



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

**Regular Meeting - Tuesday, September 5, 2017  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

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

ELECTION OF CHAIRPERSON AND OR VICE-CHAIRPERSON

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such 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 – NONE

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.
- A-2 Approval of minutes from the Planning Commission meeting of August 1, 2017.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of August 15, 2017.  
**Staff Recommendation:** Approve minutes as submitted.

B. PUBLIC HEARINGS

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

- B-1 **Case No.:** UP0-446  
**Site Location:** 945 Embarcadero, Morro Bay, CA  
**Project Description:** Request for Concept Conditional Use Permit for renovation of existing House of Juju restaurant (City lease site 96 and 96W) converting existing rear interior storage to accommodate a proposed 435square feet of restaurant dining and bar area plus a 71 square feet addition for a total single-story building area of 2,201square feet. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park. Proposed bayside improvement include 10 foot lateral access and outside seating with bar area along with repair of seawall and 4 pilings which support the existing wharf. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

C. NEW BUSINESS

- C-1 **APPLICATION HAS BEEN WITHDRAWN (8/28/2017).** Conceptual review of a potential future public hearing project proposing to construct a 20,704 sq. ft. mixed-use development on an undeveloped 20,000 sq. ft. site with three underlying lots. Concept includes two buildings connected via elevated walkways. Building one has 4 live-work units fronting on Main St. with commercial space on the ground floor and apartments above with a maximum height of 27 ft. Building two has 8 suite-style short-term transient rental units above ground level parking with a maximum height of 30 ft. Proposal includes request for 14 parking in-lieu spaces.
- C-2 Discussion and Possible appointment of one Planning Commissioner to the General Plan Advisory Committee (GPAC).

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 19, 2017 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](http://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](http://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 \$277 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.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date September 5, 2017

#	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
<b>Hearing or Action Ready Projects:</b>										
1	Van Buerden	945 Embarcadero	5/24/16	UP0-446	<b>Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements</b>	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. Resubmitted revised plans 6-5-17. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17.		Conditionally approved 6/14/16		cj
2	Jeff Edwards	1111 Main	6/16/17	CP0-548 / UP0-485	<b>Conceptual Review for future Regular Coastal Development Permit for a mixed use project to include commercial space along Main St. with living units above as well as 8 transient occupied suites</b>	Conceptual review to be heard at Planning Commission. Agendized for the 9/5/17 PC hearing. Item removed from agenda due to revocation of property owner consent. <b>Application withdrawn by property owner 8/28</b>		PN- Conditionally approved 7/25/2017		jj
3	Fennacy	939 Main Street	10/18/16	UP0-459	<b>Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ</b>	Project under review. Correction letter sent 11/17. Resubmittal Rcv'd 3/27, Resubmittal 5/25/17, Building correction letter. Resubmittal received 7/17/2017. Resubmittal received 8/25/17. Project to be noticed before or by 9/4/17.		Conditionally approved per memo dated 5/1/17		rr
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
4	Gold Coast Library	625 Harbor	8/29/17	CP0-552	<b>Admin Coastal Development Permit for the removal of cherry tree in courtyard</b>	Under Review				wm
5	Richey	2871 Juniper	8/29/17	CP0-551	<b>Admin Coastal Development Permit for Accessory Dwelling Unit constructed under existing space</b>	Under Review				jj

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6	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	<b>Minor modification to UP0-460 for Distasio's restaurant</b>	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review				jg
7	Digarimore	1001 Front	8/14/17	UP0-490	<b>Temporary Use Permit for two SLO jazz Fest outdoor concerts</b>	Under Review				jg
8	Tabrizi	399 Quintana	8/4/17	UP0-489	<b>Environemntal review. Peer review of bio report</b>	Peer Review of environemtnal document by Terra Environmental				cj
9	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	<b>Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion</b>	Under Initial Review. Correction letter sent. Waiting for resubmittal		PN- Conditionally approved 8/10/2017		jg
10	Gillean	479 Panay	7/6/17	CP0-549	<b>Coastal Development Permit to allow for an existing accessory dwelling unit.</b>	Under Initial Review. Correction Letter sent 7/20/2017.				jg
11	Taverner	335 Piney	6/15/17	CP0-547	<b>Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit</b>	Under Initial Review. Correction Letter sent 7/11/2017		PN- Conditionally approved 7/17/2017		jg
12	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	<b>Coastal Development Permit and Conditional Use Permit for commercial change in use</b>	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017		PN- Disapproved 7/5/17		wm
13	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	<b>Coastal Development Permit &amp; Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio &amp; decks.</b>	Under Review. Correction memo sent to applicant 6-19-17.		PN- Conditionally Approved 6/7/17		wm

