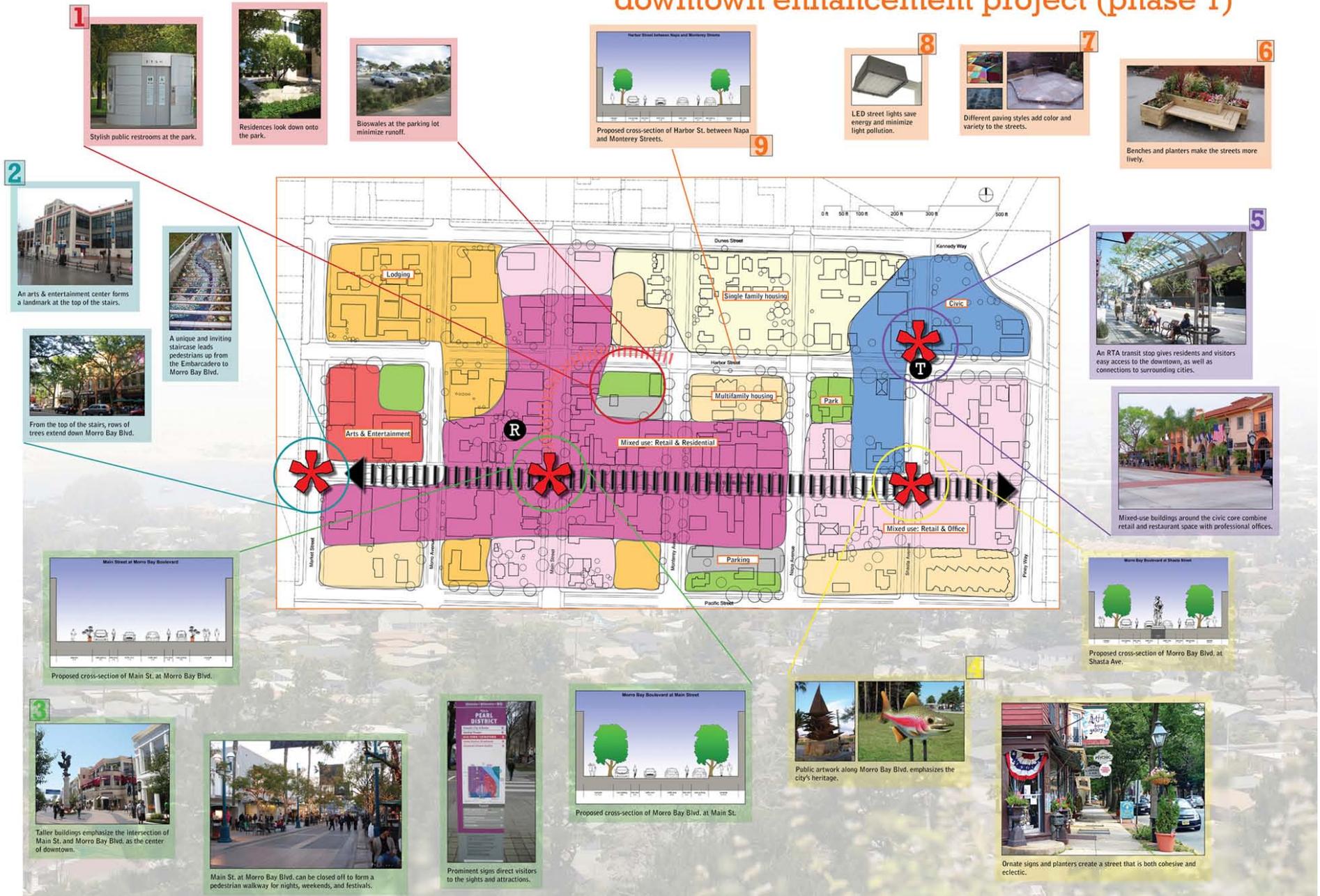
HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

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>

Conceptual Diagram

downtown enhancement project (phase 1)



downtown enhancement project (phase I)

CONCEPTUAL DIAGRAM



Conceptual Diagram

Downtown Enhancement Project (Phase 1)



1

Lamp posts
Lamp posts provide increased lighting and banners advertise upcoming festivals and events



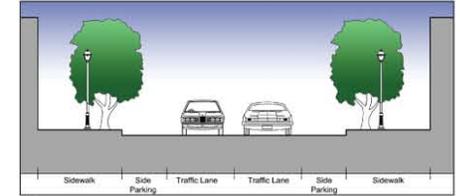
2

Morro Bay Boulevard
Wide sidewalks and well-kept, street-facing storefronts encourage pedestrian use



