



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, March 1, 2016
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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

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 Community Development 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 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

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.: #CP0-410 & UP0-369

Site Location: 289 Main Street

Proposal: Reconsideration of Coastal Development Permit & Conditional Use Permit to construct a 2,837 single family residence with 503sf basement and 520sf garage on a vacant lot. On January 12, 2016, City Council upheld an appeal of Planning Commission's October 20, 2015 denial. This project is located inside the Coastal Commission appeals jurisdiction.

CEQA Determination: Categorically exempt, Class 3

Staff Recommendation: Conditionally approve

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

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 15, 2016 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 Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 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 Community Development 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 Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development 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 Community Development 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 \$263 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.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
 Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date: March 1, 2016

#	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	Project Planner
Hearing or Action Ready Projects:										
1	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. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14 with referral to CCC Geologist 1-2015. Met w/ Coastal geologist 2-12-15 on site. Resubmittal received and review complete for PC hearing. Denied at 10-6-15 hearing. Resolution for denial on 10-20-15 agenda. DENIED 10-20-15. Appealed granted and project remanded back to PC for review of revised plans. Scheduled for PC to review revisions at 3-1-16 hearing.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13. Began resubmittal review 3/18/15		cj
3	Najarian	325 Sicily	10/30/15	CP0-491	Administrative Coastal Development Permit for New SFR - 1686 sf living plus 507sf garage	JG. Under Initial Review. Sent back to Agent for Lot Coverage correction on 12/4. Awaiting resubmittal. Recv'd 1/11/16 under review. Waiting on PW comments. Project noticed 2/26/2016				ig
4	Black Hill Villas	485 South Bay Blvd	8/7/15	A00-027	Precise Plan CUP modification to reflect Coastal Commission approved changes to CDP	Coastal Commission changes to the approved City Precise Plan. Requires Precise Plan modification to be consistent with Coastal Commission approvals.. Traffic Study update received and reviewed by City Engineer to determine appropriateness of traffic conditions based on changed project.				cj
5	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant.				wm
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
6	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete					

#	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	Project Planner
7		2585 Ironwood Ave	2/19/16	CP0-499	Admin CDP for a a 551sf secondary dwelling unit.					
8	Barry	2234 Emerald Circle	2/4/16	CP0-498 & UP0-439	Coastal Development & Conditional Use Permit for SFR in Cloisters neighborhood	Under initial review. Waiting on comments				jg
9	Robson	160 Mindoro	1/29/16	CP0-497	Admin CDP for new 1,804 sq. ft. SFR with a 455 sq. ft. garage	JG. Under initial review. Waiting on comments				jg
10	Mazzacane	270 Kern	1/7/16	CP0-495	Admin CDP for demo/reconstruct. Demo 848sf SFR and construct new 2763sf SFR w/ 532 sf garage	JG Under initial review. Waiting on PW comments...Incomplete letter sent 2/16/2016. Historical evaluation required				jg
11	May / Ingraffia	636 Fresno	12/21/15	UP0-436	Conditional Use Permit for an 830 sq. ft. addition to a nonconforming structure	JG. Under initial review. Incomplete letter sent 1/21. Resubmittal rcv'd 2/8/2016				jg
12	Adamson	2629 Koa	12/14/15	UP0-435	An existing flag pole that exceeds the 25' height limit the the R-1/S.2 zone	JG. Noticed 12/23/15 waiting on structural calcs from applicant				jg
13	Smith	1556 Main	12/14/15	UP0-434	An existing flag pole that exceeds the 25' height limit in the light industrial zoning district	JG. Noticed 12/23/16. Waiting on proof of pole age from applicant				jg
14	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments.				cj
15	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony	JG. Under Initial Review. Correction letter sent 10/27. Spoke with Applicant and letter rcv'd 2/16- indicated desire to keep project open, updated plans to be submitted		PN- Conditionally approved per memo dated 10/22/15		jg
14	SLCUSD	235 Atascadero	7/20/15	CP0-485 / UP0-427	CDP & CUP for new pool and student services building at Morro Bay High School	Under initial review. Incomplete letter sent. Resubmitted 9-10-15 Incomplete letter sent 10-9-15. C.J.. Resubmittal received 10-27-15. Project review complete. Initial study/ environmental review in process. In final stages of MND preparation.				cj
15	DeGarimore	1001 Front St.	7/14/15	A00-026	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16				cj
16	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/25/15		wm
17	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg

#	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	Project Planner
18	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project		jg
19	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
20	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. Resubmittal received 1-26-15. JG. Correction letter sent. Partial resubmittal rcv'd 2/23. Under Review. JG. Correction letter sent 1/30 JG. Resubmittal received 6/8/15. Under review. Correction letter sent. Resubmittal rcv'd 9/22/15. corrections required, letter sent 10/15/15. Resubmittale Rcv'd 1/27/2016	BC- conditionally approved.	PN-Disapproved for plan corrections per memo dated 10/5/15		jg
21	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. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. 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. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	PN- on hold until Sonic submits Preliminary Stormwater Requirements. RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj
22	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. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG. No recent contact.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 6/11/12		
Planning Commission Continued projects:										

#	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	Project Planner
23	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Project referred to env. 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/ env. consultant re environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Received plans revisions and sent request for Coastal concurrence 9-2-15. CJ. Continued to a date uncertain to redraw ESH buffer setback.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	Conditionally approved, per memo 9/22/15	cj
24	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UPO-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj
25	City of Morro Bay	End of Nutmeg	1/18/12	UPO-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. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	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		wm

Projects Appealed or Forwarded to City Council:

#	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	Project Planner
26	Knight / Verizon	485 Piney Way	1/29/15	CP0-460 & UP0-402	CDP /CUP for Verizon wireless telecommunications facility (panel antennas & equipment cabinet)	CJ - RF Compliance Report under review. Incomplete letter sent 3-2-15. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15. Received revised RF report. (continued from 11-24-15 meeting. Denied at 12-1-15 mtg/ Reso for Denial to be considered at 12-15 mtg. Appealed by Applicant on 12/21/15. Appeal withdrawn on 2/23/16. Removed from Council agenda.		ME conditionally approved per memo 2/3/15		cj
27	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. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. 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. 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 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 held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Environmental Review										
28	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										
29	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15				cj

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30	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	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.		sg/cj
Projects requiring coordination with another jurisdiction:										
31	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
32	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. Discussed project with Coastal staff in meeting 11-18-14.	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 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										

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33	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. New language for PC and Council review.	No review performed.			wm
34	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "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".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review performed.	N/A		sg
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

#	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	Project Planner
35	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. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
36	James Maul	530, 532, Morro Ave 534	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. Sent Intent to Deem Withdrawn Letter 8-28-14. Applicant requested to keep project open 9-25-14.	Please route project to Building upon resubmittal.	N/A		cj
Grants										
37	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 CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A		
38	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15. Final 2016 funding recommendations to be reviewed by Council on 3-8-16.	No review performed.	N/R		

#	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	Project Planner
39	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				
Projects in Building Plan Check:											
1	Abel	765	Alta	12/21/15	B-30796	SFR Addition			JL/PN-Not Approved per Memo dated 12/21/15		
2	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		
3	LaPlante	3093	Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. CJ.	BC- Application on hold during planning process of 4-2-2012	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
4	Tays	982	Carmel	10/1/15	B-30684	SFR Alteration and 65sf addition (includes new bathroom)	Disapproved 11-17-15. SG.	Plans denied 10-05-2015 cdl	PN- Approved per memo dated 11/23/15		
5	Diaz	365	Driftwood	8/14/15	B-30601	SFR Addition of 328sf upstairs to create Master bedroom and bathroom.	JG. Plans disapproved, incomplete.	Approved 10-13-2015 cdl	PN- Approved 10/5/15		
6	Ocean View Manor	456	Elena	9/10/15	B-30651	Remodel of existing senior rental 40 apts. with common building and site improvements			PN-Disapproved 11/30/15		
7	Parks	2810	Elm	12/7/15	B-30775	New 480sf detached garage with new driveway & walkway			PN-Approved 12/16/15		
8	Leage	1205	Embarcadero	9/10/15	B-30651	686sf second story addition	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 10/1/15, no memo.		
9	PG&E	1290	Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process. Plans have been denied.	Memo of 11/29/13. CDP application should address soil revegetation		
10	Appleby	381	Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
11	Decker	430	Fresno	6/8/15	B-30491	Convert existing laundry room into bathroom.	Approved. SG 6/15/15	Plans approved. 07-02-15 cdl	PN- Disapproved, needs sewer video & bwv 6/12/15		
12	Nico	2431	Greenwood	12/14/15	B-30783	74 sqft addition to existing 604 sqft deck			JL/PN-Approved 12/21/15		
13	Monie	2577	Greenwood	6/8/15	B-30483	600sf addition (1st & 2nd floor) to front of existing SFR			PN-Disapproved, needs Erosion control plan 11/23/15		
14	Jackson, Addis	2860	Greenwood	9/2/15	B-30639	Detached 160sf Guest cottage	Disapproved 9-28-15. JG	Perit Denied 9-9-15 cdl	PN-Disapproved, needs Erosion control plan 11/23/15		

#	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	Project Planner
15	Hurless	2265 Hemlock	8/27/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom.	Disapproved 8-28-15. JG	05-15-15 Plans denied. Cdl	PN- Disapproved needs sewer lateral video-		
16	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
17	Nisbet	225 Kern	11/30/15	B30761	Remodel & Addition of 123sf to 1,107sf of existing SFR	JG. Requires a Conditional Use Permit		PN-Disapprovedper memo dated 12/2/15		
18	Nisbet	500 Kings	10/20/15	B30710	New 2,434 sf SFR with 672 sf garage and 228 sf of decking & shared driveway with adjacent lot		Plans under review. 10-21-15 cdl	PN-Disapprovedper memo dated 10/27/15		
19	Nisbet	570 Kings		B30600	New 2,317sf SFR w/ 583sf garage and separate detached 735sf 3-car garage.	Disapproved 8-31-15. CJ.	Plans denied 08-19-15 cdl	PN-Disapproved for plan corrections per memo dated 8/31/15		
20	Banuelos	350 Las Vegas	8/19/15	B-30613	Demo 832sf SFR & 384sf non-conforming detached garage. Build new 1,600sf SRF & 484sf garage.	Approved 11-12-15. JG.	Plans denied 10-16-15 cdl	PN-Approved 11/12/15		
21	Ryan	1125 Las Tunas	10/8/15	B-30695	New SFR with 2185sf & 580sf garage	Disapproved 10-27-15. JG	Plans denied 10-19-15 cdl	JL/PN-Disapproved per memo dated 12/21/15		
22	Douglas	2587 Laurel	7/27/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck	Under Review. JG. Denial	Plans Denied 08-05-15 cdl	PN 9/30/15 Approved as submitted. No memo		
23	Peter	890 Main	10/15/15	B-30702	76sf concrete accessible ramp at building entrance	Approved 10-21-15. SG	Plans Approved 10/19/15 cdl	PN-Approved 11/25/15		
24	Candy Fish Sushi	898 Main	2/23/15	B-30380	Demise wall to add inside seating in restaurant	Approved 2/26/15 JG	Plans denied 3-2-15 cdl			
25	Dyson	117 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
26	Boisclair	900 Main	8/5/15	B-30587	Commerical Interior Remodel, with new restrooms, removing existing driveway & street trees	Approved 10-8-15. JG	Building plans Approved 10-13-2015 cdl	PN- Disapproved, need update to Arborist Report, 10/12/15		
27	Zanovich	380 Marina	10/2/15	B-30685	Enclose existing deck on SFR	Disapproved 10-23-15. JG. Approved 12/10	Bldg. Plans approved. 10-19-2015 cdl	PN- Conditionally Approved, 10/16/15		
28	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo of		
29	Bunker	491 Panay	12/8/15	B30777	203sf interior remodel to existing 1144sf two story SFR			PN- Approved 12/16/15		
30	Sciortino	966 Pecho	10/26/15	B30715	575sf addition to single level SFR & 77sf deck addition	Approved 10-27-15. JG	Permit issued 8-6-15 cdl	PN- Approved 10/30/15		
31	Dennis	290 Piney	2/13/15	B-30382	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Permit Issued 8-24-2015 cdl	ME approved 4/16/2015		
32	Humarian	781 Quintana	9/2/15	B-30631	Remodel exterior & interior w/ADA restrooms & parking lot upgrades.	Approved 11-13-15. JG.	Permit Issued 10-16-2015 cdl	PN- Approved 10/10/15		
33	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
34	Dow	670 Shasta	10/12/15	B-30699	Addition to SFR of 238sf living space and Demo & reconstruct of 276sf garage	Disapproved 10-27-15. JG	Permit issued 10-27-2015 cdl	PN- Disapproved per memo 10/23/15		
35	Dolezal	1885 Sunset	10/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage	Under review		PN- Disapproved per memo 12/17/15		

