



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, May 20, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Commissioner John Fennacy
Commissioner Gerald Luhr
Commissioner Michael Lucas
Commissioner Richard Sadowski
Commissioner Robert Tefft

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

ELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENT PERIOD

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

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Office Assistant at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR

- A-1 Approval of minutes from the Planning Commission meeting of February 19, 2014
Staff Recommendation: Approve minutes as submitted.
- A-2 Approval of minutes from the Planning Commission meeting of March 5, 2014
Staff Recommendation: Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of March 12, 2014
Staff Recommendation: Approve minutes as submitted.
- A-4 Approval of minutes from the Planning Commission meeting of March 19, 2014
Staff Recommendation: Approve minutes as submitted.
- A-5 Approval of minutes from the Planning Commission meeting of April 1, 2014
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

- B-1 **Case No.:** #CP0-420 (*Request for Continuance to the 6/3/14 meeting*)
Site Location: 3031 Beachcomber
Proposal: Coastal Development Permit approval for an addition of 309 square feet to an existing single family residence in the S.2A overlay zoning district. This site is located inside the appeals jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically exempt, Class 1
Staff Recommendation: Continue to the 6/3/14 Planning Commission meeting
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
- B-2 **Case No.:** #CP0-409 & UP0-366
Site Location: 279 Main Street
Proposal: Coastal Development Permit & Conditional Use Permit to construct a 2,617 square foot single family residence on a vacant lot. This project is located inside the Coastal appeals jurisdiction.
CEQA Determination: Categorically exempt, Class 32
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577
- B-3 **Case No.:** #CP0-403 & UP0-362
Site Location: 788 Main Street
Proposal: Coastal Development Permit & Special Use Permit to place a 160 square foot recycling enclosure in the parking lot of the AT&T building and to allow modifications to the parking area and a wall and fence higher than the allowed 6.5 feet. This project is located outside the Coastal appeals jurisdiction.
CEQA Determination: Categorically exempt, Class 11
Staff Recommendation: Conditionally approve
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

C. UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on June 3, 2014, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6261 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Public Services Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, Planning Division.

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

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the 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 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

AGENDA ITEM: A- 1

DATE: May 20, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 19, 2014
VETERANS MEMORIAL HALL – 6:00 PM

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Fennacy	Commissioner
	Michael Lucas	Commissioner
	Robert Tefft	Commissioner

STAFF:	Rob Livick	Public Services Director
	Cindy Jacinth	Associate Planner
	Damris Hanson	Engineering Technician
	Barry Rands	Associate Civil Engineer

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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Roger Ewing, Morro Bay resident, stated B-1 is a very important item and should be reviewed by the full 5 member Commission.

Chairperson Grantham closed Public Comment period.

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

B-1 Case No.: CPO-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CPO-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commissions.

CEQA Determination: Categorically Exempt, Class 1 and Class 3

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

Jacinth stated the Applicant has requested a continuance based on illness and staff recommends the Commission consider the request and open the hearing for public comment for those who wish to speak on the matter.

Reed Adamson, Applicant, asked for continuance as his representative who had a presentation and could answer the Commission's questions has the flu. He stated the master suite and living area will be on the second floor and the first floor will be for family.

Katherine Caldwell, Appellant and resident of the Heights, expressed concern about neighbourhood compatibility, water usage and the driveway variance. She would like the Commission's consideration on what neighbourhood compatibility is and refer it to the City Council for clarification if it is not clearly defined. She is not opposed to the continuation and asked for clarification of the driveway variance.

Nancy Bast, Morro Bay resident on Fairview, spoke against the project due to size, bulk and scale as well as parking issues. She would like the Commission to uphold the appeal, order the proposal to conform to the LCP policy to fit in the neighbourhood and require it has a 20 foot driveway.

Roger Ewing, Morro Bay resident, stated he supports the Appellant and spoke against the project due to issues with size, parking and water usage.

Livick stated the 2500 square foot threshold was passed as an urgency ordinance by the City Council for one year and it was never brought back to adopt as a provision in the code. He noted there is no size limit requirement that would require going to the Planning Commission.

Dorothy Cutter, Morro Bay resident, expressed concern about the parking variance and spoke against the project due to issues with neighbourhood compatibility. She requested the project be sent back for redesign.

Marsha Tilley, Morro Bay resident, spoke in support of the project noting it is a great thing when people want to invest money in our real estate and it will be beneficial to the value of the real estate in the neighborhood.

Ted De Mont, Morro Bay resident, spoke against the project due to issues with size and neighbourhood compatibility.

Alex Beatty, Morro Bay resident, spoke against the project due to issues of compatibility with the area and goals of Morro Bay.

Grant Crowel, Morro Bay resident, spoke against the project due to issues with not in keeping in size and scale of the character of the community, stating the photo simulations tell a story that is not true.

Jim Bianchi, Morro Bay resident, spoke in support of the project noting the visual impact of the house is reduced because you cannot view it from all except in the park where the house is obscured by trees.

Nancy Kerr, Morro Bay resident, spoke against the project due to issues of size and incompatibility with the neighbourhood.

Chairperson Grantham closed Public Comment period.

Chairperson Grantham asked staff to address the variance issue. Jacinth stated the project is not requesting a variance and this time as the item is an appeal of an Administrative Coastal Development permit which is allowed as a Director level approval under the code. She noted the variance issue referred to is a parking exception granted by the Commission in 2012, noting the plans submitted showed the proposed future home but the item was for a parking exception only. She stated variances run with the land so it stays with the property.

MOTION: Commissioner Fennacy moved to continue the item until March 5, 2014.

Commissioner Tefft seconded the motion and the motion passed unanimously. (4-0).

Commissioner Tefft asked staff if the plans submitted for the variance were substantially similar to the ones they are reviewing now. Jacinth stated yes.

Chairperson Grantham noted that Commission put on a future agenda item to take a closer look on how City is going to look at bigger homes.

B-2 Case No: N/A

Site Location: 310 Kern

Proposal: Appeal of the removal of a tree located in the public right of way.

CEQA Determination: N/A

Staff Contact: Damaris Hanson, Engineering Technician (805) 772-6577

Hanson presented the staff report.

Chairperson Grantham opened Public Comment period.

Gail Coffman, Morro Bay resident on Kern Avenue, stated the tree is in her front yard and understands the roots are a problem. She wants the tree to remain but decision needs to be made by the experts who are not emotionally tied to the property, acting in the best interests for all to

come to a working solution. She stated there was a tree in the public right of way that had its roots removed so the tree could stay and asked if the same could be done with this tree.

Nancy Bast, Morro Bay resident, spoke in support of not removing the tree due to the tree's health, not all of the damage done is due to the tree and alternatives such as root cutting to retain the tree.

Marlys McPherson, Morro Bay resident, stated she is opposed to removing the tree and hopes Commission looks at alternatives to save the tree and mitigate the damage.

Carol Olson, Morro Bay resident, spoke in support of removal or trimming of the tree.

Glen Seliea, Morro Bay resident, spoke against removing the tree stating this is a signature tree and is healthy.

Ann O'Brien, Appellant, spoke in support of removing the tree due to issues with property damage to the garage, retaining wall and stairway to the house. She stated would like City to put her welfare as a property owner over the welfare of the tree that is not healthy and take liability for damage that has been done.

Chairperson Grantham closed Public Comment period.

Chairperson Grantham disclosed he visited the location, spoke with the property owner and viewed the tree.

Commissioner Tefft asked about root pruning, techniques that control root growth without removing the tree and if City has any record of maintenance done prior to this. Hanson replied the arborist did not comment on it and do not know if root trimming could be done on this tree, noting the City could look into it and ask an arborist. She noted the tree had not been maintained during her time with the City.

Commissioner Tefft expressed concern as this tree is not unique with multiple trunks. He would like root control to be addressed not only for this tree but all trees located on this street and take a uniform approach to all of them.

Commissioner Lucas asked if the City is sure it is a root problem and not just expansive clay or some reaction to ground water with clay. Livick replied City claims process is looking into that issue and cautioned the Commission from making any liability claims about this tree during its deliberation.

Commissioner Lucas asked if the wall was approved for a permit and the City had engineering drawings. Livick replied no permit is required for that type of garden wall.

Commissioner Fennacy stated the tree is beautiful but noted there were gale winds today and the debris from that tree alone in the street. He stated all Commission has to go on is staff and arborist reports.

Chairperson Grantham stated the tree is affecting the property owner's structure and value. He commented he does not know how trimming is going to help the root system, and might stimulate the root system. He would like to know, short of removing the tree, what the options are in mitigation of the root system and the property owner's structure.

Commissioner Tefft stated Commission does not have all the information needed. He stated once the appeal is approved to remove the tree, City does not have the opportunity to investigate any of these issues. He suggested approving the appeal with the request that some of these answers be brought back in the near future to consider again. Livick replied approving the appeal would mean the tree would stay noting it is still in the City right of way and staff would continue to inspect the tree and talk with an arborist about root pruning.

Chairperson Grantham asked if there is anything short of removing the tree to protect the property owner's structure. Livick replied have already done a lot of what is in the recommendation as far as trimming the tree and would just need to get cabled. He stated was not sure if all damage is from the root system and waiting on City's claims adjustor and their engineer. Chairperson Grantham suggested the Commission wait for that.

MOTION: Commissioner Tefft moved to continue this item to a date uncertain when would have answers to the items related to the damage to the property from the tree and what alternatives would be available to prevent future damage.

Chairperson Grantham seconded the motion.

Livick asked Commissioner Tefft to set a date certain on the review of this item.

Commissioner Tefft amended his motion to continue this item to April 15, 2014 with the rest of the motion unchanged.

Commissioner Lucas seconded the amended motion and the amended motion passed unanimously. (4-0).

Commissioner Tefft suggested looking at the ordinance and finding a way to allow individual owners to get a permit to do maintenance that needs to be done. Livick responded the code does allow that but the issue is large pines are very expense to maintain. He also noted the Urban Forest Management plan that was reviewed by the Commission had recommendations regarding tree maintenance and it will be going to City Council March 11, 2014. He stated what will come from that are changes to the ordinance that will come back to the Commission for review.

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: 300 Piney Way Condition Modifications

Jacinth reviewed the work program with the Commission.

D. NEW BUSINESS

D-1 Stormwater Management Post Construction and Low Impact Development Requirements

Rands presented the staff report.

Chairperson Grantham asked where the 2,500 threshold came from. Rands replied there was discussion among the agencies and the 2,500 lower limit was decided upon.

Chairperson Grantham asked about incentives, if it is building fees or other incentives. Livick responded the incentive is on the reduction in amount of stormwater control needed to be done for re-development, noting there are no economic incentives with building or planning application permits.

Commission Tefft stated stormwater retention would be harder in a community with lots of hills, dealing with slopes. He asked if that was built in to the standards. Rands replied yes that is one of the criteria for technical and feasibility.

Commission Lucas asked if a person who could not technically put something in due to terrain issues contribute to a bank that someone else could use to put in rain harvesting elsewhere. He asked if City could look into a system to encourage people to retrofit their houses for things like rainwater retention and rain barrels. Livick replied he would bring this up at the upcoming special PWAB meeting that will talk about water incentives and retrofit options.

DECLARATION OF FUTURE AGENDA ITEMS

- Schedule regular and joint Planning Commission meeting dates for 2014
- Elections of Chair and Vice Chair
- 1000 Ridgeway

ADJOURNMENT

The meeting adjourned at 7:50 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, March 5 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

B-1 Continued from February 19, 2014 Meeting

Case No.: CP0-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Class 1 and Class 3

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

Jacinth presented the staff report.

Commissioner Lucas asked about conditions of the parking exception and if this is considered a minor change from the original plans. Jacinth replied staff did not consider it a minor change as a Coastal Development permit was not applied for; they applied for a parking exception. She noted this was treated as a new application, going through the full Coastal Development permit process.

Commissioner Lucas requested explanation of condition 2 on the right of way parking note to not extend into the paved part of right of way. Livick replied it states traveled right of way and that is typically the paved portion of the right of way. He stated there is a condition of the CDP to require a street widening on the Ridgeway side which will restrict further parking.

Katherine Caldwell, Appellant, spoke in opposition of the project and brought a petition of 90 signatures, expressing concern with size of the dwelling, asking the Commission to abide by General Plan conditions for neighborhood compatibility and require a redesign of the project. She stated the photo simulations are misleading and noted she still has concerns the parking variance was granted before plans were submitted and about water usage. She stated the big house ordinance needs to be revisited.

Ruel Czach, Architect, submitted 2 letters of support for the project. He stated the project was re-evaluated after last meeting and is asking the Commission to deny the appeal and remand it back to staff for direction on modification, noting issues to address are parking for the trailhead and visual compatibility with the neighborhood. Czach stated the project submitted meets all the requirements of setbacks, lot coverage and other City codes and standards but would like to redesign the project to be more in keeping with neighborhood visually. He noted water usage would not increase as will only be the Adamson's living there and if family visits they would have the same water usage as that of staying at a hotel. He stated Adamson is willing to place a deed restriction on house stating will not divide it for rental purposes.

Chairperson Grantham expressed appreciation for the cooperation between the parties involved.

Chairperson Grantham opened Public Comment period.

Susan Heinamen, Morro Bay resident, read a letter from her neighbors, Tim and Sheradan Gover, who are against the project due to not being compatible with the neighborhood.

Chris Bath, Cayucos resident who had been a neighbor of the Adamson's, spoke in support of the project noting there are larger homes in the area that block views and this home would not block views.

Carol Rains, Morro Bay Heights homeowner, spoke in support of the project stating Adamson's prior projects have been done with concern for the community and neighbors.

Nancy Bast, Morro Bay resident on Fairview, spoke against the project due to issues with bulk and scale and parking, asking the Commission to uphold the appeal. She also requested the large house ordinance be reinstated.

Grant Crowl, Morro Bay resident, spoke against the project due to not being in character with the neighborhood in size and bulk.

Ted De Mont, Morro Bay resident, spoke against the project noting the visual simulations were inconsistent with photos submitted and paving of the right of way would make the structure look even bigger from the street.

Roger Ewing, Morro Bay resident, spoke against the project due to issues with size not being comparable with the neighborhood and is requesting the Commission uphold the appeal. He stated the parking variance should not have been issued.

Commissioner Fennacy thanked all parties and those who spoke stating it was encouraging they reached out to each other.

Commissioner Lucas asked the Architect for clarification on the Fairview elevation visual simulation and if the stone wall and landscaping is intended to be taken down during construction. Czach replied needed to dig up landscaping to put a retention area there to meet stormwater requirements.

Commissioner Lucas stated visual simulation showing the house moving closer to Fairview with the landscaping in the foreground is significantly different than what the final effect would be based on the documents submitted. Czach replied the sunroom is moving towards Fairview and the house is moving away from Ridgeway.

Commissioner Lucas commented there are window treatments on one set of plans and none on the PDF documents the Commissioners' have to suggest there are people in the house.

Commissioner Lucas read the note on A-1 regarding the concrete wall on the State Park side for the record. Czach replied it was to give a more permanent fence rather than a wood fence.

Commissioner Lucas stated there is no gray water use, rain barreling, no photovoltaic use, and no natural light features inside and expressed concern at not utilizing features of the house on the south wall to break up the blankness. Czach replied there are natural light features, windows and skylights, and reviewed window locations.

Chairperson Grantham closed Public Comment period.

Commissioner Tefft stated while the project may numerically meet code requirements for setbacks and height restrictions, it does not necessarily make it compatible with the neighborhood. He also noted compatibility does not necessary mean conformity with the other existing houses and needs to allow room for a neighborhood to evolve. He suggested the Architect consider guest bedroom size and eliminating the parking exception when redesigning the project. He requested staff bring this back to the Commission and not deal with it administratively.

Commissioner Lucas asked staff for clarification on whether the parking issue is done. Livick responded the appeal period was exhausted noting the plans presented were not part of the exception and weren't tied to any development on the property.

Commissioner Lucas asked for clarification on why there is a clause for minor change versus major change. Livick replied it is a standard permit condition in every permit.

Commissioner Lucas commented there is no ordinance spelling this out like the building code, noting the City needs a better ordinance. He stated the visual simulations are misleading and suggested to uphold the appeal and bring back a new permit.

Chairperson Grantham and Livick clarified differences between denying and upholding the appeal. Livick noted just because the Commission acts on the appeal, that does not exhaust the Applicant or the Appellant appeal rights as either party can appeal to City Council.

Commissioner Tefft asked what would be the best way to allow the Applicant to redesign the project with minimum red tape and new fees. Livick replied one way would be to continue the item, having it come back to staff and the Commission, noting that if the resubmittal is acceptable to the Appellant, they can withdraw their appeal.

Commissioner Fennacy asked Livick for clarification on the Commission continuing the item. Livick replied procedurally have not acted on the appeal and the City ran into problems on another project where it was continued to a date uncertain and it lasted 7 years. He stated if Commission wants to continue, do not continue to a date uncertain.

Commissioner Tefft stated there were a number of issues raised in this appeal, wildlife, obstruction scenic views, scenic and visual quality he did not find to be of concern, but bulk and scale was an issue.

Commissioner Fennacy stated when looking at a project you ask is it reasonable and the flip side is, if a project is unconscionable, and he does not find that here, because they are talking about downsizing the project.

MOTION: Commissioner Fennacy moved to continue this item to no longer than 60 days.

Commissioner Tefft seconded the motion.

Commissioner Lucas stated he would prefer to uphold the appeal and see it come back.

Chairperson Grantham asked if Commission votes to continue the item will the Appellant be reimbursed for costs. Livick stated not at this time as the appeal has not been resolved.

The motion passed 3-1 with Commissioner Lucas dissenting.

UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Jacinth reviewed the work program with the Commission.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 5, 2014

Chairperson Grantham asked about interview dates for Planning Commission. Livick responded they will be on March 11, 2014.

D. NEW BUSINESS – None

DECLARATION OF FUTURE AGENDA ITEMS

- Square footage threshold
- Election of Chair and Vice Chair

Commissioner Lucas requested staff to put the square footage on the permits in the Planning List.

Commissioner Tefft suggested staff provide guidelines as to what neighborhood compatibility means and give guidelines to the community in the interim. Livick responded the current code is vague on what neighborhood capability means.

ADJOURNMENT

The meeting adjourned at 7:44 p.m. to the special Planning Commission meeting scheduled at the Veteran's Hall, 209 Surf Street, on Wednesday, March 12, 2014 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A-3

DATE: May 20, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
SPECIAL MEETING - MARCH 12, 2014
VETERANS MEMORIAL HALL – 4:30 PM

PRESENT	Michael Lucas	Commissioner
	Gerald Luhr	Commissioner
	Robert Tefft	Commissioner
STAFF:	Rob Livick	Public Services Director
	Whitney McIlvaine	Contract Planner
	Cindy Jacinth	Associate Planner

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

PUBLIC COMMENT

Commissioner Tefft opened Public Comment, and seeing none closed Public Comment period.

PRESENTATIONS - None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR- None

B. PUBLIC HEARINGS

B-1 **Case No.:** N/A

Site Location: Citywide

Proposal: City of Morro Bay Housing Element Update

The State of California requirements for the Housing Element update will be presented and feedback will be solicited from residents and property owners. The State of California requires updates of the City of Morro Bay's Housing Element generally every five years. As part of the Housing Element update process, the California Department of Housing and Community Development requires that the City conduct a public workshop to provide interested parties an opportunity to participate in the process of obtaining information and setting goals and policies. The purpose of public participation is (1) to educate the public that the City is required by law to provide housing opportunities to all socioeconomic groups, and (2) to engage the public to get their opinions and determine the preferred methods of achieving the requirements that provide housing opportunities to families and individuals from all income segments of the population.

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

Amy Sinsheimer, PMC Consulting, presented the 2014-2019 Housing Element.

Commissioner Lucas asked if the City fell short of getting units that were mandated in the last Housing Element.

Sinsheimer stated the City has done some of the State required programs, noting PMC is still looking at numbers for approved or built housing. She stated the State wants to see if the City is looking at resources available and thinking of ways to capitalize on them.

Commissioner Luhr asked if a survey would be done to determine where housing needs are for future low income, senior, and assisted living housing.

Sinsheimer stated a parcel by parcel analysis would be done as well as a meet with stakeholders to identify sites more appropriate for certain types of housing.

Commissioner Tefft stated the City's demographics are atypical and inquired if it is known why that is the case and continues to be so.

Sinsheimer replied the City has an older population and does not have a large sphere of influence or a lot of large subdivisions going in so the City does not have the growth like other areas.

Commissioner Tefft stated a main factor keeping population from declining is retirement, so housing needs are different from another city where that is not the case. He inquired if SB375 would require a change to how many housing units need to be built in the future.

Sinsheimer replied there may be some programs that have units associated with them and PMC would work closely with the City to make sure that amount is reasonable.

Commissioner Tefft clarified that if the City made a goal to put in a certain number of low income units, the State would not say the City failed if it did not meet the goal, but would ask what the City did to try to make it happen.

Commissioner Luhr stated the cost of a lot puts the City out of the moderately affordable range and asked if the secondary or granny unit process was still in place and if credit is given.

Sinsheimer replied secondary units are allowed and they do count towards the RHNA.

Jacynth stated the secondary unit ordinance previously reviewed by the Commission was taken to City Council recently to be more consistent with State Housing standards.

Commissioner Lucas commented that changes in the economy with the fishing industry collapse and power plant shutting down has resulted in significant changes to the middle income family, as well as changes in agriculture may result in a migrant issue to address for short term housing.

Jacynth stated the City may have populations that might not earn a head of household job, noting what constitutes as low income is not really that low. She stated City is built up with not many lots available so secondary units are another option.

Commissioner Luhr stated there are not as many young families as in the past and wanted to know how other communities have addressed that problem. He inquired if technological infrastructure like a citywide high speed broad band could be adopted where telecommuters can work from home and attract younger families.

Sinsheimer stated implementing a technological need is not something to add in the Housing Element would but could be included as group in the special needs section.

Commissioner Tefft stated he agrees with Commissioner Luhr regarding young families. He noted there is a concentration at the high end of the scale for buying a home but little opportunity for new people to get in the market with reasonably affordable units.

Commissioner Luhr stated 83% of the housing stock is 25 years and older with the large percentage of that being 50 years and older, noting this needs to be addressed and allowing for remodeling should be part of the Housing Element.

Sinsheimer stated rehabilitation is a required element to address, noting the State wants the City to quantify a number or percentage of housing stock that is likely to need rehabilitation.

Commissioner Lucas suggested looking at existing zoning that precludes housing to start to get more mixed use aspects included.

Commissioner Tefft stated transitional and emergency housing should be supported, noting people who are in need of housing don't always have the ability to travel to surrounding communities that provide temporary housing.

Commissioner Tefft opened the Public Comment period.

Rigmor Samuelson, Morro Bay resident, stated she feels the reason for more older people here has to do with the codes and regulations, noting residents in the City need to make it more inviting for younger families.

Christine Rogers, Economic Vitality Corporation and Morro Bay resident, Rogers stated that the EVC heard from local businesses that housing was a critical need to retaining and recruiting the needed work force. She recommended including work force housing in the Housing Element.

Commissioner Tefft closed Public Comment period.

Commissioner Lucas stated concerns discussed are related to zoning, land, and parcels that are available, noting the City needs to look at other strategies to make things work, like the needs of businesses and its workers.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 12, 2014

Commissioner Luhr agreed with Commissioner Lucas, noting money is an issue, and housing is either built cheaper or needs supplemental funding. He stated a win-win situation would be a multi-zone approach to different areas.

Commissioner Tefft stated while rehabilitation fits well with the greenhouse gas emissions reduction program, some older houses represent the City's most affordable housing stock so need to be careful that is not significantly reduced through rehabilitation.

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS - None

E. FUTURE AGENDA ITEMS - None

ADJOURNMENT

The meeting adjourned at 5:01 p.m. to the next regularly scheduled Planning Commission Meeting at the Veteran's Hall, 209 Surf St., on Tuesday, March 19, 2014 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A-4

DATE: May 20, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –MARCH 19, 2014
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT: Michael Lucas Commissioner
Robert Tefft Commissioner
Gerald Luhr Commissioner

STAFF: Rob Livick Public Services Director
Whitney McIlvaine Contract Planner
Cindy Jacinth Associate Planner

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

Chairperson Tefft introduced new and returning Commissioner, Gerald Luhr.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Lucas asked to postpone vote until the next meeting and nominate Commissioner Tefft to continue as Acting Chairperson in the interim.

Commissioner Luhr seconded the nomination.

PUBLIC COMMENT - None

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

B-1 **Case No.:** #CPO-429 and #UPO-376

Site Location: 60 State Park Road

Proposal: Modifications and commercial improvements to an existing hotel including renovations to public areas, addition of outside gazebo and changes to roofline.

CEQA Determination: Categorically exempt, Class 1 and Class 3

Staff Recommendation: Conditionally approve

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

Jacinth presented the staff report.

Commissioner Tefft inquired if the area with erosion concern is on a different parcel. Livick replied it is on Tidelands Trust area that is managed by the City and will be improved when the property gets leased.

Commissioner Luhr inquired about the lease size and whether easements are attached to it up to the State Park road. Livick responded he had not seen the legal description and noted this is a land and water lease site.

Commissioner Lucas inquired if the State Park Master Plan requires walkways in any part of the park and expressed concern about the trees along the side of the road if constructing a walkway. Livick replied they asked for a DG pathway with pervious fabric underneath the DG walkway.

Commissioner Luhr inquired if there are any future plans to establish a harbor side pathway from the existing boardwalk to the State Park campgrounds or museum. Livick replied not at this time.

Commissioner Tefft inquired if the Inn had a remedy if the seawall was to fail and erosion endangers its property. Livick replied the previous owner had a bulkhead repair plan but there is not a current capital project funded to do any bulkhead repair, noting temporary measures can be employed to stabilize the site.

Commissioner Luhr inquired if there are structural reports or surveys on the bulkhead and its condition. Livick replied none that he knew, noting the Harbor Department may have some.

Commissioner Tefft opened Public Comment period.

Anna Olson, General Manager at Inn at Morro Bay and Applicant described the proposed project and their business strategy to improve business operations.

Commissioner Lucas asked Olson if the owner had concerns with the States conditions it wanted to add to the permit. Olson replied no, stating it is a chance to beautify the property.

Commissioner Luhr asked for clarification on ADA compliance for the lower meeting rooms, private dining room, breakout area adjacent to the patio, existing dining room for the restaurant, and access from the front to the patio. Daniel Deutsch, Architect, stated the area being renovated is the main building noting they are not touching the rest of the buildings. He stated all areas of the proposed project will be ADA compliant.

Commissioner Luhr asked if there are plans to pursue a lease on the Tidelands lease hold, the property on the bay side that has the bulkhead to the west, and if management would grant an access easement to the leasehold site. Olson stated the lease hold had expired and the owner

would like to review this with the City at another time, noting for the access easement she believed management would grant one.

Commissioner Lucas stated support for the project, noting it works well with the existing building and discussed building material samples with Applicant. Paul Darrell, Designer, stated Inn is keeping the Rock and bay views, trying to maintain the architecture and bringing it back to a California bungalow look with beam ceilings and rock. He stated materials used would fit with the rock that is on the outside and the color will remain the same.