3

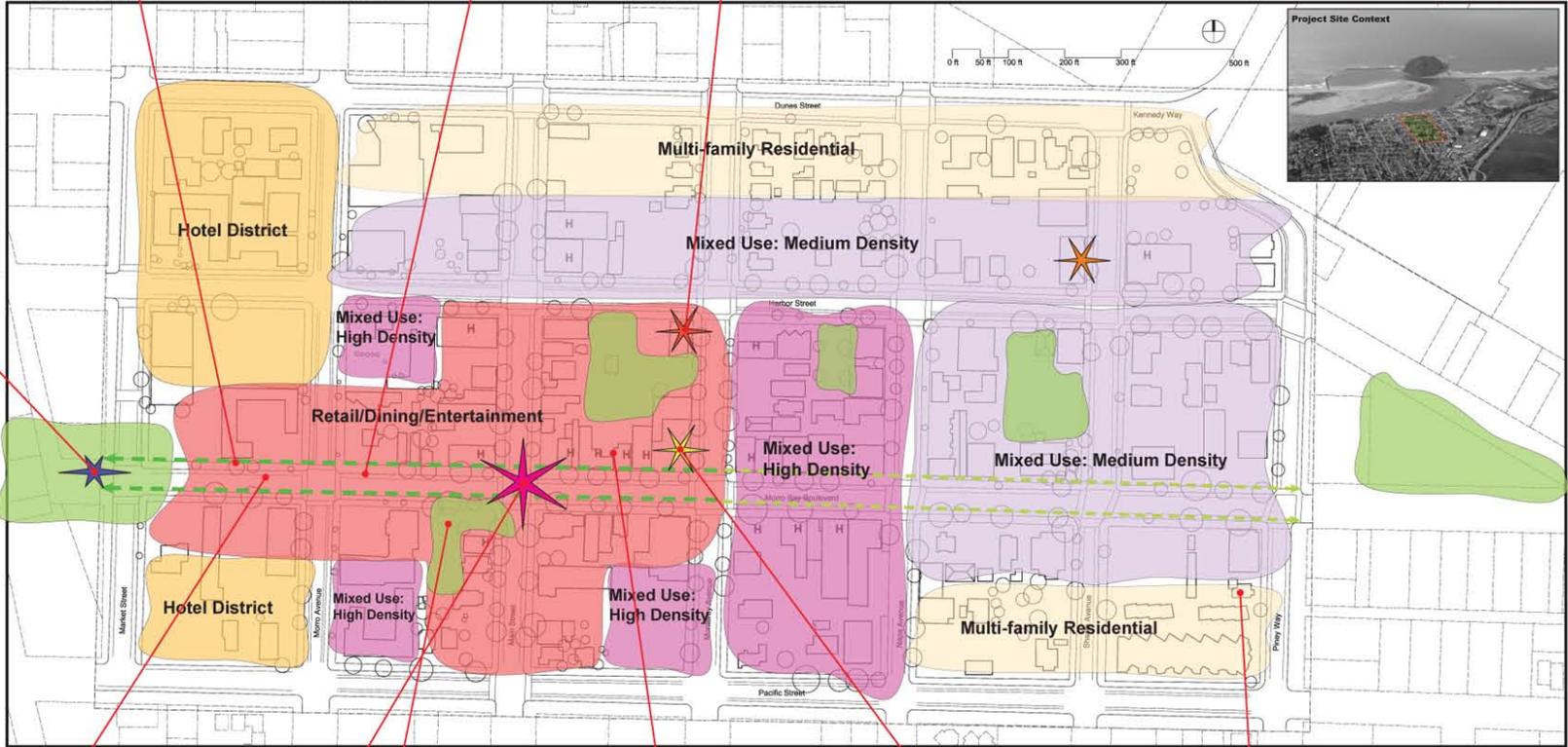
ART CENTER
Art Center for local artists to display their work



4

Conceptual Cross-section for Morro Bay Blvd.

-  Historic Buildings
-  Intensive Streetscaping
-  Moderate Streetscaping
-  Downtown Center
-  Visitors Center
-  Embarcadero Connection
-  Civic Center
-  Art Center



11

Connection to Embarcadero
An integrated, visually appealing, and inviting connection with the Embarcadero brings increased foot traffic into the downtown area.



10

Green Streets
Streetscaping along Morro Bay Boulevard creates an appealing guide from the Embarcadero steps to the center of downtown at Morro Bay Boulevard and Main Street.



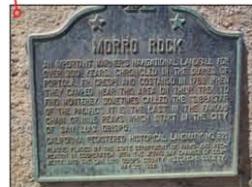
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Downtown Square
Parking lots behind buildings provides necessary parking for the downtown area while allowing for increased streetfront activity.



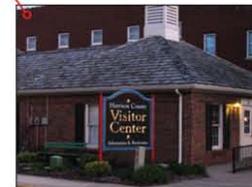
8

Pocket Parks
Pocket parks provide places to pause while exploring the downtown area.



7

Historic Resources
Historic plaques designate points of historical interest throughout downtown



6

Visitor Center
A Visitor Center helps to familiarize the visitor with both the downtown and the waterfront.



5

Existing Residential Character
Preserve the residential areas of downtown.

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
May 17, 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

Chairperson Johnson called the meeting to order at 6:03 p.m.

II. PLEDGE OF ALLEGIANCE

Rob Livick led the pledge.

III. ROLL CALL

Chairperson Johnson noted Jamie Irons is absent. All other Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis and Cindy Jacinth

IV. ACCEPTANCE OF AGENDA

MOTION: Agenda accepted as presented.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Livick briefed the Commission on action taken at the May 10, 2010 City Council meeting and also on items scheduled for the May 24, 2010 City Council meeting.

VI. PUBLIC COMMENT

Johnson opened public comment. Hearing no comments, Johnson closed public comment.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on May 3, 2010

Lucas noted the following corrections:

On page 2, Lucas asked to add "as being Class I" after his comments on the bike path.

On page 3, where it states Steve Goschke clarified plant capacity and it states "plant usage" is one gallon per minute should be amended to read "current plant usage..."

On page 3, he asked to clarify whether the motion was missing one additional condition that the "power plant would be the sole client of the water company". Johnson asked staff to check the tape to confirm whether this condition was mentioned at the May 3rd meeting.

Diodati noted on page 4, to add a bullet regarding specific economic benefits to state "studies indicate that bicycle tourism is a growing tourism segment and that these tourists have more discretionary income and are more likely to return to an area if adequate dedicated trails are available."

MOTION: Lucas/ Diodati 2nd to approve the minutes as amended. VOTE: 3-0-1. Luhr abstained.

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS

A. Downtown Visioning (Planning Commission Subcommittee).

Luhr announced the Committee will present three separate plans for the Planning Commission on June 7th.

