



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

June 29, 2026

Applicant: Mary Witkowski
200 Kern Avenue
Morro Bay, CA 93442
920-918-9055
maryc.witkowski@gmail.com

Agent: Greg Wynn
PO Box 14345
San Luis Obispo, CA 93406
805-801-3414
greg@gregwynn.com

Delivered via email

RE: 200 Kern Ave
Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007)

Project Description: *Regular Design Review Permit (DR25-007) and Regular Coastal Development Permit (CDP26-007) for the demolition of an existing single-story 1,845 sf home with a 477 sf attached garage, and construction of a new two-story home. The project expands the ground level to 2,267 sf with a 451 sf garage and new 194 sf JADU, and adds a 2,568 sf second story with a 459 sf deck. This property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction.*

Dear Mrs. Witkowski:

The City of Morro Bay Planning Commission conditionally approved Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007) at its regular meeting on June 16, 2026, to develop the project as outlined above. The approved Planning Commission Resolution No. PC 05-26 is attached and hereby incorporated as part of the Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007). ***Please sign and return the enclosed Acceptance of Conditions form no later than July 13, 2026, to the Community Development Department at 955 Shasta Avenue, Morro Bay, CA 93442 or by email.***

Pursuant to the California Environmental Quality Act (CEQA) Sections 15303, the Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007) has been determined to be categorically exempt. As such, the City of Morro Bay will file a "Notice of Exemption (NOE)" to both the County of San Luis Obispo County Clerk and the CA Governor's Office Land Use and Climate Innovation (formerly the CA Governor's Office of Planning and Research) on your behalf to initiate a statute of limitations period of 35 days on legal challenges. (If an NOE is not filed, a 180-day statute of limitations will apply.) The County of San Luis Obispo collects \$82.49 from the City for the filing fee at the time of NOE submittal. A copy of this NOE is enclosed for your files.

Please note that this action does not constitute a building permit.

Please reach out to me at lackerman@morrobayca.gov or (805) 772-6577 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Ackerman". The first letter "A" is large and stylized, with a loop that extends upwards and to the left. The rest of the name is written in a cursive, flowing script.

Lee Ackerman
Assistant Planner

Enclosures:

1. CDP26-007 and DR25-007 Permit
2. Notice of Exemption
3. Acceptance of Conditions Form
4. Planning Commission Resolution No. PC 05-26



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

COASTAL DEVELOPMENT AND DESIGN REVIEW PERMIT

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

PERMIT NO: CDP26-007 and DR25-007

SITE ADDRESS: 200 Kern

APPLICANT: Mary Witkowski

APN/LEGAL: 066-264-015

DATE APPROVED: June 16, 2026

APPROVED BY: Planning Commission (Resolution No. PC 05-26)

CEQA DETERMINATION: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 – New Construction or Conversion of Small Structures). Under this exemption, no further environmental analysis is required.

DESCRIPTION OF APPROVAL: *Regular Design Review Permit (DR25-007) and Regular Coastal Development Permit (CDP26-007) for the demolition of an existing single-story 1,845 sf home with a 477 sf attached garage, and construction of a new two-story home. The project expands the ground level to 2,267 sf with a 451 sf garage and new 194 sf JADU, and adds a 2,568 sf second story with a 459 sf deck. This property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction.*

THIS PERMIT SHALL BECOME EFFECTIVE UPON RETURN OF A SIGNED COPY OF THE APPLICANT'S ACCEPTANCE OF CONDITIONS OF APPROVAL FORM TO THE COMMUNITY DEVELOPMENT DEPARTMENT. Pursuant to MBMC Section 17.60.150, failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director, render this entitlement null and void.



YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION. An appeal period of ten (10) calendar days applies from date of Planning Commission approval, within which time this permit is appealable to the City Council. This appeal period was in effect June 16, 2026, to June 26, 2026.



YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) Working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste.300, Santa Cruz, CA 95060, 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Dept, 805-772-6261.