Commissioner Luhr asked for clarification on the ceilings and if the clerestories would be exposed to get light through to the lobby area. Darrell replied there are structural restrictions through the center of the building from the lobby area into the bar lounge area and the reason for putting the clerestory there.

Commissioner Luhr stated he was glad natural light was being introduced into the central core and the heights of the proposed roof lines were lower than the existing ones. He inquired with staff if the Inn wanted to enclose the patio in the future, would it come back to the Commission. Jacinth replied it would.

Commissioner Luhr noted previous projects had a Coastal Commission requirement for bird safe glazing and asked if that is or could be a condition. Jacinth replied it has not been included as a condition but the Planning Commission could add it. Darrell stated all glass would be tempered glass but could change to laminate glass if had to.

Commissioner Tefft closed Public Comment period.

Commission Tefft stated the renovation appears to fit seamlessly, is a unified building that doesn't appear to have been chopped up and noted opening the interior spaces will be a big improvement. He expressed concern with wind for the outdoor dining with the height of wind shielding proposed.

Commissioner Luhr stated he would like to a condition the Inn would work with the City to create an access easement to the Tidelands Trust lease hold on the bay side so if they don't lease it, it would be accessible for other usage. Livick stated staff has drafted a condition stating the applicant shall grant an access easement to lease site 27W to the satisfaction of the Harbor Director and City Engineer prior to building permit issuance as Planning condition number 3.

MOTION: Commissioner Lucas moved the Commission conditionally approve the project by adopting a motion including the following actions, adopt the Planning Commission Resolution 04-14 which include the findings and conditions approval for the project depicted on site development plans dated January 28, 2014 and as amended during this meeting with addition of condition 3 as read.

Commissioner Luhr seconded the motion and motion passed unanimously. (3-0)

UNFINISHED BUSINESS

- C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Jacinth reviewed the work program with Commissioners.

Commissioner Luhr asked if an announcement needed to be made of the vacant Commissioner's seat.

Livick replied due to the City Council changing the Commission meeting dates, Chairperson Grantham has resigned and City will be advertising opening.

- C-2 Upcoming Projects: 1000 Ridgeway – Appeal Hearing Continued From 3-5-2014,
Housing Element 2014-1029 – Continued Discussion from 3-12-14 Public Workshop
Staff Recommendation: Review and provide comments to Staff as necessary

Commissioner Tefft encouraged members of the Commission and public to submit input to staff in writing or by email.

D. NEW BUSINESS

- D-1 Schedule of regular Planning Commission meeting dates for 2014

Commissioner Tefft noted that April 1, 2014 would be the first meeting on Tuesday.

- D-2 Discussion to Form Sub-Committee for Potential FAR/Neighborhood Compatibility Regulations

Livick stated Commission may want to wait on forming subcommittee until new Commission members have been appointed. He stated at the joint meeting with City Council an item was brought up to review the specific plans to determine if they need revising, noting the Commission may want to add this to the sub-committee.

Commissioner Lucas asked about staff involvement with this. Livick replied direction from Council would be needed before staff could devote time to it, noting the Commission would need to decide what it wants to do with FAR and send a memorandum to Council.

Commissioner Tefft asked if the issue of neighborhood compatibility would be dealt with in the context of the specific plans as it seems this has more urgency. Livick replied direction from the Council at the last joint meeting was to look at the specific plans for review, discussion, and comments that would be rolled into the General Plan/LCP update.

Commissioner Luhr inquired if neighborhood compatibility and the housing element be on parallel tracks with specific plans and how they would be conducted. Livick replied they would be Commission business items.

Commissioner Luhr asked if there was a downtown plan. Livick replied there is no existing downtown plan.

Commissioner Tefft, stated this topic needs more public input opportunities, noting he wants an open discussion and not necessarily jump to FAR. He stated the City needs to provide additional guidance about neighborhood compatibility rather than people guessing what is compatible.

Commissioner Lucas expressed support for additional guidelines and public input, stating it is not issue of style or materials but making residential units looking occupied. He stated it is hard to look at building plans and what it would feel like when talking about neighborhood capability.

Commissioner Tefft stated would like to look at all options, not just limit it to square footage.

Commissioner Luhr stated putting an arbitrary number on square footage is going to change the economic outcome of what a person will be able to do.

Commissioner Tefft agreed square footage is not the whole picture. He stated there was consensus to defer the subcommittee until we priorities are set with what workload would be.

Livick stated staff would bring to Commission an outline of each specific plan to have a brief discussion on where Commission wants to go with them.

E. FUTURE AGENDA ITEMS

E-1 Planning Commission Declaration of Future Agenda Items

Commissioner Luhr stated he would like Commission to request City Council give direction for a Downtown specific plan. Commissioner Lucas and Tefft agreed with Commissioner Luhr.

E-2 Staff Declaration of Future Agenda Items

Jacynth stated Commission will consider at the next meeting a permit for the Gas Company and Coastal Development permit for a single family home addition. She noted the draft Housing Element will come to the Commission on April 15, 2014 for review.

ADJOURNMENT

The meeting adjourned at 7:20 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Tuesday, April 1, 2014 at 6:00 pm.

Robert Tefft, Acting Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A-5

DATE: May 20, 2014

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 1, 2014
VETERANS MEMORIAL HALL – 6:00 PM

PRESENT:	John Fennacy Gerald Luhr Michael Lucas	Commissioner Commissioner Commissioner
ABSENT:	Robert Tefft	Commissioner
STAFF:	Rob Livick Whitney McIlvaine Cindy Jacinth	Public Services Director Contract Planner Associate Planner

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

PUBLIC COMMENT

Commissioner Luhr opened Public Comment period.

Rigmor Samuelsen, Morro Bay resident, spoke in favor of the 1000 Ridgeway project stating it does not block views and the owners should be able to build if the project is within the codes.

Commissioner Luhr closed Public Comment period.

PRESENTATIONS- None

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting January 15, 2014
Staff Recommendation: Approve minutes as submitted.

A-2 Approval of minutes from the Planning Commission meeting of February 5, 2014
Staff Recommendation: Approve minutes as submitted.

Motion: Commissioner Lucas moved to continue A-1 and A-2 to the next meeting.

Commissioner Fennacy seconded and the motion passed unanimously. (3-0)

B. PUBLIC HEARINGS

- B-1 **Case No.:** #A00-019 (amendment to Planning permit #CP0-385)
Site Location: 0 Kings Avenue (also known as 490 Kings Avenue)
Proposal: Modification of Planning permit approval to change location of the installation of a 29 foot wood pole to City-owned property at 490 Kings Avenue for purpose of installation of a solar-powered data collector unit for the Advanced Meter project.
CEQA Determination: Categorically exempt, Class 3
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report noting this is an amendment to existing permit CP0-385 to allow a change in location for the proposed wood pole and data collector unit (DCU).

Commissioner Lucas asked if the City leases the Kings Tank area from the State why this area could not be subleased to the Gas Company. Livick stated the Gas Company is limited by the California Public Utilities Commission on the amount of lease payment they can pay which was less than what State Parks Department would require.

Commissioner Lucas discussed with staff the City's fee ownership of the property where the pole would be located and the R-2 zoned residential structures adjacent.

Commissioner Luhr asked about the co-location clause and whether it should be in the resolution or if it is already included. Jacinth replied it is included in the conditions of approval for CPO-385 and the condition in the resolution states the applicant shall satisfy all original conditions as approved with Coastal Development Permit CPO-385.

Livick stated City is a couple years out from the water meter conversion to AMR meter reading.

Commissioner Luhr opened Public Comment period.

Scott Loveless, Southern California Gas Co., stated he was available to answer questions.

Commissioners discussed with Applicant the details of the wood pole proposed for the Advance Meter project including wood type, whether the mounted data collector unit could be installed closer to the ground and the one-way communication nature of the technology.

Loveless stated this is a wireless technology that requires antennas to be at a minimum height. He also stated the DCU is on for less than two minutes per year as data gets transmitted to the billing center then is off when not in use.

Commissioner Luhr closed Public Comment period.

Commissioner Lucas stated he wished it were smaller and closer to the tanks but we are clustering infrastructure closer together so fundamentally it is sound.

Commissioner Fennacy expressed appreciation for working with City staff and stated he didn't have a problem with the project.

MOTION: Commissioner Fennacy motioned to adopt Resolution 05-14 to include the findings and conditions of approval for the project depicted on the site development plan dated March 26, 2014.

Commissioner Lucas seconded and the motion passed unanimously. (3-0)

C UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

Jacinth reviewed the work program with the Commission.

D. NEW BUSINESS

D-1 Formation of Planning Commission subcommittee to serve as liaison between Cal Poly CRP Masters Design Studio and Planning Commission for the visioning process for the Rezone of the West Atascadero Road Area – Embarcadero to Main Street

Commissioner Luhr asked what would be the appropriate number of Commissioner's needed to form a sub-committee. Livick stated no more than two members from the Commission. He also described the visioning process and location.

Commissioner Fennacy asked what the deadline for having the subcommittee work with the Cal Poly students. Livick stated students just began their quarter and would like to meet this coming Friday noting this is on a tight time frame and the subcommittee needs to be formed tonight.

Commissioner Fennacy stated he didn't know if it was time sensitive and could be continued to see if Commissioner Tefft, who is not here tonight, wanted to participate. Livick noted Commission could appoint subcommittee tonight and change its members later.

Commissioner Fennacy stated he would not be able to be on the subcommittee because of time.

Commissioner Lucas stated he is interested but will be the Associate Dean at the college stating he did not want a conflict of interest.

Livick stated the group would report back to the Commission, providing background information and going through the visioning process similar to the Downtown project and noting to move this forward it would be more applicable as a Thesis Project.

Commissioner Luhr discussed with staff the project deliverables and asked if a community meeting would be held to inform the residents and get their suggestions. Livick stated a meeting would be on May 6, 2014 and another at the end of the project on June 3, 2014 to present results.

Commissioner Lucas stated he would not be able to attend the community meetings due to his teaching schedule.

Commissioner Luhr stated he would be able to be on the subcommittee.

MOTION: Commissioner Fennacy made a motion to nominate Commissioner Luhr to be on the subcommittee.

Commissioner Lucas seconded and the motion passed unanimously (3-0).

E. DECLARATION OF FUTURE AGENDA ITEMS - None

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – APRIL 1, 2014

ADJOURNMENT

The meeting adjourned at 6:39 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, April 15, 2014 at 6:00 pm.

Gerald Luhr, Acting Chairperson

ATTEST:

Rob Livick, Secretary



Memorandum

TO: PLANNING COMMISSIONERS

FROM: CINDY JACINTH, ASSOCIATE PLANNER

DATE: MAY 20, 2014

SUBJECT: 3031 Beachcomber, Coastal Development Permit # CP0-420

Background

At their April 15, 2014 meeting the Planning Commission held a public hearing on Coastal Development Permit #CP0-246 for a 310 square addition to an existing single family home in the coastal appeals jurisdiction. After consideration of the item it was the Commission's decision to continue the item with direction to the May 20, 2014 meeting.

The applicant has submitted for a parking exception to remedy the substandard garage and driveway dimensions. However, the application was received after the legal deadline for proper noticing of this item. Therefore, it is staff's request to continue this item to allow for the required public noticing. The project has been noticed for the June 3, 2014 Planning Commission meeting.

Recommendation

Staff recommends that the Planning Commission continue the public hearing for Coastal Development Permit #CP0-420 to the June 3, 2014 meeting.



AGENDA NO: B-2

MEETING DATE: May 20, 2014

Staff Report

TO: Planning Commissioners

DATE: May 20, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Coastal Development Permit (CP0-409) and Conditional Use Permit (UP0-366) for construction of a new 2,617 square foot single family residence.

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 10-14 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated May 5, 2014

APPLICANT/AGENT: John & Alair Hough / Cathy Novak

LEGAL DESCRIPTION/APN: 066-251-048

PROJECT DESCRIPTION:

The Applicant is requesting Coastal Development Permit and Conditional Use Permit approval for a new 2,617 square foot single family residence with 577 square foot garage to be located at 279 Main which is within the California Coastal Commission appeals jurisdiction. Projects located within the appeals jurisdiction are required to obtain a coastal development permit from the Planning Commission. Projects located within a planned development (PD) overlay must process a conditional use permit and requires a precise plan.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-1, Low/Medium Residential	South:	R-1, Low/Mixed Use
East:	R-1, Low/Medium Residential	West:	Waterfront (WF/PD)/Park

Prepared By: CJ

Department Review: WM/RL

Site Characteristics	
Site Area	8,633 square feet
Existing Use	Vacant
Terrain	Slopes 9%-15% towards the southwest
Vegetation/Wildlife	Previously disturbed site with existing residential landscaping
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Main Street/ nearest cross street is Acacia Street

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use Area B Low to Medium Density Residential (4-7 unit/acre)
Base Zone District	R-1, Single Family Residential
Zoning Overlay District	Planned Development (PD)
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Within the Coastal Appeals Jurisdiction

PROJECT ANALYSIS:

Background

This property was part of a Parcel Map application in 2008 that ultimately resulted in the creation of four lots from three existing lots, one of which is the subject parcel. In conjunction with the parcel map approval, a common access easement/driveway was required and approved subsequently by the Planning Commission on November 25, 2009 through Conditional Use Permit #UP0-269 and Coastal Development Permit #CP0-307.

Project Specifics

The project is proposed adjacent to Main Street located south of the access driveway. The project proposes to construct a new two story residence with a total square footage of 2,617 conditioned space. The project includes a 577 square foot garage, a 2,254 square foot second story and 668 square foot first floor that is partially a basement. The proposal includes 4 bedrooms, 3 bathrooms, a kitchen, living space and separate dining room. The proposal also incorporates a southerly facing covered deck on the second floor. In addition, the project proposes to create a 8' x 23' foot guest parking space on the north side of the access driveway.

The applicant has designed the house with the front of the house and entrance along the

north elevation. Home access is through the common access easement. The garage entry is located along the west elevation with access to the home through the access easement/ common driveway between this proposed home and an existing home to the west located at 285 Main Street.

For the purposes of zoning district setbacks the 20 foot front yard setback is from Main Street and the rear yard setback will be taken from the access driveway. When an access easement is created all development shall have yards (setbacks) as required by the zoning regulations, including a ten foot setback along any access way, (Section 16-9.206.A.4). In this case the rear yard setback and the ten foot easement are the same and the design meets the minimum requirements. The interior side yard setbacks meet the minimum requirement of 5 feet.

<u>Single Family Residential Zoning Ordinance Standards</u>		
	Standards	Proposed
Front Yard Setback	20 feet, including garage	29 feet 3.5 inches
Interior Yard Setback	10% of average width of lot with 10 foot maximum and 5 foot minimum	5 feet
Exterior Yard Setback	20% of average width of lot with 10 foot maximum and 5 foot minimum	10 feet
Rear Yard Setback	10% depth	15 feet
Lot Coverage	45% allowed	26%
Height	25 feet	24.1 feet
Parking	2 covered and enclosed spaces	2 covered and enclosed spaces

Regulations

The project is located in the Coastal Commission’s Appeals Jurisdiction and pursuant to section 17.58.020.H.2.b of the Morro Bay Municipal Code, a single family residence within the coastal appeals jurisdiction, is required to obtain a regular coastal development permit from Planning Commission..

The project is located in the Planned Development overlay and requires the plans be reviewed pursuant to a precise plan. A concept plan is not required for this project because the project size does not meet the threshold in order for a concept plan to be required. Although a concept plan is not required all the information for a concept plan shall be presented at the precise plan submittal.

The precise plan requires: total development plan, architectural elevations, landscaping

plan, engineering plans, proposed site uses or activities, miscellaneous plans, Tentative Tract or Parcel Map where lands involved in the proposal are to be divided or joined.

The applicant has submitted a site plan, floor plan, elevations, color and material board, landscape plan, and lighting fixtures details.

Lighting

An exterior lighting plan is required pursuant to the miscellaneous plans required. The applicant submitted three light fixtures. The cut sheets specify the light type, dimensions and light bulb wattage. Pursuant to section 17.52.080, no illumination may be directed toward the adjacent residential uses and onto streets. The house is 5 feet from a property line and adjacent to an access easement, from which the proposed lighting could be visible. Plans depict one lighting sconce at the front door, three deck lights at the entrance to the front porch stairs, one sconce light adjacent to the garage entrance on the west elevation and one sconce light on the upper deck of the south side of the residence. Lighting specifications submitted indicated the proposed lights will be Dark Sky-compliant. To ensure compliance with lighting requirements, a condition of approval has been added to require exterior lighting to be in substantial compliance with fixture cut sheets submitted with project plans. (Exhibit D).

Color and Materials

The applicant has proposed horizontal siding with a composition roof. The residence siding will be painted a blue tone with white trim to match windows and doors.

279 Main Street Color Board



Landscape Plan

The applicant submitted a landscape plan because it is a required element of a Precise Plan application. The applicant outlined areas around the property in which certain plants will be located. The Planned Development overlay requires that a fully developed landscape plan. The landscape and irrigation plan submitted identifies the property's existing two avocado trees adjacent to Main Street will remain as well as the three existing Catalina Ironwood trees. No trees are proposed for removal. The planting schedule identifies a mix of conifer, deciduous, evergreen and shrub plantings surrounding the property. The irrigation values table demonstrates that the majority of the plantings will be drought-tolerant or low water usage. This information is found on the Water Management Plan sheet L201 which shows the total landscape area as 2,882 square feet with 1,754 square feet of low (drought tolerant) and 1,128 square feet as moderate. No plantings are proposed which would require high water usage.

Visual Simulations

The applicant has also submitted color photo simulations to illustrate existing and proposed. The simulations presented are taken from a variety of vantage points. These include simulations from the street showing an outline of proposed home with adjacent outlines looking westward; existing and proposed with proposed landscaping included looking southwest; as well as a simulation showing the outline of the front of the home looking southward. These simulations are included as an Exhibit to the staff report.

Local Coastal Plan (LCP) and Zoning Ordinance Consistency

The LCP contains numerous policies protecting public views from scenic corridors and public recreational areas. LCP Policy 12.01 requires development to be sited and designed to protect views to and along the ocean and scenic and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. The LCP's highly scenic areas have an additional standard, but the proposed home is not located in a City designated highly scenic area.

Moreover, the home approved at 281 Main was determined by both the City Council and the Coastal Commission to not raise a visual resource issue and that the project was consistent with the City's LCP policies. The Coastal Commission's decision was based upon the fact that this portion of Main Street is not designated as a highly scenic area under the LCP (Coastal Commission staff report dated 2/14/2013).

This project as proposed will be seen in the context of numerous other existing residential, commercial and recreational developments that are located between Main Street and the waterfront. Therefore it can be found consistent with the City's LCP policies.

In addition, Zoning Ordinance Section 17.48.190 requires that alterations to natural landforms be minimized, that new development be visually compatible with the character of the surrounding area, and that significant public views to and along the coast be protected.

The project as proposed is sited on the flattest portion of the property which minimizes the alteration of natural land forms as well as the natural downward slope of the property away from Main Street. The orientation of the home is from east to west which minimizes visual impacts from Main Street and a visual corridor through the driveway area will be maintained. The home is consistent and compatible with the character of the surrounding area that has a mixture of architectural styles, materials that range from board and batten siding to stucco and varying sizes.

The project as proposed constitutes infill residential development in an urbanized area of the City and is located approximately 300 feet from the bay. The project meets the development standards of the zoning district, including height, lot coverage and setbacks so it is consistent with the requirements of the Mixed Use Area B overlay. Also, the proposed residence would not have significant adverse impacts to visual resources since the development is not located within a highly scenic area but in an existing residential area with other residential and commercial developments in this area between the property and shoreline.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for New Construction or Conversion of Small Structures. The exemption provides for the construction of one single-family residential structure.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on May 9, 2014 and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Staff recommends that the Planning Commission find this project consistent with the purpose of the zoning district as a principally permitted use, that it complies with City LCP policies, finds it consistent with the requirements of the Mixed Use Area B overlay and meets development standards. Therefore, staff recommends Planning Commission conditionally approve the requested Conditional Use Permit #UP0-348 and Coastal Development Permit #CP0-372 for new construction of a single family residence at 279 Main Street.

EXHIBITS:

Exhibit A - Planning Commission Resolution 10-14

Exhibit B – Graphics/ Plan Reductions

Exhibit C– Visual Simulation

Exhibit D – Lighting Details

EXHIBIT A

RESOLUTION NO. PC 10-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-409) AND CONDITIONAL USE PERMIT (UP0-366) TO ALLOW CONSTRUCTION OF A NEW 2,617 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH 577 SQUARE FOOT GARAGE AT 279 MAIN STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 20, 2014, for the purpose of considering Coastal Development Permit (CP0-409) and Conditional Use Permit (UP0-366) for construction of a new 2,617 square foot single-family residence and 577 square foot garage at 279 Main Street; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- A. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3 for construction of one single-family residence.

COASTAL DEVELOPMENT PERMIT FINDINGS

- A. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project meets minimum density requirements and therefore meets the LCP.
- B. For every development between the nearest public road and the sea or the shoreline of any body of water, the Planning Commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. *The property is located to the east of Tideland Park which provides public access to the water.*

EXHIBIT A

CONDITONAL USE PERMIT FINDINGS

- A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the proposed single-family residence is a permitted use within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood because the use is designed to be consistent with the City regulations applicable to this development.
- C. The project will not be injurious or detrimental to the general welfare of the City because the single-family residence is a permitted use within the zone district and plan designation applicable to the site and said use is designed to be accordance with all applicable project conditions and City regulations.

MIXED USE AREA B FINDINGS

- A. That any proposed commercial use is generally serving a water-borne clientele or serving a water-oriented purpose. *The proposed project does not have a commercial element; therefore the finding does not apply to this project.*
- B. That the proposed commercial use, by its nature or design, will result in minimal noise, glare, odor, and traffic impacts on other nearby uses. *The proposed project does not have a commercial element; therefore the finding does not apply to this project.*
- C. That any new residential development shall be of a density and design which minimizes potential exposure to and would not unreasonably restrict water-oriented commercial activities. *The project is located on an existing residential lot that was previously subdivided and meets the minimum density. The project will not have a negative effect on water-oriented commercial activities because the property does not provide access to the water and is adjacent to Tidelands Park which provides water access.*
- D. That any new use shall not generate significant traffic/circulation impacts and shall include adequate parking, loading and access (turning and driveway) facilities. *The project is on a lot that meets minimum density with a private access easement off Main Street. Main Street can accommodate the traffic that will result from the development of one-single family residence.*

EXHIBIT A

- E. That any new use shall not result in any harmful (e.g. toxic waste) discharge into the bay. *The single family residence will not discharge any harmful waste from the site nor will the bay be affected.*

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-409 and Conditional Use Permit UP0-366 for property located at 279 Main Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 20, 2014, for the project at 279 Main Street depicted on plans dated May 5, 2014, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on 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 City's Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services 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

EXHIBIT A

the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PUBLIC WORKS CONDITIONS

1. Provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. Include the locations of all proposed utilities, gas, sewer, water etc. Indicate on the plans the location of the lateral and if the sewer lateral is proposed or existing. If the existing sewer lateral is going to be used the following must be completed prior to building permit issuance.
 - a. Conduct a video inspection of the conditions of existing sewer lateral prior to building permit issuance. Submit a DVD to City Public Services Department. Repair or replace as required to prohibit inflow/infiltration.
 - b. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project. (MBMC 14.07.030) Indicate on the plans.

Add the following Notes to the Plans:

3. Any damage to any of the City's facilities (such as curb/berm, street, sewer line,

EXHIBIT A

water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City of Morro Bay.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

1. Fire Lane Marking. Fire apparatus access roads shall be clearly marked and identified with signs and painted curbs of No Parking-Fire Lane as required by the fire code official (CFC 503.3).

Applicant shall provide the following:

- a. Continuous red-painted curb, 6-inches in width, with Fire Lane No-Parking, 3-inches high letters stenciled every 20-feet, along the south side of the access road from Main Street to the first drive (see Sheet C2).
 - b. Red-striping along the outside length of the proposed parking turnout, 6-inches in width, to delineate and prevent encroachment into the fire apparatus access road. Please revise plan (Sheet C2) to depict red-striping along the proposed turnout.
2. Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times (CFC 503.5).

PLANNING CONDITIONS

1. 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.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, 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

EXHIBIT A

- necessity in the interest of public health and safety, and then only with a permit from the Public Services 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.
3. 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.
 4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval 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.
 5. Building Height Certification: Note on the site plan prepared for the building permit, "Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the Planning Division, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310." (MBMC Section 17.12.310)
 6. Lighting: Prior to issuance of a building permit, exterior lighting shall be in substantial compliance with fixture cut sheets submitted with project plans dated May 5, 2014.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of MAY, 2014 on the following vote:

AYES:

NOES:

ABSENT:

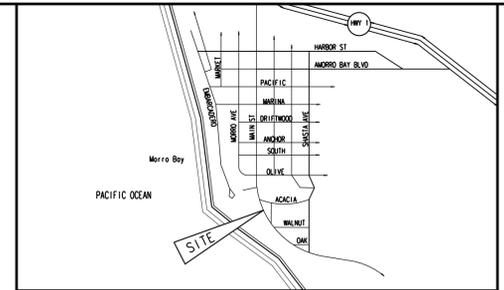
ABSTAIN:

Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 20th day of MAY 2014.



VICINITY MAP

PROJECT DIRECTORY

OWNER:
 JOHN & ALAIR HOUGH
 285 MAIN STREET
 MORRO BAY, CA 93442
 805.772.2197

GEOTECHNICAL ENGINEER:
 GEOSOLUTIONS
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 CONTACT: RILEY
 805.543.2171

ARCHITECTURE/AGENT:
 THOMAS MARTIN ARCHITECT
 P.O. BOX 14128
 San Luis Obispo, CA 93406
 CONTACT: TOM MARTIN
 805.544.4398

LAND SURVEYOR:
 JOANN HEAD
 P.O. BOX 887
 SANTA MARGARITA, CA 93453
 CONTACT: JOANN HEAD
 805.674.1530

CIVIL ENGINEER:
 STEVE LOCHANE
 15524 ABIERT RD
 ATASCADERO, CA 93422
 CONTACT: STEVE
 805.798.5348

PLANNING CONSULTANT:
 CATHY NOVAK CONSULTING
 P.O. BOX 296
 MORRO BAY, CA 93443
 805.772.9499
 CONTACT: CATHY

SHEET INDEX

- T.1 PROPOSED SITE PLAN/TITLE SHEET
- C.1 GRADING & DRAINAGE
- C.2 UTILITY PLAN
- C.3 EROSION & SEDIMENT CONTROL
- L.1 LANDSCAPE PLANT & IRRIG.
- A.1 GRND LVL FLR PLN
- A.2 2ND LVL FLR PLN
- A.3 ELEVATIONS
- A.4 SECTION & CONDITIONS OF APPROVAL

PROJECT STATISTICS

R-1 (PD) SINGLE FAMILY
 PROJECT SITE AREA: 8633.31 S.F.
 MAX LOT COVERAGE ALLOWED: 8633.31 S.F. x 45% = 3884.99 S.F. allowed
 2254.0 S.F. Upper story & raised decks
 TOTAL PROPOSED COVERAGE: 2254.0 S.F. PROPOSED < 3884.99 S.F. ALLOWED
 881.45 S.F. DRIVEWAY/WALK (CONCRETE/HARDSCAPE) 11.5%

CONDITIONED SPACE UPSTAIRS: 1947.5 S.F.
 CONDITIONED SPACE DOWNSTAIRS: 668.4 S.F.
 TOTAL CONDITIONED SPACE: 2616.9 S.F.