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

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

X. PUBLIC HEARINGS

Continued from the May 3, 2010 Planning Commission Meeting

A. **Site Location:** 571 Embarcadero

Applicant: Abba Imani, applicant/ Cathy Novak, agent

Request: The applicant has submitted for a Use Permit (UP0-260) to allow modifications to an existing commercial building located 571 Embarcadero. The building, known as the Salt building, is approximately 2,996 square feet. The proposed additions/modifications will add approximately 40 square feet for the relocation of the patio and approximately 80 square feet for a new walkway. The existing sidewalk along Embarcadero Road will be widened to eight feet in order to meet City standard compliance.

Recommended CEQA Determination: Adopt a Mitigated Negative Declaration

Staff Recommendation: Review and take action on Use Permit and Mitigated Negative Declaration.

Staff Contact: Sierra Davis, Planning Intern (805) 772-6297

Davis presented the staff report and noted the second motion has been amended which seeks to approve the project as a Precise Plan instead of a Concept Plan as shown in the staff report.

Luhr asked staff to clarify the lack of detail that would normally be included in a Precise Plan. Wold responded they did not receive this detail from the applicant because the amount of proposed modification is minor.

Johnson opened the Public Hearing.

Cathy Novak, Applicant Representative, presented the project and addressed the lack of project details. She noted that additional project details have not been submitted because they are waiting until the engineering design is completed.

Johnson asked for additional public comment. Hearing none, Novak returned to the podium.

Commissioners asked Applicant to clarify the type of materials, the trash enclosure location, construction set up area, signage and frosted glass design. Abba Imani, the leaseholder of the building came forward to explain the proposed trash location will still be enclosed. Novak clarified they hope the project to the north proceeds at the same time to allow for an economy of scale in construction costs and the signage and glass design are Coastal Commission requirements.

Johnson closed the public hearing and brought it back to Commissioners for discussion.

Commissioners discussed concerns regarding:

- The proposed patio location in the back
- The lack of detail that would normally be included with a Precise Plan
- The front signage changing
- Potential ADA modifications to the front of the building

Commissioners discussed the issues with the lack of detail and therefore suggested a continuance to bring the project back with additional detail which would be needed in order to approve it as a Precise Plan.

Staff was asked to clarify if there was any benefit to approving this tonight as a Concept Plan. Wold clarified the process and timeline of Concept Plan approval.

Commissioners discussed concern regarding the lease negotiation with the Harbor Department. Applicant responded that due to lease negotiations timing impacts, he is willing to have it accepted as a Concept Plan.

Discussion continued on the following:

- Ways to improve seat signage in the back
- The need to educate the public regarding the availability of seating
- How to more clearly define the walkway area and improve access to the edge
- The urgency created by the tight timeframe associated with the lease expiration

MOTION: Lucas/Diodati 2nd moved to favorably recommend the project as a Concept Plan subject to the conditions included as Exhibit B in the site plan dated May 5, 2010.

VOTE : 3-1.

B. Site Location: Citywide

Applicant: City of Morro Bay

Request: AO0-010 City-Wide Text Amendment. The City of Morro Bay will hold a public hearing to consider adopting an amendment to the City's Municipal Code Title 17 amending Section 17.68 "Signs". The purpose of this amendment will be to update the City's current sign regulations to provide regulations that result in an information system that expresses the character and environment of the City of Morro Bay and its community. The new sign regulations will recognize the importance of business activity to the economic vitality of the City. Specifically, these regulations are intended to:

- A. Encourage communications which aid orientation and identify businesses and activities.
- B. Preserve and enhance the aesthetic character of the City.
- C. Apply basic principles of good design and sensitivity to community appearance to signage.
- D. Restrict signs that overload the public's capacity to receive information, violate privacy or which increase the probability of accidents by distracting driver's attention or obstructing a driver's vision.

Recommended CEQA Determination: No further environmental review necessary beyond that previously approved for the 2005 Zoning Ordinance Update.

Staff Recommendation: Review and forward a recommendation to the City Council on the proposed Text Amendment.

Staff Contact: Kathleen Wold, Senior Planner (805) 772-6211

Wold presented the staff report.

Commissioners asked staff to clarify the details of the Sign ordinance. Wold clarified sign terms, size and height definitions.

Johnson asked staff to clarify permit fees for A-frame sign permit exception and encroachment permit. Livick said the current sign exception process does not require an encroachment permit for a sign.

Johnson opened the Public Hearing for public comment.

The following persons spoke:

- Ken Vesterfelt, resident of Morro Bay, urged the Commission to take time to properly review.

- John Barta, resident of Morro Bay and former Planning Commissioner gave a short history of this ordinance from his prior experience on the Planning Commission
- Bill Yates, resident of Morro Bay and former Mayor encouraged the Planning Commission to be business-friendly
- Bob Shandrup, resident of Los Osos and tourist, likes the signs as they are
- Patrick Bietz, owner of Top Dog Coffee Bar encouraged the Planning Commission to be business-friendly
- Kay Crocker, business owner, stated signs have been effective for her business
- Vicky Battles, owner of Morro Bay Battles, needs signs to help their advertising and stay in business

Johnson then closed the public hearing and brought it back to Commissioners for discussion.

Commissioners discussed the following:

- Importance of the ordinance and the need to review it
- The benefits of seeking additional input on the Ordinance at the Downtown Visioning presentation
- Appreciation for the business community's input
- Compared the benefits of effective sidewalk advertising with the need to ensure pedestrian safety
- San Luis Obispo's experience with their A-frame ordinance
- Need to do additional research and possibly set aside the A-frame portion of the ordinance as a separate item

MOTION: Luhr/ Diodati 2nd moved to continue the Public Hearing to a date uncertain. VOTE: 4-0

XI. OLD BUSINESS

- A. Current Planning Processing List/Advanced Work Program
- B. Presentation from Rob Livick, City Engineer, on the Pedestrian Plan (continued to the June 7, 2010 Planning Commission Meeting)

XII. NEW BUSINESS

XII. ADJOURNMENT

Johnson adjourned the meeting at 9:06 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, June 7, 2010 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA ITEM: X

ACTION: _____

DATE: 6/7/10

**CITY OF MORRO BAY
PLANNING COMMISSION**

June 7, 2010

PROJECT SUMMARY

The applicant has submitted for a Conditional Use Permit (UP0-290) to allow modifications to an existing secondary residential unit located at 650 Ponderosa to increase the square footage of the secondary unit. There is a finished storage area adjacent to the secondary unit, which is proposed to be connected to the existing secondary unit by unblocking two existing doorways. This will increase the habitable space of the secondary dwelling unit from 884 square feet to approximately 1,165 square feet.

