

## RESOLUTION NO. PC 04-26

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR COASTAL DEVELOPMENT PERMIT NO. CDP25-003, MINOR USE PERMIT NO. MUP25-01, AND DESIGN REVIEW PERMIT NO. DR25-001 TO ALLOW FOR THE CONSTRUCTION OF A 6,561SF TWO-STORY TEN-ROOM BOUTIQUE HOTEL LOCATED AT 1180 FRONT STREET

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on April 21, 2026, in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of CDP25-001 / MUP25-01 / DR25-001 for the construction of a 6,561 sf 10-room boutique hotel; and

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

**WHEREAS**, the City 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) Findings**

1. The project is exempt from the California Environmental Quality Act, under Class 32, Section 15332, In-Fill Development Projects. The project meets the general plan and zoning ordinance and is on a parcel within city limits smaller than 5 acres. The parcel does not provide habitat areas to any endangered, rare, or threatened species. The project does not pose a risk to traffic, noise, air quality, or water quality. The site can also be adequately serviced by all required utilities and public services. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**Coastal Development Permit Findings**

1. **LCP Consistency.** The project is consistent with the LCP.

*Plan Morro Bay was adopted in 2021, encompassing both the City’s General Plan and Coastal Land Use Plan (LCP). The property falls within the General Plan’s land use designation of Visitor Serving Commercial, which is intended for visitor-oriented services and uses located at easily accessible locations and tourist destinations within the coastal zone.*

2. **Public Views.** The project protects or enhances public views.

*Plan Morro Bay includes various policies related to the protection and enhancement of coastal public views. The view from the top of Surf St, while not an expressly protected public view*

*outlined in Plan Morro Bay, is a popular and loved view of Morro Rock and the bay. This project, as designed, does not block public views of Morro Rock or the bay.*

3. **Habitat Protection.** The project protects vegetation, natural habitats and natural resources consistent with LCP.

*The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. This property is not located within a mapped environmentally sensitive habitat area and therefore is not expected to compromise existing vegetation, natural habitats or natural resources with proper erosion control measures.*

4. **Design Consistency.** The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.

*Plan Morro Bay designates the City of Morro Bay's Zoning Code (Title 17 of the Municipal Code) as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with applicable sections of the Morro Bay Zoning Code. Further, Plan Morro Bay places this property in the North Embarcadero Character Area, this area is envisioned to be redeveloped with more visitor serving uses.*

5. **Coastal Access.** The project protects or enhances public access to and along the coast.

*This project, as conditioned, will rebuild the Surf St. stairs. The stairs were removed in late 2018 due to deterioration and safety concerns. The rebuilding of the stairs will enhance coastal access to the coast from the neighborhood above.*

6. **Visitor Serving.** The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low- and no-cost visitor and recreational facilities.

*Plan Morro Bay includes various policies related to visitor-serving needs, including policies that require hotel projects to provide low-cost overnight visitor serving accommodations when the City goes below the 25% required threshold city-wide. The last survey conducted city-wide determined that 36% of all hotel and motel accommodations in Morro Bay were low-cost accommodations. Including campgrounds and short-term rentals, 52% of all overnight accommodations city-wide are considered low-cost accommodations. Plan Morro Bay Implementation Action LU-17 allows hotels that do not provide low-cost overnight visitor serving accommodations to provide low or no cost visitor serving amenities. This project is not proposed with low-cost overnight visitor serving accommodations, but by rebuilding the Surf St stairs, the project will provide a no-cost public amenity to the public and enhanced public access to the Morro Bay Waterfront.*

7. **Appropriate Use.** The project is consistent with the allowed LCP uses associated with the property.

*Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The property falls within the General Plan's land use designation of*

*Visitor Serving Commercial, which is intended for visitor-oriented services and uses located at easily accessible locations and tourist destinations within the coastal zone.*

*Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with applicable sections of the Morro Bay Zoning Code.*

8. **Coastal Resources.** The proposed development protects or enhances coastal resources, where applicable.

*Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. The proposed project is consistent with the protection of coastal resources.*

9. **Environmental Justice.** The project addresses whether proposed development results in environmental justice impacts, consistent with LCP environmental justice policies. When relevant, the project includes mitigation measures to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

*The project does not trigger environmental justice impacts. No mitigation measures are required to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.*

10. **Hazards.** The proposed development is consistent with the LCP's coastal hazards provisions.