CURRENT USE: UNIMPROVED LOT
 PROPOSED USE: SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP MB 08-0019, RECORDED IN BOOK 74, AT PAGE 86-88 OF PARCEL MAPS IN OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
 APN: 066-251-048

OCCUPANCY CLASSIFICATION

GROUP: R-3/U1 (LESS THAN 10)

AVERAGE NATURAL GRADE:

35.7' HIGHEST POINT BLDG INTERSECTS NATURAL GRADE
 28.7' LOWEST POINT BLDG INTERSECT NATURAL GRADE
 64.4/2= 32.2' ANG

PARKING REQUIREMENT:

2 Spaces Covered in Garage

THOMAS MARTIN
 ARCHITECTURE • PLANNING • INTERIORS
 P.O. BOX 14128 • SAN LUIS OBISPO, CA 93401
 P.H. 805.544.4398 • E-MAIL: TMARCH@YAHOO.COM

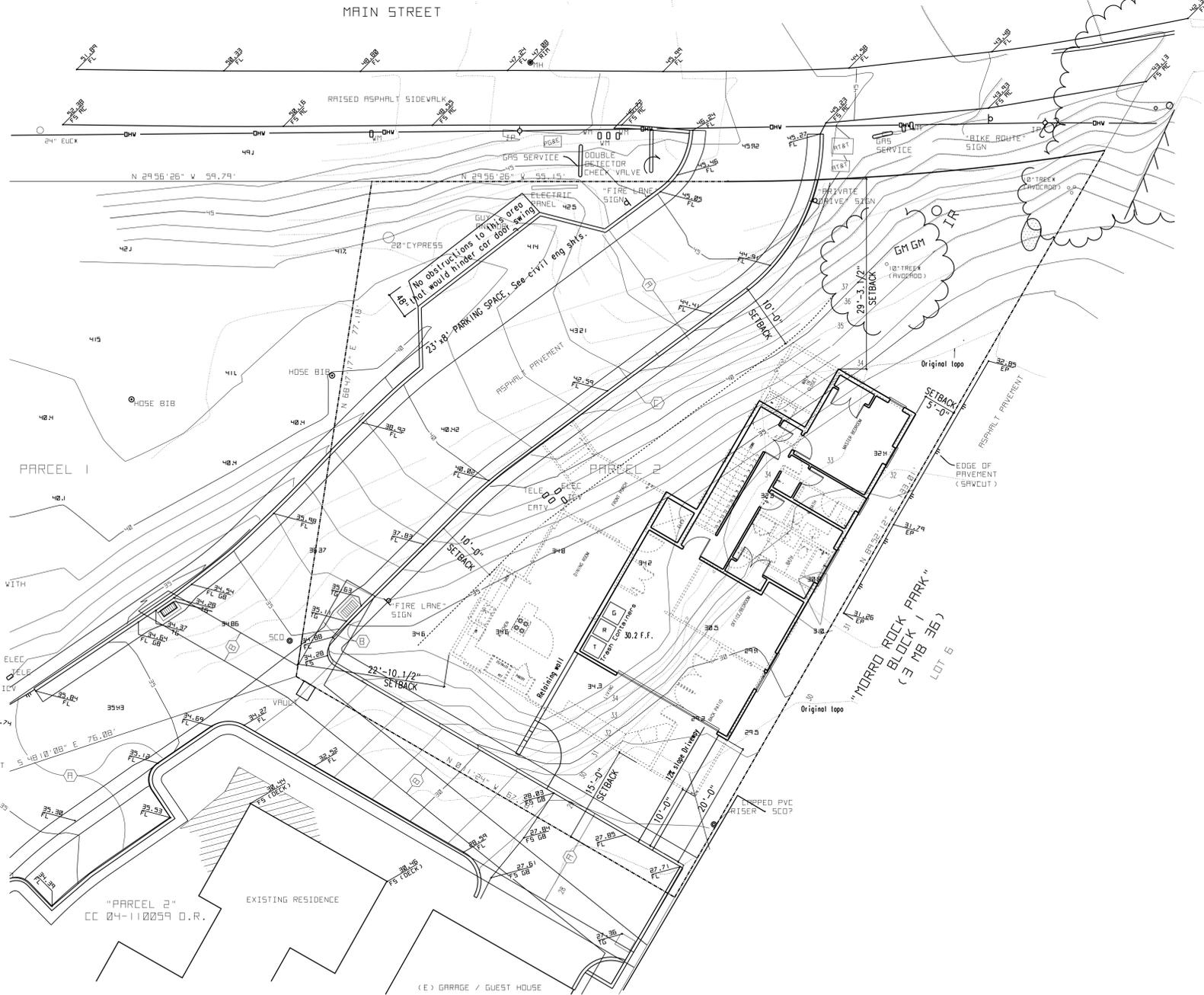
PREPARED: 12/12/12
 SUBMIT PLNG. DEPT.
 REVISED:
 ▲ PLN CHK REV
 ▲
 ▲

SHEET TITLE:
TITLE SHEET
 Scale 1"=10'

PROJECT ADDRESS:
HOUGH RESIDENCE
 279 Main Street
 Morro Bay, CA 93442



HOUGH
 REVISED: 25 NOV 13



EASEMENTS

- (A) EASEMENT AND MAINTENANCE AGREEMENT FOR COMMON DRIVEWAY AND UTILITIES AS SHOWN ON 74 PH 88 AND RECORDED AS DOCUMENT NO. 2011-012741
- (B) RESERVATION OF DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON 74 PH 88 AND RECORDED AS DOCUMENT NO. 2011-012742
- (C) P.U.E. (PUBLIC UTILITY EASEMENT) AS SHOWN ON 74 PH 88

LEGEND

- AC ASPHALT PAVEMENT
- EP EDGE OF PAVEMENT
- FL FLDLINE
- FS FINISH SURFACE
- GB GARDE BREAK
- DHW OVERHEAD WIRES
- TG TOP OF GATE
- 23.5 SPOT ELEVATION (MEASURED AT DECIMAL POINT)

* INDICATES TREE SIZE/LOCATION TAKEN FROM LOT LINE ADJUSTMENT MAP MB 04-0458, DATED AUGUST, 2004 AND VERIFIED VISUALLY ON THE DATE OF THIS SURVEY.

OWNERS

John and Alair Hough
 285 Main Street
 Morro Bay, CA 93442

NOTES

1. Benchmark: Vertical surveys control for topographic survey shown on Tentative Parcel Map MBRL 04-0458. B.M. noted as: "Brass cap at the corner of Main and Anchor Streets. Elevation: 57.825 feet." (No datum noted.) On-site T.B.M.: Set 588, nail with chaser as shown. Elevation=38.89
2. Bearings and Distances were taken from map recorded in Book 74, at Pages 86-88 of Parcel Maps and shown hereon for informational purposes only. No boundary survey was performed in conjunction with this map.
3. Survey date: January 17, 2012.

TOPOGRAPHIC SURVEY

APN 066-251-047 & 048
 Parcels 1 and 2 of Parcel Map MB 08-0019 as shown on map recorded in Book 74, at Pages 86-88 in the Office of the County Recorder City of Morro Bay, County of San Luis Obispo, State of California.

Prepared by:

Post Office Box
 887 Santa Margarita, CA 93453
 (805) 674-1938

January, 2012 through 285 Main through as built. Sheet 1 of 1



EXHIBIT B

DOOR SCHEDULE

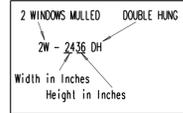
Doors are to be centered in room or wall U.N.O.
 All Patio doors are dual glazed, safety glass (Integrity wood-Ultrex series) by Marvin
 All Pocket and Bifold doors to have 4 wheel ball bearing hanger in a
 V groove track (w/ flat KD 2x6's at either side of pocket doors).
 All interior doors (Carrara, SC, smooth, Craft Master by Masonite).

- | | |
|--|---|
| 1 - 3070 x 1.3/4" PASSAGE SOLID CORE
Wright, Craftsman, TM Cobb | 20 - 2868 x 1.3/8" PASSAGE
20 MINUTE SOLID CORE W/ THRESHOLD/
WEATHERSTRIPPING AND DOOR SHOE.
SELF CLOSING HINGE, TIGHT FITTING. |
| 2 - 2868 x 1.3/4" FRENCH w/
3-lite Transom | 21 - 5070 SWING PAIR |
| 3 - 2-2868 x 1.3/4" FRENCH w/
6-lite Transom | 22 - 5070 SWING PAIR |
| 4 - 2-2868 x 1.3/4" FRENCH w/
6-lite Transom | 23 - 2870 PASSAGE |
| 5 - 3070 SWING PAIR | 24 - 2670 PASSAGE |
| 6 - 4070 BIFOLD | 25 - 2870 PASSAGE |
| 7 - 2870 POCKET | 26 - 5070 SWING PAIR |
| 8 - 2870 PASSAGE | 27 - 18070 GARAGE OVERHEAD DOOR |
| 9 - 2670 PASSAGE | 28 - 2870 PASSAGE One Lite |
| 10 - 2460 FRAMELESS TEMPERED GLASS SHOWER DOOR | |
| 11 - 2670 x 1.3/8" PASSAGE | |
| 12 - 2868 x 1.3/8" PASSAGE | |
| 13 - 8068 x 1.3/8" PASSAGE | |

WINDOW SCHEDULE

Window model: INTEGRITY WOOD-ULTRIX Series BY MARVIN
 Casement, awning, or dbl hung windows dual glazed, Low E.
 See Elevations

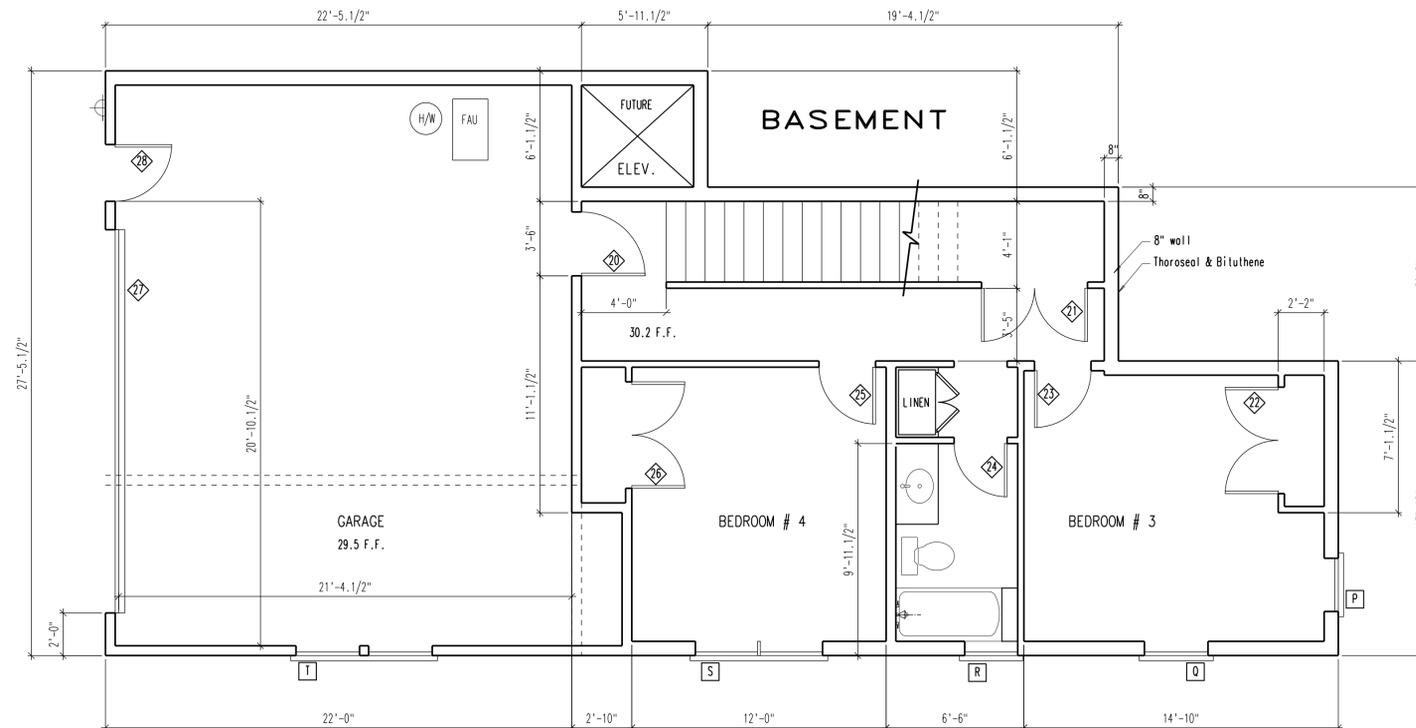
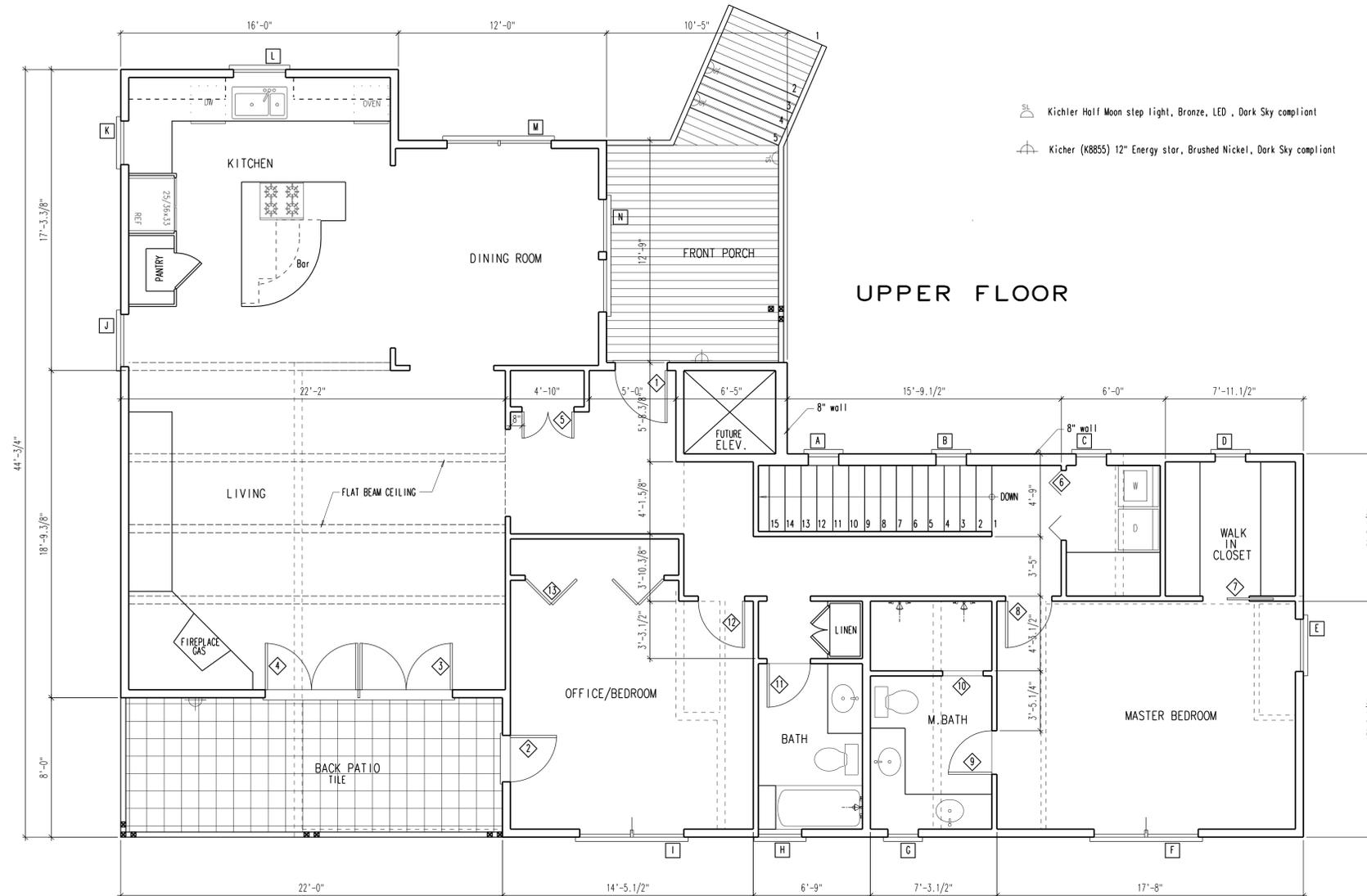
Egress window: Min 5.7 s.f. Min clear openable width = 20"
 Min clear HT. = 24", finish sill HT. max 44" above F.F.



- | | |
|----------------------------|----------------------------|
| A - 2240 DH | P - 3040 DH |
| B - 2240 DH | Q - 3660 DH EGRESS |
| C - 2240 DH | R - 3024 ANW (ULTRIX ONLY) |
| D - 2240 DH | S - 2W-3660 DH EGRESS |
| E - 3660 EGRESS | T - 2W-3632 ANWING |
| F - 2W-3660 | |
| G - 2240 DH | |
| H - 3024 ANW (Ultrex Only) | |
| I - 2W-3660 DH EGRESS | |
| J - 3660 DH | |
| K - 3040 DH | |
| L - 3654 DH | |
| M - 2W-3654 DH | |
| N - 2W-3632 ANW | |
| O - | |

SKYLIGHTS:
 SKYLIGHTS are dual glazed, flat tempered/safety glass w/ bronze finish.
 frame. VELUX.

- 17 - FS156 (22 1/2"W X 45 3/8"H - FIXED)
 52 - FS156 (22 1/2"W X 45 3/8"H - FIXED)



Kichler Half Moon step light, Bronze, LED, Dark Sky compliant

Kicher (K8855) 12" Energy star, Brushed Nickel, Dark Sky compliant

THOMAS MARTIN
 ARCHITECTURE • PLANNING • INTERIORS
 P.O. BOX 141288 • SAN LUIS OBISPO, CA 93340
 PH: 805 544 4398 • E-MAIL: TMARCHS@YAHOO.COM

PREPARED: 25 JULY 2012
 SUBMIT TO BLDG DEPT:
 REVISED:



SHEET TITLE:

ELEVATIONS
 Scale 1/4"=1'-0"

PROJECT ADDRESS:

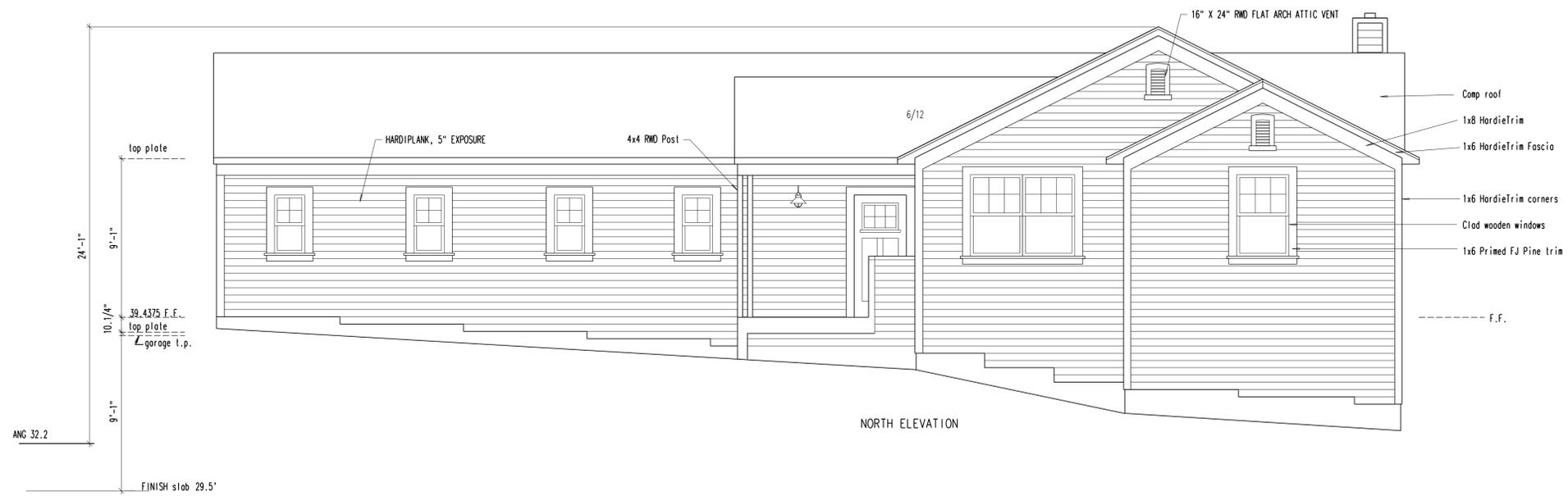
HOUGH RESIDENCE
 279 Main Street
 Morro Bay, CA 93442



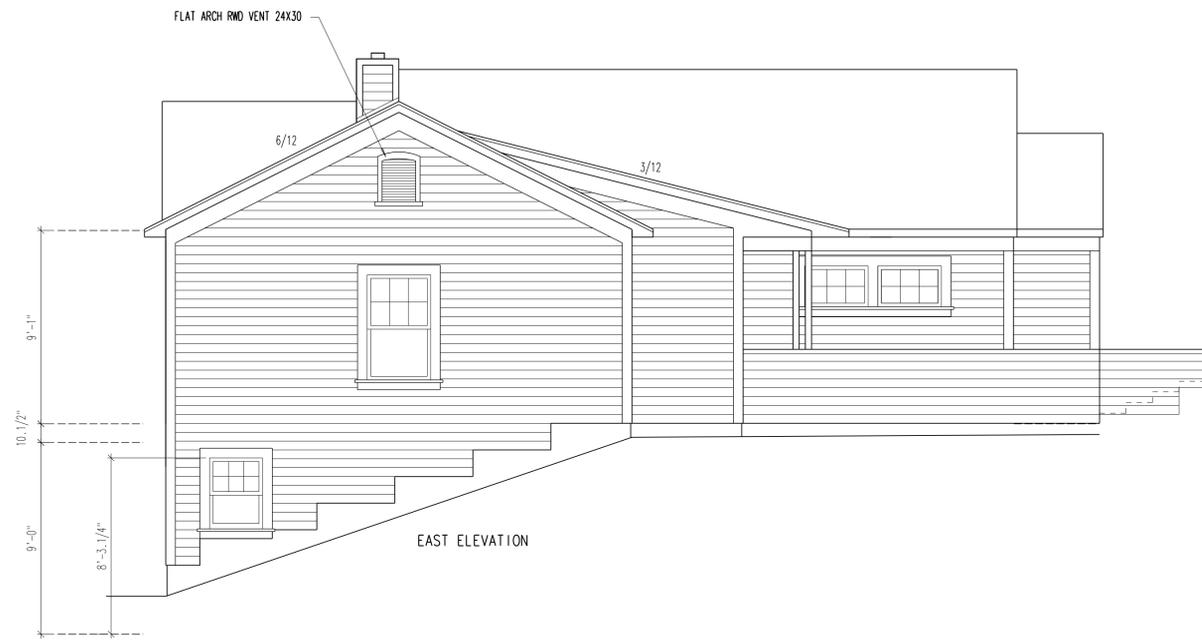
HOUGH
 REVISED: 6 SEP 2013

PROJECT NUMBER

1



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PREPARED: 25 JULY 2012
 SUBMIT TO BLDG DEPT:
 REVISED:



SHEET TITLE:

ELEVATIONS
 Scale 1/4"=1'-0"

PROJECT ADDRESS:

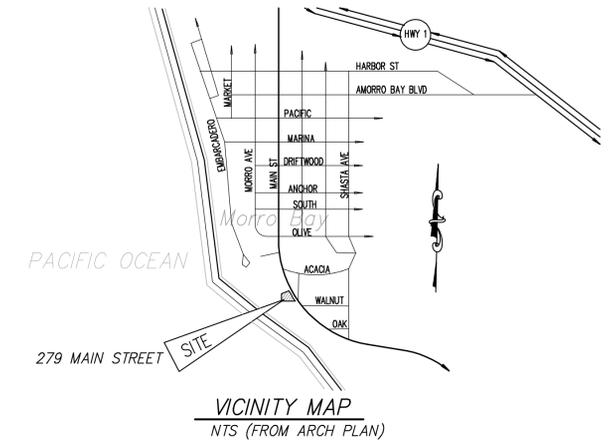
HOUGH RESIDENCE
 279 Main Street
 Morro Bay, CA 93442



HOUGH
 REVISED: 6 SEP 2013

(PRELIMINARY) GRADING AND DRAINAGE PLANS

SINGLE FAMILY RESIDENCE
 279 MAIN STREET, MORRO BAY
 SAN LUIS OBISPO COUNTY
 APN 066-251-048



PRELIMINARY CONSTRUCTION NOTES

- 1 CONCRETE DRIVEWAY, 4" CONCRETE WITH #2 WIRE MESH @ 6" OCEW, OVER 4" CLASS 2 AGG BASE, OVER SCARIFY AND RECOMPACT NATIVE SOIL TO 95% RELATIVE DENSITY.
- 2 UTILITIES: BOXES ARE READY IN PLACE FOR HOOK-UPS. CONTRACTOR TO USE BEST JUDGEMENT IN SERVICE TO HOUSE CONNECTION LOCATIONS, COORDINATE WITH ARCHITECT.
- 3 PRIMARY DRAINAGE TO THIS EXISTING CATCH BASIN, THEN BELOW TO PARCEL 1 RETENTION BASIN (EXISTING SYSTEM APPROVED AND IN-PLACE).
- 4 EXTENDED FOOTINGS (TYP) MOST EDGES OF BUILDING, SEE STRUCTURAL PLANS.
- 5 3" PVC ROOF DRAINS @ 2% MINIMUM SLOPE.
- 6 APPROXIMATE LIMITS OF GRADING = 3,900 SF = 0.1 ACRES
- 7 DRAINAGE SWALE WITH GRAVEL PROPOSED FOR STABILIZATION. LANDSCAPE PLANS TO ADD VEGETATION.
- 8 6' MAX RETAINING WALL. SEE STRUCTURAL ENGINEERS PLANS.
- 9 APPROXIMATE GRADING AREA (PARKING SPACE)= 650 SF
- 10 PROPOSED CONCRETE OR ASPHALT PARKING STALL.
- 11 RED-STRIPING ALONG THE OUTSIDE LENGTH OF THE PROPOSED PARKING TURNOUT, 6 INCHES IN WIDTH.
- 12 RED-PAINTED CURB, 6 INCHES IN WIDTH, WITH "FIRE LANE NO PARKING" THREE INCH HIGH LETTERS STENCILED EVERY 20 FEET.