FILE NUMBERS

UP0-290 (Use Permit)

LEGAL DESCRIPTION

068-351-055

PM 44 Lot 1

OWNER/AGENT

Louise Baldwin

650 Ponderosa

Morro Bay, Ca 93442

ATTACHMENTS

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan reduction, Exhibit C
4. Property Photos, Exhibit D

ISSUE SUMMARY:

The applicant is proposing to enlarge an existing secondary dwelling unit. The existing secondary dwelling unit is approximately 884 square feet and the addition of an adjacent existing storage unit would increase the secondary dwelling unit to approximately 1,165 square feet.

STAFF RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):



Vicinity Map

- A. Adopt the Findings included as Exhibit “A”;
- B. Approve Conditional Use Permit subject to the Conditions included as Exhibit “B”, with the exception of the Planning Condition in which the Planning Commission shall approve the project pursuant to Condition 1a or 1b and the site development plans dated May 5, 2010.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act the project is Categorical Exempt under the Class, Section 15301, exemption for existing facilities. Class 1 provides for expansion of an existing use and additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

BACKGROUND:

The main residence and attached 3-car garage was approved in 2001 and the secondary unit was proposed and approved in 2002 through a minor use permit. The building permit was issued in 2002 for the main residence and secondary unit. Due to preference of the owner, the secondary unit was not built at the same time as the main residence. The topography of the site is sloping downward at a 10% grade towards the rear of the site and the main residence is located at the top of the slope. Therefore, when the house was constructed the structural components for the bottom floor and secondary unit were already in place. The secondary unit was built after the main residence was completed and is conforming due to the owner securing a minor use permit for the use of 884 square feet of the unit.

The existing residence and secondary unit are located at 650 Ponderosa Street. The following tables provide information on the zoning of the surrounding neighborhood and detail the zoning and site characteristics of the project.

<u>Adjacent Zoning/Land Use</u>			
North:	R-A SFR	South	R-A SFR
East:	R-A SFR	West:	R-4 (PD) Multifamily Residential

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	R-A
Zoning Overlay District	N/A
Special Treatment Overlay Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Outside the Coastal Commission Appeal Jurisdiction

Site Characteristics	
Site Area	16,558 sf.
Existing Use	Residence with secondary dwelling unit
Terrain:	Sloping lot
Vegetation/Wildlife	Urbanized Site
Archaeological Resources	Study in file, determined no sensitive resources present.
Access	Ponderosa Street

Development Standards	Ordinance Requirement	Proposed Plan
Front Setbacks		
Building	20 feet minimum	27 feet
Garage	20 feet minimum	27 feet
Side		
Interior	10% of average width with 10 ft. maximum requirement	15 feet
Exterior	10 feet minimum	20 feet
Rear	20% of the depth of the lot with 20 ft. maximum	46 feet
Lot Coverage	45%	23%
Building Height	25 feet maximum	23'4"
Landscaping	35% minimum permeable surface	No additional impervious surface is proposed beyond what was originally approved.
Parking	Two covered and enclosed parking spaces for the main residence. One off street parking space required, may be open and uncovered. Total of three parking spaces.	Three covered and enclosed parking spaces.

PROJECT EVALUATION:

The existing secondary dwelling unit is approximately 884 square feet and the addition of an existing 280 square foot finished storage unit would increase the secondary dwelling unit to approximately 1,165 square feet.

The current owner of the property has applied for the Conditional Use Permit to allow the secondary dwelling unit square footage to exceed 900 square feet, but is limited to 50% of the main residence floor area or a maximum of 1,200 square feet, whichever is less.

The secondary unit was constructed with a finished storage area with access to the secondary dwelling unit through two doors, one into the kitchen and one into the bathroom. A deed restriction was recorded on the property limiting the use of the finished storage area and required the owner to seal the two doors between the storage area and secondary dwelling unit. The deed restriction also

limited the amount of habitable space to under 900 square feet pursuant to the minor use permit that was secured by the previous owner.

In order to enlarge the secondary dwelling unit the applicant proposes to unseal the two doors and convert the finished storage area to a bedroom. The applicant is currently using an alternative room as a bedroom and one parking space is required at this time. The original project for the main residence was approved with an 876 square foot three-car garage. Currently there are two covered and enclosed parking spaces for the main residence and one covered and enclosed parking space for the secondary unit.

The proposed project would still only require one on-site parking, because the applicant proposes to convert the existing bedroom to office space. The secondary dwelling unit would then consist of one bedroom, an office, living room and kitchen. The project as proposed requires that a deed restriction be recorded on the property limiting the secondary unit to one bedroom, in which the currently parking satisfies the Municipal Code requirement.

Alternatively, if the project is approved as a two bedroom secondary dwelling unit, two on-site parking spaces shall be required. The Morro Bay Municipal Code section 17.48.320, Secondary units, requires two parking spaces for secondary units with two or more bedrooms. The parking spaces may be open and uncovered, but shall not be in tandem with any required parking for the main residence or secondary dwelling unit. In order to use the secondary unit to be used at maximum capacity at any time in the future with two bedrooms, living area and kitchen the Planning Commission shall require a condition be placed on the property requiring an additional on-site parking space be provided on site.