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14	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
15	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	<b>Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole</b>	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk.		PN - Disapproved 5/3/17		wm
16	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	<b>Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole</b>	Under Initial Review. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement.		PN - Disapproved 5/3/17		wm
17	Mathias Family Trust	2515 & 2525 Greenwood	3/29/17	CP0-537	<b>Administrative Coastal Development Permit for demolition of two residential structure, prep site for new construction, prune &amp; trim overgrown bushes, and removal of fallen tree.</b>	CDP approved for demo 4/25/17.		PN- Conditionally Approved per memo dated 5/1/17		wm
18	James / Nisbet	310 Mindoro	3/2/17	CP0-533	<b>Admin CDP for New SFR on vacant lot for 1542sf living, 462sf garage, 176sf deck.</b>	Incomplete letter sent 3/23. Requires CDP, MUP, Parking exception. Action date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
19	James/ Nisbet	300 Mindoro	3/2/17	CP0-532	<b>Admin CDP for New SFR on vacant lot, 1433sf living, 446 sf garage, 195sf deck.</b>	Incomplete letter sent 3/23. Requires CDP, MUP, and Parking Exception. Action Date set for 6/27/17		PN- Conditionally Approved 7/5/17		wm
20	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	<b>Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto &amp; Coral Ave.</b>	Under Initial Review		PN- Not Approved per memo dated 3/16/17		wm
21	Najarian	321 Luzon	11/7/16	CP0-521 & UP0-473 and AD0-115	<b>Coastal Development Permit for a new 1,694 sq. ft. SFR</b>	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN- Conditionally Approved 5/26/17		wm
22	Najarian	320 Mindoro	11/7/16	CP0-520 & UP0-472 & AD0-114	<b>Admin CDP and MUP to build a SFR in an MCR/R-4 zone on a vacant lot. Proposed 2 story, 1694sf living, 546sf garage, &amp; 144sf deck.</b>	CDP/MUP/Parking exception issued for plans redesigned to meet flood zone standards on 5/30/17.		PN - Conditionally Approved 5/25/17		wm

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23	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	<b>Parcel map application &amp; GDP to split 1 R-4 zoned lot in to two lots.</b>	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. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17		PN- Disapproved per Memo dated 8/10/2017		jg
24	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	<b>Amendment to CUP to modify project description to remove proposed new awning.</b>	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. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 7-1-17.		PN- Conditionally Approved 5/17/2017		cj
25	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	<b>New construction of 10,000sf commercial retail on vacant lot</b>	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		wm
26	Leage	833 Embarcadero	9/15/14	UP0-389	<b>Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) &amp; outdoor improvements</b>	Under review. Deemed incompleated. 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. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
<b>Planning Commission Continued projects:</b>										
27	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	<b>New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.</b>	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending. Resubmittal received. Correction Letter Sent 11/7/2016. Resubmittal received 1/17/17. PC on March 7, 2017. Continued to a date uncertain. Resubmittal Received 6/2/2017. Emailed correction comments 6/26.				jg

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28	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	<b>Coastal Development Permit &amp; Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete</b>	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain.		PN- Conditionally approved per memo dated 7/26/16		wm
29	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	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. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
30	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	<b>Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision</b>	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
31	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> 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
32	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	<b>Conditional Use Permit &amp; Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site</b>	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm