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36	Dolezal	1889 Sunset	10/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage	Under review		PN- Disapproved per memo 12/17/15		
37	Dolezal	1893 Sunset	10/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage	Under review		PN- Disapproved per memo 12/17/15		
38	Dolezal	1897 Sunset	10/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage	Under review		PN- Disapproved per memo 12/17/15		
39	Dolezal	1901 Sunset	10/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage	Under review		PN- Disapproved per memo 12/17/15		
40	Dolezal	1905 Sunset	10/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage	Under review		PN- Disapproved per memo 12/17/15		
41	Reddell	310 Trinidad	6/1/15	B-30508	New 1763sf SFR w/427sf garage & 150sf storage/deck.	JG. waiting on planning permit approval. CP0479 / UP0431 approved 10/12/15		PN- Plans disapproved. Need lateral sewer video & plans update - 11/24/15		
42	Barbis	166 Vashon	8/27/15	B-30623	186sf Addition to front exterior of SFR	Approved 10-2-15. WM	Building plans approved 10-09-2015 cdl	PN- Plans disapproved for plan corrections - 9/30/15		
Planning Projects & Permits with Final Action:										
1	Moore	379 Orton St.	11/17/15	CP0-494	New SFR (Manufactured home) on vacant lot. 1493sf living, 528sf garage	Project review complete. To be noticed for admin approval 1-28-16. Permit issued 2/23/16.		Conditionally Approved per memo dated 11/25/15		wm
2	Moore	225 Kern	1/14/15	UP0-438 & AD0-105	Addition to an existing nonconforming structure. 122 sq. ft. addition of habitable area and 133 sq. ft. deck addition	Project review complete. Noticed 2/6/2016. PC 2/16/2016. Approved 2/16/2016				jg

#	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	Project Planner
3	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. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. Comments received from Coastal Commission regarding eelgrass mitigation. Dock revision in progress. Project continued to 3-17-15 mtg to ensure legal noticing. Applicant submitted revised dock plans based on Coastal Commission feedback re: MND. Supplemental info sent to Coastal on 5/12/15. Applicant consulting with Coastal staff regarding MND environmental 7-2015. C.J. Requested continuance at 10-6-15 PC meeting to modify project description. Continued to a date uncertain upon applicant request. Plans revised to include Interior tenant improvements of new 2nd floor deck area. Revised visual sims in progress. Reviewed by PC on 1-5-16. Forwarded to City Council and approved on 2/23/16	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	Conditionally Approved, PW requirements will be addressed with Building Permit review	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. EE 12/16/13	cj



AGENDA NO: B-1

MEETING DATE: March 1, 2016

Staff Report

TO: Planning Commissioners

DATE: February 25, 2016

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Reconsideration of Coastal Development Permit (CP0-410) & Conditional Use Permit (UP0-369) to construct a 2,837 single family residence with 503sf basement and 520sf garage on a vacant lot at 289 Main Street located inside the Coastal Commission appeals jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE Coastal Development Permit (CPO-410), Conditional Use Permit (UPO-369) and the revised plans dated December 14, 2015 through adoption of Planning Commission Resolution No. 07-16.

APPLICANT: John & Alair Hough

LEGAL DESCRIPTION/APN: 066-251-052

ZONING/LAND USE: R-1/PD, Single Family Residential / Planned Development Overlay

SUMMARY:

Planning Commission previously reviewed this project at both the September 1, 2015 and October 6, 2015 meetings. At the October 6, 2015 Planning Commission meeting, the Planning Commission reviewed this project's revised plans with concern regarding lack of neighborhood compatibility with surrounding homes. During deliberation, the concern was that the home, despite revisions to the deck, still gave the appearance of being very massive and not compatible with the neighborhood. Ultimately, the Planning Commission voted to deny the project. On October 20, 2015, the Planning Commission voted to adopt Resolution 40-15 with findings for denial based on lack of visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale.

On October 30, 2015, the Applicant appealed the Planning Commission's denial to the City Council. On January 12, 2016, the City Council heard the Applicant's appeal and reviewed newly revised plans dated December 14, 2015 that were submitted by the Applicant in an attempt to address the bulk, size, and

Prepared By: CJ

Department Review: SG

scale concerns found by the Planning Commission in October 2015. After deliberation, the City Council voted 5-0 to grant the appeal to overturn the Planning Commission’s denial for the purpose of returning the project to the Planning Commission for review and decision of the permit request. In addition, the City Council directed the applicant to include additional visual renderings in order to assist with the evaluation of the proposed home’s bulk, size and scale.

PROJECT CHANGES

Since the October 20, 2015 Planning Commission denial, staff reached out to the Applicant in order to provide additional clarification regarding the Planning Commission’s direction. After meeting with the Applicant and their representatives, the Applicant submitted revised plans (Exhibit F) which were shown at the January 12, 2016 City Council meeting that have been revised in a number of areas with the goal to reduce the bulk, size and scale of the home as directed by Planning Commission.

The list of changes shown on the plans and summarized below by the Applicant are (Exhibit E):

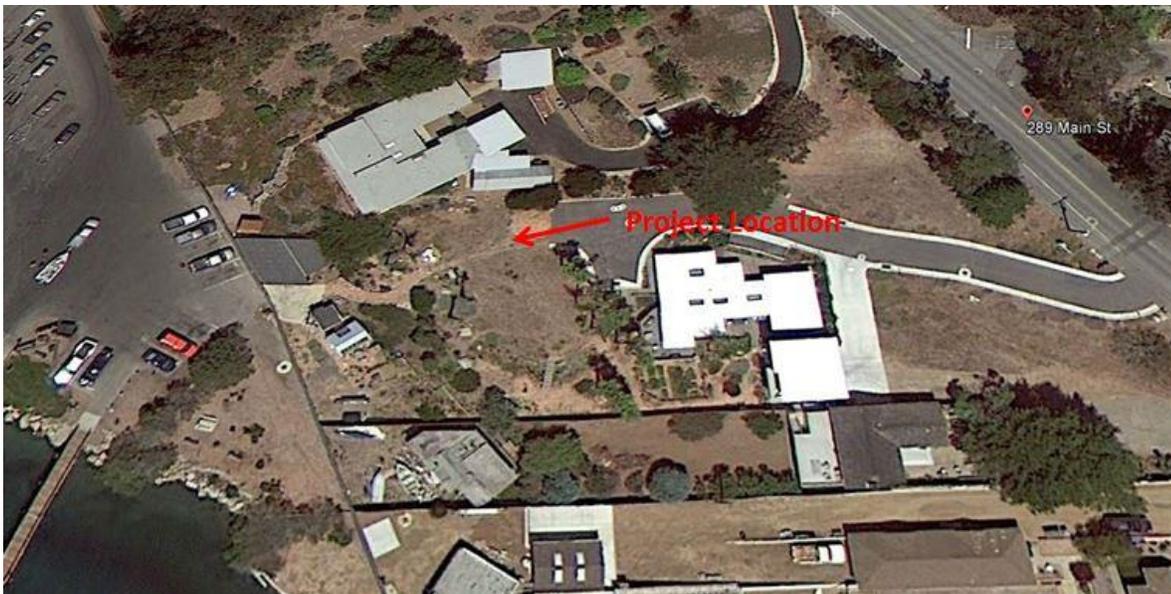
1. Original deck was 822 continuous square feet. Deck was reduced by 505 square feet, or a 61% reduction, and divided into two parts for visual separation with a new total of 319 sf. (Plans shows 356 square feet).
2. Changed cable stair railing off both decks to a stepped stair railing to break up vertical mass at West and South elevation.
3. Changed gable roofline at North end of upper floor to a shed type roofline to open up view corridor from Main Street.
4. Changed upstairs bedroom into an office by eliminating the closet, reducing the square footage by 45 feet. Also turned ridgeline East to West to run perpendicular to bay to increase view of bay from Main Street.
5. Changed lower siding on three elevations (West, South and North) from shingle to board and batt to reduce the appearance of vertical mass.
6. Changed the gable on the roof over the covered deck at West elevation making it essentially a flat roof to further reduce the appearance of vertical mass from the tidelands area.
7. Removed the West and South walls of covered deck area to reduce feeling of bulk thus creating an open air feeling and further reducing visual mass. Deck roof will be supported by spaced 6X6 posts.
8. Leave in place existing mature landscaping at West side of the project to assist in screening the property from parking lot.
9. Use a darker gray for color palette to further reduce perception of bulk and mass. (Exhibit G)

With the above changes to the project, the project description is proposed to now include a 2,837 sf home with 503sf unconditioned basement, 520 sf garage and 356 sf of decking and 236 sf covered porch. This represents a 45sf reduction in square footage resulting from the reduction on the second floor bedroom. The zoning development standards are re-stated below:

<u>Single Family Residential Zoning Ordinance Standards</u>			
	Standards	Original	Revised
Front Yard Setback	20 feet, including garage	20 feet	no change to base zoning standards – changes incorporated are reductions in bulk, scale and articulation to west
Interior Yard Setback	10% of average width of lot with 10 foot maximum and 5 foot minimum	5 feet on north side 34 feet 2 inches on south side	

Exterior Yard Setback	20% of average width of lot with 10 foot maximum and 5 foot minimum	n/a	elevation along with revised visual simulations.
Rear Yard Setback	10% depth	55 feet at closest point to house	
Lot Coverage	45% allowed	33.9%	
Height	25 feet	23.45 feet	
Parking	2 covered and enclosed spaces	2 covered and enclosed spaces plus 1 additional uncovered space	

Vicinity Map:



VISUAL SIMULATIONS:

As directed by the City Council at the January 12, 2016 meeting, the Applicant has submitted 3-dimensional visual renderings to more accurately depict the proposed home along with a letter explaining each of the visual simulations presented and information shown. Accordingly, the simulations are now much improved and also show proposed landscaping, along with depiction of the revised architectural changes (Exhibit D). The Applicant intends to maintain the mature landscaping. Revised landscape and irrigation plans have also been updated and included in the plans submitted (Exhibit F).

The visual simulations have been improved over what the Planning Commission previously saw and more accurately depict the revisions to the home, including extent of articulation, reduction in massing and the topography changes. As shown below and also found in attached Exhibit D, the proposed home is overlaid on an aerial image in a manner that demonstrates its consistency in size with the immediate surrounding homes.



THIS AERIAL VIEW LOCATION MAP (COVER SHEET) ILLUSTRATES THE PHYSICAL RELATIONSHIP OF THE PROPOSED RESIDENCE TO THE TIDELANDS PARKING AREA AND MAIN STREET. THE AERIAL MAP ALSO HELPS TO DISCERN COMPARITIVE MASSING, SCALE, AND JUXTAPOSITION TO EXISTING STRUCTURES AND CONTEXTUAL SURROUNDINGS.

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MORRO BAY, CA



AERIAL MAP

A multitude of visual points were used for the revised visual renderings requested by the City Council. These include a 3D perspective looking northeast, as the view from the Tidelands parking lot with the existing landscaping and elevation slope change presented constraints in depicting the articulation of the home.