GENERAL PLAN AND LOCAL COASTAL PLAN CONSISTENCY:

The project has been reviewed for consistency with the General Plan and Local Coastal Plan and was found to be consistent. The existing residence and secondary unit are not located in the Coastal Commission Appeals Jurisdiction and pursuant to Section 17.58.020.G additions to existing single-family homes do not require a Coastal Development Permit.

MORRO BAY MUNICIPAL CODE CONSISTENCY:

Staff has reviewed the project plans dated May 5, 2010 and has deemed it the project complete and consistent pursuant to the Morro Bay Municipal Code. The project does not propose any changes to the exterior of the building or any structural changes to the interior. The secondary unit is consistent with all titles of section 17.48.320, Secondary units.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on Friday, May 28, 2010. The site was posted with a Notice of Public Hearing poster and all property owners of record within 300 feet of the subject site were notified by postcard of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The project, as proposed, meets both the findings for approval of the Conditional Use Permit, therefore staff is recommending conditional approval of the project.

Staff Report Prepared By: Sierra Davis, Planning Intern

EXHIBIT A: FINDINGS
Conditional Use Permit #UP0-290

Staff recommends that the Planning Commission make the following findings:

California Environmental Quality Act (CEQA)

The project was found to be exempt from further environmental review in accordance with Class 1, section 15301. Class 1 provides for expansion of an existing use and additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Conditional Use Permit Findings

- A. The proposed expansion of the secondary dwelling unit will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood or adjacent properties and improvements because the project has been designed to comply with all applicable regulations of the zoning district, and other applicable City standards.
- B. The proposed expansion of the secondary dwelling unit is an allowable use in the zoning district and is in accordance with the certified Coastal Land Use plan for the City of Morro Bay.

EXHIBIT B: CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

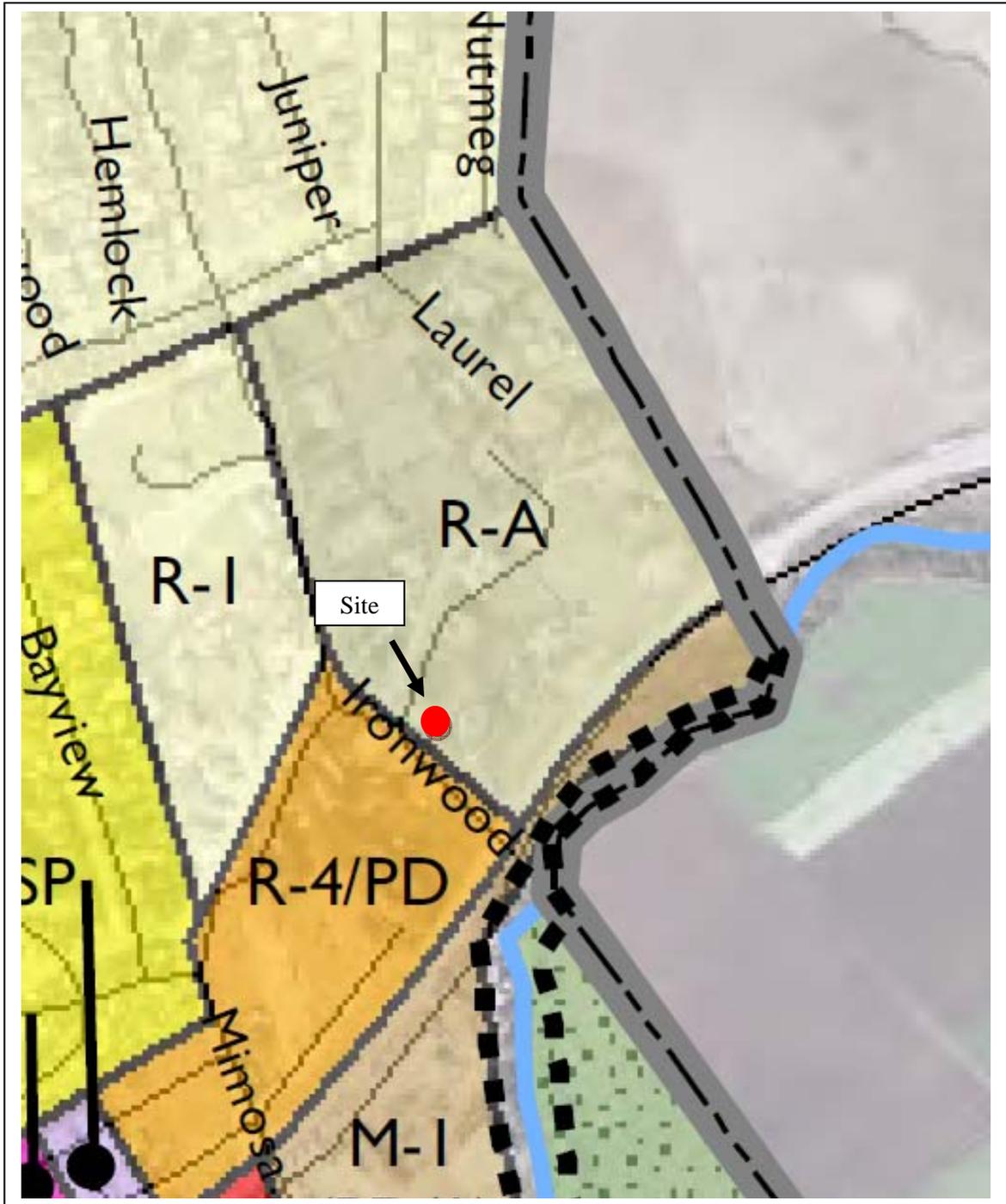
1. This permit is granted for the improvements as described in the staff report, discussed at the June 7, 2010 hearing, and as depicted on plans received by the Public Services Department on May 5, 2010, except as modified by the following conditions:
2. Inaugurate Within Two Years: If the approved use is not established within two (2) years of the effective date of this approval, this approval will automatically become null and void. However, upon written request by the applicant prior to the expiration date of this approval, up to two (2) one-year time extensions may be granted. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project shall be subject to review and approval by the Public Services Director. Any changes to the approved project determined not to be minor by the Director shall require the filing of an amendment subject to Planning Commission review.
4. Compliance with the Law: All requirements of any law, ordinance, or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval. This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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 applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. during the weekdays and eight a.m. to seven p.m. during the weekends, unless an exception is granted by the Director of Planning & Building pursuant to the terms of this regulation.