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<b>Projects Appealed or Forwarded to City Council:</b>										
33	Baston	561 Embarcadero	UP0-448	UP0-448	<b>Conditional use permit for Gray's Inn access improvements and piling repair</b>	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17		PN- Conditionally approved per memo dated 8/3/16		
34	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. 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. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		
<b>Environmental Review</b>										
35	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	<b>Coastal development permit &amp; Conditional Use Permit for Bay Pines Solar Project.</b>	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		
36	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	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 recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		

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<b>Final Map Under Review Projects:</b>										
37	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	<b>Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.</b>	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16. Final Map & Public Improvement Plans resubmitted to City on 4/24/17. Corrections on CC&Rs and tree removal sent to Applicant on 6-30-17		JW/PN - Disapproved final map and public improvements 8/16/2017		cj
38	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	<b>Final Map - Tract 2818 / 23 lot subdivision and 1 common lot</b>	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17. Corrections sent 4-7-17. Resubmittal received 6-16-17.		JW/PN - Disapproved final map and public improvements 8/1/2017		cj
39	Tract 2670	1899 -1911 Sunset	11/17/15	Map	<b>Final Map. - Tract 2670 6 lot subdivision and 1 common lot</b>	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16. Grading permit issued. Reviewed revised CC&R's and sent comments back to Applicant on 7-10		JW/PN - Approved public improvements 3/28/2017		cj
40	Medina	3390 Main	10/7/11	Map	<b>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</b>	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. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16. Biologist submitted revised creekside restoration plan on 6/8/17 for City review. Sent comments back to Biologist on 6-29-17	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		sg/cj

#	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
<b>Projects requiring coordination with another jurisdiction:</b>										
41	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	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		
42	City of Morro Bay Desal Plant	170 Atascadero			<b>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.</b>	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		
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
43	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	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. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.</b>	No review performed.			

wm

#	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
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>											
44	T-Mobiile	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		yg
<b>Grants</b>											
45	California Coastal Commission, California Ocean Protection Council	City-wide		4/6/16		\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
46	City of Morro Bay	City-wide				Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
47	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.				cj
<b>Projects in Building Plan Check:</b>											
1	Frank	2900	Alder	4/4/16	B-30941	New Duplex	Approved by yg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	LaPlante	3093	Beachcomber	4/24/17	B-31487	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	Sent correction memo 6-13-17. cj.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17		
3	Diodati	175	Capri	5/22/17	B-31508	216sf addition to existng SFR		Approved by cdl on 6-27-17.PZ	PN- Disapproved 6/16/17		
4	Gambrill	571	Embarcadero	8/3/17	B-31612	Replace wood rotted siding, hand rails & post beams					
5	Schechter	245	Driftwood	5/31/17	B-31529	Exterior elevator installation,		Approved by cdl on 6-27-17.PZ			

#	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
6	MMbs Lic	1215 Embarcadero	12/9/16	B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ.	Plans sent to Ca, Code Check 1-5-17.	PN- Disapproved per memo dated 1/18/17		
7	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	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		
8	Rezzonico	421 Fresno	5/24/17	B-31524	Interior remodel and addition of 189sf covered deck.		Disapproved by cdl on 6/7/17.	PN- conditionally approved per memo 5/31/17		
9	Stanley	570 Harbor St	9/12/16	CP0-517	Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441 sf	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		
10	Weisberger	115 Hatteras	7/31/17	B-31604	Sf alteration .		Approved by cdl on 8/11/17.			
11	Stanton	2335 Ironwood	4/19/17	B-31484	75sf addition to existing SFR		Approved by cdl on 4-26-17.	PN- Not approved per memo dated 4/28/17		
12	Spencer	2445 Ironwood	7/21/17	B-31594	Sf alteration 151 sq. ft. addition, 78 Sq. ft. deck.		Approved by cdl on 8/29/17.			
13	Linkwiller/Balch	535 Kern Ave	5/10/17	B-31504	118sq.ft. 1st. Floor addition new bathroom & porch 102 sq. ft. second floor addition new observation room decrease size of existing bathroom & deck.		Disapproved by cdl on 5-12-17 . Approved by cdl on 5-17-17.	PN- Disapproved 6/6/17		
14	Wright	6/3/1901 LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage		Disapproved by cdl on 8/11/17.			
15	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
16	Najarian	321 Luzon	6/9/17	B-31543	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.	PN- Not Approved 7/26/17		
17	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
18	Bradley/Edwards	310 Mindoro	7/19/17	B-31592	SFNew 1486 ft. of living, 446 sq. ft. of decking					
19	Najarian	320 Mindoro	6/9/17	B-31544	New SFR 2-story 1694 sq, ft, living 546 sq ft.garage 144 sq. ft. deck		Disapproved by cdl on 7-5-17.	PN- Not Approved 7/26/17		
20	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stairs over exterior.	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
21	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)		Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
22	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking	Corrections sent 3-24-17 to Bldg. CJ.	Disapproved by cdl on 01-12-17			