THE VANTAGE POINT FOR THIS 3-DIMENSIONAL PHOTO-REAL EXHIBIT WAS SELECTED TO SHOW MORE THE STRUCTURE BEHIND THE EXISTING VEGETATED BLUFF TOGETHER WITH THE CONTEXTUAL SURROUNDINGS. SHOWN HERE THE STRUCTURE STEPS BACK ALONG THE BLUFF FROM NORTH TO SOUTH. VIEWS TO THE PROPERTY START TO OPEN AS YOU TRAVEL SOUTH INTO THE TIDELANDS PASSIVE PARK AREA. SHOWN LEFT IS THE COVERED PATIO THAT HAS BEEN REDUCED IN MASS AND SCALE.

3D PERSPECTIVE
VIEW LOOKING NORTHEAST

ANALYSIS:

Staff, in evaluating the proposed architectural changes, finds that the revised design of the home now breaks up the vertical massing (bulk, size and scale) that was previously evident on the west elevation. The change in gable roofline, stepped stair railing at both decks, reduction of square footage on the upstairs bedroom, change in lower siding from shingle to board and batt aim to reduce the appearance of vertical mass and scale. As a result of the revised plans and improved 3-dimension visual simulations, staff's evaluation has determined that the project as revised can be found to be consistent with the City's General Plan/ Local Coastal Plan and Zoning Ordinance. However, with the revisions to the plans as noted in the staff report, staff's recommendation is that the Planning Commission review and conditionally approve revised plans dated December 14, 2015.

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act, the project was reviewed and determined to be categorically exempt under CEQA Guidelines Section 15303, Class 3 as it is the construction of one single-family residence and that none of the Categorical Exemption Exceptions, noted under CEQA Guidelines Section 15300.2, apply to the project.

CONCLUSION

In meetings with the applicant and their representatives, since the Planning Commission's vote to deny the project and during the City Council review process, much progress has been made in revising the design to more closely address the Planning Commission's original concerns. The revised plans attempt to reduce the bulk and scale of the home through a number of ways such as the changed gable roofline, the gable on the roof over the covered deck, the change in lower siding on the west, south and north elevations to reduce appearance of vertical mass. In addition, the project has also been design to meet bluff development standards as specified in Title 17.45 of the Morro Bay Municipal Code. As revised, staff's evaluation of the project is that the numerous changes can be deemed to fulfill the direction of the Planning Commission to reduce the bulk and scale of the home, specifically along the west side elevation. As revised, the project can be found to be consistent with the City's General Plan/ Local Coastal Plan and Zoning Ordinance and staff recommends conditional approval.

EXHIBITS:

Exhibit A – Planning Commission Resolution #07-16

Exhibit B – City Council Resolution 02-16

Exhibit C – City Council Minutes, 1-12-16 meeting

Exhibit D – Glandon Landscape Architecture letter dated 2-9-16 & Revised Visual Simulations

Exhibit E – Applicant's List of Architectural Changes received December 11, 2015

Exhibit F – Revised plans dated December 14, 2015

Exhibit G – Revised Gray Color Palette

ONLINE LINK:

1. Complete Staff Report and Attachments for 9-1-15 Planning Commission meeting

- <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2593>
2. Complete Staff Report and Attachments for 10-6-15 Planning Commission meeting
<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2595>
 3. Complete Staff Report and Attachments for the 1-12-16 City Council meeting
<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2638>

RESOLUTION NO. PC 07-16

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-410) AND CONDITIONAL USE PERMIT (UP0-369) TO ALLOW CONSTRUCTION OF A NEW 2,837 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH 503 SQUARE FOOT UNCONDITIONED BASEMENT, 520 SQUARE FOOT GARAGE, 356 SQUARE FEET OF DECKING AND 236 SQUARE FOOT COVERED PORCH ON A VACANT LOT AT 289 MAIN STREET

WHEREAS, the City Council 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 January 12, 2016, for the purpose of considering an appeal of the Planning Commission’s denial of Coastal Development Permit (CP0-410) and Conditional Use Permit (UP0-369) for new construction of a single family home on a vacant lot at 289 Main Street and adopted Resolution 02-16 which granted the appeal and returned the project to the Planning Commission for review based on revised plans dated December 14, 2015; and

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 March 1, 2016, for the purpose of review of revised December 14, 2015 plans and simulations and reconsidered Coastal Development Permit (CP0-410) and Conditional Use Permit (UP0-369) for construction of a new 2,837 sf home with 503sf unconditioned basement, 520 sf garage and 356 sf of decking and 236 sf covered porch on a vacant lot at 289 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 as it is the construction of one single-family

residence and that none of the Categorical Exemption Exceptions, noted under CEQA Guidelines Section 15300.2, apply to the project.

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 Tidelands Park which provides public access to the water.*

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.*

- 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 CP0-410 and Conditional Use Permit UP0-369 for property located at 289 Main Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff reports dated December 21, 2015 and February 25, 2016 for the project at 289 Main Street depicted on plans dated December 14, 2015, on file with the Community Development 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 Community Development Manager (the "CDM"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Manager. Any changes to this approved permit determined, by the CDM, 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. 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:

The Applicant show the following items on the plans submitted for a Building Permit:

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)

Add the following Notes to the Plans:

- c. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

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. The plan depicts a 10 ft. by 23 ft. emergency vehicle overhang space, adjacent to the apparatus turnaround and fronting the garage. This space shall not be obstructed in any manner, including the parking of vehicles (CFC 503.4).

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 necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
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 on Building Plans: 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

EXHIBIT A

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. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Manager Manager.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Manager. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Manager certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements of 14 for flat roofs or 17 feet (for 4 in 12 or greater pitch), maximum above the average natural grade of the building footprint.
8. Lighting: Prior to issuance of a building permit, exterior lighting shall be in substantial compliance with fixture cut sheets submitted with project plans dated June 30, 2015.
9. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of March, 2016 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Community Development Manager

The foregoing resolution was passed and adopted this 1st day of March, 2016.

RESOLUTION NO. 02-16

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
GRANTING THE APPEAL OF THE PLANNING COMMISSION
WHICH DENIED COASTAL DEVELOPMENT PERMIT (CP0-410)
AND CONDITIONAL USE PERMIT (UP0-369) AND RETURNING
THE PROJECT TO THE PLANNING COMMISSION FOR REVIEW
BASED ON REVISED PLANS DATED DECEMBER 14, 2015 TO
ALLOW CONSTRUCTION OF A NEW 3,341 SQUARE FOOT
SINGLE-FAMILY RESIDENCE WITH 356 SQUARE FOOT OF
DECKING, 236 SQUARE FOOT COVERED PORCH AND 520
SQUARE FOOT GARAGE AT 289 MAIN STREET**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Planning Commission of the City of Morro Bay conducted public hearings at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 1, 2015 and October 6, 2015, for the purpose of considering Coastal Development Permit (CP0-410) and Conditional Use Permit (UP0-369) ("the Project"); and

WHEREAS, on October 20, 2015, the Planning Commission of the City of Morro Bay adopted Resolution 40-15 to deny Coastal Development Permit (CP0-410) and Conditional Use Permit (UP0-369) based on lack of neighborhood compatibility related to bulk, size, and scale; and

WHEREAS, on October 30, 2015, an appeal of the Planning Commission action to deny the project was filed with the City of Morro Bay by the Applicants, John and Alair Hough, specifically requesting the City Council overturn the Planning Commission's denial and approve the project; and

WHEREAS, on December 14, 2015, the City of Morro Bay received revised plans by the Applicant with architectural changes intended to reduce the bulk, size and scale of the project; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on January 12, 2016, to consider an appeal of the Planning Commission's denial of the project, located in an area within the appeals jurisdiction of the California Coastal Commission; and

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

WHEREAS, the City Council has duly considered all evidence, including the recommendations made by the Planning Commission, the testimony of the applicant, the applicant's revised plans and revised visual simulations, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

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

Section 1: Due to the new plans presented by applicant for the project on December 14, 2015, the City Council grants the appeal for the purpose of returning the project to the Planning Commission for review and decision.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 12th day of January, 2016 on the following vote:

AYES: Irons, Headding, Johnson, Makowetski, Smukler
NOES: None
ABSENT: None
ABSTAIN: None



JAMIE L. IRONS, Mayor

ATTEST



DANA SWANSON, City Clerk

The public comment period for the Consent Agenda was opened; seeing none, the public comment period was closed.

MOTION: Councilmember Headding moved the Council approve Items A-1 through A-7 on the Consent Agenda. The motion was seconded by Councilmember Smukler and carried unanimously, 5-0.

B. PUBLIC HEARINGS

B-1 APPEAL OF THE PLANNING COMMISSION DENIAL OF COASTAL DEVELOPMENT PERMIT (CP0-410) & CONDITIONAL USE PERMIT (UP0-369) TO CONSTRUCT A 3,386SF SINGLE FAMILY RESIDENCE WITH 520SF GARAGE AND 356 SF OF DECKING AND 236 SF COVERED PORCH ON A VACANT LOT AT 289 MAIN STREET. THIS PROJECT IS LOCATED INSIDE THE COASTAL COMMISSION APPEALS JURISDICTION (APPELLANT: JOHN AND ALAIR HOUGH, APPLICANTS); (COMMUNITY DEVELOPMENT)
<https://youtu.be/WDbhSyFaEVc?t=55m24s>

Associate Planner Jacinth presented the staff report and responded to Council inquiries.

Mayor Irons opened the public hearing.

John Hough, appellant, acquired three parcels in April 2007; there was no legal access to the property at that time. They obtained lot line adjustments and subdivided the top lot to create an access road. They also added underground utilities, a fire suppression system, and a drainage system for surface water that meets Caltrans 100 year flood requirement and 2-tier bio-filtration system for runoff. They still own all four parcels which are served by the private road. The proposed home is no different in size and scale than the house they presently live in or are currently building. The application was complete in April 2014, prior to adoption of the neighborhood design guidelines. He met with staff to better understand Planning Commission's direction and submitted revised plans to incorporate nine significant changes, while still meeting their primary goal of creating a single level home. He urged the Council to uphold appeal and not return to the project to the Planning Commission as it would likely return to Council in a few months as a result of further appeal.

The public comment period for Item B-1 was opened.

Bob Tefft, Morro Bay, spoke not on behalf of Planning Commission nor to the specific project as he recused himself on this item, but to the process. He reminded the Council they are not being asked to overturn the Planning Commission's denial of this project, but to overturn the denial of the previous project. He suggested the Council consider Alternative #1 presented by staff to maintain the integrity of process, facilitate further public input, and resolve some additional details on this project.

The public comment period and public hearing for Item B-1 was closed.

Mayor Irons and Councilmember Heading found it difficult to address the details of the project with the visual simulations provided. There was Council consensus to support Alternative #1, respect the process and give the Planning Commission the opportunity to review this iteration of the project.

MOTION: Councilmember Heading moved the Council grant the appeal for the purpose of returning the project to the Planning Commission for review of new plans presented by the applicant on December 14, 2015. Councilmember Johnson seconded the motion.

Mr. Pannone suggested the Council adopt Resolution No. 02-16 after changing the title, and replacing the current language in Section 1 with language provided in Councilmember Heading's motion. Section 2 on the bottom of page 3 would also be removed.

Councilmember Heading withdrew the previous motion and Councilmember Johnson withdrew the second.

MOTION: Councilmember Heading moved the Council adopt Resolution No. 02-16 with the necessary revisions to grant the appeal for the purpose of returning the project to the Planning Commission for review of new plans presented by the applicant on December 14, 2015. The motion was seconded by Councilmember Johnson and carried unanimously, 5-0.

A brief recess was taken at 8:40pm; the meeting reconvened at 8:52pm.

C. BUSINESS ITEMS

C-1 DISCUSSION AND DIRECTION TO STAFF REGARDING THE MORRO BAY AQUARIUM LEASE SITE; (ADMINISTRATION) <https://youtu.be/WDbhSyFaEVc?t=2h36m28s>

City Manager Buckingham, Central Coast Aquarium Executive Director Tara Malzone, Community Development Manager Graham, Harbor Director Endersby, and Deputy City Manager Taylor presented the staff report and responded to Council inquires.