LEGEND

- FS = FINISH SURFACE
- FF = FINISH FLOOR
- FG = FINISH GROUND
- GB = GRADE BREAK
- FL = FLOWLINE
- INV. = INVERT
- 42 - = PROPOSED CONTOUR
- - - = PROPOSED DRAINAGE SWALE
- B
C3 = PROPOSED SECTION (SEE SHEET C3)
- = PROPOSED ROOF DRAIN DOWN SPOUT LOCATION. (ROOF DRAINS SHALL BE DRAINED INTO DRY CREEK BASINS SHOWN HERE ON PLANS)

EASEMENTS

- 1 EASEMENT AND MAINTENANCE AGREEMENT FOR COMMON DRIVEWAY AND UTILITIES AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012741.
- 2 RESERVATION OF DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012742.
- 3 2' P.U.E. (PUBLIC UTILITY EASEMENT) AS SHOWN ON 74 PM 86

Benchmark:

Voibrecht Surveys control for topographic survey shown on Tentative Parcel Map MBAL 04-0458. B.M. noted as: "Brass cap at the corner of Main and Anchor Streets. Elevation: 57.826 feet." (No datum noted.)
 On-site T.B.M.: Set 60d. nail with chaser as shown.
 Elevation=38.89

Survey date: January 17, 2012.

INDEX OF SHEETS

- C1 TITLE SHEET AND NOTES (ADDED WITH FINAL PLANS)
- C2 GRADING AND DRAINAGE PLAN
- C3 GRADING SITE SECTIONS A & B
- C4 GRADING SITE SECTIONS C & D, AND DETAILS
- C5 EROSION & SEDIMENT CONTROL PLAN (ADDED WITH FINAL PLANS)

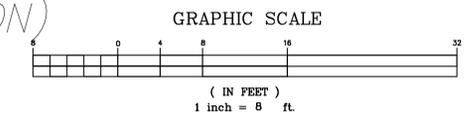
EARTHWORK ESTIMATE:

CUT = 300 C.Y.
 FILL = 80 C.Y.
 EXPORT = 220 C.Y. (to low lot)
 IMPORT = 0 C.Y.

UNAUTHORIZED CHANGES & USES
 CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PRELIMINARY PLANS (NOT FOR CONSTRUCTION)

DATE: 4-30-14
 FOR PRELIMINARY APPROVAL ONLY



C:\Users\work\Martin\Hough\Residence\cad\12-008\Hough\dwg\design\13-010-civil-279Main-base-8-30-13.dwg 4/30/2014 11:01:14 PM PDT

REV	DATE	BY	DESCRIPTION
1.	4/30/14	SWL	ADDED FIRE LANE, AND NOTES 11 AND 12.

SCALE:

HOR. AS SHOWN

VER. AS SHOWN

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED SWL

DRAWN SWL

CHECKED SWL

PREPARED BY:

STEVEN W. LACHAINE
 CIVIL ENGINEER

15525 ABIERTO ROAD, ATASCADERO, CA 93422
 TELEPHONE (805) 798-5348 FAX. (805) 438-4408

PROJECT ENGINEER

Steve LaChaine

STEVE W. LACHAINE R.C.E. 65287

REV. 4-30-14

11/25/13

DATE

APPROVED BY:

for Agency / Utility

DATE

APPROVED BY:

for Agency / Utility

DATE

279 MAIN STREET

APN 066-251-048

GRADING AND DRAINAGE PLAN

CITY OF MORRO BAY

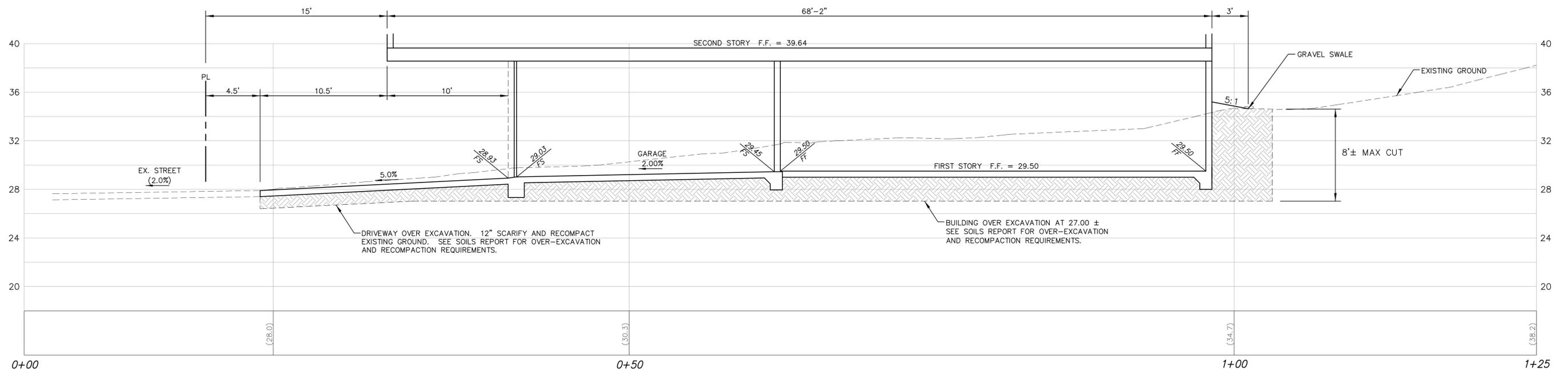
WORK ORDER NO.

13-010

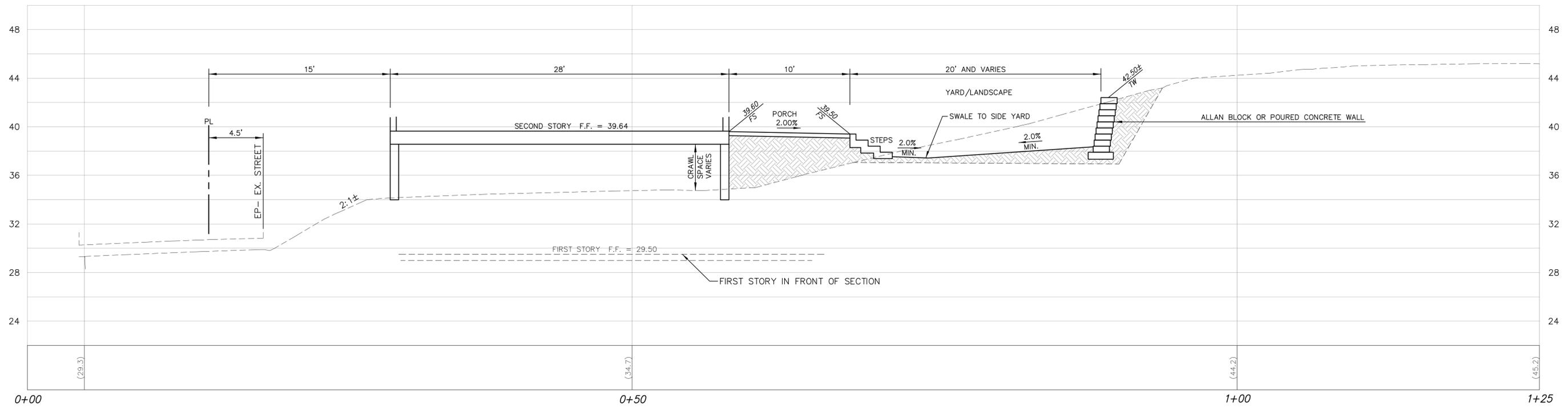
SHEET C2

OF 5 SHEETS

EXHIBIT B



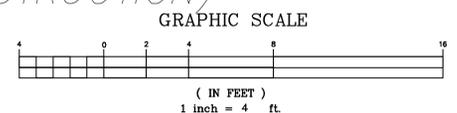
A SITE SECTION A THRU DRIVEWAY AND GARAGE
 C3 SCALE: 1" = 4'
 HORIZ. & VERT.



B SITE SECTION B
 C3 SCALE: 1" = 4'
 HORIZ. & VERT.

PRELIMINARY PLANS (NOT FOR CONSTRUCTION)

DATE: 11-25-13
 FOR PRELIMINARY APPROVAL ONLY



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REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV	DATE	BY	DESCRIPTION					SCALE: HOR. AS SHOWN VER. AS SHOWN	WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	DESIGNED SWL DRAWN SWL CHECKED SWL	PREPARED BY: STEVEN W. LACHAINE CIVIL ENGINEER 15525 ABIERTO ROAD, ATASCADERO, CA 93422 TELEPHONE (805) 798-5348 FAX. (805) 438-4408	PROJECT ENGINEER <i>Steve LaChaine</i> STEVE W. LACHAINE R.C.E. 65287 11/25/13 DATE	APPROVED BY: for Agency / Utility DATE APPROVED BY: for Agency / Utility DATE	279 MAIN STREET APN 066-251-048 GRADING SITE SECTIONS A & B CITY OF MORRO BAY	WORK ORDER NO. 13-010 SHEET C3 OF 5 SHEETS
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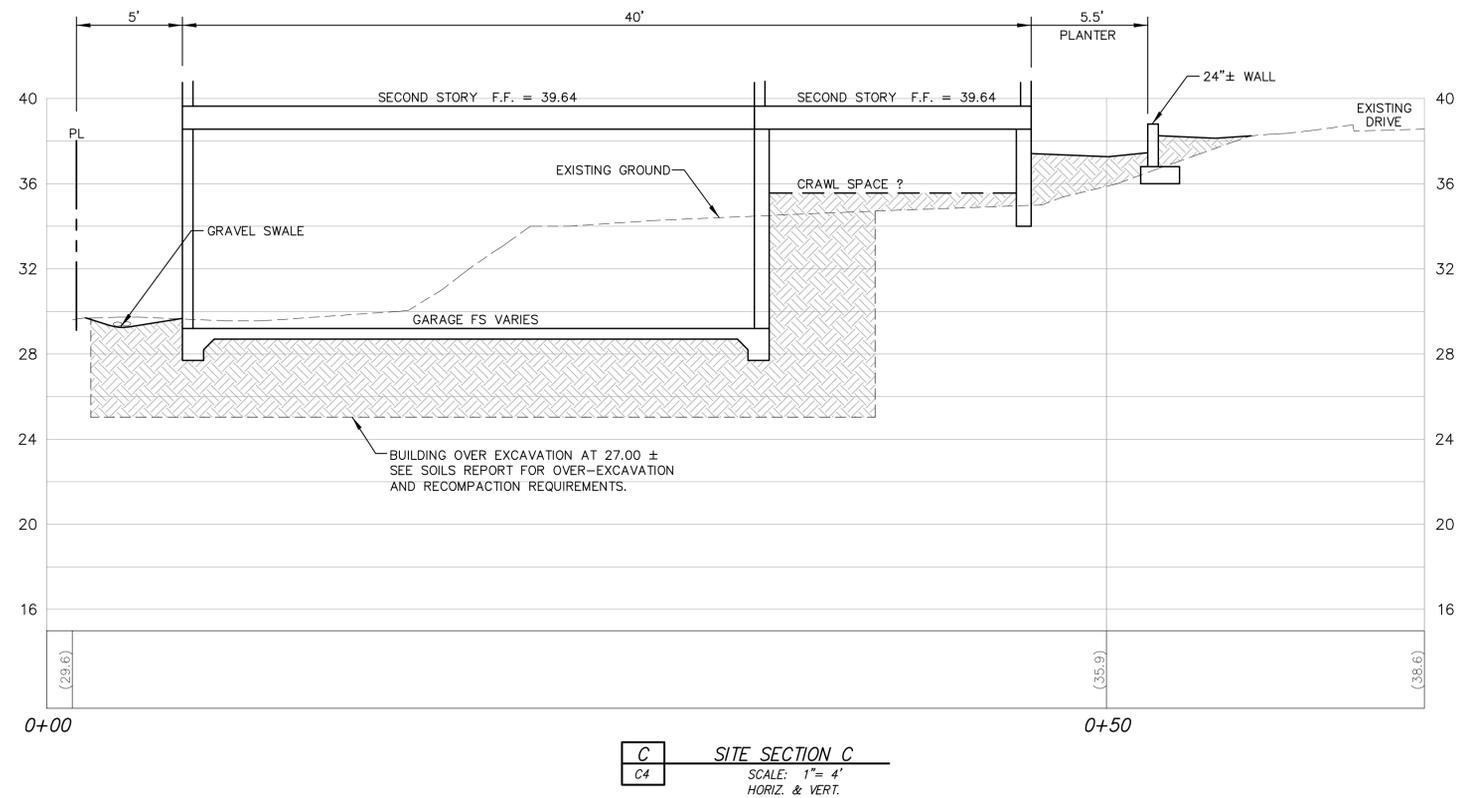
EXHIBIT B

HYDROLOGY

ANNUAL RAINFALL AT SITE = 20" ±
 ASSUME MINIMUM T_c = 12 MIN.
 Q₂ I = 1.6 IN./HR.
 A = 0.1 ACRE
 Q₂ (PRE-DEVELOPMENT) Q₂ = CIA = 0.4 x 1.6 x 0.1 = 0.064 CFS
 Q₂ (POST-DEVELOPMENT) Q₂ = CIA = 0.7 x 1.6 x 0.1 = 0.112 CFS
 Q₂ (POST-DEVELOPMENT MINUS PRE-DEVELOPMENT) = 0.112 - 0.064 = 0.048 CFS

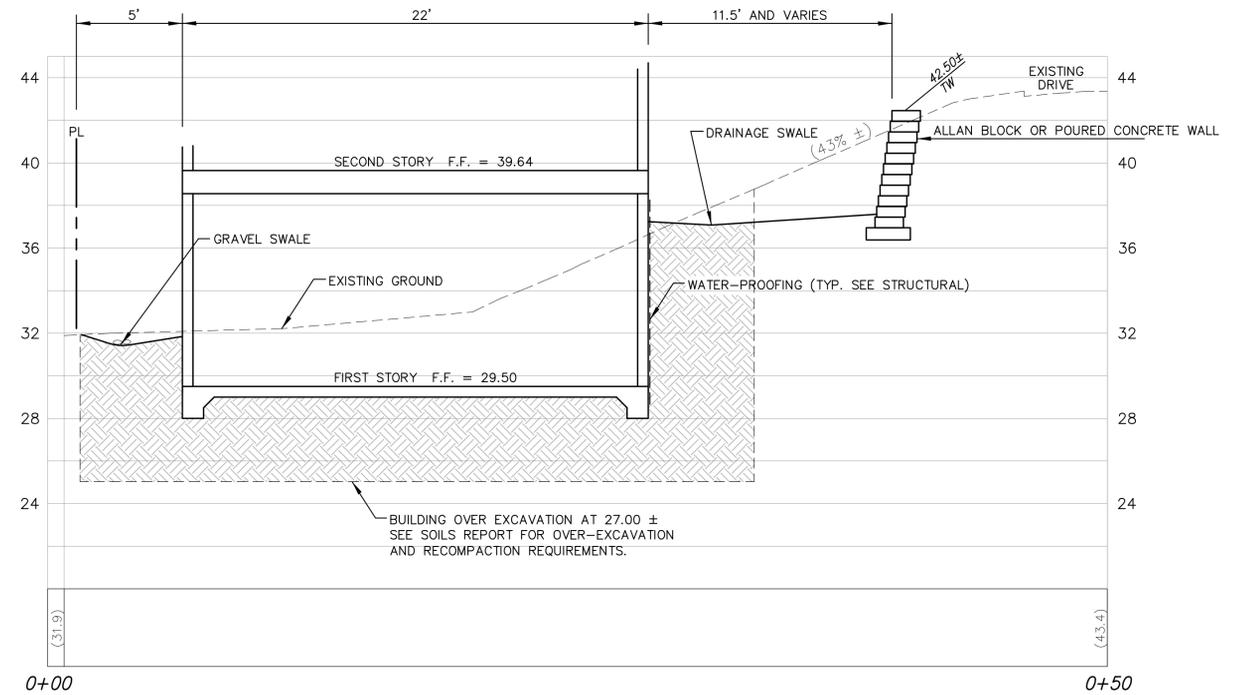
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 Q₁₀ (POST-DEVELOPMENT MINUS PRE-DEVELOPMENT) = 0.161 - 0.092 = 0.069 CFS

 Q₁₀₀ (PRE-DEVELOPMENT) Q₁₀₀ = CIA = 0.4 x 6.0 x 0.1 = 0.240 CFS
 Q₁₀₀ (POST-DEVELOPMENT) Q₁₀₀ = CIA = 0.7 x 6.0 x 0.1 = 0.420 CFS
 Q₁₀₀ (POST-DEVELOPMENT MINUS PRE-DEVELOPMENT) = 0.420 - 0.240 = 0.180 CFS
 NOTE: PREVIOUSLY APPROVED RETENTION BASIN IS ON PARCEL 1 OF THIS SUBDIVISION.
 HYDROLOGY CALCULATIONS ARE EXACTLY THE SAME AS APPROVED 281 MAIN STREET ADJACENT PARCEL.



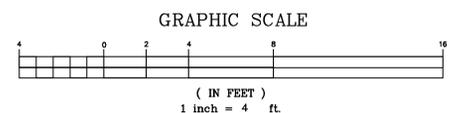
C SITE SECTION C
 SCALE: 1" = 4'
 HORIZ. & VERT.

DETAILS HERE



D SITE SECTION D
 SCALE: 1" = 4'
 HORIZ. & VERT.

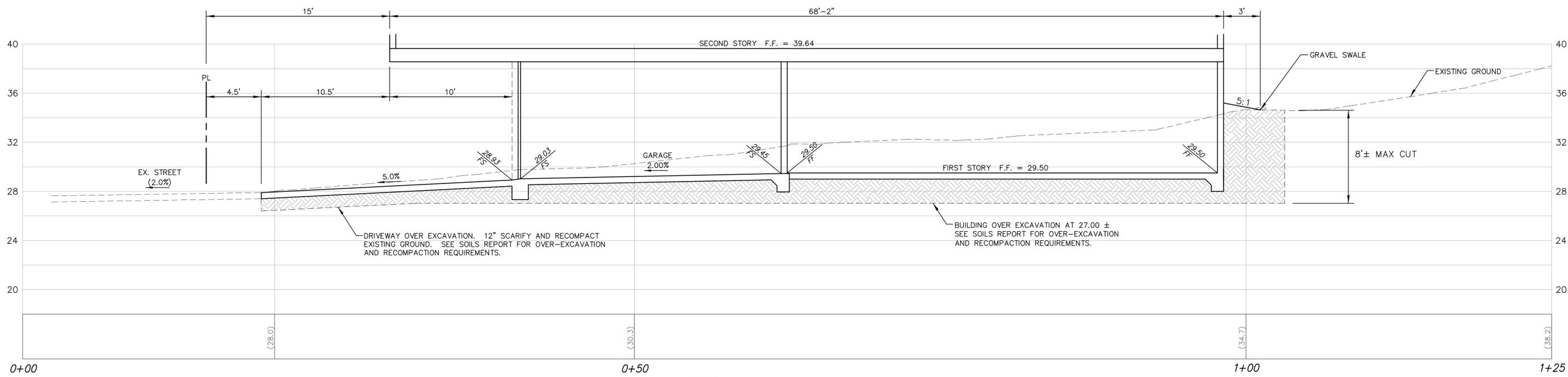
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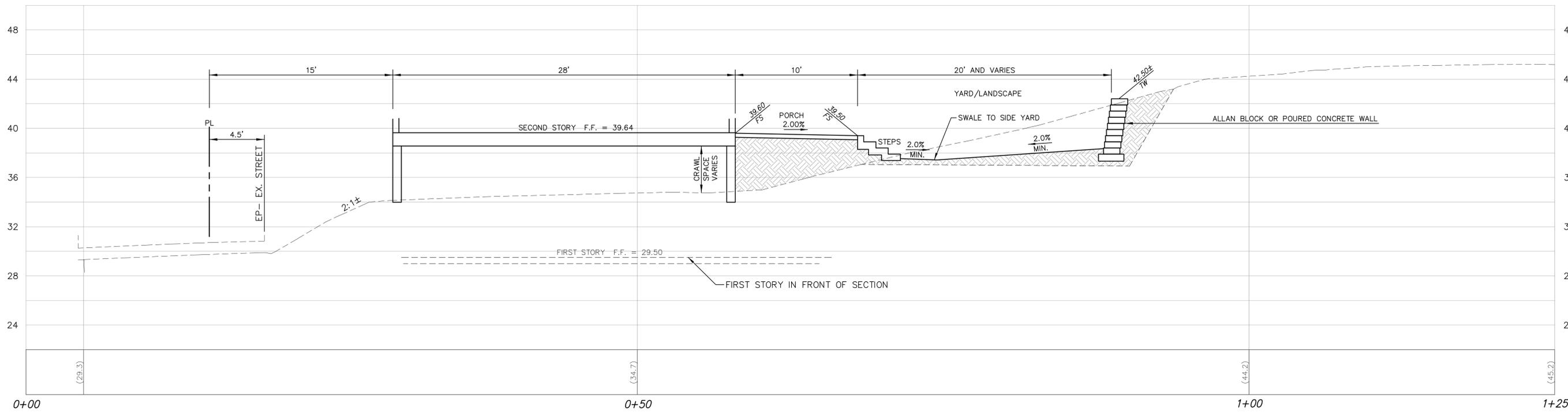
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REV	DATE	BY	DESCRIPTION	SCALE:	WARNING	DESIGNED	PREPARED BY:	PROJECT ENGINEER	APPROVED BY:	279 MAIN STREET	APN 066-251-048	WORK ORDER NO.
				HOR. AS SHOWN	0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	SWL	STEVEN W. LACHAINE CIVIL ENGINEER	Steve LaChaine STEVE W. LACHAINE R.C.E. 65287	11/25/13 DATE			13-010
				VER. AS SHOWN		SWL	15525 ABIERTO ROAD, ATASCADERO, CA 93422 TELEPHONE (805) 798-5348 FAX. (805) 438-4408		for Agency / Utility	GRADING SITE SECTIONS C & D, AND DETAILS		SHEET C4
						SWL			APPROVED BY:	CITY OF MORRO BAY		OF 5 SHEETS

EXHIBIT B



A SITE SECTION A THRU DRIVEWAY AND GARAGE
 C3 SCALE: 1" = 4'
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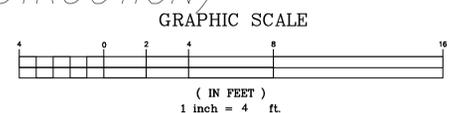


B SITE SECTION B
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DATE: 9-3-13

FOR PRELIMINARY APPROVAL ONLY



REV	DATE	BY	DESCRIPTION

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DESIGNED SWL
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PREPARED BY:
STEVEN W. LACHAINE
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PROJECT ENGINEER
Steve LaChaine
 STEVE W. LACHAINE R.C.E. 65287
 9/3/13 DATE

APPROVED BY:
 for Agency / Utility _____ DATE _____
 APPROVED BY:
 for Agency / Utility _____ DATE _____