ATTEST:

Lee Ackerman, Assistant Planner

DATE: June 29, 2026

THIS PERMIT WILL BE EFFECTIVE: June 29, 2026

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: ☒ San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

☒ Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007)

Project Location - Specific: 200 Kern Avenue (APN 066-264-015)

Project Location - City: MORRO BAY **County:** SAN LUIS OBISPO

Description of Project: *Regular Design Review Permit (DR25-007) and Regular Coastal Development Permit (CDP26-007) for the demolition of an existing single-story 1,845 sf home with a 477 sf attached garage, and construction of a new two-story home. The project expands the ground level to 2,267 sf with a 451 sf garage and new 194 sf JADU, and adds a 2,568 sf second story with a 459 sf deck. This property is zoned Residential Single-Unit (RS-A) and is located outside of the coastal appeals jurisdiction.*

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
Contact: lackerman@morrobayca.gov, Lee Ackerman, Assistant Planner, 805-772-6577

Name of Applicant: Mary Witkoski 200 Kern Ave, Morro Bay CA, 93442
Contact: 920-918-9055, maryc.witkowski@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: The project is a demolition and reconstruction of a single-family home.

☐ Ministerial (Sec. 21080(b)(1); 15268); ☒ Categorical Exemption:
Type and Section Number: Class 3, Section 15303

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption Code No. _____

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Lee Ackerman, Assistant Planner **Telephone:** 805-772-6577

Email: lackerman@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature:  Title: Assistant Planner Date: 6/29/2026



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

PERMIT NO: CDP26-007 and DR25-007

SITE ADDRESS: 200 Kern Avenue

APPLICANT: Mary Witkowski

APN/LEGAL: 066-264-015

DATE APPROVED: June 16, 2026

APPROVED BY: Planning Commission (Resolution No. PC 05-26)

I, _____, the undersigned, have read and reviewed the
(PLEASE PRINT APPLICANT'S NAME)
conditions of approval imposed by the City of Morro Bay in its action approving the above-
referenced permit.

I HAVE READ, UNDERSTAND, AND ACCEPT RESPONSIBILITY FOR THE CONDITIONS OF APPROVAL. I
AGREE TO ABIDE BY AND CONFORM TO THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL AS
WELL AS TO ALL PROVISIONS OF THE MORRO BAY MUNICIPAL CODE.

APPLICANT SIGNATURE

DATE

RESOLUTION NO. PC 05-26

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FOR COASTAL DEVELOPMENT PERMIT NO. CDP26-007 AND DESIGN REVIEW PERMIT NO. DR25-007 FOR THE DEVELOPMENT OF ONE SINGLE-FAMILY HOME AND JUNIOR ACCESSORY DWELLING UNIT (JADU).

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing on June 16, 2026, conducted 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 CDP26-007 and DR25-007 for the development of one single-family home and junior accessory dwelling unit (JADU); 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)

1. The project is exempt from the California Environmental Quality Act, under Class 3(a), Section 15303, New Construction or Conversion of Small Structures. This exemption applies to the construction of a single-family residence in a residential zone.

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 single-family residential project falls within the General Plan's land use designation of Moderate Density Residential, which is intended to provide areas for detached or attached single-family homes and some group housing uses. Moderate density housing units are permitted at densities between 4.1 and 7 dwelling units per acre; this project proposes one primary dwelling unit on the parcel and is therefore consistent with the LCP.

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. This project, however, is not located along the coast and therefore does not negatively impact coastal public views.

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 is consistent with applicable sections of the Morro Bay Zoning Code.

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

Plan Morro Bay includes various policies related to the protection and enhancement of public access to and along the coast. This project, however, is not located along the coast and therefore does not negatively affect public access to and along the coast.

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. This project, however, is a proposal to develop a single-family home and is therefore not required to provide low- and no-cost visitor and recreational facilities.

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 project falls within the General Plan's land use designation of Moderate Density Residential, which is intended to provide areas for detached or attached single-family homes and some group housing uses. Moderate density housing units are permitted at densities between 4.1 and 7 dwelling units per acre; this project proposes one dwelling unit and one JADU on the parcel and is therefore consistent with the LCP.

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 is 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 therefore is not subject to the LCP's coastal hazards provisions.

Design Review Findings

1. **Design.** 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.