PLANNING CONDITIONS:

- 1a. Parking Space: Applicant shall provide one additional on-site parking space and shall not be in tandem with any required parking for the main residence or secondary unit. The applicant shall submit diagram to the Public Services Department to depict required on-site parking space for secondary dwelling unit.

- 1b. Deed Restriction: A deed restriction shall be recorded on the property to restrict the secondary dwelling unit to one bedroom. At no time shall the second room be used as a bedroom, unless an additional parking space is designated on site. At such time the second room is converted into a second bedroom the applicant shall submit diagram to the Public Services Department to depict required on-site parking space for second bedroom in the secondary unit.

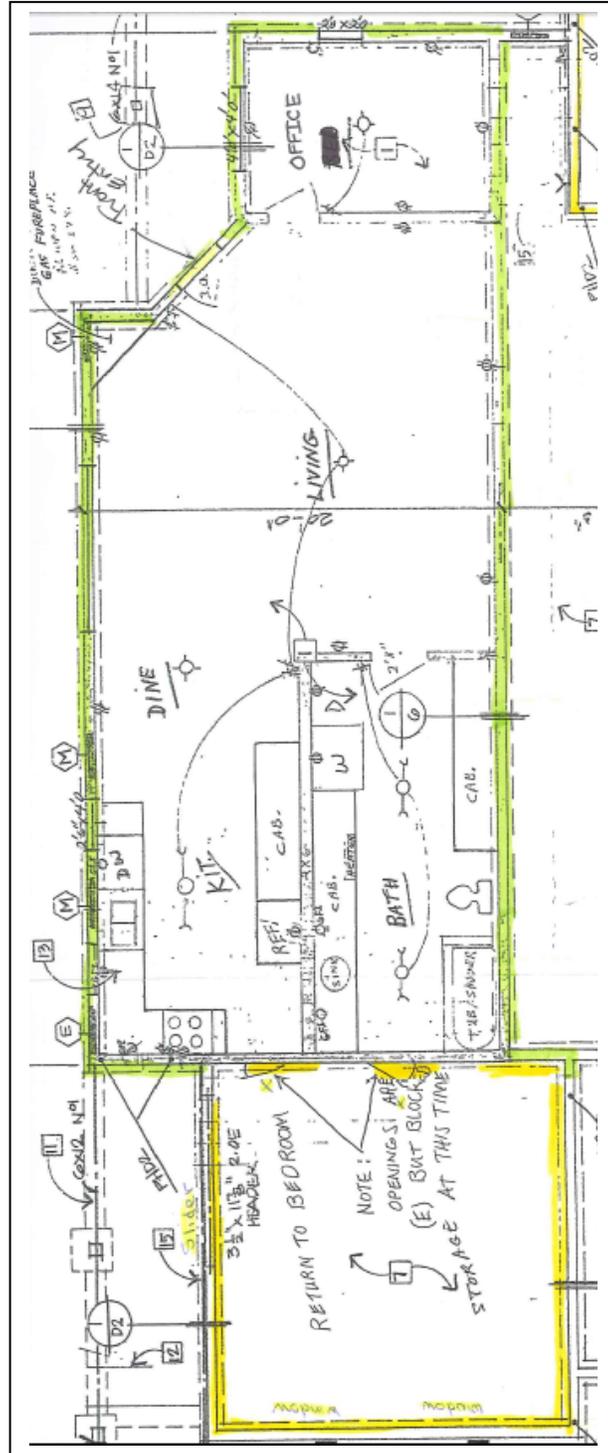
EXHIBIT C: GRAPHICS AND PLAN REDUCTIONS



Planning Commission
Louise Baldwin
650 Ponderosa



ZONING MAP



Planning Commission
Louise Baldwin
650 Ponderosa

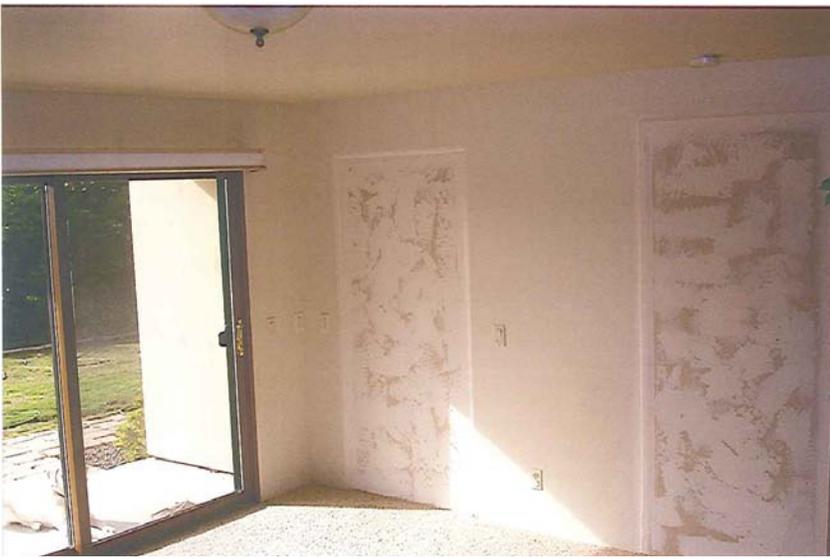


Site Plan

EXHIBIT D: PROPERTY PHOTOS



Doors proposed to storage to be reopened providing Access to the proposed bedroom.