279 MAIN STREET APN 066-251-048
GRADING SITE SECTIONS A & B
 CITY OF MORRO BAY

WORK ORDER NO.
13-010
 SHEET **C3**
 OF 5 SHEETS

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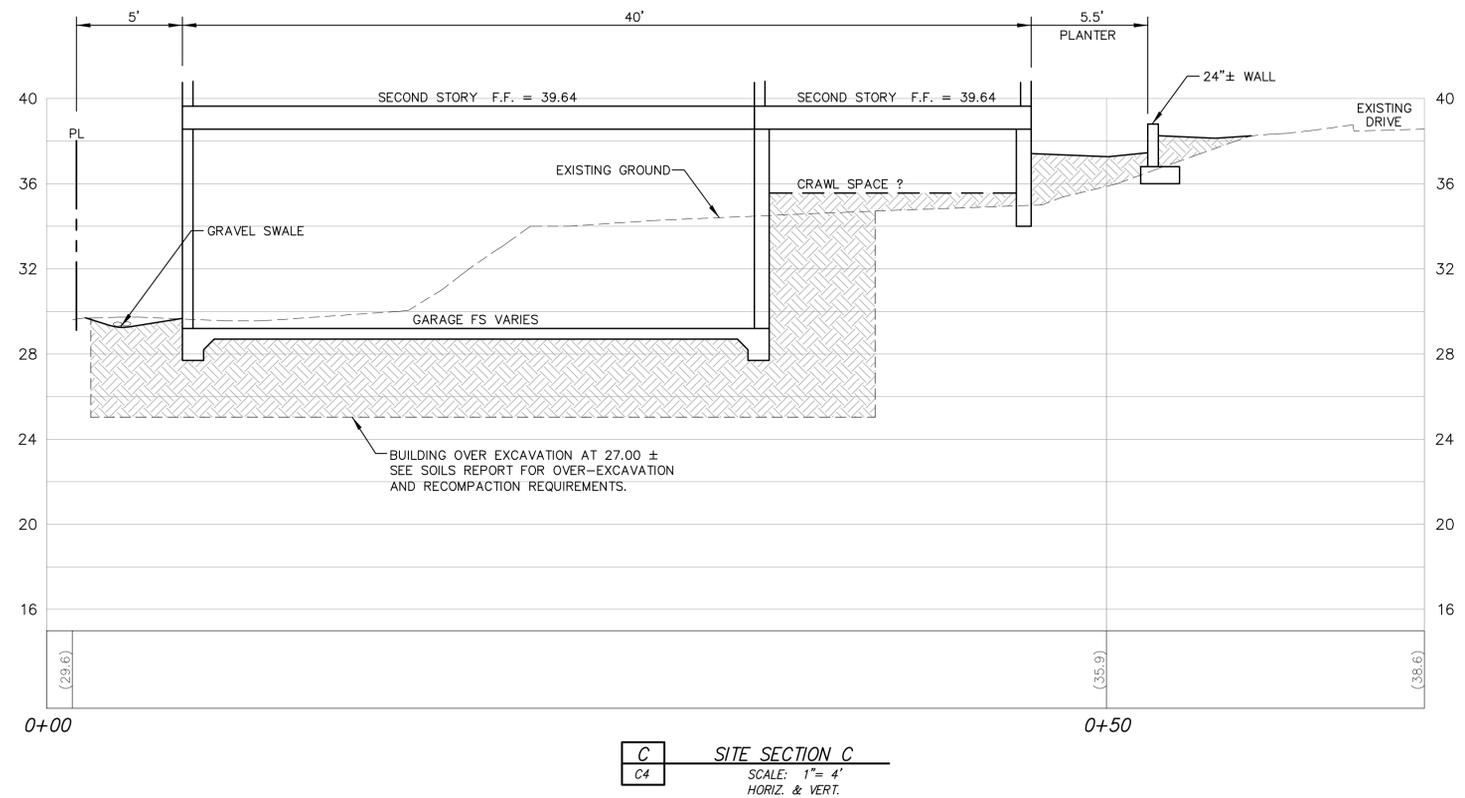
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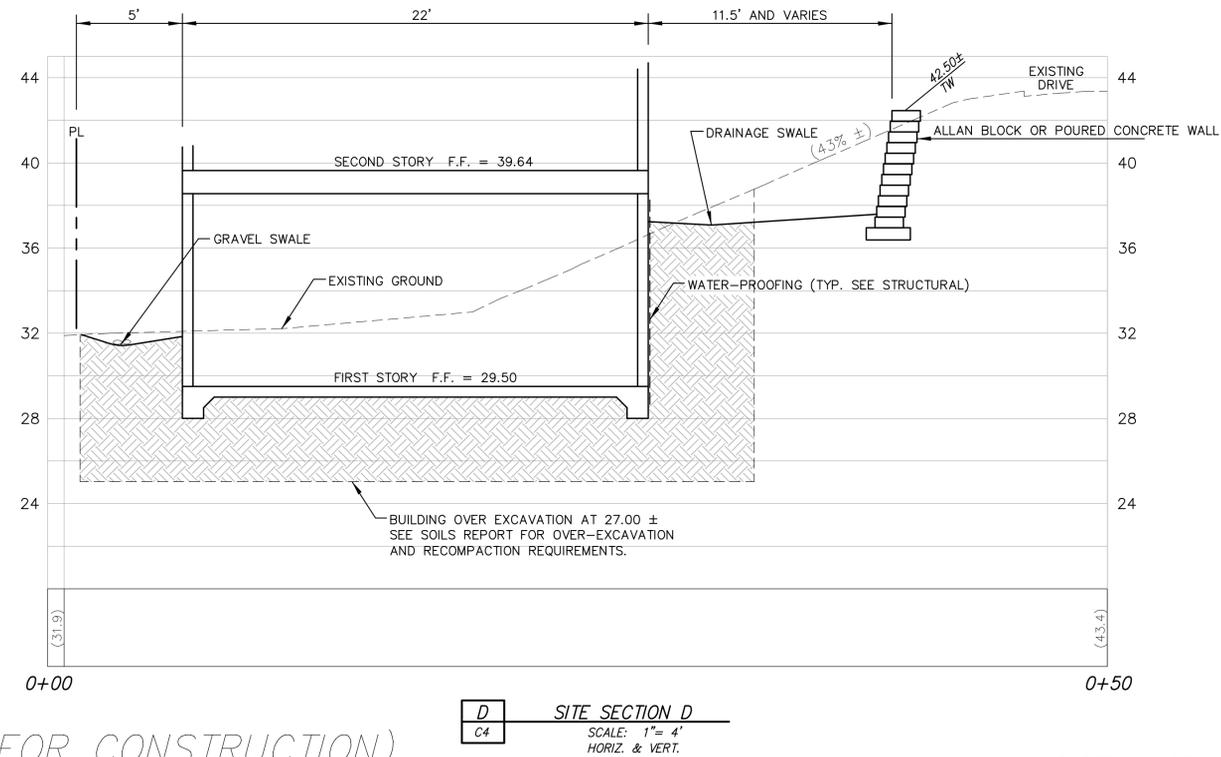
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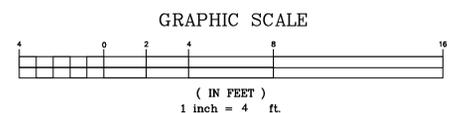
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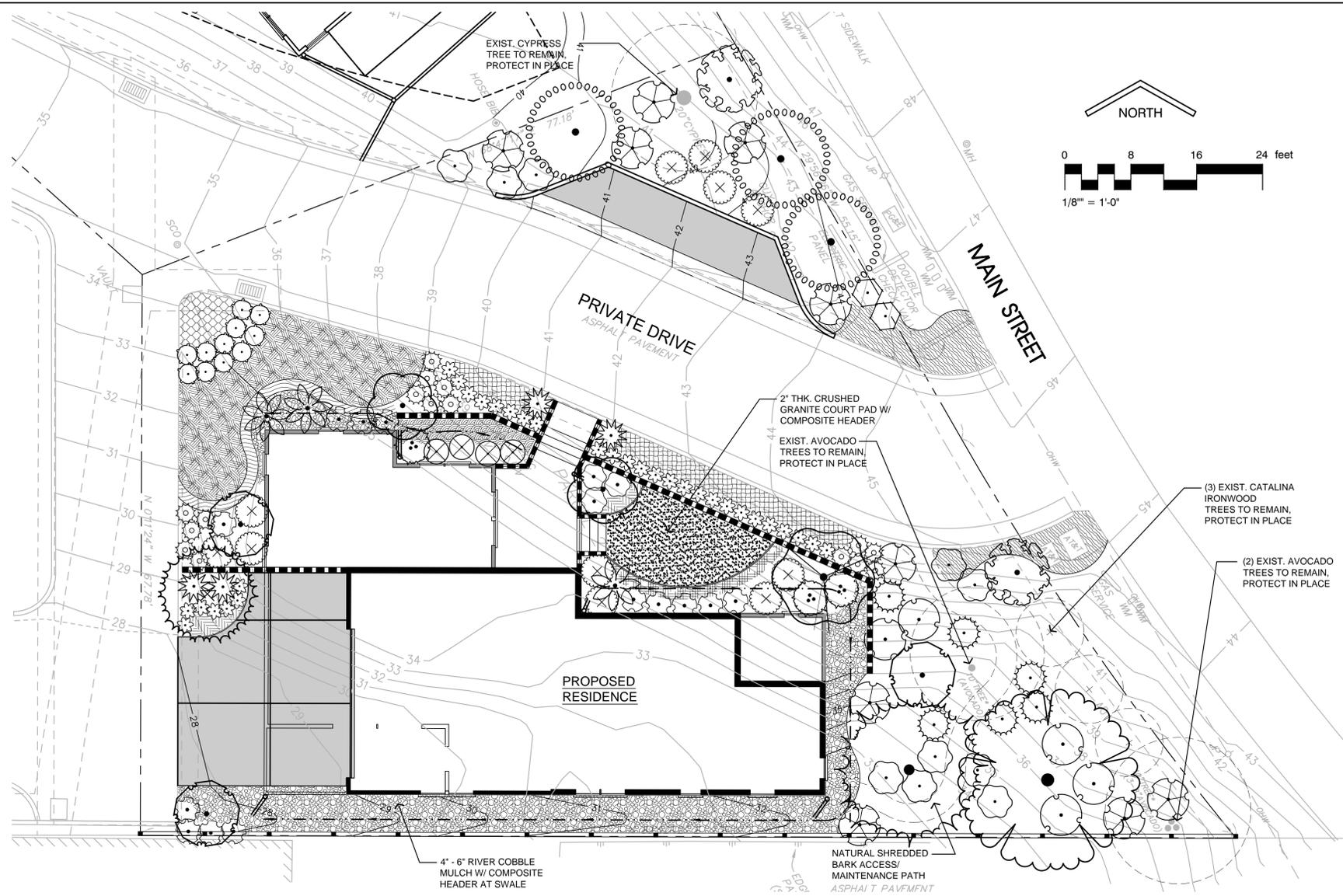
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REV	DATE	BY	DESCRIPTION															

EXHIBIT B



PLANTING NOTES

1. QUANTITIES ARE LANDSCAPE ARCHITECTS ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. BRING CONDITIONS AS SUCH TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
6. CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK FOR COORDINATION OF WORK OBSERVATION SCHEDULES.
7. SEE DETAILS FOR MISCELLANEOUS SPECIFICATIONS SUCH AS STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
8. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO CORRECT AND RELOCATE ALL MATERIALS.
9. ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
10. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
11. PROVIDE ROOT BARRIERS, PROTECTIVE CAGES OR BASKETS FOR ALL PLANT MATERIAL AS INDICATED ON PLAN.
12. ALL NATURAL VEGETATION LOCATED WITHIN 30' OF THE RESIDENCE SHALL OBSERVED AND TREATED BY A LICENSED ARBORIST AND APPROVED BY THE CITY FIRE MARSHAL AND NATURAL RESOURCES MANAGER/ CITY BIOLOGIST.

PLANT SCHEDULE

CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	1	<i>Sequoia sempervirens</i> 'Soquel'	Coast Redwood	5 gal	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	1	<i>Ginkgo biloba</i>	Maidenhair Tree	5 gal	0.75'Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	1	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	Red Peppermint Tree	5 gal	1'Cal
	3	<i>Cyathea cooperi</i>	Australian Tree Fern	5 gal	
	3	<i>Heteromeles arbutifolia</i>	Toyon	5 gal	0.75'Cal
	3	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	5 gal	0.5'Cal
	1	<i>Quercus agrifolia</i>	Coast Live Oak Multi-Trunk	5 gal	0.75'Cal
	2	<i>Raphiolepis indica</i> 'Majestic Beauty' TM	Majestic Beauty Indian Hawthorne Standard	5 gal	0.75'Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	1	<i>Arctostaphylos pajaroensis</i>	Pajaro Manzanita	5 gal	
	4	<i>Carpentaria californica</i>	Bush Anemone	5 gal	
	10	<i>Ceanothus</i> x 'Dark Star'	California Lilac	5 gal	
	2	<i>Cistus corbanensis</i>	White Rockrose	5 gal	
	6	<i>Enogonum arborescens</i>	Santa Cruz Island Buckwheat	1 gal	
	1	<i>Galvezia speciosa</i>	Island Bush Snapdragon	1 gal	
	3	<i>Garrya elliptica</i>	Coast Silk-tassel	5 gal	
	3	<i>Geranium palmatum</i>	Canary Island Geranium	1 gal	
	32	<i>Lavandula stoechas</i>	Spanish Lavender	1 gal	
	3	<i>Lavatera</i> x 'Bansley Baby'	Tree Mallow	1 gal	
	16	<i>Mimulus longiflorus</i>	Bush Monkey Flower	1 gal	
	4	<i>Phormium</i> x 'Sea Jade'	New Zealand Flax	5 gal	
	13	<i>Polystichum munitum</i>	Western Sword Fern	1 gal	
	4	<i>Rhamnus californica</i> 'Eve Case'	California Coffeeberry	5 gal	
	1	<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	1 gal	
	10	<i>Salvia leucophylla</i>	Purple Leaf Sage	1 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPAC
	31	<i>Arctostaphylos</i> x 'Emerald Carpet'	Emerald Carpet Manzanita	4"pot	36" o
	47	<i>Artemisia maritima</i>	Common Thrift	4"pot	10" o
	39	<i>Bergenia crassifolia</i>	Siberian-tea	4"pot	12" o
	19	<i>Convolvulus cneorum</i> 'Snow Angel'	Bush Morning Glory	1 gal	30" o
	20	<i>Heuchera sanguinea</i> 'Bressingham Hybrids'	Coral Bells	4"pot	12" o
	35	<i>Iris douglasiana</i> 'Pacific Coast Hybrids'	PCH Iris	4"pot	12" o
	41	<i>Lantana montevidensis</i>	Trailing Lantana	flat	24" o
	23	<i>Stipa tenuissima</i> 'Pony Tails'	Finestem Needlegrass	1 gal	18" o

SOIL MANAGEMENT

1. CONTRACTOR SHALL PROVIDE 4" OF NON-MECHANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER ABSORPTION AND ROOT GROWTH.
2. THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CYD5/1000 SF.
3. PROVIDE A MINIMUM OF 2" OF SHREDDED REDWOOD "STRINGY" BARK TO ALL EXPOSED PLANTING AREA SURFACES INCLUDING CREEPING OR ROOTING GROUND COVERS AND SEEDING AREAS.



OWNERS:
John & Alaire Hough
 285 Main Street
 Morro Bay, CA 93442

HOUGH PROPERTY
 279 MAIN STREET
 MORRO BAY, CA
 APN: 066-251-047

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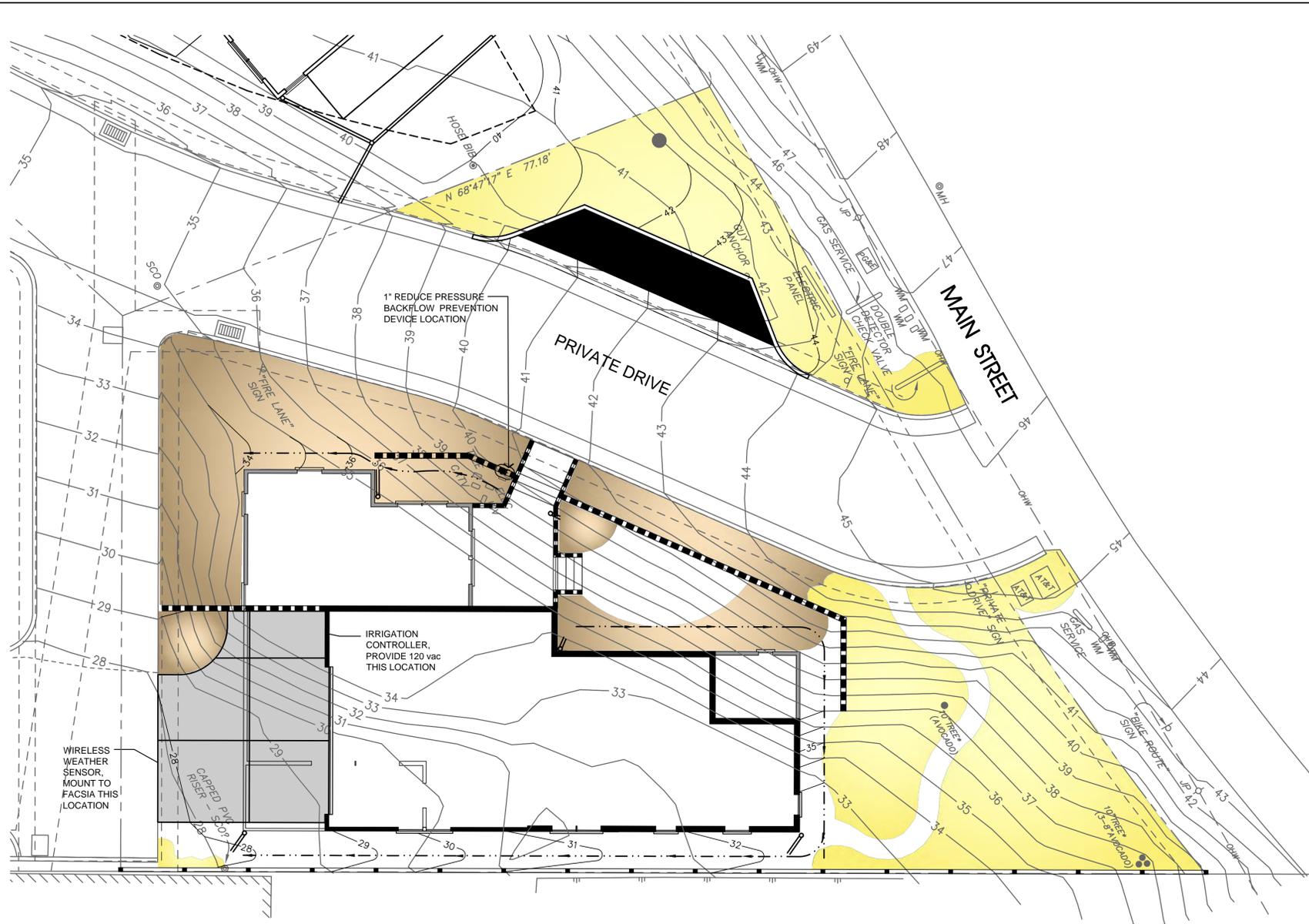
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No.	Revision	Date

PROJ MGR. | LG
 DRAWN BY | LG
 CHECKED | LG
 JOB NO. | 13006
 CAD FILE |

SHEET TITLE
**LANDSCAPE
 PLANTING
 PLAN**

SHEET NO.
L101



IRRIGATION NOTES

1. MAIN AND LATERAL LINES, PIPING AND VALVE LOCATIONS SHOWN ARE SCHEMATIC FOR DESIGN CLARITY. ACTUAL LOCATION SHALL BE DETERMINED IN FIELD. PIPING, VALVES VERIFY WITH LANDSCAPE ARCHITECT.
2. ADJUST ALL IRRIGATION HEADS TO ELIMINATE OVER-SPRAY ADJACENT TO NON-PERMEABLE SURFACES. PROVIDE ADJUSTABLE ARC NOZZLES FOR SPRAY HEADS WHERE OVER-SPRAY IS EXCESSIVE.
3. DO NOT WILLFULLY INSTALL IRRIGATION SYSTEM AS SHOWN ON PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN OR ENGINEERING. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO CORRECT AND RELOCATE ALL MATERIALS.
4. SPlicing OF 24 VOLT WIRE SHALL NOT BE PERMITTED UNLESS IN VALVE BOXES. LEAVE A 24' COIL OF EXCESS WIRE AT EACH SPICE. LABEL ALL WIRES WITH WATERPROOF MARKER AT ALL SPICES AND VALVE MANIFOLDS.
5. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALKS, CURB, LAWN, BUILDINGS OR LANDSCAPE FEATURES. MULTIPLE VALVE BOX GROUPS SHALL BE SPACED 6' APART AND ALIGNED WITH SHORT SIDE OF VALVE BOX PARALLEL TO WALK, CURB, LAWN ETC.
6. CONTRACTOR IS RESPONSIBLE FOR TESTING AND CERTIFICATION OF THE BACKFLOW UNIT OR ASSEMBLY BY AN APPROVED TESTER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL APPEARING ON THE PLAN.
8. CONCRETE THRUST BLOCKS WHEN APPLICABLE SHALL BE PROVIDED ON ALL MAINLINE PIPING. THEY ARE TO BE LOCATED AT ALL ABRUPT CHANGES IN PIPELINE GRADE, HORIZONTAL ALIGNMENT, REDUCTIONS, END-OF-LINE AND IN-LINE VALVE LOCATIONS TO ABSORB AXIAL PIPE THRUST. THE MANUFACTURER'S RECOMMENDATIONS FOR THRUST BLOCKS MUST BE FORMED AGAINST UNDISTURBED EARTH.
8. ALL MAINLINE PIPES SHALL BE PRESSURE TESTED PER STANDARD PLUMBING CODE WITH VALVES INSTALLED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NEEDED. IF ANY LEAKS DEVELOP, THE REPAIRS ARE TO BE MADE AND TEST REPEATED UNTIL THE SYSTEM IS PROVEN WATERTIGHT. THE CONTRACTOR IS TO CENTER LOAD THE PIPE AND LEAVE ALL JOINTS EXPOSED FOR INSPECTION. THE PRESSURE TEST SHALL BE OBSERVED AND APPROVED BY THE INSPECTOR WHEN THE PIPE IS PROVEN WATERTIGHT AND ONLY THEN MAY THE LINE BE BACKFILLED.
9. PROVIDE THE FOLLOWING SPARE CONTROL WIRES IN LOCATION SHOWN ON PLAN.
 - A. (1) ONE SPARE COMMON
 - B. (3) THREE SPARE HOT WIRE
10. CONTRACTOR SHALL SIZE LATERAL LINE PIPES PER LATERAL PIPE SIZING CHART.

Calculate Max Annual Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU):

Project Name	HOUGH RESIDENTIAL PROPERTY 279 MAIN ST, MORRO BAY, CA		
Name of Project Applicant	GARY L. GLANDON		
Title	PRINCIPLE / OWNER		
Telephone No.	(805) 801-8697		
Fax No.	(805) 772-6982		
Email Address	g.glandon@charter.net		
Company	GLANDON LANDSCAPE ARCHITECTURE		
Street Address	981 LAS TUNAS STREET		
City	MORRO BAY	State	CA
Zip		Zip	93442

To determine if plantings are Low, Moderate or High water requirement plants, see CA Dept of Water Resources Species Evaluation List: <http://www.slocity.org/utilities/download/outdoorconserv.pdf>

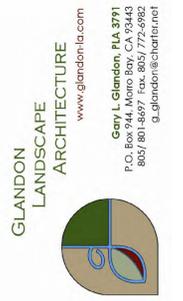
Enter values for your project in square feet:		MAWA Gallons	
Total Landscape Area	2882	MAWA Gallons	61,726.39
Turf	0	MAWA Units	82.52
Low (Drought Tolerant)	1754	ETWU Gallons	34,987.67
Moderate	1128	ETWU Units	46.77
High (Thirsty)			
Sports Field	0		
Vegetables	0		
[check total]	2882		

Average Eto for San Luis Obispo City (2000-2009) = 49.35 inches /year
 Mandated ET adjustment factor = 0.70
 Conversion factor (gallons to square feet) = 0.62
 LA = Landscape Area
 SLA = Special Landscape Area (sports field, vegetable garden)
 SLA adjustment factor = 0.30
 PF = Plant Factor from WUCOLS III
 HA = Hydrozone Area square feet IE = Irrigation Efficiency (80%)
 Units = Billing Units or 748 gallons
 MAWA = (Eto)(0.62)(0.7 * LA + 0.3 * SLA)
 ETWU = (Eto)(.062)((PF*HA)/IE+SLA)

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP.	PSI	GPM
	SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY IRZ One or more drip emitters per plant, with drip tubing either above or below grade. 60% or less foliage coverage of the planted area.	1,754 s.f.	0.30 in/h	25	5
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C. (2.3 L/H @ 0.3M) IRZ Dripline with 0.60 gph emitters at 12" O.C., row spacing at 12" O.C.	1,128 s.f.	0.96 in/h	25	11

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Watts 919QT 1" Backflow reduced pressure zone	1
	Hunter PC-0600 Modular Controller, 6 stations, indoor model, plastic cabinet. One PCM-300 Module Included. Residential/Light Commercial Use.	1
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1



OWNERS:
 John & Alaire Hough
 285 Main Street
 Morro Bay, CA 93442

HOUGH PROPERTY
 279 MAIN STREET
 MORRO BAY, CA
 APN: 066-251-047

All designs, ideas and information shown on these drawings and specifications are and shall remain the property of Gary Glandon, Landscape Architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Glandon, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

DATE 9-23-13

No.	Revision	Date

PROJ MGR. LGG
 DRAWN BY LGG
 CHECKED LGG
 JOB NO. 13006
 CAD FILE

SHEET TITLE
WATER MANAGEMENT PLAN
 SHEET NO.
L201

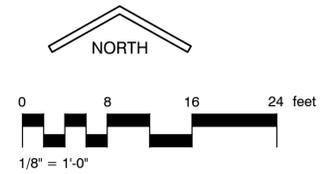


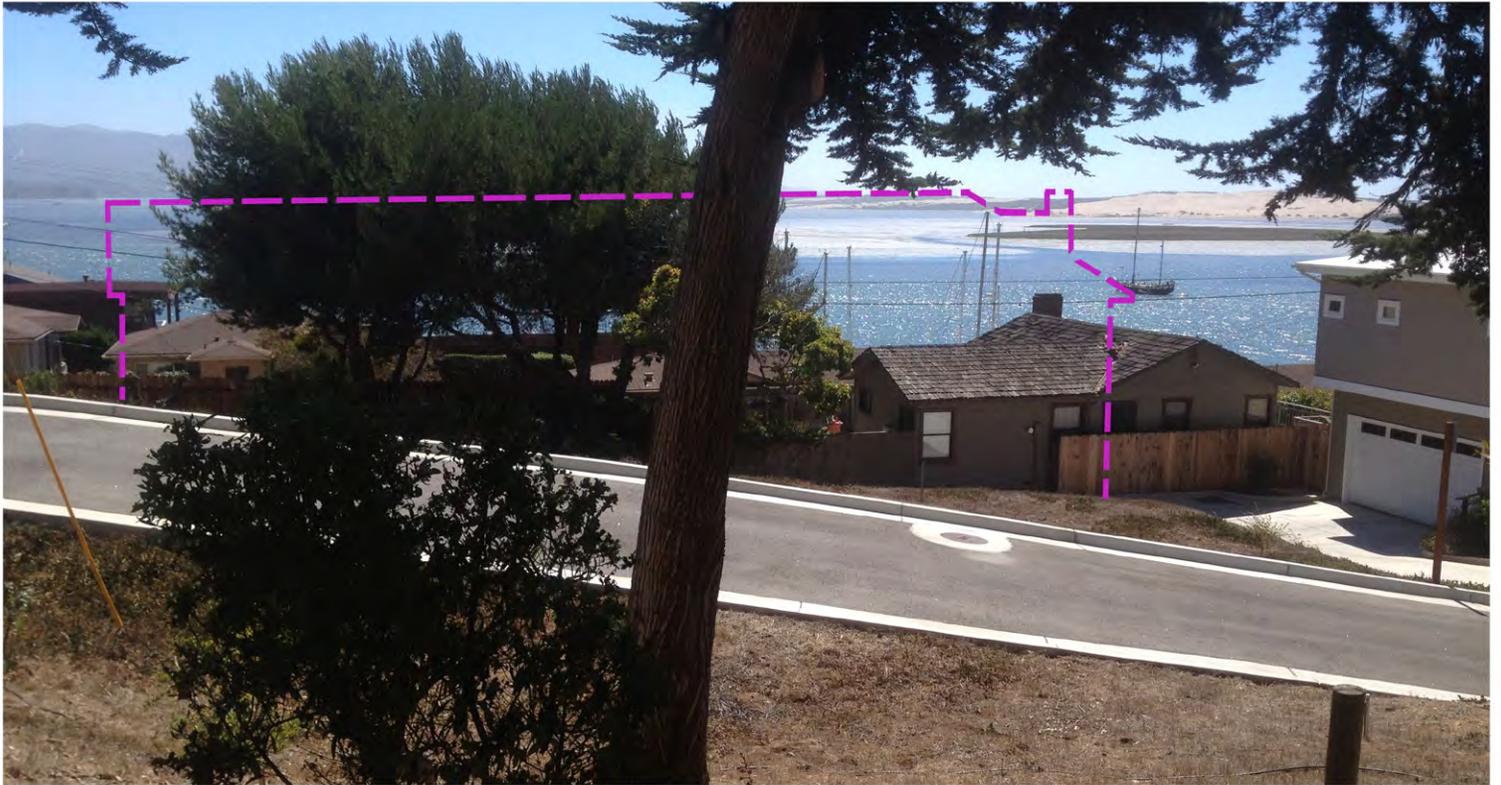
EXHIBIT C

HOUGH RESIDENCES
279, 281, & 289 MAIN STREET
MORRO BAY, CALIF.



EXHIBIT C

HOUGH RESIDENCE
279 MAIN STREET
MORRO BAY, CALIF.



HOUGH RESIDENCE
279 & 289 MAIN STREET
MORRO BAY, CALIF.

EXHIBIT C



EXISTING



PROPOSED



RECEIVED

OCT 04 2013

City of Morro Bay
Public Services Department

Kichler ENERGY STAR® 14 1/2" High Outdoor Wall Sconce

Style # K8854

[Read 1 Reviews](#) [Write a Review](#)

Inspired by lighting's early designs, this classic outdoor wall sconce will light up your home's exterior.

\$114.91 + FREE SHIPPING & FREE RETURNS*

[Low Price Guarantee](#)

QTY:

Save Energy! Purchase with a dimmer

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

Need Help? [Live Chat](#) | [Personal Callback](#)

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[Like](#)

Inspired by designs from lighting's early days, this distinctive outdoor wall sconce comes in a brilliant brushed nickel finish. Included CFL bulb makes this fixture as energy efficient as it is stylish.

- Brushed nickel finish.
- Includes one 13 watt CFL bulb.
- ENERGY STAR® rated.
- California Title 24 compliant.
- UL listed for wet locations.
- **Dark Sky compliant.**
- 10 1/2" wide.
- 14 1/2" high.
- Extends 12" from the wall.