The project is located in an area identified in the General Plan as 'Morro Heights,' which is mostly a residential area located on the hill overlooking the bay near the south end of the city. Buildings are mostly one- or two-story single-family homes on larger lots. Lots in this area, particularly those along Kern Avenue, commonly feature two-story homes. The two-story single-family home development proposal is consistent with the form, scale, massing, design and landscaping of other properties within the 'Morro Heights' neighborhood.

2. **Function.** 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 project design is appropriate to the function of the project as it meets the intended density range and is visually compatible with other residential uses in the vicinity.

3. **Details.** 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 project includes asphalt shingle roofing in a storm gray color, stone veneer, and mushroom brown cedar siding material, which is compatible with other residential uses in the vicinity. Landscaping is provided in all required areas and includes low-water shrubs, trees, and flowers. The project does not involve signage.

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

Landscaping consisting of low-water ground covers is proposed in the right-of-way. Street furniture is not required for a project of this scale and size. The project is consistent with the intended character of the area.

5. **Parking.** 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.

The project is a single-family home and is required to provide two off-street parking spaces, located outside of the required front yard setback. The project provides two parking spaces within an enclosed garage, with additional parking at the rear of the home in the driveway. The parking areas are not visible from the right-of-way, and hardscape in the lot frontage is limited.

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

Preliminary review confirms that lighting and lighting fixtures complement buildings and are of appropriate scale while contributing to a sense of safety. The project will be conditioned to comply with Zoning Code lighting standards.

7. **Landscaping.** 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.

Landscaping is proposed within the required front yard setback and is complementary to the landscaping proposed within the neighborhood. To ensure compatibility and consistency with community character, a Landscape Plan in accordance with MBMC Section 17.25 has been provided as a part of the CDP submittal package.

STANDARD CONDITIONS:

1. **Authorized Development:** Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007) for the land described as Assessor Parcel Number 066-264-015 for the single-family home and junior accessory dwelling unit as shown on plans date-stamped and approved on June 16, 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 palaeontologist, 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:

The codes in effect during this project review include the 2025 editions of the California Building Code (CBC), California Residential Code (CRC), California Green Building Code (CGBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), and the California Energy Code (CEnc). The CBC is based on the 2024 editions of the International Building Code which was published by the International Code Council. The CPC & CMC are based on the 2024 editions of the Uniform Plumbing & Mechanical Codes which were published by IAPMO. The CEC is based on the 2023 edition of the National Electrical Code published by the National Fire Protection Association (NFPA).

(Code adoption dates are subject to change. The code adoption year is established by 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 and 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 and a Statement of Special Inspections is required on the structural cover sheet. 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 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 natural 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 limited to:
 - a. Street address, lot, block, tract 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 palaeontologist, 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 the findings of front, sides and rear yard setbacks as defined in 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 the 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 2019 California Residential 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. Deteriorated existing driveway asphalt, to the north, to be removed and landscaped.
30. Existing Floor Plan: Include missing layers on existing floor plan, Sheet A2-0.
31. Driveways: Show and note that driveway to south, shall be constructed per City Standard Detail B-7 (concrete driveway). 3' wing is allowed for driveway approach. Provide an asphalt saw cut and pavement replacement from a minimum of 18 inches to a maximum of 10 feet beyond all concrete driveways, extending to competent street material.
32. Frontage: The installation of frontage improvements is required consisting of curb, gutter and sidewalk with a deferral of frontage improvements to instead install a driveway approach per B-7 and the replacement of the existing asphalt berm.
33. Existing Driveway Slope: Due to existing grade of driveway that will not be part of the grading portion of the project, a design exception has been approved for existing driveway slope, unless new grading is proposed.
34. Driveway Width: Per MBMC 17.27.100 G, driveway must be a minimum of 10 feet and a maximum of 20 feet