#	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	Fenske	470 Orcas	5/29/17	B-31525	After fact permit for basement bedroom and bathroom		Disapproved by cdl on 6-7-17.	PN- Approved 5/31/17		
24	Rose	630 San Joaquin	7/20/17	B-31593	Deck repairs and and replacement of dry rot.		Disapproved by cdl on 8/14/17.	PN-Approved 8/10/17		
25	Barfield	260 Shasta	4/24/17	B-31486	Remodel, Room Addition and new garage		Disapproved by cdl on 5-4-17.	PN - Disapproved 5/25/17		
26	Dolezal	1885 to 1905 Sunset	3/17/17	B31378	Addendum to Grading permit #G00-045 issued 12/7/16. Changes to approved Grading to on-site improvements	Disapproved 5/9/17. CJ	Disapproved by cdl on 5-12-17.	PN- Not Approved per memo dated 3/29/17		
27	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
28	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
29	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
30	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
31	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
32	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
33	Adamson	155 Terra	6/9/17	B-31545	Addition to single family residence. Remodel to existing living, dining,kitchen, 7 rooms.		Approved by cdl on 7/5/17.	PN- Not Approved 7/25/17		
34	Jordan	340 Tulare	6/17/16	B-31046	2nd floor 650sf Addition & 75sf garage addition	Approved 5-17. JG	Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		

**Planning Projects & Permits with Final Action:**

1	Sotelo	2101 Sunset	6/9/17	CP0-546. UP0-484, & AD0-121	<b>Coastal Development, Use Permit, and Parking Exception for a detached secondary dwelling unit.</b>	Under review. Correction letter sent 7/6/2017. Resubmittal received 7/12/2017. PC hearing August 15, 2017. Approved		PN-Conditionally Approved 7/5/17		jg
2	Assembly of God	615 Monterey	3/6/17	CP0-534/ AD0-113	<b>Admin CDP and Parking Exception to convert existing garage to living space (house adjacent to church), convert lower rear portion of church to new garage.</b>	Under Initial Review. Waiting on project redlines 4/12 Resubmittal received 7/20/2017. Noticed 8/9/2017		PN- Conditionally Approved per memo dated 4/24/17		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

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 1, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Michael Lucas	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD  
<https://youtu.be/fn9IZbylNAM?t=2m30s>

Robert Cogburn (sp?), Morro Bay resident, would like to see a cross walk near the Maritime Museum.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/fn9IZbylNAM?t=4m40s>

PRESENTATIONS

- A. CONSENT CALENDAR**  
<https://youtu.be/fn9IZbylNAM?t=4m49s>
- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of June 20, 2017.  
**Staff Recommendation:** Approve minutes as submitted.
- MOTION:** Vice-Chairperson Luhr moved to approved the Consent Calendar. Commissioner Sadowski seconded and the motion passed unanimously (5-0).
- 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.: #UP0-465 (Continued from the 3-21-2017 Planning Commission Hearing)**

**Site Location:** 462 Arbutus Avenue, Morro Bay, CA

**Proposal:** Second public hearing for Conditional Use Permit approval for the addition of 389 sq. ft. of habitable floor area and 196 sq. ft. of decking to an existing nonconforming 1,724 sq. ft. single-family residence located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction. The Applicant no longer proposes a use change in the rear structure therefore the garage and studio use will remain and will remain detached from the primary residential structure. The proposed addition and remodel is located at the front structure only.