*Coastal hazards include, but are not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, coastal flooding, landslide, bluff and geologic instability, and the interaction of same, and all is impacted by sea level rise. This project, however, is not located along the shoreline and, as determined by a Geologic Hazards Report, is not subject to geologic instability.*

### **Minor Use Permit Findings**

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other titles of the municipal code;

*The proposed boutique hotel use is a permitted use within the Visitor Serving Commercial Zone. The project as proposed and conditioned meets the requirements of the Morro Bay Municipal Code.*

2. The proposed use is consistent with the general plan and any applicable specific plan;

*The proposed hotel use is consistent with the general plan and no specific plans are applicable to the property.*

3. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

*The parking reduction will not be adverse to the public health, safety, or general welfare of the community as it preserves public parking spaces that would have been removed to provide on-site private parking spaces. The parking reduction will not be detrimental to the surrounding properties as the majority of the properties along the Front St parking lot do not provide on-site parking spaces.*

4. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this title;

*The proposed hotel project meets the design and development standards applicable to the zoning district and type. Due to its proximity to a city-owned public parking lot, the project is eligible for a parking reduction. The required proximity is 1,200 feet, this project is directly adjacent to the parking lot.*

5. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and

*The proposed hotel project is directly adjacent to a boutique hotel and there are several other hotels along Front St. None of the existing hotel projects on this block provide dedicated on-site parking for their overnight guests.*

6. The site is physically suitable for the type, density, and intensity of use being proposed.

*Through the reduction in on-site parking requirements, the site is physically suited for a hotel project of this size. The project is well below the maximum allowed Floor Area Ratio (FAR), it meets the both the height limit in effect at the time of the hearing and the bluff top height limit under consideration for certification by the California Coastal Commission.*

### **Design Review Permit Findings**

1. The overall design of the project including its form, scale, massing, site plan, exterior design, and landscaping will implement the general plan vision for community character areas for the particular area in which it is located as well as complement the natural and built features of surrounding properties and incorporate sustainable development features.

*This property is located in the North Embarcadero Community Area, as defined by Plan Morro Bay. The North Embarcadero Area is largely defined by the former Vistra Power Plant site, the commercial fishing working area, and by spectacular views of Morro Rock and the bay. Redevelopment in this area should be focused on visitors, which this project does by providing visitor accommodations, and pedestrian connectivity, accomplished through this project by the Surf St stairs. The overall design preserves public views of the Rock and the Bay from the top of Surf Street and is consistent with all applicable design standards.*

2. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

*The two-story design, with both private and common outdoor areas, will provide different options for visitors to enjoy Morro Bay's natural environment. As designed, the project will preserve the public views of Morro Rock and the bay from the top of Surf St.*

3. Project details, materials, signage and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

*The proposed design is internally consistent throughout the project through the proposed colors and materials.*

4. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area.

*The project does not include any streetscape designs.*

5. Parking areas and other hardscape areas are designed and developed to buffer surrounding land uses; compliment pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

*Through parking reductions and in-lieu fees, this project does not provide any parking areas. Hardscape walking paths are provided for access to the project site.*

6. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, avoid creating glare, and conform to dark sky principles.

*The proposed lighting is downward facing and shielded. The proposed fixtures compliment and are in scale with the architectural style of the proposed building.*

7. Landscaping is designed to be compatible with and enhance the vision for the community character area in which the development is located as well as the architectural character and features of the buildings on site.

*The landscaping proposed at the rear of the property will mainly serve the purpose of screening the project from the adjacent residences at the top of the bluff. All vegetation shall be native and drought tolerant. The landscaping at the front of the property is designed to soften the building and enhance the pedestrian experience along the public sidewalk.*

Section 2: Action. The Planning Commission does hereby approve CDP25-001 / MUP25-01 / DR25-001 subject to the following conditions:

### **STANDARD CONDITIONS**

1. Authorized Development: CDP25-001 / MUP25-01 / DR25-001 for the land described as Assessor's Parcel Number 066-034-015 to allow for the construction of a 6,561 sf two-story, 10-unit luxury hotel located at 1180 Front St, as shown on plans date-stamped and approved on April 21, 2026, and on file with the Community Development Department, as modified by these conditions of approval. Site development, including all buildings and other features,

shall be located and designed substantially as shown on plans, 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 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 applicant's 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.
8. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called

in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

9. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

### **BUILDING CONDITIONS:**

All construction will conform to the 2025 California Building Code (CBC), 2025 California Residential Code (CRC), 2025 California Fire Code (IFC), 2025 California Mechanical Code (CMC), 2025 California Plumbing Code (CPC), 2025 California Electrical Code (CEC), 2025 California Energy Code, 2025 California Green Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

*(Code adoption dates are subject to change. The code adoption year is established by the application date of plans submitted to the Building Division for plan review.)*

### **PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

10. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
11. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
12. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
13. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
14. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.