Related Items

[Read Reviews](#)

select [all](#) | [none](#)

add selected [to Cart](#) | [to Wish List](#)



Kichler Nickel ENERGY STAR®
12" High Outdoor Wall Sconce
(K8855) - \$86.91

select

select [all](#) | [none](#)

add selected [to Cart](#) | [to Wish List](#)

More You May Like



Kichler Seaside 12" High Outdoor
Wall Light

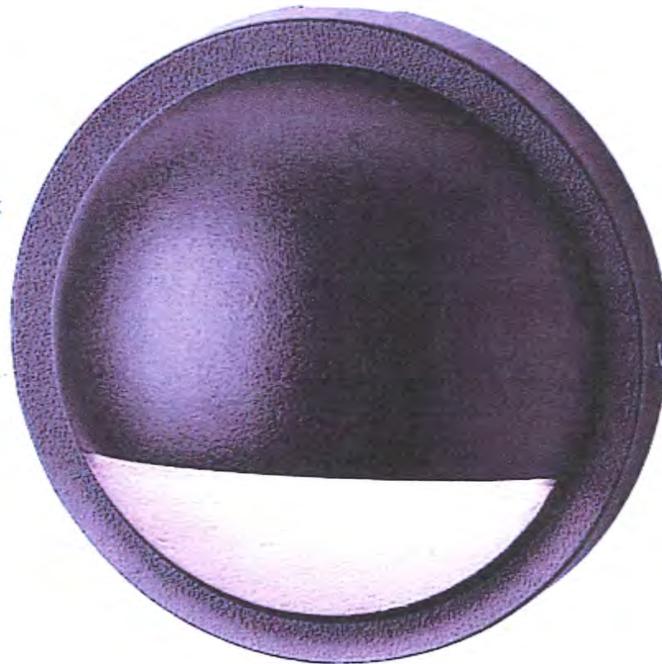
(39561) - \$67.99

* Offer applies only to shipments made to the 48 continental US states.

RECEIVED

APR 04 2013

City of Morro Bay
Public Services Department



Kichler Half Moon Bronze LED Landscape Deck Light

Style # N1699 - **MOST POPULAR!**

[Write a Review](#)

Redefine your outdoor space with this sleek and stylish deck light.

\$77.91 + FREE SHIPPING* [Low Price Guarantee!](#)

QTY:

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

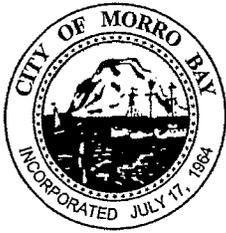
[Need Help?](#) [Live Chat](#) | [Personal Callback](#)

From Kichler's outdoor lighting collection, this low voltage deck light features a half moon shade and comes in a textured Architectural Bronze finish. Deck lights provide safety around steps and balcony areas, as well as adding a warm and welcoming glow.

- Textured Architectural Bronze finish.
- Includes one 1.9 watt LED bulb.
- Output equivalent to a 10 watt incandescent bulb.
- Energy efficient.
- 4" wide.
- 4" high.
- 2" deep.



EXHIBIT D



AGENDA NO: B-3

MEETING DATE: May 20, 2014

Staff Report

TO: Planning Commissioners **DATE:** May 20, 2014

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Coastal Development Permit (CP0-403) and Conditional Use Permit (UP0-362): Request to allow the placement of a 170-square-foot outdoor storage structure at 788 Main Street, and to allow modifications to the parking area and a wall and fence higher than 6.5 feet.

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 09-14 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 7, 2014

APPLICANT: AT&T Services, Inc.

AGENT/REPRESENTATIVE: Michael Morgan, Blu Croix Ltd.

LEGAL DESCRIPTION/APN: 066-116-020

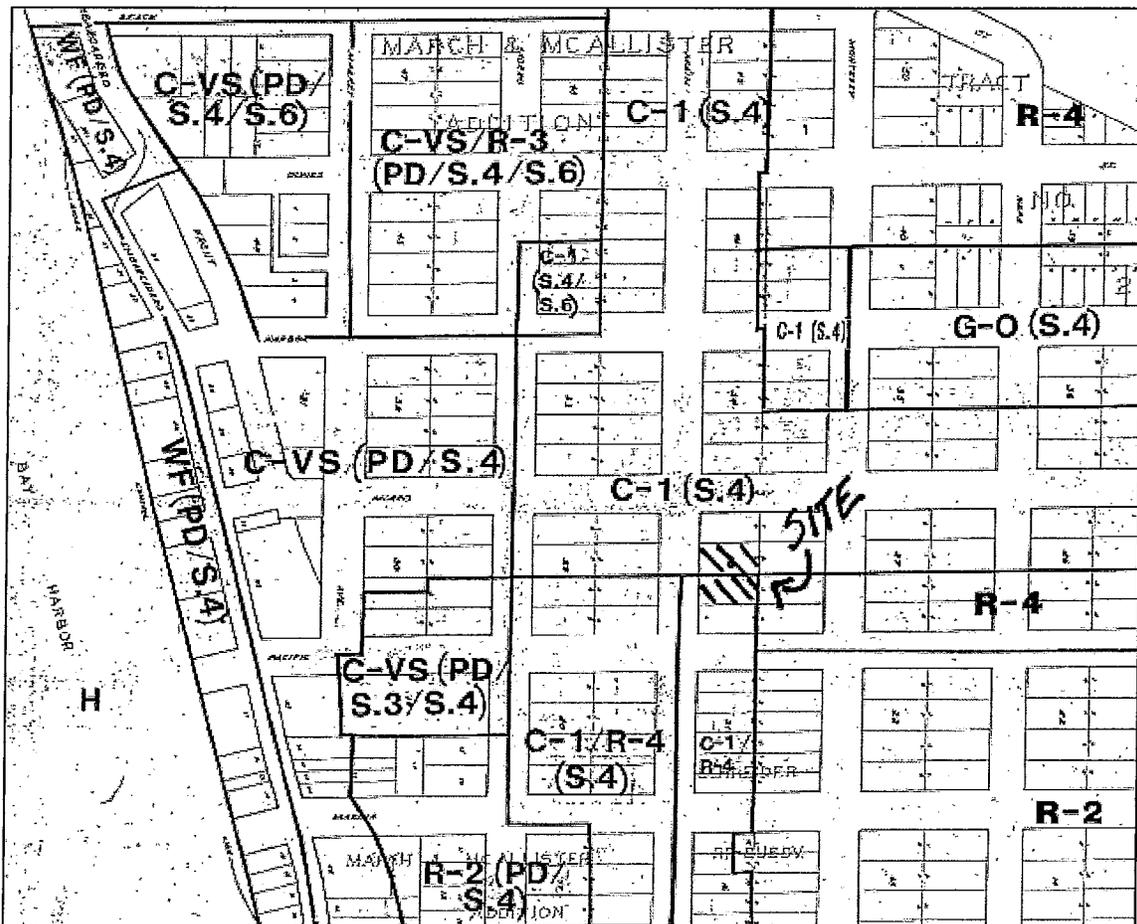
PROJECT DESCRIPTION: The applicant is requesting approval for the placement of a storage structure to facilitate the implementation of AT&T's on-site material recovery/recycling program in the parking area adjacent to the building at 788 Main Street. The building's primary use is for telecommunications switching equipment. It also contains a small office, a storage closet, a restroom, and air conditioning equipment. No change is proposed to the interior of the building.

In addition to the storage structure, the applicant is proposing a new trash enclosure and new 8-foot tall walls at the front of the site, flanking an 8-foot tall swing gate at the entrance to the parking area. An 8-foot tall fence along the southern boundary of the site would replace an existing chain link fence with barbed wire and would be made from the same material as the swing gate – tube steel fencing backed with privacy mesh.

Prepared By: WM

Department Review: _____

PROJECT SETTING: The 12,165 square-foot project site is located on Main Street in downtown Morro Bay just south of Morro Bay Boulevard. The site is gently sloping from the rear to the street and developed with a 4,964 square-foot building and a parking area. City records indicate the building has been used for telephone equipment since before 1978. The parcel is composed of two underlying lots and a zoning boundary runs along the lot line at the center of the site.



For the most part, the building sits on the lot in the Central Business (C-1) zone with a Special Design Criteria Overlay (S-4) zone. The parking area and a portion of the entrance and generator room sit on the other lot with a mixed-use zoning of Central Business and High-density Residential (C-1/R-4). The S.4 Overlay requires applications for development in this zone to address architectural design, landscaping, lighting, signage, and viewshed.

<u>Adjacent Zoning/Land Use</u>			
North:	C-1(S.4)/ Bank	South:	C-1/R-4/Vacant retail and Office
East:	C-1(S.4) and R-4/ Parking lot and Office	West:	C-1(S.4) / Residential C-1/R-4 (S.4)/ Residential

<u>Site Characteristics</u>	
Site Area	12,165 square feet where 6,000 is the minimum required
Existing Use	Telecommunications switching facility
Terrain	Gently sloping and developed
Vegetation/Wildlife	Minimal ornamental landscaping
Archaeological Resources	n/a
Access	Main Street

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	District Commercial and Mixed-Use "D"
Base Zone District	C-1 Central Business
Zoning Overlay District	S.4 on the northern lot with the building
Special Treatment Area	n/a
Combining District	C-1/R-4 Mixed Use on the southern lot with parking
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Appeals Jurisdiction

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	0 feet with an average of 2 feet in C-1 15 feet in R-4	No change proposed to 2-foot planter along street frontage
Side-Yard Setback	0 feet except when adjacent to a residential district in C-1	0 feet

	5 feet in R-4	
Rear-Yard Setback	0 except when adjacent to a residential district in C-1 5 feet in R-4	10 feet to storage structure (Fire Code Requirement)
Lot Coverage	90% in C-1 60% in R-4	42%
Height	30 feet	No change to existing building Storage structure – 8.5 feet
Parking	4 spaces as determined by the Public Works Director	5 spaces

PROJECT ANALYSIS:

Storage Structure

The applicant is requesting conditional use permit approval for an outdoor storage structure for material sorting and recycling. AT&T's on-site material recovery program requires its various field operating centers to sort materials destined for disposal, such as electronic components, batteries, etcetera, so that they can be safely stored and removed or recycled by a third party. Approval of a conditional use permit is required for outdoor storage in the C-1 zone pursuant to Zoning Ordinance Section 17.30.040. Section 17.48.100 requires outdoor storage to be screened from the public right-of-way and surrounding properties by a solid wall or fencing.

Wall/Fence Height

Zoning Ordinance Section 17.48.100D(4) states, "Fences or structures exceeding six feet six inches in height to enclose commercial or industrial uses...when such fences are not in a street setback area, may be erected subject to obtaining a minor use permit."

The eight-foot tall walls and swing gate proposed at the front of the property are located outside the required street setback of two feet. The applicant is requesting the eight-foot tall walls and perimeter fencing for security reasons. Currently the gate at the entrance is approximately 6 feet tall. While a higher gate might provide more screening, it might also be inappropriate in this pedestrian area. Staff recommends the gate be no higher than 6 feet 6 inches.

Parking

The Zoning Ordinance does not include a reference to telecommunications switching stations as a use for purposes of zoning or parking. In such instances, the Public Works

Director may determine the parking requirement and consistency of uses based on a description of the use and an evaluation of standards contained in the Zoning Ordinance (MBMC 17.48.020 and 17.44.020).

In a letter from the applicant, on-site operations inside the building are described as follows: “The majority of the building is dedicated to telecommunications panels, racks, power systems (battery and backup), monitoring systems, cabling and other related equipment. Other rooms include an HVAC equipment room, two restrooms, a janitor’s closet, a small office area, and a room containing the backup generator...”

Conversations with the applicant’s representative indicate that there are 4 employees who come and go from the site, but often there is only one person present. The building is not open to the public. Based on number of employees and the uses inside the building, the Public Works Director determined the use is most similar to warehousing for purposes of determining parking. Parking required for warehousing is one space for each 1,000 square feet gross floor area and plus one space for each 300 square feet of accessory office area. Using this calculation, the project requires 5 parking spaces. Five spaces are shown on the plans. A future update of the Zoning Ordinance and Local Coastal Program could amend listings of allowed uses to include telecommunications switching stations.

Special Design Criteria Overlay (S-4) zone

The S.4 Overlay requires applications for development in this zone to address architectural design, landscaping, lighting, signage, and viewshed.

Architecture: The proposed walls would be finished with plaster and painted to match the existing building and the existing wall at the rear of the property. The storage structure would also be finished and painted to better blend with the existing building. The proposed black metal security fencing would be an upgrade to the chain link fencing and barbed wire. A mesh screen is proposed as backing on the fence and gate. Parking and storage would be screened by the combination of walls and fencing.

Landscaping: The applicant proposes to restore and enhance landscaping in the existing planter along the walls at the front of property.

Lighting: Two wall pack lights are proposed for the side of the storage container.

Signage: There are no proposed changes to signage.

Viewshed: The project poses no significant impact to viewshed.

Lot Merger

Section 16-8.104 of the City Subdivision Regulations requires two or more contiguous parcels held by the same owner to be merged if one of the affected parcels is developed with a structure that is also partially sited on a contiguous parcel. Given that portions of the existing building on the project site are constructed across the underlying lot line, the applicant must apply for a parcel merger with the Public Services Department and submit a recorded certificate of parcel merger, describing the exterior boundary of the resulting single lot, prior to issuance of a building permit.

Other Department Comments

Project plans were routed to Building, Fire and Public Works Engineering staff for comment. Building staff noted the requirement for a complete building permit application and issuance of said permit prior to construction. Fire Department staff have required that the driveway and gate be widened to twenty feet and allow for emergency access. Work done in the right-of-way to accommodate a wider driveway will require an encroachment permit.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on May 6, 2014, and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION: Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15311, Accessory Structures. The Class 11 exemption applies to construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.

CONCLUSION: The project is consistent with the General Plan and Local Coastal Plan which allow for a mix of commercial and residential uses in close proximity in this area of town. The project is consistent with the Zoning Ordinance because outdoor storage and walls or fencing exceeding 6 feet 6 inches in height are allowed subject to approval of a use permit. While the use is not specifically described in the Zoning Ordinance, the use of the building as a telephone equipment facility has been at this location for over 30 years without detriment to the health, safety and welfare of surrounding occupants. Proposed modifications will upgrade safety and security at the site and provide a more uniform design scheme.

Staff recommends the Planning Commission conditionally approve the requested Coastal Development Permit CP0-403 and Conditional Use Permit UP0-362 for the proposed outdoor storage structure and modifications to walls, fencing and parking at 788 Main Street, as shown on plans dated March 7, 2014, by adopting Planning Commission Resolution 09-14 which includes the Findings and Conditions of Approval for the project. Staff is recommending a maximum gate height at the entrance to the site of 6 feet 6 inches.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 09-14
- Exhibit B – Vicinity Map
- Exhibit C – APN Map
- Exhibit D - Street View
- Exhibit E – Photo of storage structure similar to what’s proposed
- Exhibit F – 11” X 17” Graphics/Plan Reductions dated March 7, 2014

EXHIBIT A

RESOLUTION NO. PC 09-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPEMNT PERMIT (CP0-403) AND CONDITIONAL USE PERMIT (UP0-362) TO ALLOW AN OUTDOOR STORAGE FACILITY AND A FENCE HIGHER THAN SIX FEET SIX INCHES AT 788 MAIN STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 20, 2014, for the purpose of considering Coastal Development Permit (CP0-403) and Conditional Use Permit (UP0-362) for a proposed outdoor storage structure and a fence higher than six feet six inches tall; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15311, Accessory Structures. The Class 11 exemption applies to construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Program which allow for a mix of commercial and residential uses in close proximity in this area of town.
2. The proposed project is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance which allows for outdoor storage and fences exceeding six feet six inches in height upon approval of a use permit.
3. The project, which involves minor additions and improvements to a low-intensity use, will not be detrimental to the health, safety and welfare of persons residing or working in the vicinity of the project site.

Coastal Development Permit Findings

1. The project is located outside of the Coastal Appeals Jurisdiction.
2. The proposed project is in conformity with the Coastal Land Use Plan (LUP) which allows for mixed use areas serving as transition zones from between the downtown and adjacent, established neighborhoods. It states, "Uses allowed in this designation will be those which can function compatibly."(LUP pp.24-25)

Section 2. Action. The Planning Commission does hereby approve Coastal development Permit CP0-403 and Conditional Use Permit UP0-362 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 20, 2014, for the project at 788 Main Street depicted on plans and photo simulations dated March 7, 2014, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on 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 City's Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance.
7. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, 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 Public Services 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.
8. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blown earth problems shall be submitted for review and approval by the Building Official.
9. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval 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.

PLANNING CONDITIONS

1. Modifications to the parking lot shall be in substantial compliance with the layout on the approved plans.
2. The use of barbed wire is prohibited on the site.
3. Landscaping in the planter fronting on Main Street shall be restored and enhanced to the satisfaction of the Public Services Director.

4. Prior to issuance of a building permit, the applicant shall apply for and complete processing of a parcel merger with the Public Services Department and shall submit a recorded certificate of parcel merger, describing the exterior boundary of the resulting single lot parcel.
5. Color and materials for the wall, fencing, storage structure and trash enclosure shall be in substantial compliance with plans as approved by the Planning Commission.

PUBLIC WORKS CONDITIONS

Add the following Notes to the Plans:

1. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
2. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

1. Outside storage of combustible materials shall not be located within 10 feet of a property line (CFC 315.3).
2. The security gate at the entrance to the site shall have an approved means of emergency operation. The security gate and the emergency operation shall be maintained operational at all times. Electric gate operators shall be listed in accordance with UL 325. The project shall provide a Knox System Key Switch (CFC 503.6 and CFC 506). The applicant must obtain a Knox application from the Morro Bay Fire Department during business hours.
3. The driveway entrance to the site shall be widened to 20 feet or as otherwise specified by the Morro Bay Fire Department.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of MAY, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

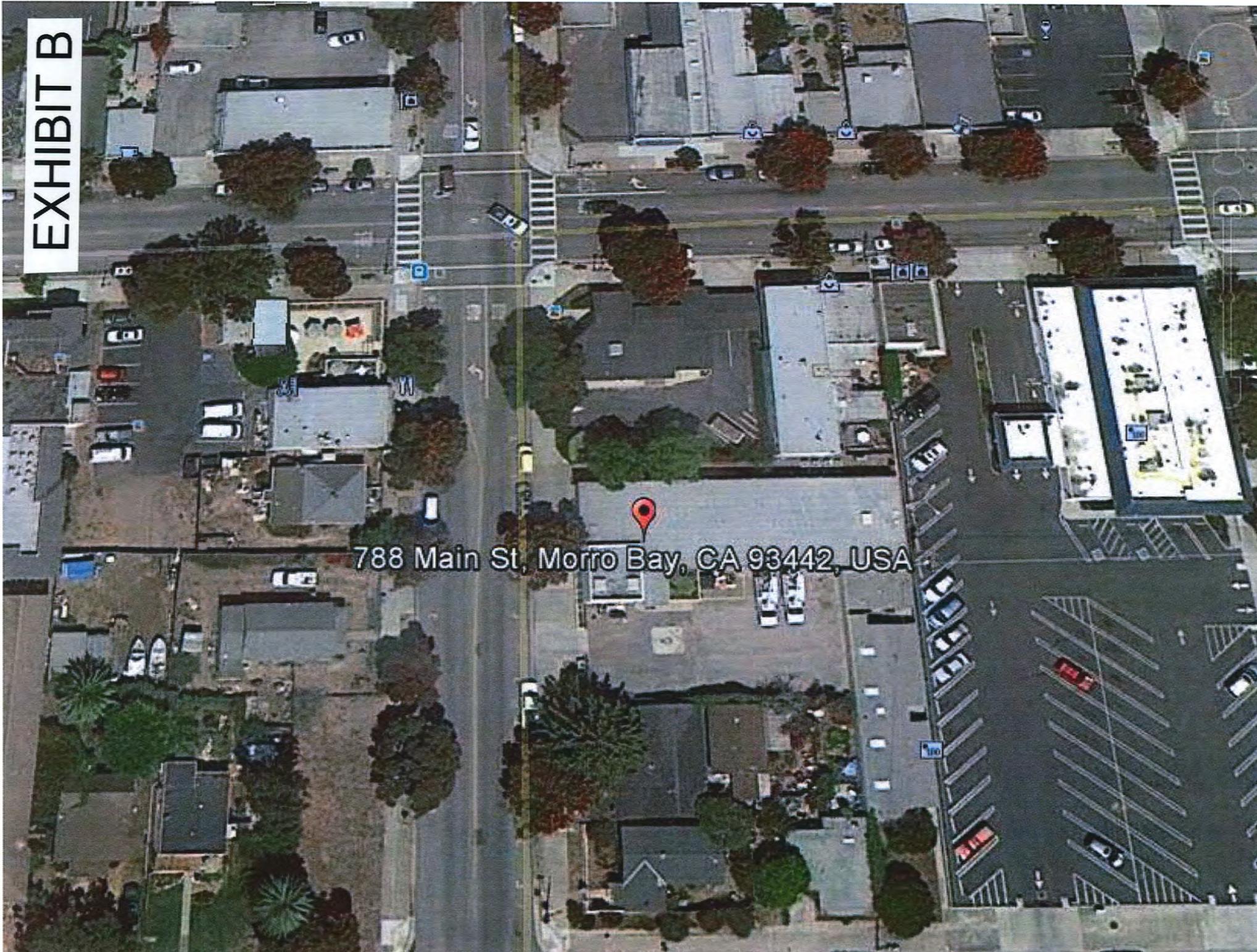
ATTEST

Rob Livick, Planning Secretary

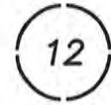
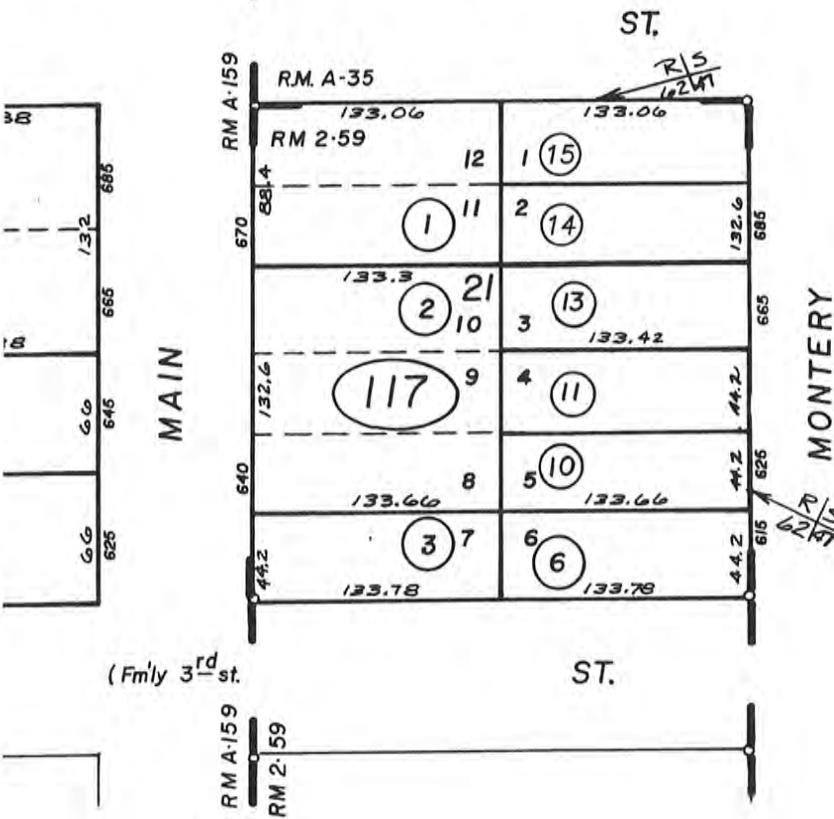
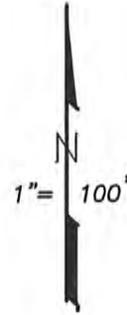
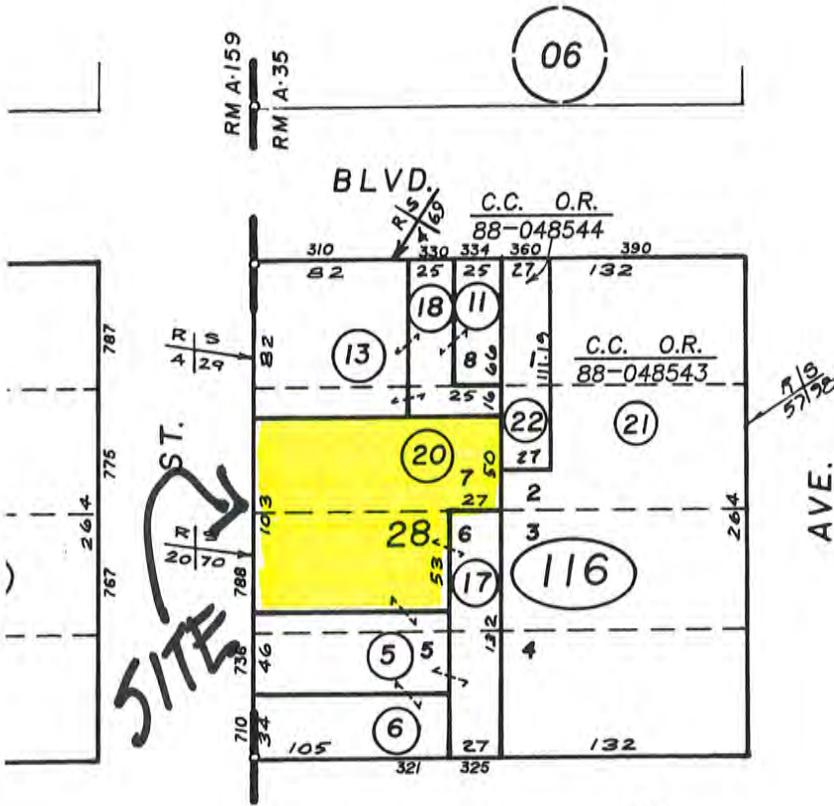
The foregoing resolution was passed and adopted this 20th day of MAY 2014.

EXHIBIT B

788 Main St, Morro Bay, CA 93442, USA



066-11 EXHIBIT C



CITY OF MORRO BAY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 066 PAGE 11

EXHIBIT D



EXHIBIT E



10.21.2013

GENERAL SHEET NOTES

- A. PRIME & PAINT THE ENCLOSURE TO MATCH THE EXISTING CMU WALL.
- B. SEE SHEET A502 FOR INTERIOR VIEW.
- C. PRIVACY MESH TO BE 25% OPEN, 3" X 2" END STAGGER SLOTTED PERFORMANCES BY MONCHOLLS.COM OR EQUAL.

EXHIBIT F

REFERENCE SHEET NOTES

- ① PROVIDE & INSTALL A 2A-10BC(MIN) FIRE EXTINGUISHER WITH A CABINET & SIGN.
- ② PROVIDE AND INSTALL NFPA 704 PLACARD. SEE DETAIL 9/A501.
- ③ PROVIDE AND INSTALL MATERIALS SAFETY DATA SHEET(MSDS) IN AN ENCLOSED CABINET ON EXTERIOR. MSDS SHALL LIST TYPES OF ALL WASTES AND THOSE REQUIRING SPECIAL HANDLING. THIS INFORMATION SHALL BE INCLUDED ON THE MSDS.
- ④ SEE DETAIL 3/A502 FOR EXTERIOR LIGHT DETAIL.