Councilmember Heading invited Dr. Dean Wendt, Cal Poly Dean of Research and Director of the Center for Coastal Marine Sciences, to share his insight about the project. Dr. Wendt was excited about the opportunity to further extend the University's partnership with Central Coast Aquarium. The university has approved a new Bachelor of Science in Marine Science beginning Fall 2016 and will be matriculating students into that program. They have always wanted to have a facility on the bay and see this as a great opportunity for the institution.

The public comment period for Item C-1 was opened.

Susan Stewart, Morro Bay resident and business owner, suggested the City work through the Chamber to explain the economic benefit this facility would bring to local businesses. She also hoped the rent concession being considered would help keep admission prices down.



GLANDON
LANDSCAPE
ARCHITECTURE
& PLANNING

To:

Cindy Jacinth, Associate Planner
City of Morro Bay
Community Development Dept.
955 Shasta Ave
Morro Bay, CA 93442
(805) 772-6577
cjacinth@morrobayca.gov

Date: 2-9-16

From: Gary Glandon, RLA, ASLA
981 Las Tunas Street
Morro Bay, CA 93442

Subject: 289 Main Street, Morro Bay, CA – Response and Justification for requested Exhibits for Planning Commission

1. Design Statement: Cover sheet (Aerial Plan View)

As a result of the previous submitted exhibits failing to visually articulate the proposed residence for proper evaluation, we feel it necessary to provide the following exhibits due to the lack of photographic opportunity, physical site location, topography, and the contextual surroundings. To better understand the relationship between site and structure we are providing a satellite Aerial Plan View with complementary Birds-eye Exhibits.

Also limiting views on to the property is the existing bluff vegetation that is to remain for privacy. Suitable integrated native plantings shall be a part of this development insuring longer life spans for plant material buffering views on to the property. Limited views onto the site are both desirable for the client and the public as the structure is visually mitigated by these vary elements.

Given said focal limitations we are providing the best possible view to the structure looking northeast from the passive park area south of Tidelands parking lot (see exhibit A-03).

In response to email summary:

3D Visual Simulation from the East and the West"

Exhibit #1 - View from Main Street dated 1-26-16 showing existing and proposed 3D visual simulation in the original previous submitted 8.5 x 11 format. (Photo real image appears 2-Dimensional due to distance, angle and vantage point). Note the revised roof line on the north side of the structure reducing the shear face and mass.

"West Elevation should show the articulation of the home design, texture, shadowing, etc."

Exhibit A-03 3D Perspective Exhibit looking Northeast (West Elevation). Vantage point was chosen to show the sensitivity and suitability to the site topography and contextual surroundings. The exhibit articulates how the structure steps back along the bluff and property line. Shown (left) is the covered patio that has been reduced in mass and scale.

"Ideally we would want it (the sim) 3-Dimensional with landscape proposed" ...the simulation can be submitted without landscaping and then a second image that shows it with the landscaping"

Complementing Exhibit A-03 are Exhibits A-01 (Birdseye view NE) and A-02 (Birdseye view SW). These areal exhibits are visual aids to help the articulation and evaluation of the structure, mass, scale and site suitability. All proposed plant material has been purposely removed to better show the structure.

Rendered Exhibits A-04 (Animated Birdseye view SW) and A-05 (Animated Birdseye view NE) are complementary to the prior exhibits indicating proposed plant material some of which will be planted behind the existing bluff landscape.

Rendered Exhibit A-06 is complementary to Exhibit A-03 with a similar vantage point showing proposed plants with existing trees to remain.

Sincerely,

Gary L. Glandon,
Landscape Architect, RLA, ASLA
Cc/



THIS AERIAL VIEW LOCATION MAP (COVER SHEET) ILLUSTRATES THE PHYSICAL RELATIONSHIP OF THE PROPOSED RESIDENCE TO THE TIDELANDS PARKING AREA AND MAIN STREET. THE AERIAL MAP ALSO HELPS TO DISCERN COMPARITIVE MASSING, SCALE, AND JUXTAPOSITION TO EXISTING STRUCTURES AND CONTEXTUAL SURROUNDINGS.

 GLANDON
LANDSCAPE
ARCHITECTURE
& PLANNING
Email: g_glandon@charter.net PH: 805/ 801-8697
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**HOUGH RESIDENCE,
JOHN & ALAIR HOUGH
289 MAIN STREET
MORRO BAY, CA**



AERIAL MAP



THIS BIRD'S EYE VIEW OF THE PROPOSED RESIDENCE IS INTENDED AS A VISUAL AID HELPING ARTICULATE JUXTAPOSITION TO EXISTING STRUCTURES, MASS, SCALE AND SITE SUITABILITY. SHOWN HERE IS THE DESIGN SENSITIVITY TO THE SITE AS THE STRUCTURE STEPS BACK ALONG THE TOP OF BLUFF FROM NORTH TO SOUTH.

BIRD'S EYE AERIAL
VIEW LOOKING NORTHEAST



THIS BIRD'S EYE VIEW OF THE PROPOSED RESIDENCE IS INTENDED AS A VISUAL AID HELPING ARTICULATE JUXTAPOSITION TO EXISTING STRUCTURES, MASS, SCALE, AND SITE SUITABILITY. THIS EXHIBIT ILLUSTRATES THE PHYSICAL LOCATION ON THE LOT, THE PRIVATE DRIVE APPROACH, AND THE REDUCED ROOF MASS ON THE EAST ELEVATION.

BIRD'S EYE AERIAL
VIEW LOOKING SOUTHWEST



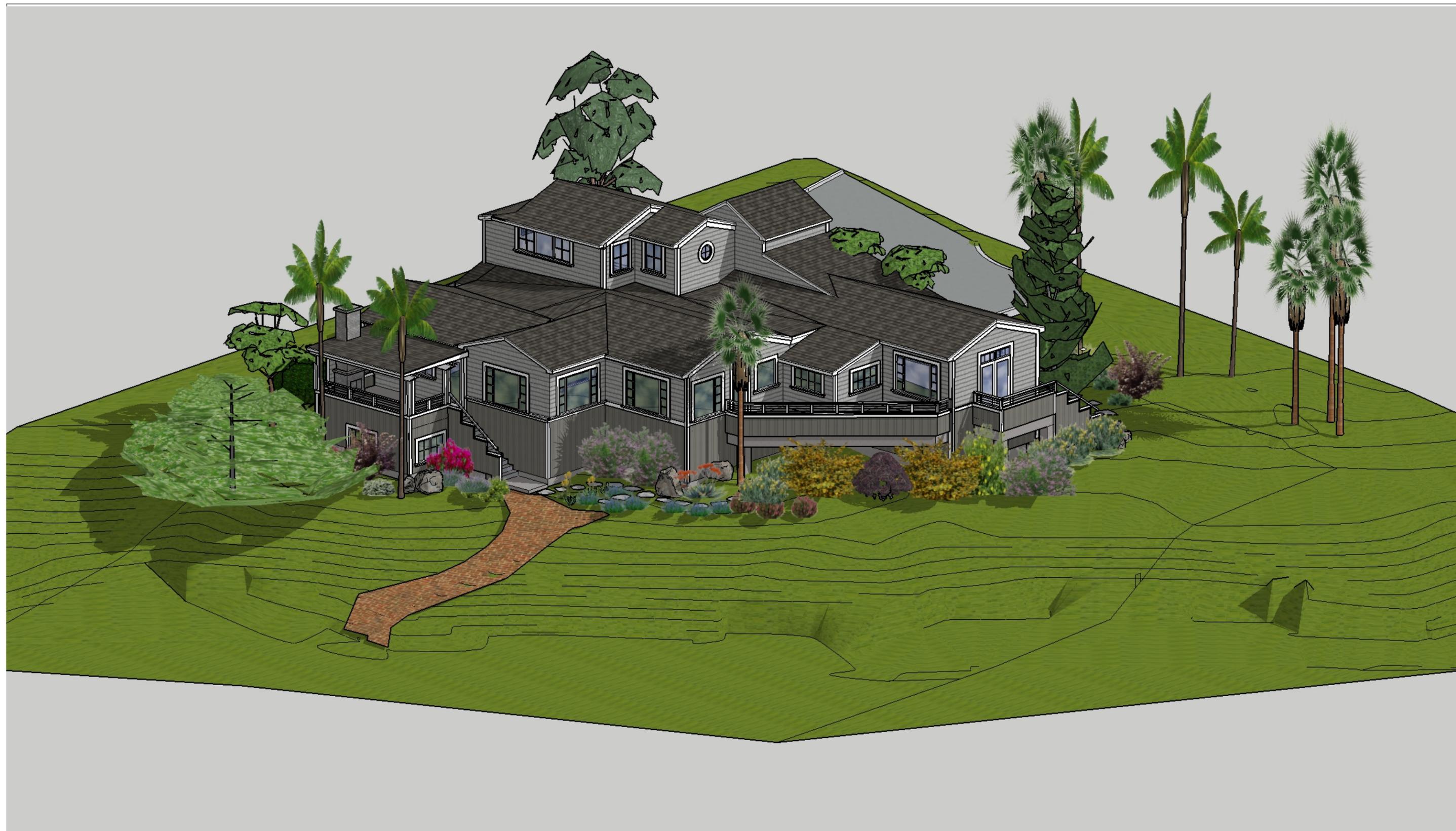
THE VANTAGE POINT FOR THIS 3-DIMENSIONAL PHOTO-REAL EXHIBIT WAS SELECTED TO SHOW MORE THE STRUCTURE BEHIND THE EXISTING VEGETATED BLUFF TOGETHER WITH THE CONTEXTUAL SURROUNDINGS. SHOWN HERE THE STRUCTURE STEPS BACK ALONG THE BLUFF FROM NORTH TO SOUTH. VIEWS TO THE PROPERTY START TO OPEN AS YOU TRAVEL SOUTH INTO THE TIDELANDS PASSIVE PARK AREA. SHOWN LEFT IS THE COVERED PATIO THAT HAS BEEN REDUCED IN MASS AND SCALE.

3D PERSPECTIVE
VIEW LOOKING NORTHEAST



THIS BIRD'S EYE VIEW ILLUSTRATES THE MAJORITY OF THE PROPOSED PLANT MATERIAL ALONG SIDE EXISTING TREES TO REMAIN ON SITE, MAINLY PALM TREES. THE PROPOSED PLANTING CONCEPT AIMS TO TIE DOWN AND SOFTEN THE STRUCTURE'S TALLER SIDES AND CORNERS.

BIRD'S EYE VIGNETTE
VIEW LOOKING SOUTHWEST



THIS BIRD'S EYE VIEW ILLUSTRATES THE MAJORITY OF THE PROPOSED PLANT MATERIAL ALONG SIDE EXISTING TREES TO REMAIN ON SITE, MAINLY PALM TREES AND CYPRESS ON THE NORTHWEST PROPERTY LINE. THE PROPOSED NATIVE FOUNDATION PLANTING SHALL BE PLANTED BEHIND THE EXISTING VEGETATED BLUFF (SEE EXHIBIT A-07) SCREENING VIEWS UP AND UNDER THE PROPOSED DECK.

BIRD'S EYE VIGNETTE
VIEW LOOKING NORTHEAST



THIS PERSPECTIVE VIEW IS FROM A SIMILAR VANTAGE POINT AS THE PREVIOUS PHOTO-REAL EXHIBIT ILLUSTRATING PROPOSED PLANT MATERIAL ALONG SIDE EXISTING TREES TO REMAIN ON SITE, MAINLY PALM TREES AND CYPRESS ON THE NORTHWEST PROPERTY LINE. THE PROPOSED NATIVE FOUNDATION PLANTING SHALL BE PLANTED BEHIND THE EXISTING VEGETATED BLUFF SCREENING VIEWS TO THE FOUNDATION UP AND UNDER THE PROPOSED DECK.