15. Mitigation measures for naturally occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
16. **BUILDING PERMIT APPLICATION.** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
17. The Title sheet of the plans shall include, but not be limited to:
  - a. Street address, lot, block, track and Assessor Parcel Number.
  - b. Occupancy Classification(s)
  - c. Construction Type
  - d. Maximum Height of the building allowed and proposed.
  - e. Floor area of the building(s).
  - f. Fire sprinklers proposed or existing
  - g. Minimum building setback allowed and proposed

**CONDITIONS TO BE MET DURING CONSTRUCTION:**

18. **SITE MAINTENANCE.** During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained throughout the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
19. **ARCHAEOLOGICAL MATERIALS.** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
20. **FOUNDATION SETBACK VERIFICATION.** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify findings of front, sides and rear yard setbacks as defined by Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
21. **BUILDING HEIGHT VERIFICATION.** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as

defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

22. **EXISTING BUILDINGS.** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of Section R310.2.2 and the minimum opening area requirements of Section R310.2.1 of the 2022 California Building Code.

### **CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY**

23. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.
24. Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
25. If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
26. If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
27. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
28. Final T-24 energy reports (Certificates of Installation).

### **PUBLIC WORKS CONDITIONS:**

29. Title Report: Submit a copy of a preliminary title report.
30. Stormwater Management: The City has adopted Low Impact Development (LID) and Post-Construction requirements. All SFR projects must complete the "Appendix A - Performance Requirement Determination Form" and submit the letter size form identifying all proposed new and replaced impervious surfaces to determine applicable performance requirements. Additional guidance can be found in the City's Stormwater Management EZ Manual: <https://www.morrobayca.gov/DocumentCenter/View/11114/MB-Stormwater-Management-EZ-manual> (MBMC §14.48.140).

31. Frontage Improvements (Street Expansion & Curb Ramp): The installation of frontage improvements is required as follows:
  - a. The installation of concrete curb and gutter (per City detail B-1) on frontage.
  - b. The installation of a city standard driveway approach is required per detail B-6 or alternative driveway that provides ADA crossing access (if applicable).
  - c. The installation of a 6' sidewalk along frontage per Detail B-5.
  - d. The removal of pine tree located within proposed ADA sidewalk requires the installation of new City trees of not less than two-to-one replacement. (12.08.070)
  - e. Repairs to existing deteriorated frontages.
  - f. Show and label an 18" minimum to 10' maximum asphalt cut and pave back at all portions of concrete curb and gutter to be installed. Add note that asphalt cut and pave back will be needed to be replaced at nearest clean edge extending to competent street material, per Public Works inspector's recommendations. (MBMC 14.44.020)
32. Non-Residential Driveway Slopes: Driveways serving non-residential developments shall not exceed a ten percent slope. (MBMC 17.27.100J)
33. Non-Residential Driveway Width: Non-Residential Driveways must adhere to 12-foot minimum (one-way), 20-foot minimum (two-way) and 30-foot maximum driveway width. (MBMC 17.27.100)
34. Driveway Surface: Driveways shall be surfaced with asphalt or concrete paving or alternative as approved by the City Engineer. (MBMC 17.27.100I)
35. AC Cut & Pave Back: Show and label an 18" minimum to 10' maximum asphalt cut and pave back at all new concrete driveway edge that meets street AC. Add note that asphalt cut and pave back will be needed to be replaced at nearest clean edge per Public Works inspector recommendations.
36. Construction Details: Add construction details of proposed installations.
37. Sewer: Show and label all existing and proposed locations of the sewer mainline and sewer laterals. Include sizes where appropriate. See attached utility maps.
38. Sewer Video: If private Sewer Lateral exists a video Inspection is required. Perform a video inspection of the private sewer lateral, from the cleanout at the structure to the connection at the public sewer main, including verification of the main line connection. (Reference: MBMC §14.07.030)
39. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. Any sewer lateral upon any premises which services fixtures whose elevation is lower than the elevation of the first upstream sewer manhole rim, lamp hole, or pump station, shall be protected from backflow of sewage by installing backwater valves. Exception: Installation of backwater valve shall not be required when it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
40. Water: Show and label all existing and proposed locations of the water mainline and water lateral lines. Include sizes where appropriate. See attached utility maps.

41. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. (MBMC 13.04.140)
42. Separate Meters: Separate residential, commercial or industrial occupancies, if situated on the same premises and not under a common roof, shall have separate service connections and meters. (MBMC 14.04.010.C)
43. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
44. County Cross-Connection Inspection: Add note to plan that contractor is required to contact the County Cross-Connection Control Program at (805)781-5544 to confirm prevention device location and completed test form. The contractor must provide the city with a copy of the results. (MBMC 13.08.040)
45. Utilities: Show and label all existing and proposed lines such as gas lines. Note that a 3-foot separation is required between gas lines and other utilities.
46. Underground Utilities: Per MBMC 17.23.170, All electrical, telephone, cable television, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the director upon determining that underground installation is infeasible, in which case the utilities shall be placed outside of the public view and/or appropriately screen with landscaping.
47. Grading and Drainage: Show and label existing and proposed contours, drainage patterns, spot elevations, finish floor elevation, roof downspouts, and all drainage pipes and structures draining to City right of way on the plans. All runoffs shall be directed to vegetated areas prior to overflowing into City right of way. (CBC 107.2.1/CRC R106.1.1)
48. Erosion and Sediment Control Plan: For projects under ½ acre and with slopes less than 15%, provide a standard erosion and sediment control plan. The plan must show the type and location of control measures to prevent erosion, and to keep sediment or debris from entering the City right-of-way, adjacent properties, or any harbor, waterway, or sensitive area. Guidelines are available on the City's website:  
<https://www.morrobayca.gov/DocumentCenter/View/462>
49. Erosion and Sediment Inspection: Add note to contact Public Works Inspector (Matt Bishop) at (805)772-6232 prior to starting any onsite work for erosion and sediment control inspection.
50. Trenching: All trenching and excavation must comply with OSHA Regulations. If trench exceeds 5 feet, a permit is required.

Add the following Notes to the Plans:

- a. Any damage to City facilities (curb, berm, street, sewer, water, or other public improvements) from construction shall be repaired at no cost to the City of Morro Bay.

- b. The designer and contractor are responsible for verifying all utility locations and connections.
- c. No work or use of the City right-of-way or easements is allowed without an Encroachment Permit. Permit information: <https://www.morro-bay.ca.us/197/Public-Works>
  - Driveway requires a standard encroachment permit and must meet Detail B-9.
  - Sewer encroachment permit required for sewer lateral work in right of way or easements.
  - A water encroachment permit and water meter application shall be required for new water meter installations within the City right-of-way.
  - Dumpsters must be on private property unless approved under a temporary encroachment permit.

### **PLANNING CONDITIONS:**

51. Construction Hours: Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues (MBMC Section 9.28.030.I).
52. Dust Control: Prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
53. Architecture: Building colors and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
54. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
55. Structure Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements as approved for this project.
56. Inspection: The Applicant shall comply with all City conditions of approval and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

57. 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.
58. Exterior Lighting and Illumination Plan: Exterior lighting and illumination shall comply with MBMC Section 17.14.090.B.
59. Walls and Fences: Walls and fences shall be maintained in a safe, neat, and orderly condition at all times.
60. Surf St Stairs: With Building Permit Application, project plans shall show wooden stairs along the northern property line to restore Coastal Access from the top of Surf St to the Front St parking lot. Stairs must be constructed prior to the issuance of Certificate of Occupancy.
61. Parking In-Lieu Fee: Prior to the issuance of a Building Permit, a payment of \$105,000 (\$15,000 per space x 7 spaces) shall be made to the City of Morro Bay.
62. Archaeological Monitoring Plan Required: Prior to the issuance of a building or demolition permit, an Archaeological Monitoring Plan shall be prepared by the Applicant and approved by the Community Development Director to provide an archaeologist and cultural Native American monitor during any ground disturbing or trenching activities. A final monitoring report shall be submitted to the Planning Division upon completion of monitoring. The developer shall be liable for any costs associated with providing onsite monitors.
63. Pre-Ground Disturbance Meeting Required: Prior to any ground disturbing or trenching activities, an on-site pre-construction meeting must be scheduled between the Planning Division, the Building Division, the archaeologist, the cultural Native American monitor, and the project agent to discuss monitoring and reporting requirements.
64. Signage: Prior to the installation of any signage, a Sign Permit must be obtained from the Community Development Department.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21<sup>st</sup> day of April, 2026, on the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairperson Eric Meyer

ATTEST

\_\_\_\_\_  
Airlin Singewald, Secretary

The foregoing resolution was passed and adopted this 21<sup>st</sup> day of April, 2026.