← shows door openings relationship to slider.



← view outside proposed bedroom expansion.



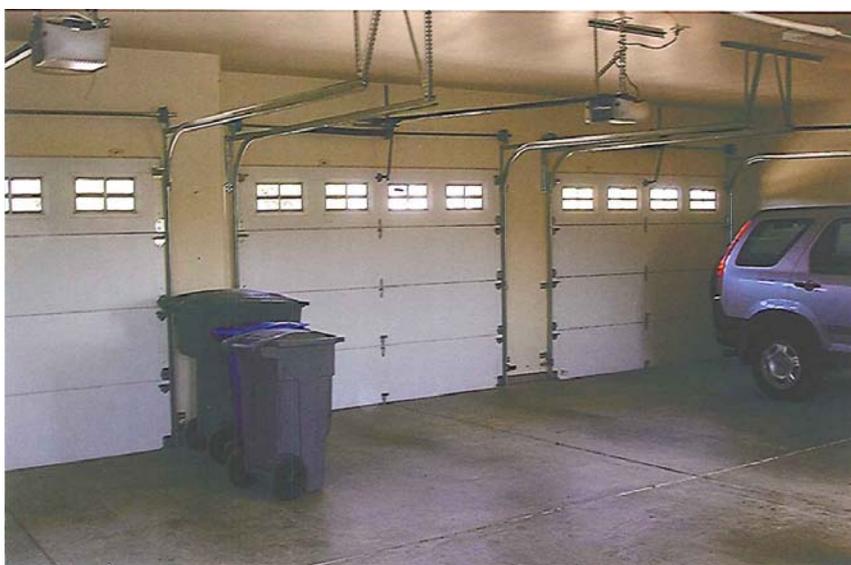
← Shows: ~~2nd~~-Sliding Glass
2nd-unit DOOR

Facing the East
no proposed changes to the
Elevation



Inside Garage

Entry Door to
existing backyard and
2nd unit
no proposed changes
to elevation



Existing 3-Car Garage
no proposed changes to
elevation



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.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	<i>Louise Baldwin</i>	<i>650 Ponderosa</i>	<i>5/5/10</i>	<i>UP0-290</i>	<i>Second Unit. 1,200 s.f. Incomplete letter 5/20/10. Resubmittal 5/24/10. project complete and hearing ready. Scheduled for 6/7/10 PC.</i>	<i>SD</i>	<i>PC</i>
2	<i>Imani</i>	<i>571 Embarcadero</i>	<i>5/14/09</i>	<i>UP0-260</i>	<i>Remodel of Salt Building to include new public walkway and additional piling for support. Eel grass study submitted. Initial Study complete 4/19/10. Project continued from 5/3/10 PC. Concept plan approved 5/17/2010. Appeal filed on May 24, 2010. Scheduled for 6/14/2010 CC.</i>	<i>SD/KW</i>	<i>CC</i>
3	<i>Great American Fish Co.</i>	<i>1185 Embarcadero</i>	<i>1/6/05</i>	<i>UP0-058/ Precise Plan</i>	<i>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. Scheduled for the 6/21/10 PC.</i>	<i>KW</i>	<i>PC</i>
4	<i>Robert Tefft</i>	<i>395 Acacia</i>	<i>11/10/09</i>	<i>CP0-320</i>	<i>SFR demolition. Incomplete letter sent 12/31/09. Resubmittal 3/15/10. Comments 4/22/10. Applicant filed an appeal on the environmental decision 4/28/10. Scheduled for 6/21/10 PC.</i>	<i>GL</i>	<i>PC</i>
30 -Day Review, Incomplete or Additional Submittal Review							
5	<i>Kleinhammer</i>	<i>160, Anchor 190</i>	<i>7/29/08</i>	<i>S00-100, UP0- 279 and CP0- 311</i>	<i>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. Pre-application submitted on 3/15/10 for compact infill development. Mtg with applicant 3/25/10.</i>	<i>KW</i>	<i>PC/CC</i>
6	<i>Pina Noran</i>	<i>2176 Main</i>	<i>10/3/08</i>	<i>CUP-35-99 & CDP-66-99R</i>	<i>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. Called applicant 3/22/10 and requested information.</i>	<i>KW</i>	<i>PC</i>
7	<i>John Christie</i>	<i>2330 Hemlock</i>	<i>4/27/09</i>	<i>UP0-259</i>	<i>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. Resubmittal 5/25/10. Meeting with applicant 5/28/10.</i>	<i>GL</i>	<i>PC</i>
8	<i>Studio Design Group</i>	<i>962 Piney</i>	<i>10/15/09</i>	<i>CP0-314 & UP0-281</i>	<i>Preapplication Demo, addition and remodel of existing church., application taken to DRT. Incomplete letter sent 12/4/09. Resubmittal 2/8/10. Incomplete letter sent 4/12/10.</i>	<i>GL</i>	<i>PC</i>
9	<i>Vallely and Crafton</i>	<i>430 Olive</i>	<i>11/23/09</i>	<i>S00-102</i>	<i>Lot Line Adjustment. Incomplete letter sent 12/23/09. Resubmittal 4/16/10. Incomplete letter sent 5/11/10.</i>	<i>GL/SD</i>	<i>AD</i>