PERSPECTIVE VIGNETTE
VIEW LOOKING NORTHEAST



THIS PROFILED SECTION OF THE PROJECT SITE ILLUSTRATES THE STRUCTURES SUITABILITY TO EXISTING TOPOGRAPHIC LAND FORM STEPPING BACK UP SLOPE VERTICALLY AS WELL AS HORIZONTAL STEPPING ALONG THE TOP OF BLUFF (DASHED ORANGE LINE). THE PROPOSED NATIVE FOUNDATION PLANTING SHALL BE PLANTED BEHIND THE EXISTING VEGETATED BLUFF SCREENING VIEWS TO THE FOUNDATION UP AND UNDER THE PROPOSED DECK.

PROFILE VIGNETTE
VIEW LOOKING NORTH

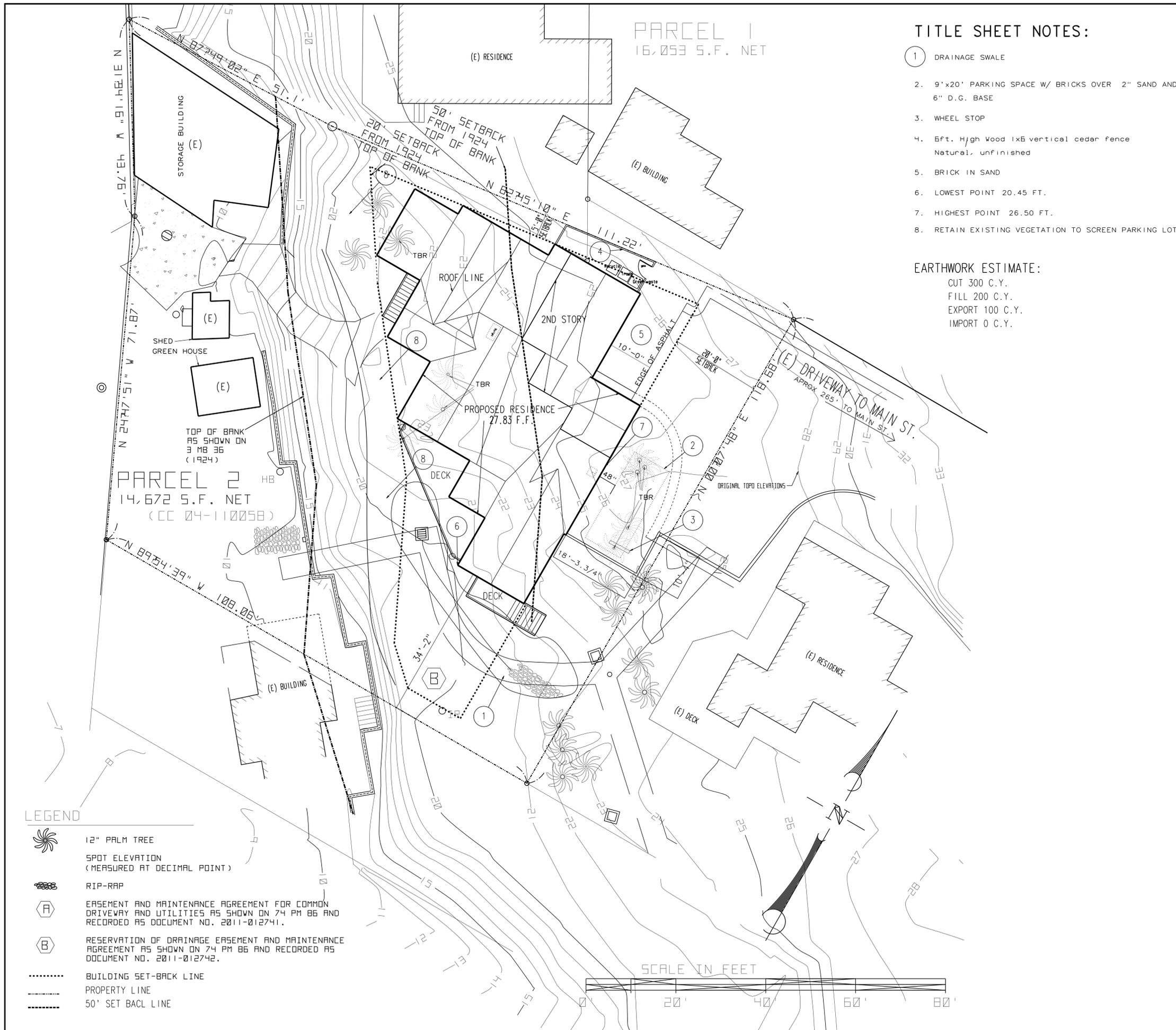
Changes made to proposed Hough Residence at 279 Main St since first Commission meeting on September 1, 2015

1. Original deck was 822 continuous square feet. Deck was reduced by 505 square feet, or a 61% reduction, and divided into two parts for visual separation with a new total of 319 square feet.
2. Changed cable stair railing off both decks to a stepped stair railing to break up vertical mass at West and South elevation.
3. Changed gable roofline at North end of upper floor to a shed type roofline to open up view corridor from Main Street.
4. Changed upstairs bedroom into an office by eliminating the closet, reducing the square footage by 45 feet. Also turned ridgeline East to West to run perpendicular to bay to increase view of bay from Main Street.
5. Changed lower siding on three elevations (West, South and North) from shingle to board and batt to reduce the appearance of vertical mass.
6. Changed the gable on the roof over the covered deck at West elevation making it essentially a flat roof to further reduce the appearance of vertical mass from the tidelands area.
7. Removed the West and South walls of covered deck area to reduce feeling of bulk thus creating an open air feeling and further reducing visual mass. Deck roof will be supported by spaced 6X6 posts.
8. We will leave in place existing mature landscaping at West side of the project to assist in screening the property from parking lot.
9. Will use a darker gray for color palate to further reduce perception of bulk and mass.

RECEIVED

DEC 11 2015

City of Morro Bay
Community Development Dept.

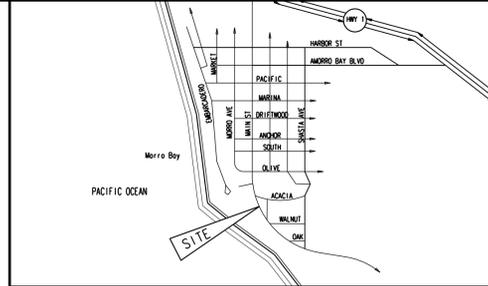


TITLE SHEET NOTES:

1. DRAINAGE SWALE
2. 9'x20' PARKING SPACE W/ BRICKS OVER 2" SAND AND 6" D.G. BASE
3. WHEEL STOP
4. 6ft. High Wood 1x6 vertical cedar fence Natural, unfinished
5. BRICK IN SAND
6. LOWEST POINT 20.45 FT.
7. HIGHEST POINT 26.50 FT.
8. RETAIN EXISTING VEGETATION TO SCREEN PARKING LOT

EARTHWORK ESTIMATE:

CUT 300 C.Y.
 FILL 200 C.Y.
 EXPORT 100 C.Y.
 IMPORT 0 C.Y.



VICINITY MAP

PROJECT DIRECTORY

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

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

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

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

CIVIL ENGINEER:
 STEVE LoCHANE
 15524 ABHERT 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

LANDSCALE ARCHITECT
 GARY L. GLANDOR
 ASLA, PLA 3791
 PO BOX 944
 MORRO BAY, CA 93443
 805.801.8697

SHEET INDEX

- T.1 PROPOSED SITE PLAN/TITLE SHEET
- A.1 GRND LVL FLR PLN
- A.2 2ND LVL FLR PLN
- A.3 ELEVATIONS

PROJECT STATISTICS

R-1 (P-D) SINGLE FAMILY
 PROJECT SITE AREA: 14,673.36 S.F. - 838.0 S.F. COMMON ACCESSWAY= 13,835.36 S.F.
 MAX LOT COVERAGE ALLOWED: 13835.36 S.F. x 45% = 6225.91 S.F. allowed

2275.0 S.F. LOWER FLOOR
 355.6 S.F. RAISED DECK
 235.6 S.F. COVERED PORCH
 1070.9 S.F. STORAGE BUILDING
 154.0 S.F. GREENHOUSE
 76.4 S.F. SHED
 520.5 S.F. GARAGE

TOTAL PROPOSED COVERAGE: 4687.1 S.F. PROPOSED < 6225.9 S.F. ALLOWED

CONDITIONED SPACE UPSTAIRS: 562.4 S.F.
 CONDITIONED SPACE DOWNSTAIRS: 2275.0 S.F.
 TOTAL CONDITIONED SPACE: 2837.4 S.F.

UNCONDITIONED BASEMENT: 503.5 S.F.
 TOTAL SPACE: 3340.9 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: 066-251-052

OCCUPANCY CLASSIFICATION

GROUP: R-3 (LESS THAN 10)

AVERAGE NATURAL GRADE:

26.50' HIGHEST POINT BLDG INTERSECTS NATURAL GRADE
 20.45' LOWEST POINT BLDG INTERSECT NATURAL GRADE

46.90= 23.45' ANG

PARKING REQUIREMENT:

2 Spaces Covered in Garage, 1 open Space @ entry

LEGEND

- 12" PALM TREE
- SPOT ELEVATION (MEASURED AT DECIMAL POINT)
- RIP-RAP
- EASEMENT AND MAINTENANCE AGREEMENT FOR COMMON DRIVEWAY AND UTILITIES AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012741.
- RESERVATION OF DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012742.
- BUILDING SET-BACK LINE
- PROPERTY LINE
- 50' SET BACK LINE