**CEQA Determination:** Categorically Exempt, Section 15301, Class 1(e)

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/fn9IZbylNAM?t=5m59s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
NONE

Gargiulo presented the staff report. Gargiulo noted staff received communication from the neighbor in the rear of the property; copies of the correspondence were provided to the public.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/fn9IZbylNAM?t=18m28s>

Bob Crizer, applicant's contractor, stated the project was adjusted to meet issues which were brought up by the Commission. Crizer is hoping the Commission will approve the project.

Bob McCay, Morro Bay resident, stated he is the neighbor who wrote the letter to add language to the deed restriction. McCay's concern is if the property is sold in the future the new owners would make whatever changes they want to change.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/fn9IZbylNAM?t=20m37s>

Discussion between the Commissioners.

**MOTION:** Vice-Chairperson Luhr move to approve UP0-465, to allow an addition to the non-conforming residential structure at 462 Arbutus Avenue. Commissioner Sadowski seconded and the motion passed unanimously (5-0).

<https://youtu.be/fn9IZbylNAM?t=20m37s>

Vice-Chairperson Luhr commented the decision was a result of the residential guidelines and why there is a need for commercial guidelines.

C. NEW BUSINESS

**C-1 Measure D/ “Working Waterfront” Subcommittee** – City Council direction on 7/11/2017 to form Planning Commission subcommittee to work with the Harbor Advisory Board on ambiguities in Measure D and the “Working Waterfront” initiative.

**Staff recommendation:** Nominate and appoint 2 Commissioners

<https://youtu.be/fn9IZbylNAM?t=36m55s>

Graham explained why the City Council gave direction to form the Planning Commission subcommittee.

Endersby also explained to the Commission the purpose of having the subcommittee.

The Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period and seeing none, closed Public Comment period.

<https://youtu.be/fn9IZbylNAM?t=1h8m53s>

Discussion between the Commission and staff.

Nominate and appoint two Commissioners.

<https://youtu.be/fn9IZbylNAM?t=1h9m17s>

Chairperson Tefft nominated Luhr. Passes 5-0; Vice-Chairperson appointed.

Vice-Chairperson Luhr nominated Commissioner Ingrassia. Passes 5-0; Commissioner Ingrassia appointed.

Vice-Chairperson Luhr nominated Commissioner Lucas as an alternative. Passes 5-0.

Graham notified the Commission he will meet with Endersby to come up with meeting dates and will notify the sub-committee.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/fn9IZbylNAM?t=1h13m25s>

Commissioner Sadowski stated the Water Reclamation Facility Citizen Advisory Committee (WRFAC) meeting was canceled and wanted to have a discussion with the Commission on the new location of the new sewer plant.

Graham stated again as in the last meeting, this is not an issue the Planning Commission was tasked with. Graham stated there are two committees, the WRFCAC and the Public Works Advisory Board which are specifically tasked for dealing with the issues by the City Council. Graham noted Commissioner Sadowski doesn't have the authorization to weigh in on fray to this issue.

Discussion between Commissioners and staff.

Vice-Chairperson Luhr asked staff about the update on the Haul-out facility.

Endersby updated the Commissioners on the Haul-out facility.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

Graham updated the Commissioners regarding the Downtown Waterfront Strategic Plan. And, updated the Commission on the work being done on Panorama.

G. ADJOURNMENT

The meeting adjourned at 7:35 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on August 15, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary

AGENDA ITEM:   A-3  

DATE:   SEPTEMBER 5, 2017  

ACTION:           DRAFT          

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – AUGUST 15, 2017  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Michael Lucas	Commissioner
ABSENT:	Gerald Luhr	Vice-Chairperson
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Assistant Planner
	Whitney McIlvaine	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE  
<https://youtu.be/wu5m625w8us?t=2m18s>

Commissioner Lucas announce there will be a celebration for Cerritos Peak on September 16<sup>th</sup>, 2 p.m. -5 p.m., details are still emerging.