35. Driveway Surface: Driveways shall be surfaced with asphalt or concrete paving. For residential driveways with slopes over 15%, a textured surface must be implemented. (MBMC 17.27.100I)
36. Construction Details: Add construction details of proposed installations.
37. Private Sewer Lateral Inspection Required: Prior to plan approval, a video inspection of the private sewer lateral shall be performed from the cleanout at the structure to the connection at the public sewer main, including verification of the mainline connection. The video inspection shall be uploaded to the Public Works portal for review. Public Works will review the video inspection. If any deficiencies are identified, the sewer lateral shall be repaired or replaced as necessary to eliminate inflow and infiltration. All required repairs or replacements shall be clearly shown and labelled on the approved plans. The video inspection shall comply with the City's Private Sewer Line (PSL) Video Inspection Requirements, available on the City's website, which include specific video standards and a list of potential deficiencies subject to correction: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. (MBMC 14.07.030)
38. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler requirements. 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 13.04.140 & 14.04.010.C)
39. Utilities: Show and label all existing and proposed locations of the sewer lateral, water service, water mainline, sewer mainlines, and gas lines on the building plans. Include sizes where appropriate. Note the location of all overhead utilities.
40. Easements: Identify and label all easements. Provide preliminary title report to verify all easements and property boundaries.
41. Encroachment Agreement: The plans identify a 2" retaining wall that is encroaching into the City public right-of-way and supports a surcharge. For existing structures, a no-fee Encroachment Agreement is required to be recorded with the County. Add the following note to the plans:
"An Encroachment Agreement must be recorded prior to final construction sign-off of the project."
With the building permit plan submittal, provide a letter-size exhibit that clearly identifies and dimensions all vertical elements located within the City right-of-way. The exhibit shall include the following:
- Property line
 - Centerline of the street
 - Edge of pavement
 - Street name
- All text must be clean, straight, and clearly legible. Exhibits containing skewed, curved, unclear, or cut-off text may be rejected by the County Recorder. The exhibit will be used as an attachment to the Encroachment Agreement prior to final project sign-off and issuance of the Certificate of Occupancy. The property owner is responsible for recording the Encroachment Agreement with the County Recorder's Office.
- If an Encroachment Agreement has already been recorded, submit a copy of the recorded document. A preliminary title report or a copy of the deed is also required. Refer to the

uploaded instructions and template on the project portal. Instructions are also available on the City's website under Encroachment Agreement Instructions.

42. Add the following Notes to the Plans:

- a. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
- b. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
- c. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.ca.us/197/Public-Works/>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - A water encroachment permit and water meter application shall be required for new water meter installations within the City right-of-way.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE CONDITIONS

43. Fire Safety during Construction and Demolition shall be in accordance with the 2025 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
44. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) Submit plans to the Morro Bay Fire Department.
45. This project is in a high or very high fire severity zone. New construction and renovations must comply with state and local Wildland-Urban Interface (WUI) building codes. All buildings must have a fire-retardant roof assembly that complies with Class A requirements. Wood shakes and shingles are prohibited. Any utilities, pipes, or mechanical devices in an exposed under-floor area must be enclosed with material that meets one-hour fire-resistive construction standards. California's new 2025 Wildland Urban Interface (WUI) Building Code (Title 24, Part 7), Chapter 49 of the California Fire Code, Chapter 7A of the California Building Code.
46. An emergency escape window (or door which opens directly to the outside of the house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.
47. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon

monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PLANNING CONDITIONS:

48. 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).
49. Dust Control: That 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.
50. 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.
51. 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.
52. 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.
53. 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.
54. 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.
55. Exterior Lighting and Illumination Plan: Exterior lighting and illumination shall comply with

MBMC Section 17.14.090.B. A lighting plan including safety corridor lighting shall be identified on plans to be included with the building permit submittal. All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles. Building plans submitted for approval shall be lighting that uses cut-off, shielded, or downward fixtures (i.e., the bulb is not directly visible) and is between 2600 and 3500 Kelvin and has a CRI of 85 or greater.

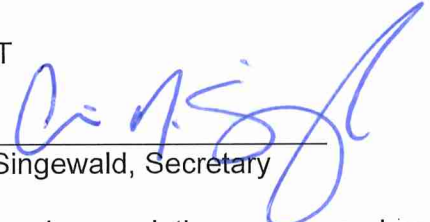
56. Walls and Fences: Walls and fences shall be maintained in a safe, neat, and orderly condition at all times.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16th day of June, 2026, on the following vote:

AYES: DeFazio (m), Solu (s), Ingraffia
NOES:
ABSENT:
ABSTAIN/RECUSED: Meyer, Witkowski


Vice-Chairperson Joe Ingraffia

ATTEST


Airlin Singewald, Secretary

The foregoing resolution was passed and adopted this 16th day of June, 2026.