SCALE IN FEET



PREPARED: 20 JUL 2013
 SUBMIT PLNG. DEPT:
 REVISED:
 REV FOR PC 9 DEC 15

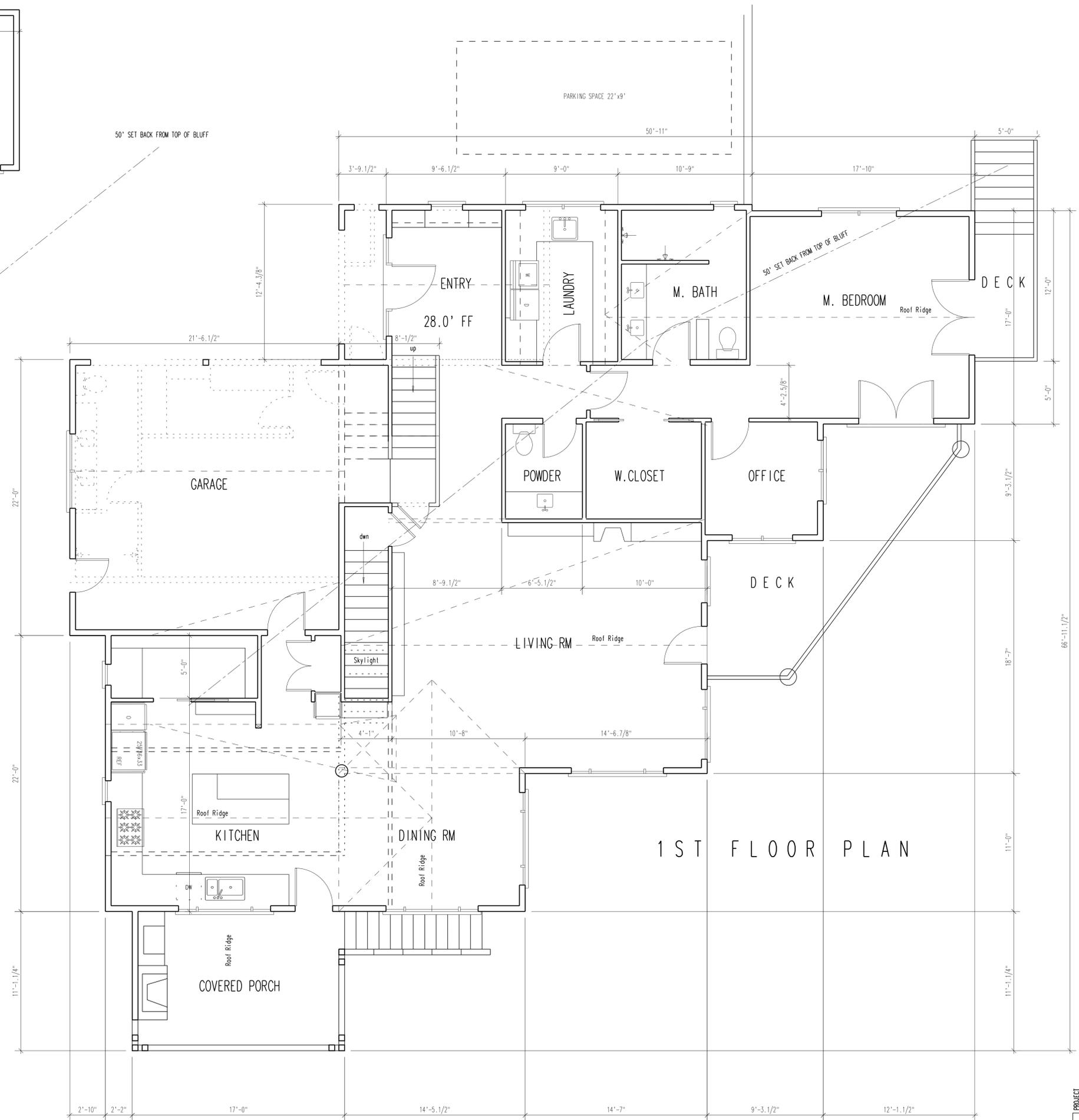
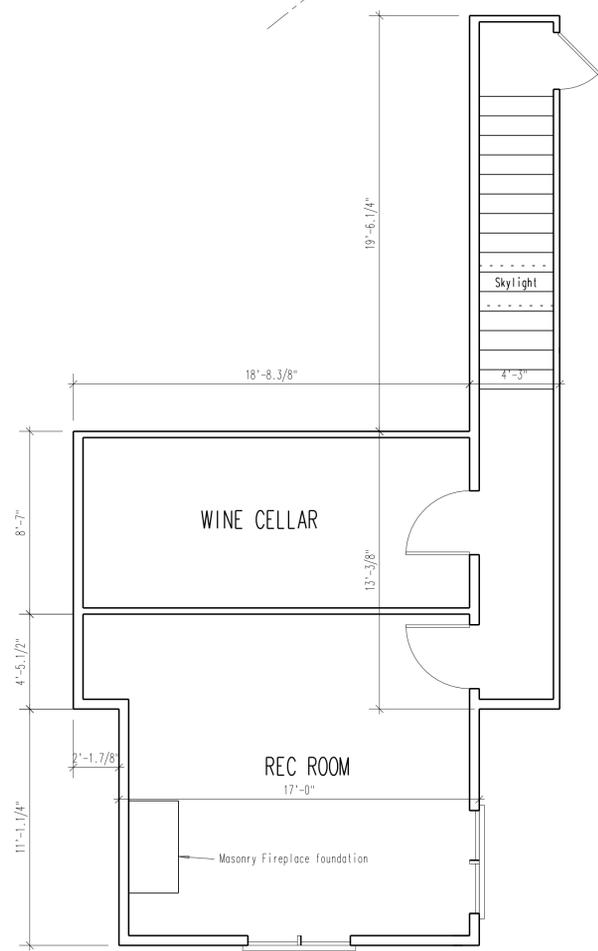
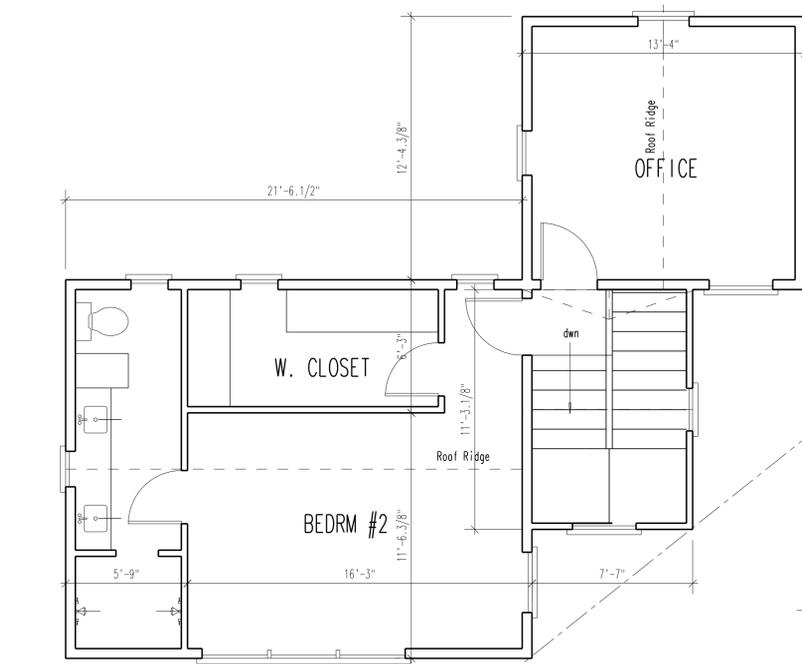
THOMAS MARTIN
 ARCHITECTURE . PLANNING . INTERIORS
 P.O. BOX 14128 . SAN LUIS OBISPO . CA 93401
 PH. 805.544.4398 . E-MAIL: TMARCHS@YAHOO.COM

SHEET TITLE:
TITLE SHEET
 Scale 1"=10'

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



HOUGH
 REVISED: 14 DEC 2015



THOMAS MARTIN
 ARCHITECTURE · PLANNING · INTERIORS
 869 CHURCH ST. · SAN LUIS OBISPO · CA 93401
 PH 805 544 4398 · tmartinarchitect@gmail.com

PREPARED: 25 JULY 2012
 SUBMIT TO BLDG DEPT:
 REVISED:
 ▲ 16 SEP 15
 ▲ 9 DEC 15
 ▲

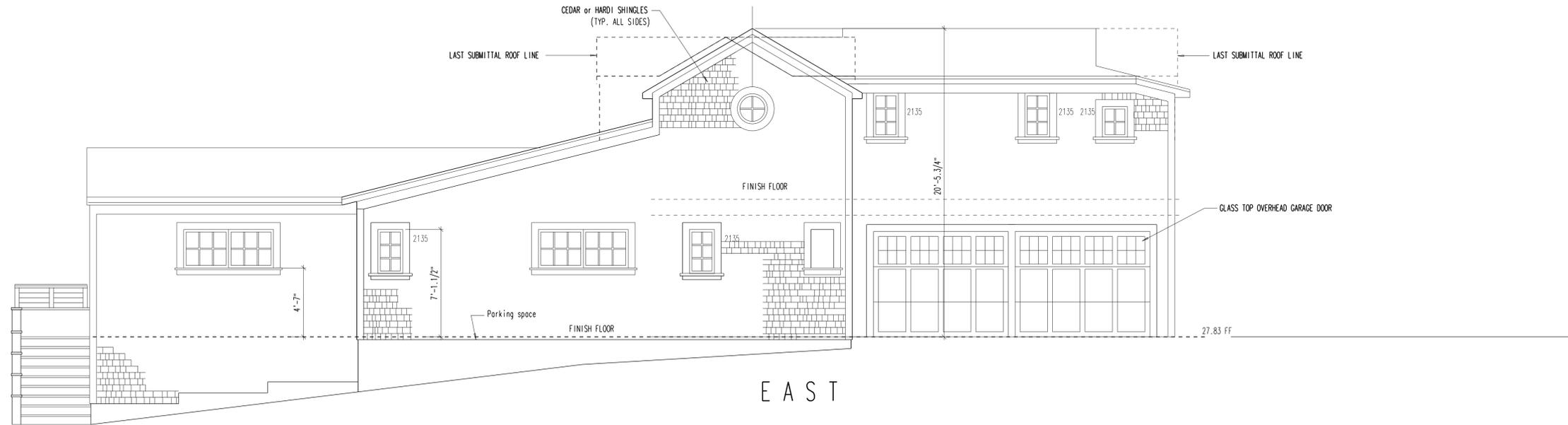
SHEET TITLE:
FLOOR PLAN
 Scale 1/4"=1'-0"

PROJECT ADDRESS:
 HOUGH RESIDENCE
 289 MAIN STREET
 MORRO BAY, CA 93442

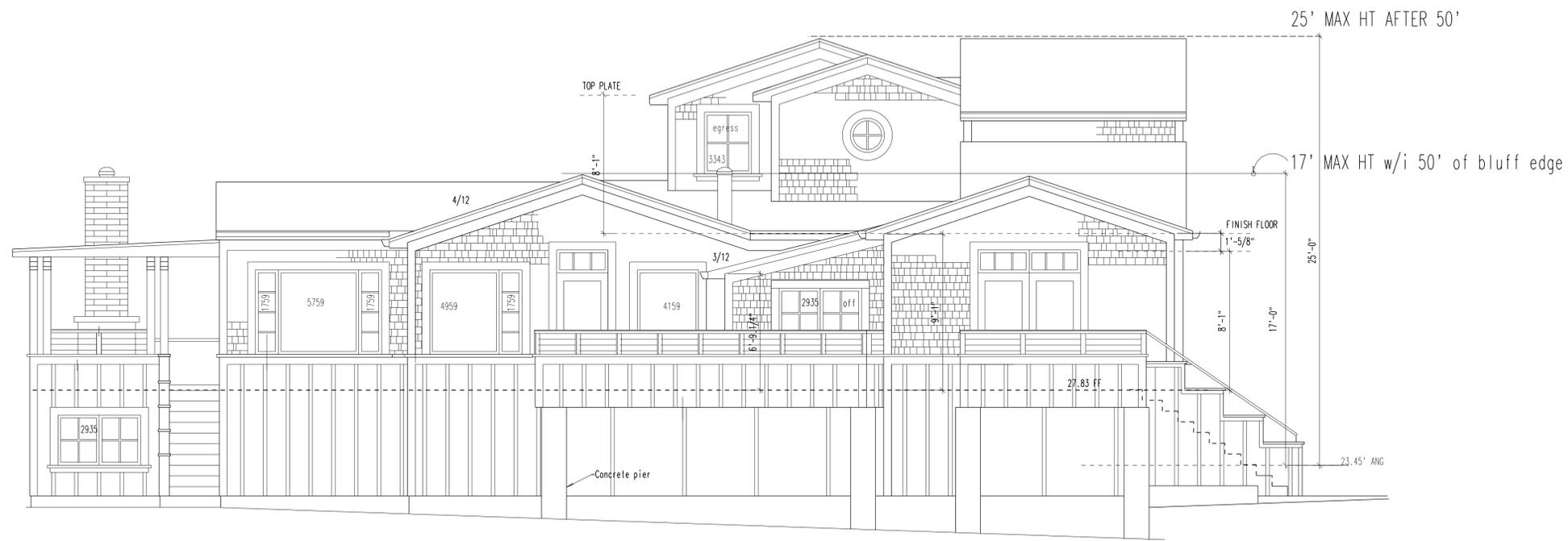


HOUGH
 REVISED: 9 DEC 15

PROJECT
 NORTH



EAST



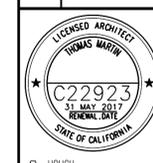
SOUTH

THOMAS MARTIN
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 869 CHURCH ST. · SAN LUIS OBISPO · CA 93401
 PH 805 544 4398 · tmartinarchitect@gmail.com