Commissioner Sadowski announced he attended the Ocean Protection Council Meeting in Sacramento. Sadowski stated Secretary Laird of the Natural Resources and Secretary Rodriguez of the Environmental Protection Agency have joined the International Alliance to combat ocean acidification. For more information visit [www.oaalliance.org](http://www.oaalliance.org).

PUBLIC COMMENT PERIOD  
<https://youtu.be/wu5m625w8us?t=3m33s>

Carole Truesdale, Morro Bay resident, thanked Chairperson Tefft for addressing the violations to the ESHA area on the Panorama property and spoke of the preservation for the area.

Betty Winholtz, Morro Bay resident, spoke about the issue of Morro Bay's housing crisis. Winholtz is hoping the Commission would agendize and discuss this topic and maybe have some workshops to receive input from the public.

Chairperson Tefft closed the Public Comment period.  
<https://youtu.be/wu5m625w8us?t=8m31s>

Discussion between Commissioners and staff regarding vacation rentals and housing.

## PRESENTATIONS

- A. CONSENT CALENDAR  
<https://youtu.be/wu5m625w8us?t=17m42s>

**A-1** Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**A-2** Approval of minutes from the Planning Commission meeting of July 18, 2017.

**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Commissioner Ingraffia move to approve the Consent Calendar. Commissioner Lucas seconded. The motion passed (3-0-1) Lucas abstained due to not attending the meeting.

**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.: CP0-465 and UP0-411

**Site Location:** 590 Morro Avenue, Morro Bay, CA

**Project Description:** Continued review of a request for approval of a Coastal Development Permit and Conditional Use Permit to modify and add to an existing unmanned telecommunication wireless facility at the Twin Dolphin Comfort Inn motel on the southeast corner of Morro Avenue and Marina Street in the R-2/PD/S.4 zone. The project is located outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Whitney McIlvaine, Contract Planner, (805) 772-6211

<https://youtu.be/wu5m625w8us?t=18m42s>

McIlvaine presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS

<https://youtu.be/wu5m625w8us?t=24m52s>

Commissioner Sadowski spoke to a neighbor last weekend.

The Commissioners presented their questions to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/wu5m625w8us?t=29m32s>

Alexander Lew, AT&T representative, presented his report for the proposed project. Lew asked the Commission to approve the project.

Bill Hammett, applicant's engineer, stated his company is responsible for taking care of the measurements, calculations, etc. for the radio frequency exposure conditions and have been doing this around California for the last 30 years.

Hammett gave an overview of what was done for this project and the types of testing which were conducted.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/wu5m625w8us?t=39m36s>

Commissioners presented their questions to staff and the applicant.

Applicants and staff answered the Commissioners questions.

Discussion between Commissioners and staff.

Commissioners requested the following requirements from AT&T:

- Notification to AT&T and from the City and response from AT&T for any construction to increase height of structures within 100 feet of any antenna at 590 Morro Avenue.
- AT&T to provide map of all existing AT&T antenna facilities within the City.
- AT&T to provide a notice in the form of a sign at ground level on the east facing wall of the hotel that specifies the existence of the antenna RF hazard above and the approximate height of the sign.

Discussion between Commissioners, staff and applicant regarding training for maintenance work around the antenna.

**MOTION:** Commissioner Ingraffia moved to adopt PC Resolution 21-17, CP0-465/UP0-411 with the additional requirements by the Commission. Commissioner Sadowski seconded and the motion passed unanimously (4-0).

***Additional Requirements:***

- *Notification to AT&T from the City of Morro Bay and response from AT&T for any construction to increase height of structures within 100 feet of antennas at 590 Morro Avenue.*
- *AT&T to provide ground level signage (cautionary signage).*
- *AT&T to provide a map of all AT&T facilities with the building permit for this project.*
- *Direction to staff for future cell sites will include a map of carrier sites within the city within half a mile.*
- *Notify AT&T and obtain an estimate of maximum Radio Frequency (RF) levels at the site of the proposed construction. This would only be for construction which would increase the height of the existing structure.*