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
10	David Foote	235 Atascadero	12/16/09	CP0-322	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. Resubmittal - change in project description 3/16/10. Comments sent 4/16/10. Resubmittal 5/18/10. Comments sent 5/25/10.	GL	PC
11	James Maul	530, Morro Ave 532, 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10.	GL	PC
12	Ginger Machado	500 Quintana	3/16/10	SP0-124	Sign Permit. "Fitness Works." Comments sent 3/23/10. Sign Exception Permit 4/5/10. Incomplete letter 4/15/10.	SD	AD
13	Mark Reisnick	691 Ponderosa	3/17/10	CP0-324	Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Incomplete Letter sent 4/19/10.	GL	AD
14	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10.	GL	PC
15	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00- 103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP.	GL	PC
16	Kim Van Nordstand	736 Main Street	4/6/10	SP0-130	Sign Permit. Incomplete letter sent 4/28/10.	SD	AD
17	Debbie Dover	500 Quintana	4/21/10	UP0-289	UP0-289, Use Permit Outdoor Fitness Classes. Incomplete letter sent 5/11/010. Applicant resubmitted 5/14/2010	SD	AD
18	Doug Hoppe	2525 Nutmeg	5/7/10	CP0-328	New SFR. 2,640 s.f. Incomplete letter 5/17/10. Resubmittal 5/18/10. Incomplete letter 5/19/10. Spoke with designer, emailed 5/26/10.	SD	AD
Projects in Process							
19	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	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.	GL	PC
20	Rudolph Kubes/Mike Prater	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	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. Change in agent.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
21	Frank Loving	247 Main	10/27/07	UP0-192	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. Met with applicant 5/24/10.	GL	PC
22	Johnnie Medina	3390 Main	5/29/08	CP0-276 & S00-89	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
23	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade . Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing.	RL	PC/CC/RW QCB
24	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	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 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete.	JH/KW	PC
25	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	CP0-310	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	201 State Park Drive	2/11/09	CP0-303 & UP0-254	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. Comments sent 3/23/10.	SD/KW	PC
27	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo . Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review	KW	AD
28	City of Morro Bay	10 State Park Drive	11/10/09	UP0-278	Marina Dredging . CUP to dredge State Park Marina. Consultant working on Addendum to the EIR.	KW	PC
29	Mark Hanson	2736 Birch Ave	4/28/10	CP0-326	Coastal Development Permit New SFR. , Building and Public Works comments received. Noticed for CDP on 5/19/10. Planning permit scheduled for 6/1/2010.	SD	AD
30	Lorraine Wagner	465 Harbor	5/5/10	CP0-327	Greenhouse Demolition . 3,248 s.f. Incomplete letter 5/19/10. Resubmittal 5/21/10. Noticed for CDP 5/24/10.	SD	AD
31	City of Morro Bay	Citywide	5/1/10	AD0-047	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	KW	PC/CC
Environmental Review							
32	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	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.	GL	PC
33	Chevron	3072 Main	12/31/08	C90-301	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. Requested additional documentation 4/29/10.	GL/SD	PC
Coordinating with Other Jurisdictions							

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
34	Burt Caldwell	801 Embarcadero	5/15/08	UP0-212	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. Waiting for Precise Plan submittal.	GL	PC/CC/CCC
35	City of Morro Bay	887 Atascadero	3/9/09	N/A	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
36	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							
37	SLO County	60 Lower State Park	09/28/04	CP0-063	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
38	Cameron Financial	399 Quintana	04/11/07	CP0-233	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	AD
39	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	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
40	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	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
41	Jeff Gregory	1295 Morro	09/25/07	CP0-254	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
42	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
43	Cathy Novak	263 Main Street	09/12/07	CP0-258/S00-078	Lot line Adjustment. Application has had no activity from the applicant since 2007. A Parcel Map was finalized for the property.	GL	AD
44	Candy Botich	206 MainWater Lease Site 34 Main & Oak St.	6/17/09	CP0-310	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
45	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	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
Projects in Building Plan Check							
46	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	GL	N/A
47	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	GL	N/A
48	John & Alair Hough	285 Main	2/16/10	Building	SFR Addition. Second unit over detached garage. Comments sent 3/19/10.	SD	N/A
49	Jon Wickstrom	401 Panay	2/5/10	Building	SFR Addition. 1,000 sf. addition. Comments sent 3/17/10.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
50	Costanzo Addition	1202 Bolton Dr	9/18/09	Building	SFR Addition. Add stairs to the existing house. Comments sent 9/24/2009	GL	N/A
51	Todd Schnack	2248 Emerald	2/17/10	Building	New Guesthouse Cloisters. Comments sent 3/22/10. Resubmittal 3/30/10. Waiting for recorded covenant to record - 4/22/10.	GL	N/A
52	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	GL	N/A
53	Mark Reisnick	691 Ponderosa	3/17/10	Building	Granny Unit & Garage. CDP for 900 sf unit & 504 sf garage. Comments sent 4/19/10.	GL	N/A
54	Tricia Knight	1478 Quintana	3/12/10	Building	MetroPCS Telecom Site on Rock Harbor Church. Comments sent 4/12/10.	GL	N/A
55	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	GL	N/A
56	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	GL	N/A
Projects & Permits with Final Action							
57	Tricia Knight	1245 Little Morro Creek	2/2/10	Building	MetroPCS Telecom Site on PG&E tower. Comments sent 3/17/10. Resubmittal 4/12/10. Comments sent 4/14/10. Approved 5/13/10.	GL	N/A
58	Matt Makowetski	2570 Hemlock	4/23/10	Building	SFR Addition. 1,703 sf. addition. Withdrawn by applicant.	GL	N/A
59	Doug Redican	725 Embarcadero, Ste. 105	4/2/10	UP0-286 amendment	Minor Use Permit-Relocation of Video Arcade from unit 103 to unit 105 of Rose's landing. MUP process. Site posted 4/16/10. Comment period over 4/26/10. Permit issued 4/29/10.	GL	AD
60	City Parks & Rec	1001 Kennedy Way	4/12/10	CEQA	Routine Maintenance to trim vegetation in the drainage basin/wetlands and remove sediment from the drainage basin.	GL	AD



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	TBD	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