PREPARED: 3 APR 15
 SUBMIT TO BLDG DEPT:
 REVISED:
 △ REV 9 DEC 15
 △
 △

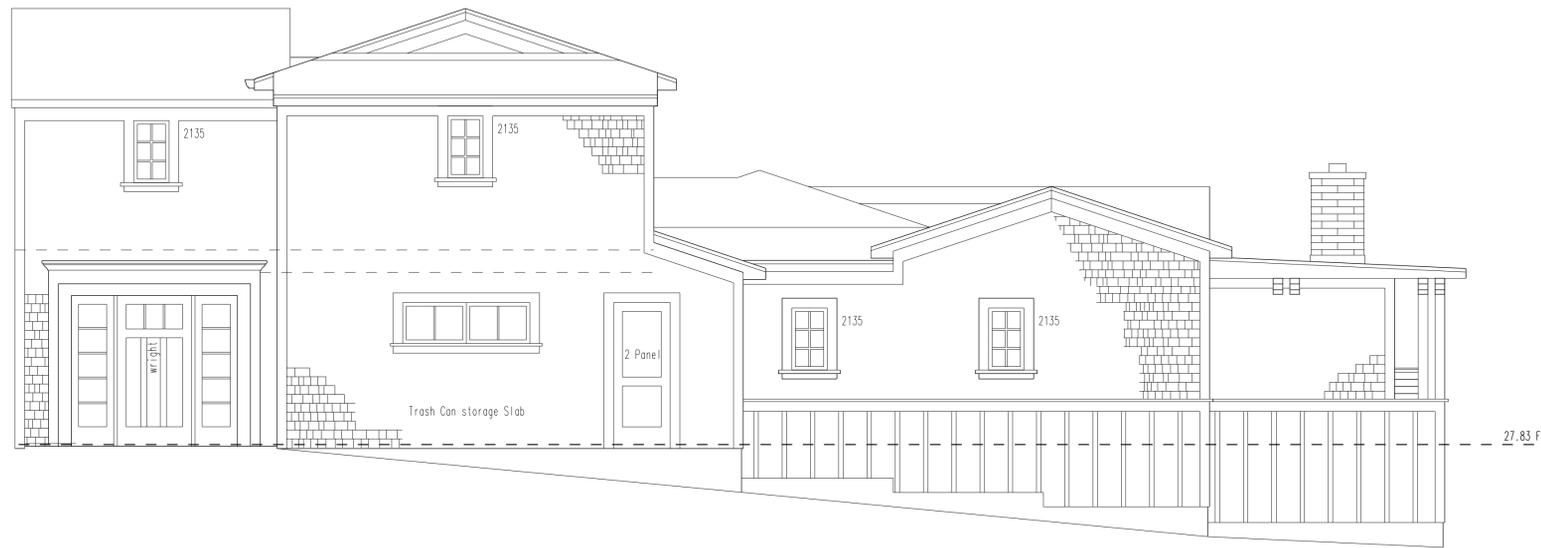
SHEET TITLE:
ELEVATIONS
 Scale 1/4"=1'-0"

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

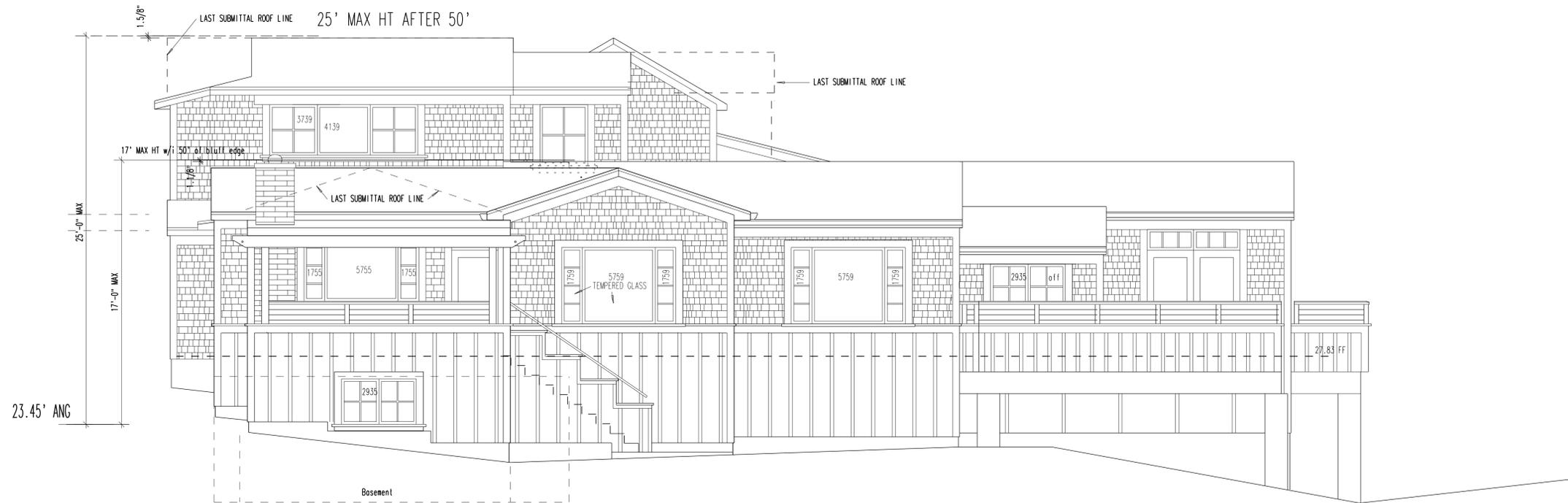


HOUGH
 REVISED: 9 DEC 15

2



NORTH



WEST

THOMAS MARTIN
 ARCHITECTURE · PLANNING · INTERIORS
 P.O. BOX 14128 · SAN LUIS OBISPO, CA 93401
 P.H. 805 544 4398 · E-MAIL: TMARCHS@YAHOO.COM

PREPARED: 2 APR 15
 SUBMIT TO BLDG DEPT:
 REVISED:
 ▲ REV 9 DEC 15
 ▲
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SHEET TITLE:
ELEVATIONS
 Scale 1/4"=1'-0"

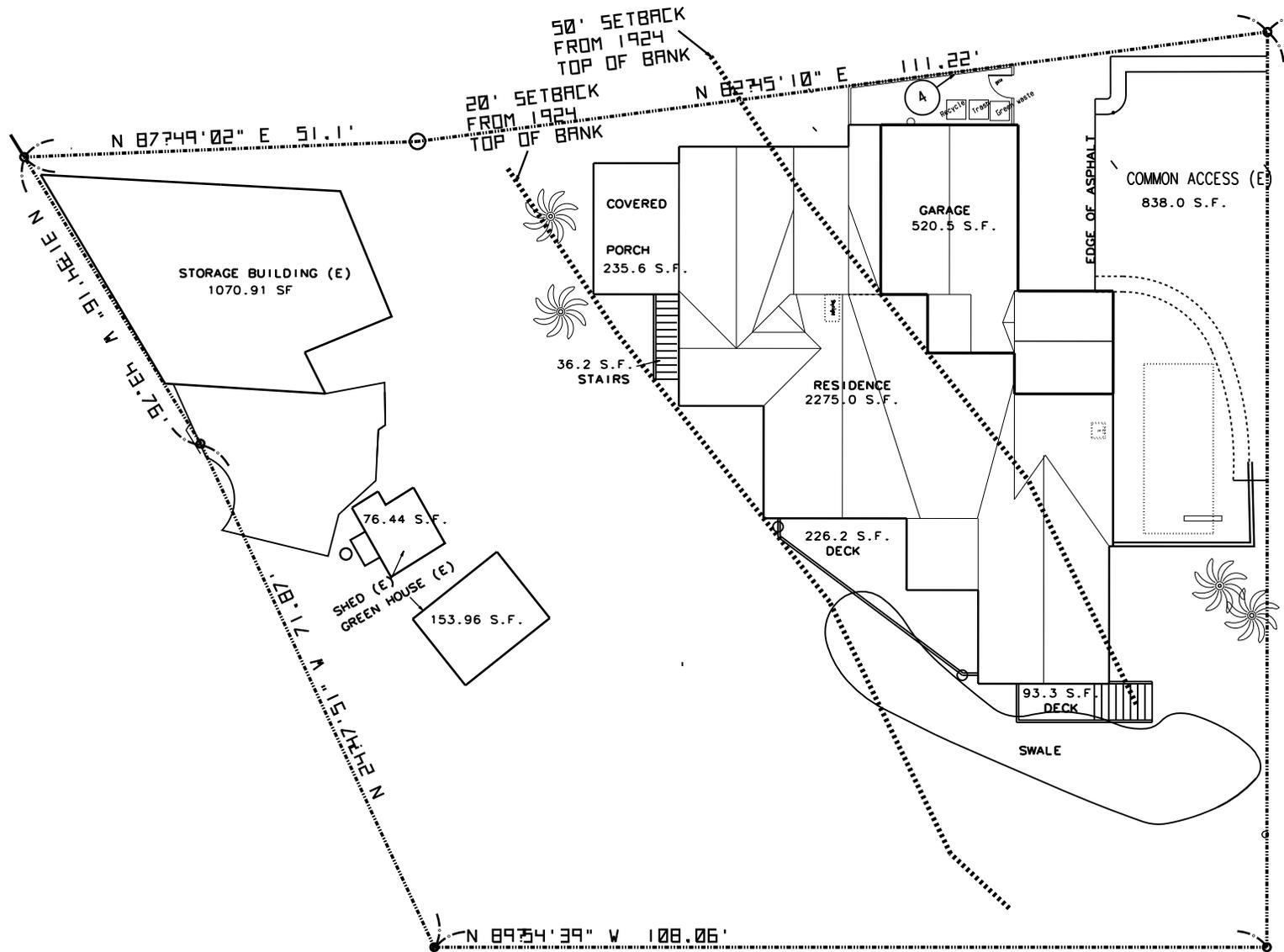
PROJECT ADDRESS:
HOUGH RESIDENCE
 289 Main Street
 Morro Bay, CA 93442



HOUGH
 REVISED: 9 DEC 2015



Exhibit F



N.T.S.