BEFORE



BEFORE



BEFORE



AFTER

④ PROPOSED RENDERINGS
SCALE: N.T.S.



AFTER

③ PROPOSED RENDERINGS
SCALE: N.T.S.



AFTER

② PROPOSED RENDERINGS
SCALE: N.T.S.

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REVISIONS / AUTHORIZATIONS

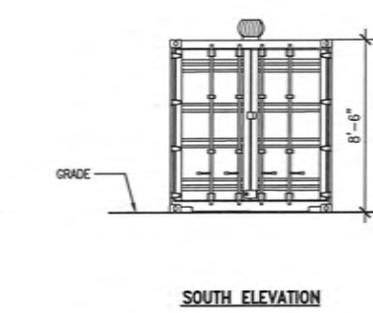
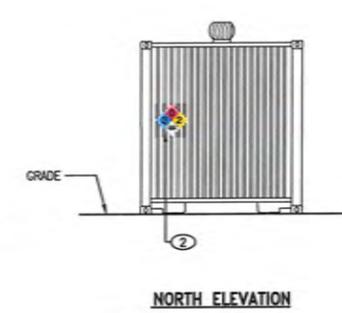
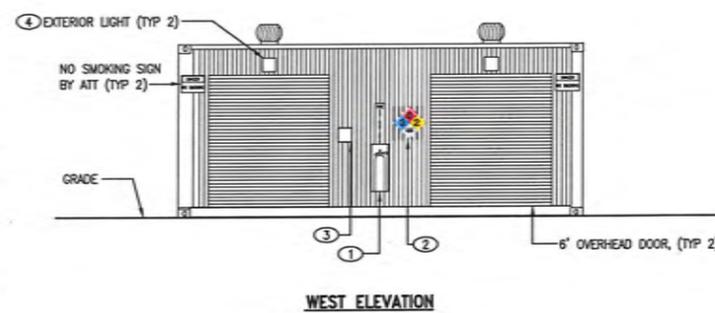
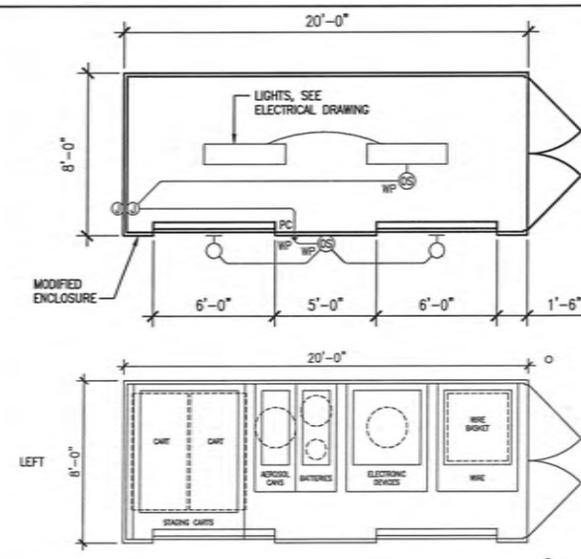
NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
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	PLANNING REVISION	07/10/13	
	FIRE MARSHALL COMMENTS	07/31/13	
	BLU CROCK COMMENTS	08/20/13	
	L.W. COMMENTS	08/20/13	
	BLU CROCK REVISIONS	09/09/13	
	PLANNING COMMENTS	02/26/14	

PROPRIETARY AT&T INFORMATION
NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T
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PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION
WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR
BUILDINGS, CONSTRUCTION, AND/OR ZONING CHANGES.

DRAWINGS PREPARED FOR
at&t CORPORATE REAL ESTATE

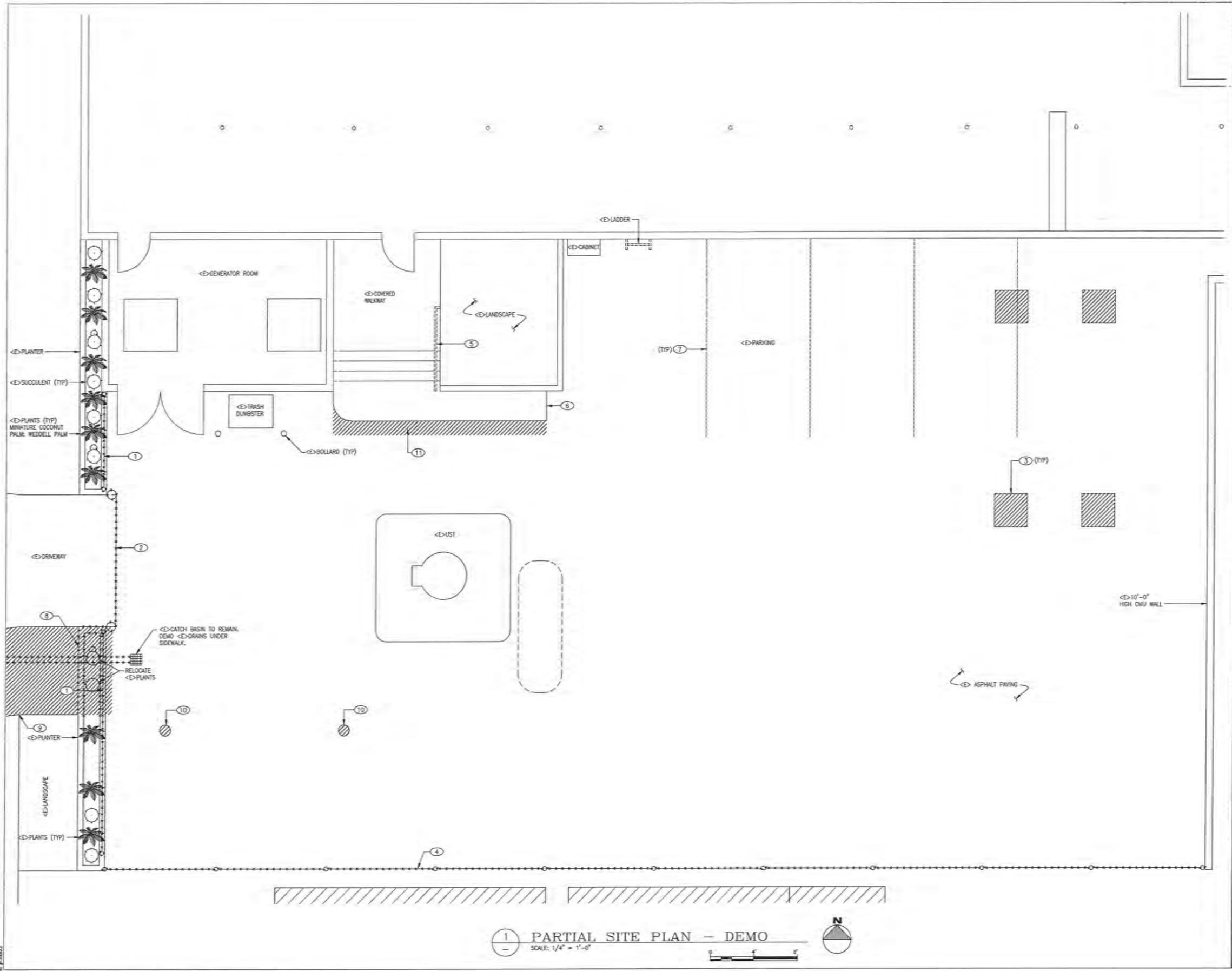
PROJECT TITLE
NEW ENCLOSURE
788 MAIN STREET
MORRO BAY
CA US
MRBACA11 122621.01 SE050
SHEET TITLE
20 FOOT ENCLOSURE PLAN & ELEVATIONS

AT&T PROJECT NUMBER W18891	DATE: 08/20/13	SCALE: AS SHOWN
AT&T AUTHORIZATION LV RUGG	DRAWN BY: JC,TP	CHECKED BY: VJV
	SHEET: - OF - SHEETS	SHEET NO. W18891G101 G101



① 20 FOOT METAL ENCLOSURE
SCALE: 1/4" = 1'-0"





- REFERENCE SHEET NOTES**
- 1 DEMO CL. FENCE (TYP.)
 - 2 DEMO CL. SLIDING GATE
 - 3 SAWCUT FOR CONTAINER FOOTING
 - 4 DEMO CL. FENCE & VINES
 - 5 DEMO WOOD HANDRAIL
 - 6 EDGE OF CONCRETE WALK AND ASPHALT PAVING
 - 7 REMOVE PAVEMENT MARKING AS REQ'D.
 - 8 SAWCUT <E>PLANTER AND REMOVE PLANTING & SOIL FOR ENLARGED DRIVEWAY
 - 9 SAWCUT CONC AND EXCAVATE FOR ENLARGED DRIVEWAY
 - 10 COREDRILL PAVING FOR BOLLARD
 - 11 SAWCUT PAVING FOR CONC. WALK EXTENSION

CONSULTANT STAMP

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805.242.7590 (f)
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Monterey | Oakland | Orange County
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REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
	PLANNING SUBMITTAL	05/05/13	
	PLANNING REVISION	07/17/13	
	FIRE MARSHALL COMMENTS	07/31/13	
	BLU CROX COMMENTS	08/20/13	
	L.W. COMMENTS	08/30/13	
	BLU CROX REVISIONS	09/30/13	
	PLANNING COMMENTS	10/26/14	

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DRAWINGS PREPARED FOR

at&t CORPORATE REAL ESTATE

PROJECT TITLE: **NEW ENCLOSURE**

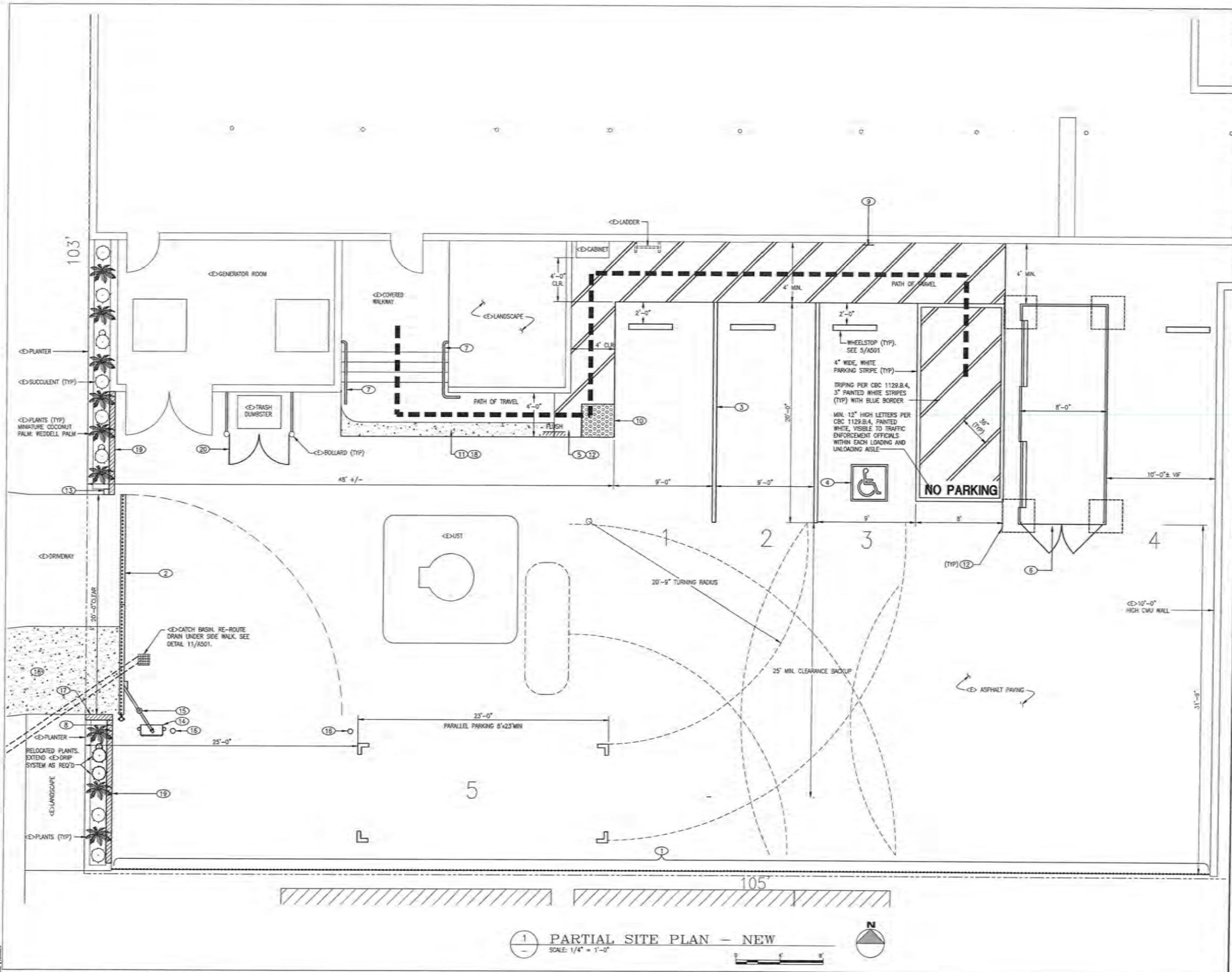
788 MAIN STREET
MORRO BAY
CA US
MRBACA11 122621.01 SE050

SHEET TITLE: **SITE PLAN-DEMO ARCHITECTURAL**

AT&T PROJECT NUMBER W18891	DATE: 08/20/13	SCALE: AS SHOWN
AT&T AUTHORIZATION LW RUGG	DRAWN BY: JC,TP	CHECKED BY: VVV
	SHEET: -	SHEETS: -
	AT&T DRAWING NO. W18891A101D	SHEET NO. A101D

1 PARTIAL SITE PLAN - DEMO
SCALE: 1/4" = 1'-0"

K:\drawing\AT CA Rede Management\130082 788 Main St Morro Bay\130082.2 New Enclosure\130082.2-W18891A101D.dwg 2/27/2014 7:57 AM James Ajik



REFERENCE SHEET NOTES

- 1 NEW 8 FT. HT. WROUGHT IRON FENCE WITH PRIVACY MESH. SEE DETAIL 7/A502.
- 2 ORNAMENTAL WROUGHT IRON SWING GATE. SEE DETAIL 1/A502.
- 3 4" WIDE, PAINTED WHITE STALL GRAPHICS.
- 4 ACCESSIBLE STALL GRAPHICS. SEE DETAIL 3/A501.
- 5 <E> PAVEMENT FLUSH W/ CONCRETE WALL.
- 6 NEW ENCLOSURE. SEE SHEET G101.
- 7 SEE DETAIL 6 & 7/A501.
- 8 WALL MOUNTED 'TOW-AWAY' SIGN. SEE DETAIL 1/A501.
- 9 WALL MOUNTED 'NOV' SIGN. SEE DETAIL 5/A501.
- 10 3'x3' TRUNCATE DOMES.
- 11 EXTEND CONCRETE PAVING WITH ROUNDED EDGE. SEE DETAIL 8/A501.
- 12 ASPHALT PATCH. SEE 2/A501.
- 13 WALL MOUNTED KNOX BOX WITH ELECTRICAL OVERRIDE FOR GATE ACCESS.
- 14 GATE MOTOR. SEE DETAIL 4/A502.
- 15 GATE ARM. SEE DETAIL 6/A502.
- 16 SAFETY BALLARD. SEE DETAIL 10/A501.
- 17 ENCLOSED CAST-IN-PLACE CONC. PLANTER TO MATCH EXISTING. MODIFY IRRIGATION & VALVES AS REQUIRED.
- 18 EXTEND CONC DRIVEWAY PER CITY REQUIREMENTS DOWN INTO EXISTING DRIVEWAY AND SIDE WALK WITH #4 BARS @ 12" O.C. WITH 4" EMBEDMENT.
- 19 8 FT. HT. CMU WALL, PLASTER FINISH & COLOR TO MATCH <E> BUILDING.
- 20 METAL GATE TRASH ENCLOSURE. SEE DETAIL 2/A502.

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	BLU CROIX COMMENTS	08/20/13	
	L.W. COMMENTS	09/20/13	
	BLU CROIX REVISIONS	09/20/13	
	PLANNING COMMENTS	07/29/14	

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788 MAIN STREET
MORRO BAY
CA US

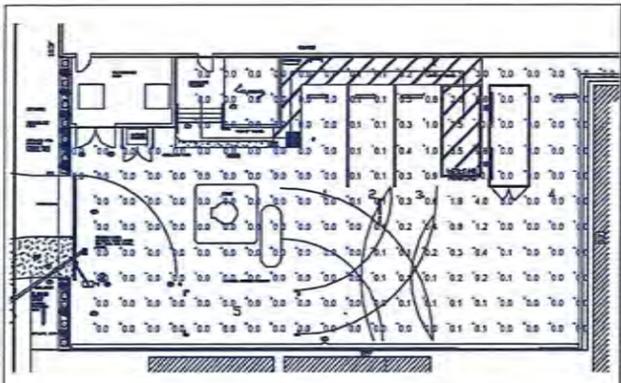
MRBACA11 122621.01 SE050

SHEET TITLE: **SITE PLAN-NEW ARCHITECTURAL**

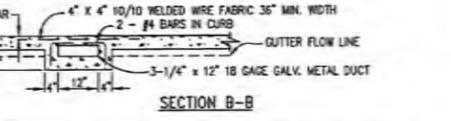
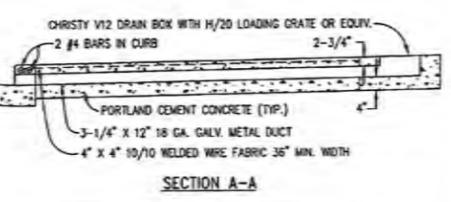
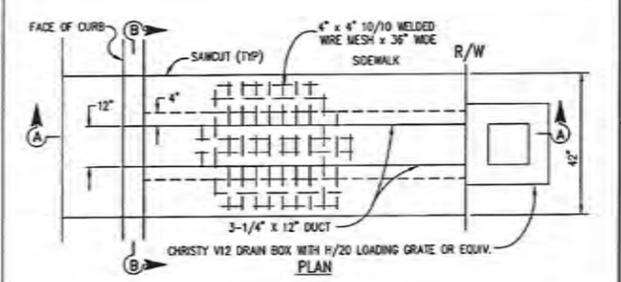
AT&T PROJECT NUMBER W18891	DATE 08/25/13	SCALE AS SHOWN
AT&T AUTHORIZATION LV RUGG	DRAWN BY: JC, TP	CHECKED BY: VV
	SHEETS: -	SFI: - SHEETS: -
	AT&T DRAWING NO: W18891A101	SHEET NO: A101

1 PARTIAL SITE PLAN - NEW
SCALE: 1/4" = 1'-0"

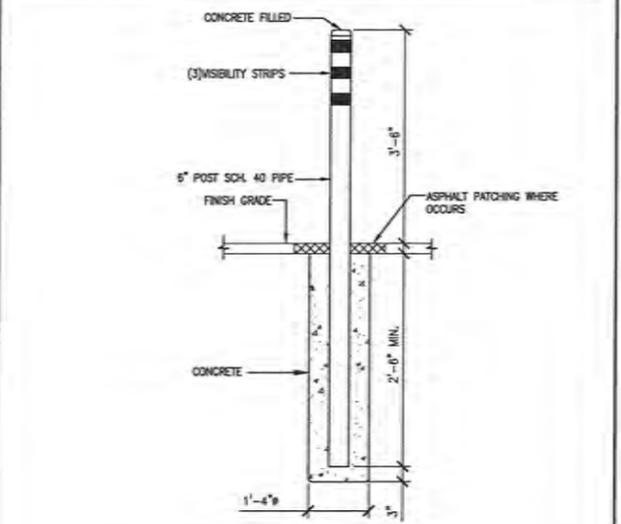
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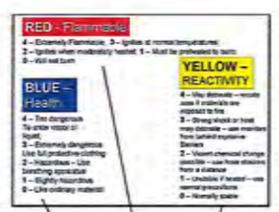
12 PHOTOMETRIC AT CONTAINER
SCALE: N.T.S.



11 SIDEWALK DRAIN DETAIL
SCALE: N.T.S.

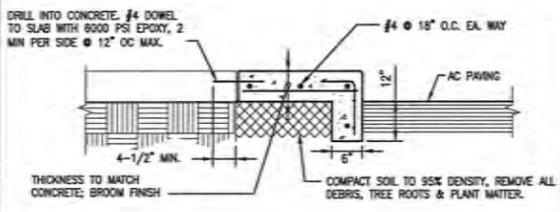


10 SAFETY BOLLARD DETAIL
SCALE: N.T.S.

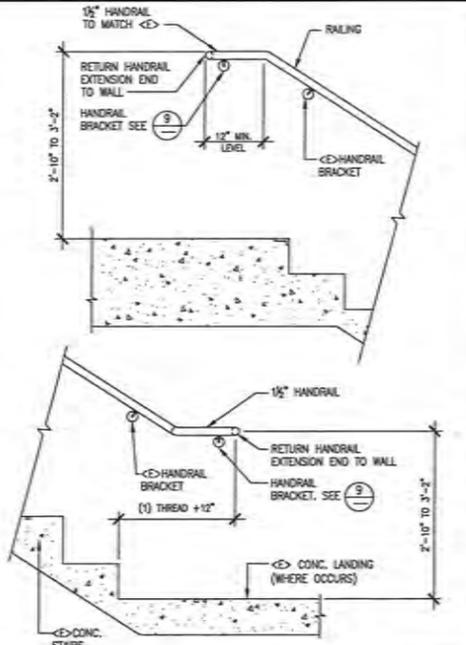


9 HAZARD PLACARD DETAIL
SCALE: N.T.S.

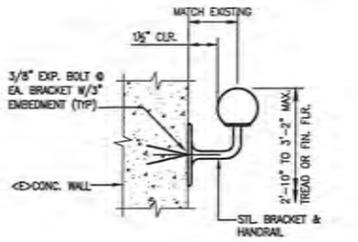
NOTES:
PATCH, REPAIR, REBUILD MUST MATCH EXISTING



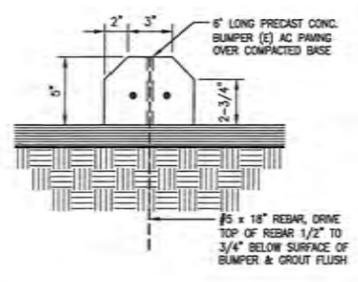
8 CONC. PAVING PATCH DETAIL
SCALE: N.T.S.



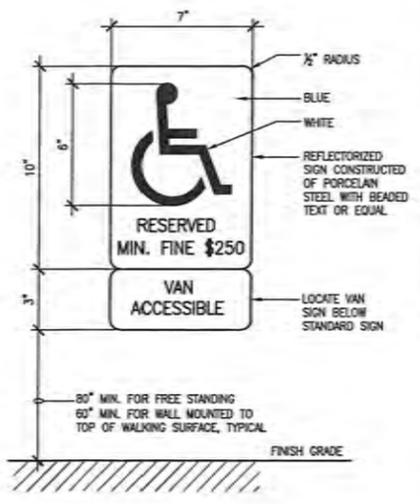
7 TYPICAL WALL HANDRAIL
SCALE: N.T.S.



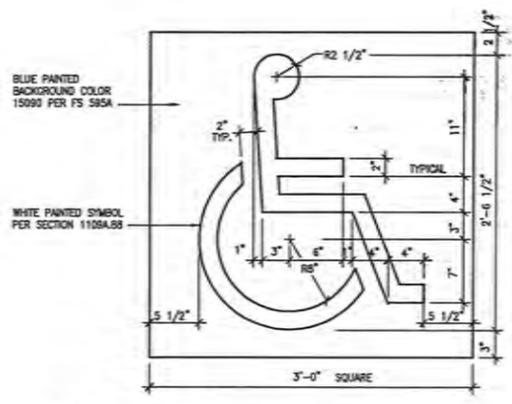
6 HANDRAIL MOUNTING DETAIL
SCALE: N.T.S.



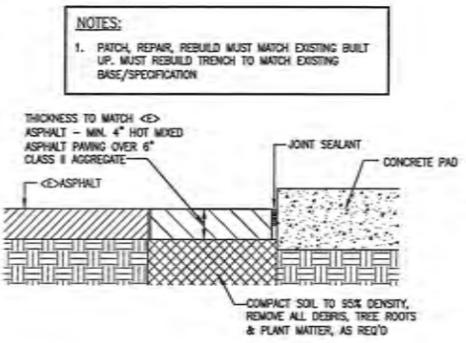
5 PARKING WHEELSTOP
SCALE: N.T.S.



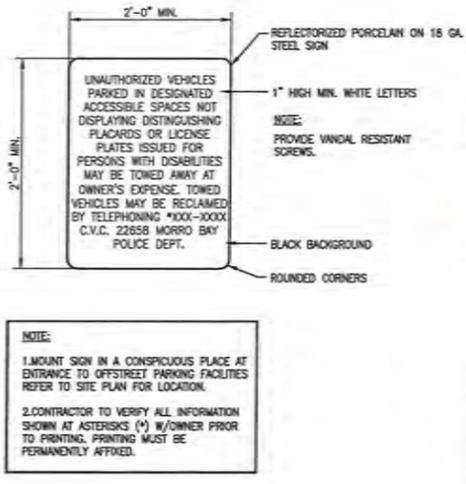
4 ACCESSIBLE VAN PARKING SIGN
SCALE: N.T.S.