**B-2 Case No.:** CP0-546 / UP0-484 / AD0-121  
**Site Location:** 2101 Sunset Avenue, Morro Bay, CA

**Project Description:** Coastal Development Permit and Conditional Use Permit approval with an associated Parking Exception for the addition of a 625 sq. ft. detached accessory dwelling unit to an existing single-family residence with a nonconforming side-yard setback and parking situation. The Parking Exception is to allow for the second required space to be located in tandem in the driveway. The project is located within the R-2 Residential Zoning District and outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** Categorically Exempt, Section 15303, Class 3

**Staff Recommendation:** Conditionally Approve

**Staff Contact:** Joan Gargiulo, Assistant Planner, (805) 772-6270

<https://youtu.be/wu5m625w8us?t=1h58m30s>

Gargiulo presented the staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Commissioner Sadowski stated he spoke to a neighbor.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/wu5m625w8us?t=2h2m34s>

Josh Sotelo, applicant, stated his reasons for his project and commended Gargiulo for her great work ethic and availability.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/wu5m625w8us?t=2h3m48s>

Discussion between Commissioners and staff.

**MOTION:** Commissioner Sadowski move to approve PC Resolution 22-17, UP0-484/CP0-546, to allow a detached secondary dwelling unit to a non-conforming residential structure and approving the parking exception AD0-121, to allow a second open uncovered space in tandem in the driveway at 2101 Sunset Avenue with an additional condition of removing the closet and removing the word “compact” from the added parking condition in Resolution 22-17. Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/wu5m625w8us?t=2h18m12s>

Chairperson Tefft asked if the current zoning code prohibits parking in the front setback area.

Gargiulo stated it did preclude parking in the setbacks without going through the parking exception process.

Chairperson Tefft wanted to know if the parking exception could be modified to include permission to park in the front setback area.

Staff responded they would make it explicit and add the verbiage.

*The planning condition listed below in bold and italic font was added:*

*The Applicant shall remove the closet currently located at the rear of the existing single-car garage to create one covered and enclosed parking space with a minimum interior dimension of 9'7" x 17'.*

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/wu5m625w8us?t=2h22m56s>

Commissioner Lucas asked staff if they were going to work on the housing issue.

Graham will have to look at the other issues coming up and will bring this back to the Commission. Graham will bring this back as a discussion in the next meeting.

Chairperson Tefft asked staff if there was any more workshops scheduled for GPAC regarding Land Use.

Graham stated there are no meeting's scheduled regarding Land Use due to already receiving the input for it and there were previous workshops for the Land Use maps. Graham notified the Commissioners there will be a scoping meeting for the Environmental Impact Report (EIR) in September. Graham also updated the Commission with the progress moving forward with the GPAC Committee.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/wu5m625w8us?t=2h27m43s>

Graham notified the Commission there will be a pre-construction meeting for the Black Hill Villas grading project later this week on Thursday. Graham also updated the Commission on the grading project for the Sunset project.

G. ADJOURNMENT

The meeting adjourned at 8:31 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on September 5, 2017, at 6:00 p.m.

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Robert Tefft, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: September 5, 2017

## Staff Report

**TO:** Planning Commissioners

**DATE:** August 30, 2017

**FROM:** Cindy Jacinth, Senior Planner

**SUBJECT:** Concept Conditional Use Permit (#UP0-446) for renovation of existing restaurant at 945 Embarcadero (City lease site 96 and 96W) converting existing rear interior storage to accommodate new dining and bar area with 71sf addition. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park, repair of seawall and pilings which support the existing wharf.

**RECOMMENDATION:**

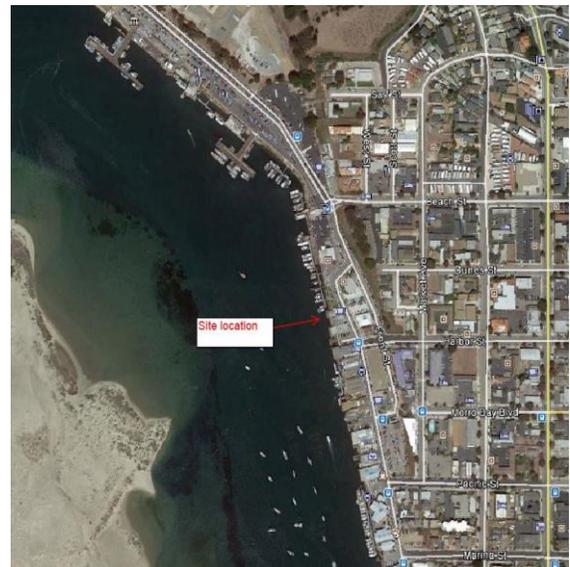
*FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY APPROVE THE PROJECT* by adopting a motion including the following action(s):