REVISIONS	
▲	
▲	
▲	
▲	

DATE	2/16/2016
DRAWN BY	LG
CHECKED	LG
JOB NO.	1X

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NO.
L1.1

PLANT SCHEDULE

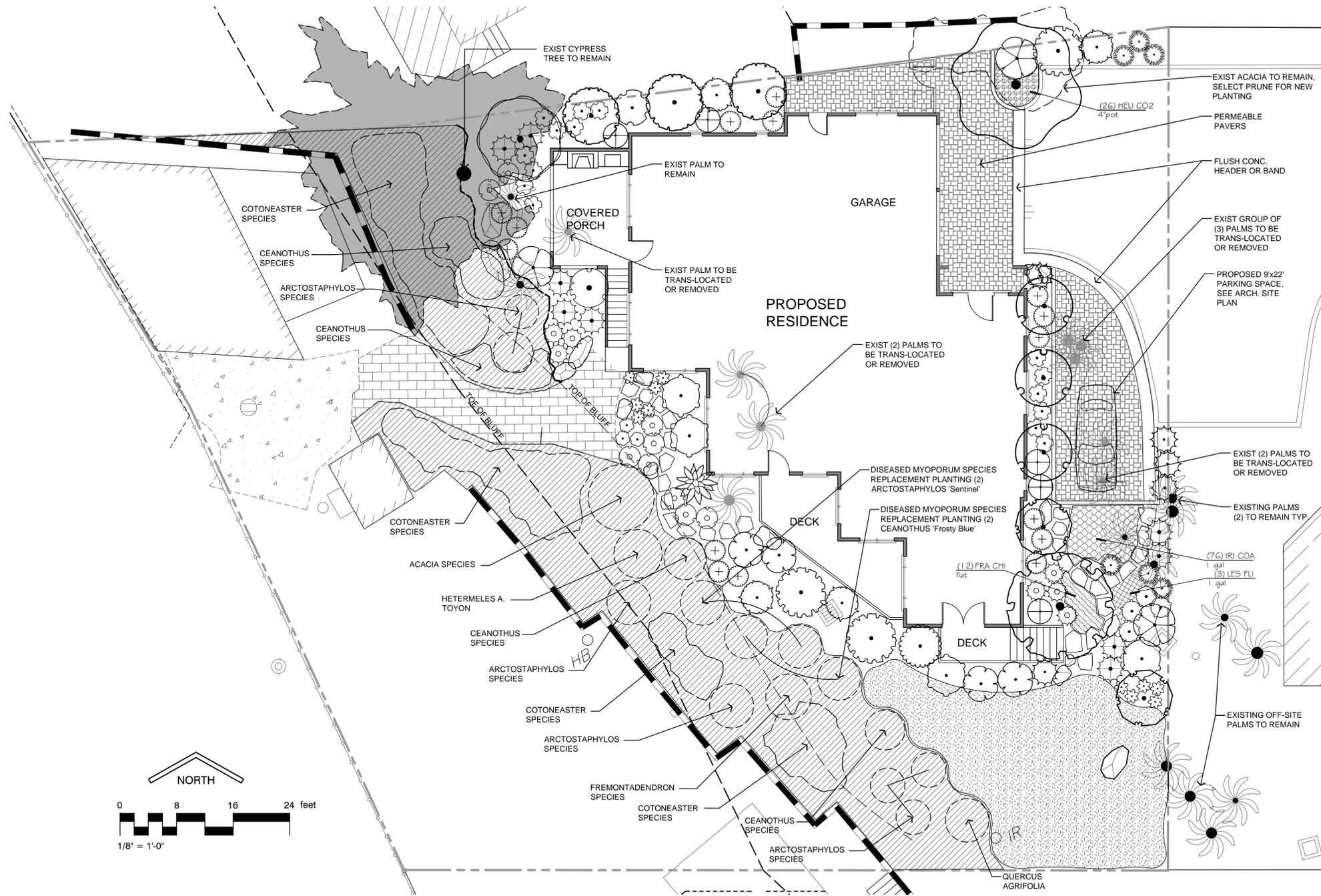
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Agonis flexuosa 'Afterdark' / Black Peppermint Tree	5 gal	4	
	Heteromeles arbutifolia / Toyon	5 gal	2	
	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	15 gal	1	
	Prunus ilicifolia / Holly Leaf Cherry	15 gal	3	
	Tristana conferta / Brisbane Box	15 gal	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Aloe arborescens / Tree Aloe	5 gal	1	
	Anigozanthos x 'Bush Sunset' / Red Kangaroo Paw	1 gal	11	
	Arctostaphylos morroensis / Morro Manzanita	5 gal	1	
	Bougainvillea x 'San Diego Red' / Bougainvillea	1 gal	1	
	Buddleja davidii 'Black Knight' / Black Knight Butterfly Bush	5 gal	4	
	Carpentaria californica / Bush Anemone	5 gal	5	
	Ceanothus x 'Concha' / California Lilac	5 gal	4	
	Cotinus coggygna / Smoke Tree	5 gal	3	
	Dendromecon harfordii / Island Bush Poppy	5 gal	1	
	Euphorbia characias wulfenii 'Tiny Dancer' / Evergreen Spurge	1 gal	3	
	Fremontodendron x 'California Glory' / California Glory Flannel Bush	5 gal	3	
	Galvezia speciosa / Island Bush Snapdragon	1 gal	4	
	Limonium californica / Coastal Statice	1 gal	9	
	Mimulus longiflorus / Bush Monkey Flower	1 gal	7	
	Muhlenbergia rigens / Deer Grass	1 gal	6	
	Phormium x 'Dark Delight' / Purple Flax	5 gal	5	
	Polystichum munitum / Western Sword Fern	5 gal	15	
	Ribes viburnifolium / Evergreen Currant	1 gal	15	
	Romneya coulteri / Matilija Poppy	5 gal	4	
	Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	1 gal	9	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Fragaria chiloensis / Beach Strawberry	flat	18" o.c.	26 sf
	Heuchera sanguinea / Coral Bells	4" pot	12" o.c.	25 sf
	Ins douglasiana 'Pacific Coast Hybrids' / PCH Ins	1 gal	12" o.c.	73 sf
	Lesningia filaginifolia 'Silver Carpet' / Branching Sea Aster	1 gal	30" o.c.	14 sf

EXISTING CONDITIONS

	EXISTING ESTABLISHED NON-IRRIGATED BLUFF AREA Native Shrubs and Ground Covers / 10% Inert Materials	2,213 sf
	EXISTING ESTABLISHED NON-IRRIGATED NATURAL AREA 30% Bark Mulch / 50% Sedge (Carex) / 20% Native Grass	787 sf

SOIL MANAGEMENT

- CONTRACTOR SHALL PROVIDE 4" OF NON-MECHANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER ABSORPTION AND ROOT GROWTH.
- THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CYDS/1000 SF.
- 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.



AB-1881/ CAL Green COMPLIANCE

- NEW CONSTRUCTION SHALL COMPLY WITH CAL GREEN TIER 1 FOR OUTDOOR REQUIREMENTS.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS (4.304.1) FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

CONTROLLERS SHALL BE WEATHER OR SOIL BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

WEATHER -BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAIN FALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOILMOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

CAL GREEN TIER 1 :
 CGC A4.304.1 INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS.

CGC A4.304.2 A RAINWATER CAPTURE, STORAGE AND REUSE SYSTEM IS DESIGNED AND INSTALLED. (OPTIONAL)

CGC A4.304.3 A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPING IRRIGATION. (OPTIONAL)

CGC A4.304.4 PROVIDE WATER EFFICIENT LANDSCAPING IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER, DOES NOT EXCEED 60 PERCENT OF ET_o TIMES THE LANDSCAPING AREA.

PLANTING NOTES

- QUANTITIES ARE LANDSCAPE ARCHITECTS ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK FOR COORDINATION OF WORK OBSERVATION SCHEDULES.
- SEE DETAILS FOR MISCELLANEOUS SPECIFICATIONS SUCH AS STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- 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.
- ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN STABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- PROVIDE ROOT BARRIERS, PROTECTIVE CAGES OR BASKETS FOR ALL PLANT MATERIAL AS INDICATED ON PLAN.

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PROJECT:

**HOUGH
RESIDENCE**

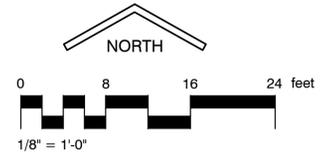
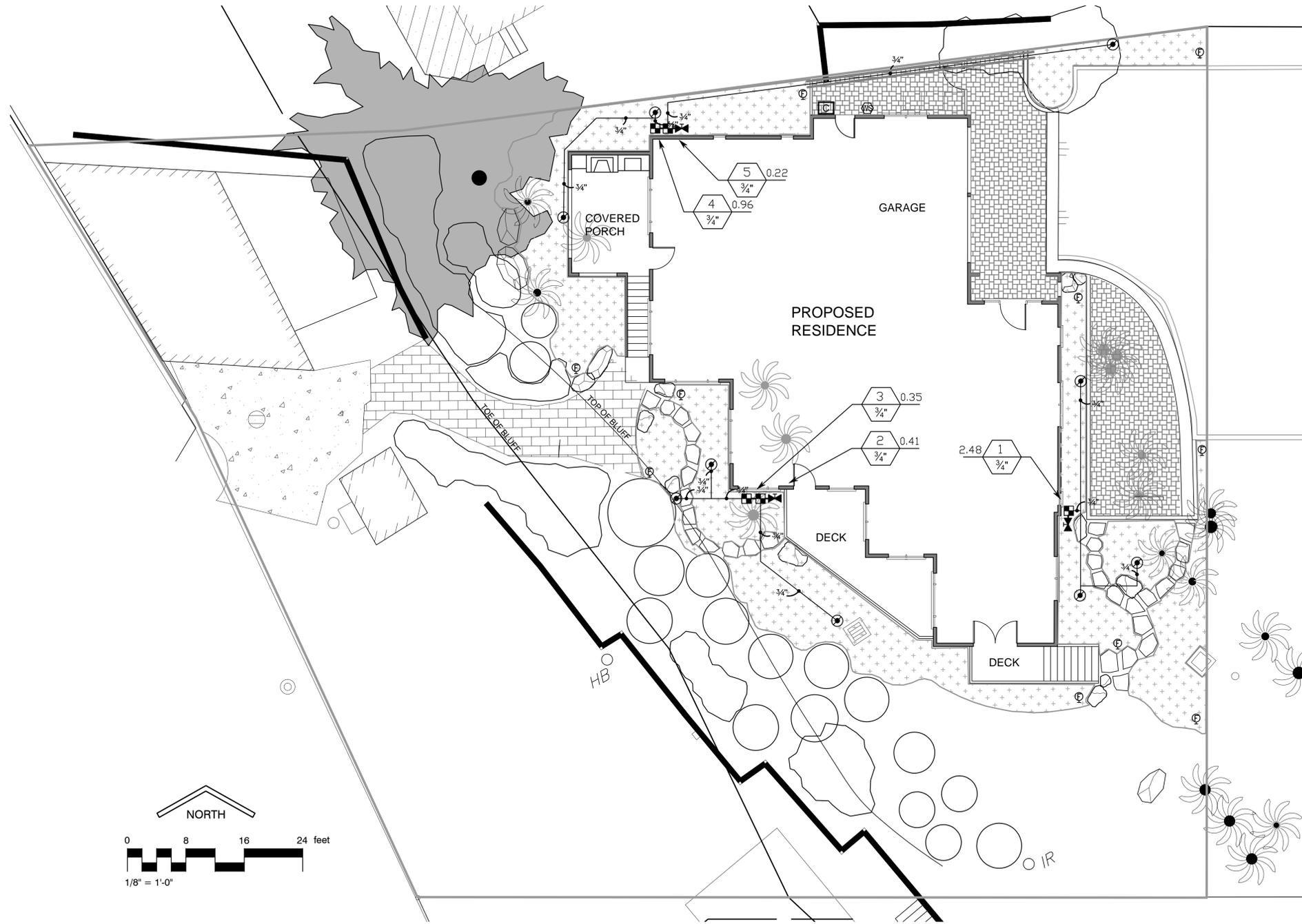
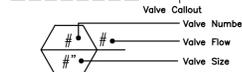
289 MAIN STREET
MORRO BAY, CA
APN: 066-251-047

OWNERS:

John & Alaire Hough
281 Main Street
Morro Bay, CA 93442

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ACZ-075-25 Drip control kit featuring a 3/4" P&V-ASV valve, with 3/4" HY-C5 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	5
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	9
	Netafim TLO50MFV-1 Automatic Flush valve, 1/2" male pipe thread.	10
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 1 gal plant to receive 1 of 1QHE-B emitter. 15 gal plant to receive 1 of 4QHE-B emitter. 4'pot@ plant to receive 1 of 05HE-B emitter. 5 gal plant to receive 1 of 2QHE-B emitter. flat @ plant to receive 1 of 05HE-B emitter.	1,654 s.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Matco-Norca T54 Brass Shut Off Ball Valve, 1/2" to 4". Two Piece Body, Blow-Out Proof Stem, Chrome Plated Solid Brass Ball, Threaded, with PTFE Seats. Same size as mainline pipe.	3
	Hunter PC-400 with (02) FCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor model	1
	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACG Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
	Irrigation Lateral Line: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger.	174.7 l.f.
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 Irrigation pipe.	9.4 l.f.
	Pipe Sleeve: PVC Schedule 40	31.3 l.f.



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 SPLICES 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.
9. 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.
10. SLEEVES SHOWN ON PLAN WITHOUT PIPING SHALL BE MIN. 1-1/2" CONTROL WIRE SLEEVES.

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

Project Name	HOUGH RESIDENTIAL PROPERTY 289 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	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	35,425.21
Total Landscape Area	MAWA Units	47.36
Turf	ETWU Gallons	12,651.86
Low (Drought Tolerant)	ETWU Units	16.91
Moderate		
High (Thirsty)		
Sports Field		
Vegetables		

[check total] 1654

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)(PF*HA)IE*SLA
ETWU = (Eto)(.062)(PF*HA)IE*SLA



REVISIONS
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Δ
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DATE 2/16/2016
DRAWN BY LGG
CHECKED LGG
JOB NO. LX

SHEET TITLE
**IRRIGATION
PLAN**

SHEET NO.
L2.1

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Last Breath
CL 3221W

4/K30 6/K25

Stone Cutter
CL 3222W

Pavement
CL 3223W

4/K30 6/K25

Seraph
CL 3224M

Fate
CL 3225D

4/L30 6/L34

Berlin
CL 3226N