3 PARKING STENCIL
SCALE: N.T.S.



2 ASPHALT PATCH DETAIL
SCALE: N.T.S.



1 PARKING SIGN
SCALE: N.T.S.

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	BLU CROSS REVISIONS	08/30/13	
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DRAWINGS PREPARED FOR

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PROJECT TITLE
NEW ENCLOSURE

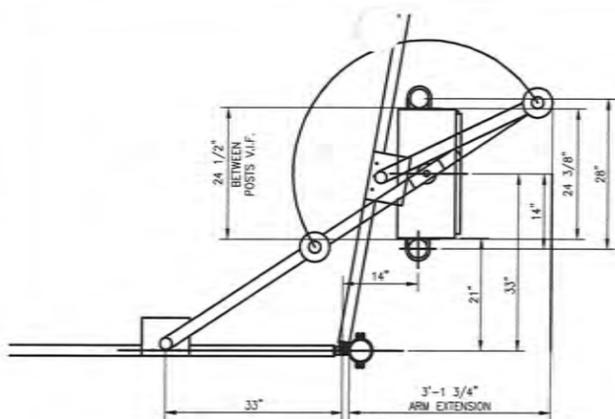
788 MAIN STREET
MORRO BAY
CA US

MRBACA11 122621.01 SE050

SHEET TITLE
DETAILS ARCHITECTURAL

AT&T PROJECT NUMBER	DATE	SCALE
W18891	08/26/13	AS SHOWN

AT&T AUTHORIZATION	DRAWN BY	CHECKED BY	SHEET NO.	SHEET TOTAL
L.V. RUGG	W18891A501	VV		A501



6 GATE ARM DETAIL
SCALE: 3/4"=1"

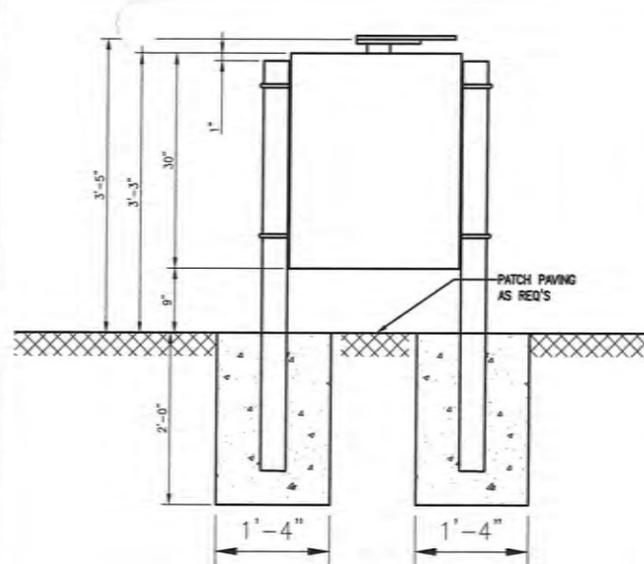


BEFORE



AFTER

5 PROPOSED INTERIOR RENDERINGS
SCALE: N.T.S.



4 GATE MOTOR PANEL
SCALE: 1"=1'

The Form
FW1212 Series

Vandal Resistant
High Performance LED

Project Information
Site: AT&T Main Street

Clear Prismatic Lens
WALL/CEILING/PENDANT MOUNT LAMPS: LED

White Frame to Match CMU Wall Specifications

Description
The Form series features nearly unlimited architectural flexibility while maintaining maximum vandal resistance. The all aluminum body construction and optional wet location listing allow the Form series to be used in nearly any environmental condition.

Housing
Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.

Lens
Extruded UV stabilized opal polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.

End Caps
Die cast marine grade aluminum with conduit knockouts that are visible from interior of end cap.

Drivers
Constant current driver at 350mA, 100-277V, 347V optional.

LED
Samsung SPM series @ 3500K or 4000K and 82 CRI. L₇₀ projected life of over 75,000 hours at 50°C. Tested in accordance with LM-80. Ten year warranty on LED boards against operational defects.

UL Listing
UL, CUL, Damp standard, Wet optional.

Lifetime Warranty
Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

Lighting Facts
ADA Compliant

DIMENSIONAL DATA

FFW1212	A	B	C
	12.27	12.40	4.00

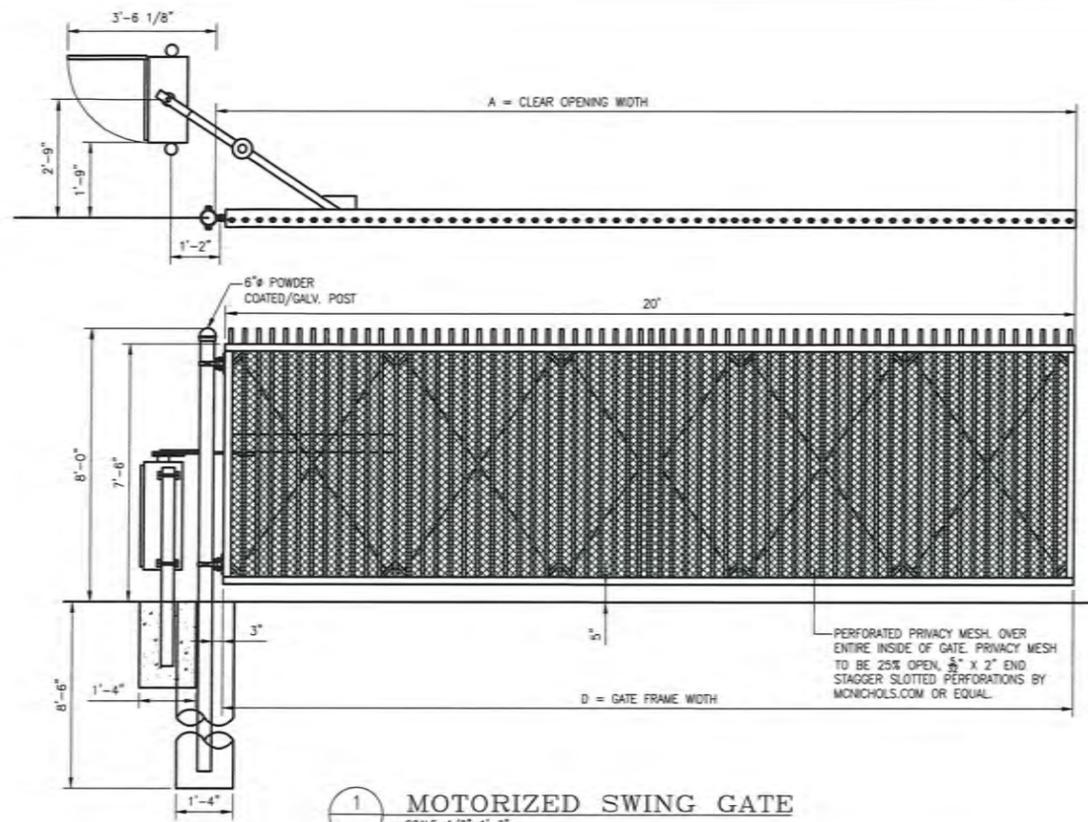
MODEL #:
FFW1212-42WFP-4000K-120-CP-WHT-2BWEIPC

5 Sutton Place - PO Box 2162 - Edison, NJ - 08819
P: 732.549.0056 E: 732.549.0737

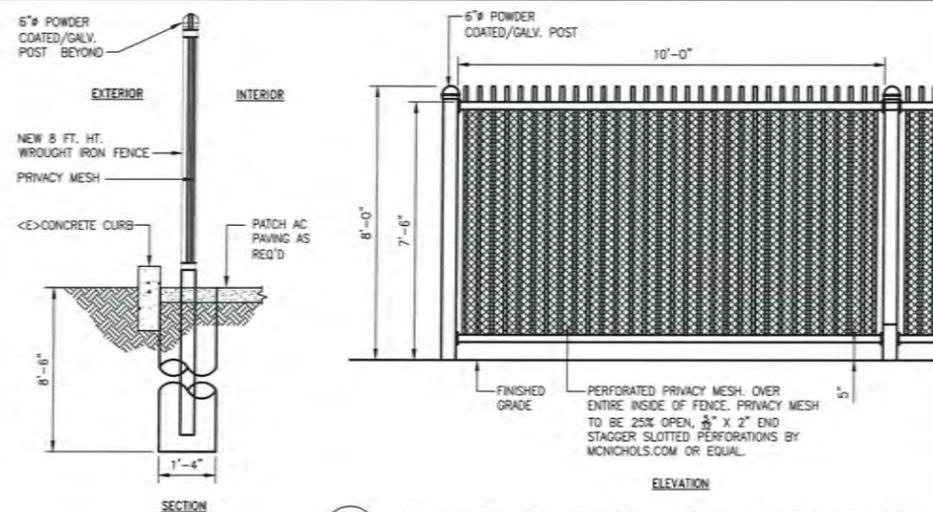
Luminaire LED
www.luminaireled.net

Made in USA Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ABTA.

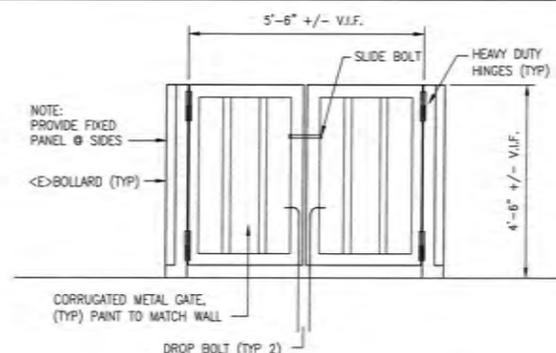
3 EXTERIOR LIGHT DETAIL
SCALE: N.T.S.



1 MOTORIZED SWING GATE
SCALE: 1/2"=1'-0"



7 FENCE SECTION AND ELEVATION
SCALE: 1/2"=1'-0"



2 TRASH ENCLOSURE
SCALE: N.T.S.

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at&t CORPORATE REAL ESTATE

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NEW ENCLOSURE
788 MAIN STREET
MORRO BAY
CA US
MRBACAI1 122621.01 SE050

SHEET TITLE:
DETAILS ARCHITECTURAL

AT&T PROJECT NUMBER W18891	DATE: 08/20/13	SCALE: AS SHOWN
AT&T AUTHORIZATION L.V. RUGG	DRAWN BY: MD, TP	CHECKED BY: V.W.
	SHEET: - OF - SHEETS	SHEET NO. W18891A102 A502



NEW ENCLOSURE

788 MAIN STREET
MORRO BAY, CA 93442

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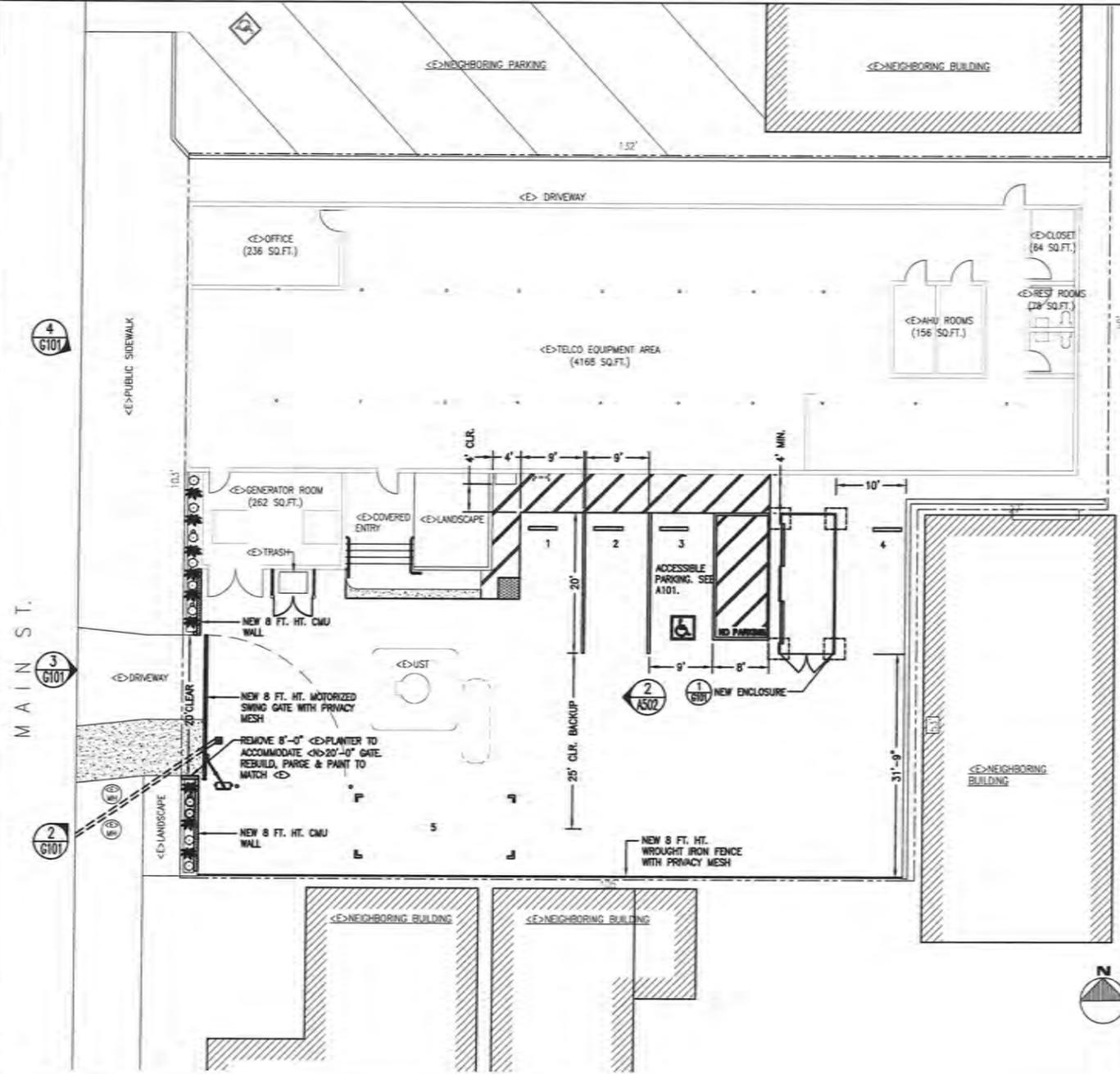
MAR 07 2014

City of Morro Bay
Public Services Department

CITY OF MORROW BAY: UPO-362 AND CPO-403

SITE PLAN

SCALE: 1" = 10'-0"



SUMMARY OF WORK

1. THIS PROJECT IS TO INSTALL A NEW METAL ENCLOSURE FOR A MATERIAL SORTING STATION. THE STATION PROVIDES A PERMANENT, COVERED LOCATION WHERE REFUSE FROM AT&T'S FIELD OPERATIONS CAN BE SEPARATED FROM RECYCLABLES & OTHER WASTE REQUIRING SPECIAL HANDLING.
2. THE METAL ENCLOSURE WILL BE A FREE-STANDING, PERMANENT STRUCTURE WITH LIGHTING. THE ENCLOSURE SHALL BE PAINTED A COLOR TO MATCH THE <E> CMU WALL.
3. FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. THIS CHAPTER PRESCRIBES MINIMUM SAFEGUARDS FOR CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS TO PROVIDE REASONABLE SAFETY TO LIFE AND PROPERTY FROM FIRE DURING SUCH OPERATIONS (CFC CHAPTER 14). COMPLIANCE WITH NFPA 241 IS REQUIRED FOR ITEMS NOT SPECIFICALLY ADDRESSED HEREIN. DURING CONSTRUCTION AND DEMOLITION, THE PROJECT SHALL COMPLY WITH CFC CHAPTER 14 AND NFPA 241.
4. DEMO <E> FENCING ON WEST SIDE & REPLACE WITH 8'-0" HT. WROUGHT IRON FENCE WITH PRIVACY MESH.
5. REPLACE C.L. FENCE @ DRIVEWAY WITH MOTORIZED WROUGHT IRON GATE & PRIVACY MESH.
6. ENLARGED <E> DRIVEWAY PER CITY STANDARDS TO 20' MIN. WIDTH FOR FIRE APPARATUS.
7. ENLARGE WALKWAY FOR PATH OF TRAVEL TO BUILDING.
8. REPLACE HANDRAILS @ ENTRY.

PARKING CALCULATION

BUILDING AREA (SF)	4,964
BUILDING USE	TELECOMMUNICATIONS SWITCHING STATION
NUMBER OF ACTUAL EMPLOYEES	4
SF PER PARKING PLACE	993
PARKING PLACES BEFORE WORK	5
PARKING PLACES REMOVED	0
PARKING PLACES AFTER WORK	1 ACCESSIBLE • 4 = 5

BUILDING DATA

EXISTING BUILDING DATA SUMMARY

BUILDING OCCUPANCY TYPE	B
BUILDING USE	TELECOMMUNICATIONS SWITCHING STATION
BUILDING CONSTRUCTION TYPE	TYPE II-B
NUMBER OF FLOORS	1
SQUARE FOOTAGE	4,964
APN	066-115-020
ZONING	C-1-CENTRAL BUSINESS, S.4 OVERLAY ZONE
LOT AREA	12,165 SQ. FT
LOT COVERAGE	.41

NEW STRUCTURE

STRUCTURE OCCUPANCY TYPE	S-2 (LOW HAZARD)
STRUCTURE USE	MATERIAL SORTING AREA
CONSTRUCTION TYPE	TYPE V-B
SQUARE FOOTAGE	160
PROPOSED LOT COVERAGE	5,124, 42%

VICINITY MAP



PROJECT DIRECTORY

PROJECT OWNER:

LIW RUGG
AT&T
2600 CAMINO RAMON
SAN RAMON, CA 94583
PHONE: (925) 549-1369

PRINCIPLE CONSULTANT

SALAS O'BRIEN
894 MEINECKE AVE., STE. C
SAN LUIS OBISPO, CA 93291
PHONE: (805) 242-7620
FAX: (805) 242-7592

AUTHORIZED AGENT / REPRESENTATIVE

MICHAEL G. MORGAN
BLU CROIX LTD.
3961 BLACKBIRD WAY
CALABASAS, CA 91302
PHONE: (818) 773-1793
FAX: (818) 773-1723

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5	L.W. COMMENTS	09/30/13	
6	BLU CROIX REVISIONS	09/30/13	
7	PLANNING COMMENTS	09/26/14	

LEGAL DESCRIPTION

A PORTION OF LOTS 6 & 7, BLOCK 28, TOWN OF MORROW

DRAWING INDEX

SHT. NO.	DESCRIPTION
G001	COVER SHEET
G101	20 FOOT ENCLOSURE PLAN & ELEVATIONS
A1010	ARCHITECTURAL SITE PLAN - DEMO
A101	ARCHITECTURAL SITE PLAN - NEW
A501	ARCHITECTURAL DETAILS
A502	ARCHITECTURAL DETAILS

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DRAWINGS PREPARED FOR
at&t CORPORATE
REAL ESTATE

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MORRO BAY
CA US
MRBACA11 122621.01 SE050

SHEET TITLE:
**COVER SHEET
GENERAL/TITLE/COVER**

AT&T PROJECT NUMBER: W18891	DATE: 08/20/13	SCALE: AS SHOWN
AT&T AUTHORIZATION: LIW RUGG	DRAWN BY: JC,TP	CHECKED BY: VJV
	SHEET: - 01 -	SHEETS: SHEET NO.
	AT&T DRAWING NO: W18891G001	G001



City of Morro Bay
 Public Services/Planning Division
 Current & Advanced Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning Division
 New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Agenda No: C-1

Meeting Date: May 20, 2014

Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14. Continued to the 3/5/14 PC mtg. Project continued for 60 days to allow for project revisions. Project to be heard at the 6/3/14 PC meeting.	BC- <i>conditionally approved.</i>	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
2	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ. Resubmittal received 3-6, reviewed and ready to be agendized for Planning Commission. WM. NC-noticed 5/9/14.	Bldg -- Review complete, applicant to obtain building permit prior to construction.TP-FD Disapprove Express Check 3/18/13 & FD Disapprove	RS- Rww complete no frontage improvements required	
3	Hough	279 Main	10/7/13	CP0-409 & UP0-366	CDP and CUP to construct a 2,617sf single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13. Resubmittal received and under review. Project deemed complete. Met w/ Applicant Representative 4-30 to discuss agendizing for 5-20-14 PC. NC-noticed 5/9/14.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove w/corrections 10/17/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
4	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under intial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14. Project does not conform to standards. Applicant responded 5/1/14 wishes to proceed to PC w/ project as submitted. WM	BC-under review.		
5	Wikler	405 Pacific	3/27/14	CP0-430	3 new unit construction to existing SFR	Incomplete letter sent 4/24/14 GN. Resubmitted 4/29/14 GN. Project complete and ready to be noticed.	BC- <i>conditionally approved.</i>	BCR- <i>conditionally approved-reconstruct ADA ramp and design DW approach per B-6</i>	

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6	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14. GN - 2nd incomplete letter sent 4/15/14. Waiting on applicant to redline plans, then scheduling for PC hearing. Anticipate 6-17-14 PC agenda. GN	BC- conditionally approved.	BCR-under review	
30 -Day Review, Incomplete or Additional Submittal Review									
6	Montecalvo / Wisel	510 Fresno Ave & 515 Kern	5/1/14	S00-119	Lot line adjustment	Under review			
7	Dennis	300 Piney	4/18/14	CP0-434	3 new units PUD to existing SFD	Under Review. Applicant desires to process CDP for 3 new homes concurrent with final map processing. Incomplete letter to be sent as project will require 3 separate CDPs for 3 homes. CJ.			
8	Lowgren	491 Little Morro Creek Rd	4/10/14	S00-018	Lot line adjustment				
9	Strasburg/Oehler	371 Piney	3/20/14	CP0-427	New SFR - Admin CDP	Received 3/25/14. Under Initial review. CJ. Correction letter sent 4/25 NC.	BC- conditionally approved.		
10	Romero	2931 Ironwood	3/6/14	CP0-428	New 2,496 SFR with 64 sf garage- Admin CDP	Correction letter sent 4/25 NC.	BC- conditionally approved.		
11	Carver	431 Kern	2/5/14	CP0-426	Demo 1100sf SFR / Reconstruct 2274sf SFR	correction letter sent 4/10	BC- corrections/ incomplete		
12	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM	BC- conditionally approved.		
13	Groom	3039 Ironwood	1/15/14	CP0-422	New 2,206sf Single Family Home with 510sf garage - concurrent permitting with Building Division	Under initial review Correction letter sent 3-13-14. GN	BC- conditionally approved.	BCR-under review FD/TP Approve.	

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14	Dyneyg	1290 Embarcadero	1/13/14	CP0-421	Demolition of outlying buildings at Morro Bay Power Plant	Under initial review. Spoke w/ Applicant representative 2-26-14 re status of project. Emailed update status re process to Applicant representative 3-3-14. CJ. Conducted site visit 3-24-14. Contracting with environmental consultant 5/1/14. WM	BC-please route to building.		No Harbor comments - EE
15	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ. Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7 WM.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14		
16	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under review. Met with environmental consultant regarding CEQA requirements 4-17-14. CJ. Reviewing environmental proposal.	BC-under review.		
17	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel to a total of 2,767sf with 599sf garage	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received	BC- conditionally approved.TP-Cond Approve 11/25/13.		
18	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
19	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. Met with environmental consultant to review CEQA requirements 4-17-14. CJ/WM	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP- Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips
20	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
Continued projects									

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21	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting a total of 1,940 sf	Under initial review. Spoke w/ Applicant 2-27-14 re status of project. Project continued by Planning Commission to the 5-20-14 meeting. Status of Paper Street under review with City Attorney. C.J.	BC- conditionally approved. FD/TP-Cond App 2/24/14		
22	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16	
Projects in Process									
23	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. C.J. Spoke w/ applicant 10/3 re: traffic study. C.J. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. C.J.	Bldg -- Review complete, applicant to obtain building permit prior to construction. FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	

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24	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned. Letter sent re permit amendment request on 3-31. CJ	No review performed.	N/R	
Environmental Review									
25	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	
26	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP for 2,088sf SFR with a 507sf garage	KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14. Resubmitted with Phase 1 Archaeological. Environmental review in progress. WM	BC- conditionally approved.		
27	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. Initial Study complete and ready for signature 5/1/14. Reviewed with applicant 5/12. WM	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	

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28	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	
29	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 CJ.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date
Grants									

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30	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide				\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014. RFP in process.	No review performed.	N/A	
31	City of Morro Bay	City-wide				CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program and ADA Pedestrian Accessibility project.	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts drafted.	No review performed.	N/R	
Project requiring coordination with another jurisdiction										
32	City of Morro Bay	Outfall				Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
33	City of Morro Bay Desal Plant	170	Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 5/7/14.	
Preapplication projects										
34			Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. Preliminary site plan email received 4-1-14. CJ	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	
Final Map Under Review										
35	Zinngarde	1305	Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. Tentative map improvements.	Construction of Improvements complete.	DH - PIP submitted PIP to be built prior to map recordation. Public Improvements under construction.	

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36	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
37	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	
38	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									

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42	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.		
39	City of Morro Bay	Citywide	4/18/14	A00-021	2014-2019 Housing Element Update	Sent to Department of Housing and Community Development for review and certification on 4/18/14. Initial Study/ Negative Declaration routed to State Clearinghouse 5/12/14. Final Housing Element to be agendized for 4/17/14 PC mtg and 4/24/14 Council meeting.			
40	City of Morro Bay	Citywide			Housing Element Implementation	Ordinance 584 sent as LCP Amendment to Coastal Commission			
41	City of Morro Bay	Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues	No review performed.	N/A	

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Projects Appealed or Forwarded to City Council									
43	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. -Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop to be held 5/19/14. CJ.	No review performed.	N/R	
44	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete. Incomplete letter for CDP sent 12/13/12. No response since 2012.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
45	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A	
46	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13. Nonconforming rear yard setback requires a CUP.	BC- Returned to applicant 3/21/14		
47	McAlexander	480 Arcadia	2/20/14	B-30110	SFR Add/ Remodel	Correction memo 3/14/14 -Needs CUP. GN. - Correction memo send 4/13/14	BC- Resubmitted 5/9/14.		
48	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		
49	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
50	Starkie	2770 Cedar	4/1/14	B-30140	PV System	NC - Requested corrections 4/8	BC-returned for corrections		
51	Granite Ranch	2720 Elm	4/30/14	B-30161	SFR Remodel		BC- Returned for corrections 5/7/14.		

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52	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14	BC-returned for corrections 4/15/14.		
53	Waves Wine Bar	845 Embarcadero	4/16/14	B-30151	Wine Bar TI		BC-Issued 5/9/14.		
54	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
55	Craig	561 Estero	5/6/14	B-30162	SFR Remodel	Under review.	BC- under review.		
56	Buquet	647 Estero	3/14/14	B-30129	New SFR	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- RTI 5/12/14.	DH - approved 5.8.14	
57	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
58	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- resubmitted 4/24/14.		
59	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- met with applicant and returned plans for revision.		
60	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-under review.		
61	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
62	Ramsay/ Chivens	431 Kern	3/11/14	B-30078	SFR Demo/ Reconstruct		BC-Returned for corrections 4/29/14.		
63	Schlesinger	2636 Koa	2/28/14	B-30118	SFR Remodel		BC-out for corrections.		
64	Gannon	2571 Laurel	5/9/14	B-30168	SF Addition	NC-Correction memo sent 5/9/14.	BC- Returned for corrections 5/12/14.		
65	Gong	217 Main	2/27/14	B-30115	New SFR	Correction memo sent 4/24/14 GN.	BC- Returned for corrections 4/24/14.	BCR- 2nd review complete, several items from first review not addressed	
66	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
67	Jacober	456 Oahu	12/11/13	B-30067	SFR Add/ voluntarily remove illegal garage conversion.	KM - Under review. Corrections sent. Project needs CUP, Correction Memo sent 3/14/14	BC-withdrawn		
68	Volk	800 Quintana	3/27/14	B-30137	Cell Antennas	NC - Corrections sent 4/8	BC-under review.		
69	Rock Harbor	1475 Quintana	3/3/14	B-30119	Commercial Alteration	Approved 3-21 GN	BC-returned for corrections 4/17/14.		
70	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	
71	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
72	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Returned for corrections 12/19/13.	RS - Referred to State Parks for comment on frontage imprvmts	
73	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.	BCR sidewalk deferral agreement	
74	Najarian	325 Zanzibar	4/2/14	B-30142	New SFR	WM - Needs signed Acceptance of Conditions Form. 4/8	BC-Returned for corrections 4/24/14.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
75	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition	NC - Corrections sent 4/25	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
Projects & Permits with Final Action									