Adopt Planning Commission Resolution 23-17 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated August 13, 2017 (Exhibit F).

**APPLICANT/AGENT:** Stan Van Buerden,  
Applicant / Cathy Novak Consulting, Agent

**LEGAL DESCRIPTION/APN:** City lease sites  
96 and 96W / 066-352-054

**PROJECT SUMMARY:** The Applicant is seeking conditional use permit approval for renovation of existing House of Juju restaurant (City lease site 96 and 96W) to convert existing rear interior storage to accommodate a proposed 435square feet of restaurant dining and bar area plus a 71 square feet addition for a total single-story building area of 2,201square feet. Project



Prepared By: \_\_\_CJ\_\_\_

Department Review: \_\_\_\_\_

also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park. Proposed bayside improvement include 10 foot lateral access and outside seating counter and repair of seawall and 5 pilings which support the existing wharf. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.

**PROJECT SETTING:**

The location is a City lease site (96/96W) which is occupied with a single-story visitor-serving restaurant known as “House of Juju.” This location has an existing wharf on the bayside but no dock slips currently. The water lease site to the west of House of Juju is leased by the master leaseholder, Smith Held, to the south with proposed boat slips approved under a separate conditional use permit (#UP0-342) approved in 2013. The building permit application for the approved docks has not been submitted yet.



<b><u>Adjacent Zoning/Land Use</u></b>			
North:	Waterfront (WF/PD, S.4) / Anchor Park (city park)	South:	Waterfront (WF/PD, S.4) visitor-serving commercial and fishing dock
East:	Commercial Visitor-Serving(C-VS, PD/S.4), Commercial, vacant lot	West:	Harbor

<b>Site Characteristics</b>	
Overall Site Area	Land lease: 2,067sf Water lease: 1,340sf
Existing Use	City land and water lease – Existing use is visitor-serving commercial (restaurant). Water lease boundaries is limited to wharf area. Actual water area is not a part.
Terrain	Land portion previously developed and paved surface
Vegetation/Wildlife	Small patch of sensitive eelgrass near project area. Project reviewed for compliance with California Eelgrass Mitigation Policy (CEMP).
Access	Embarcadero
Archaeological Resources	No known resources.

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Visitor-serving commercial uses
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan)
Special Treatment Area	S.4
Combining District/Spec. Plan	N/A
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.
Parking Requirements for Restaurants (MBMC 17.44): Restaurant dining: 1 space/60 sf Outdoor dining (front): 1 space/120 sf	Current parking requirements based on existing uses present equals 9 spaces. Proposed project based on dining expansion would require 13 spaces. Applicant requests per City Council parking in-lieu Resolution 54-16 a waiver of in-lieu fees for the difference of the 4 required spaces. (Planning condition 12).
View Corridor Requirement	No view corridor requirement on single story (14ft) buildings on lease site width of less than 49 feet. Lease site is 41.43' wide.

**PROJECT BACKGROUND:**

The restaurant located at this lease site has been in existence since the 1970's. It was most recently the location of the former Rocca's restaurant, and prior to that the Whales Tail restaurant. The permit history of this lease site is shown in the table below. A review of past permits showed no previous restaurant conditions of approval that would conflict with the proposed project.

<b>Year</b>	<b>Permit Number</b>	<b>Description</b>
1977	CDP 126-26	Restaurant remodel
1984 & 1993	CUP 16-84, CUP 06-93/ CDP waiver	180sf dining addition
1993-97	CUP 22-93 / CDP 3-97-31	Deck reconstruction, lateral and vertical access installed, revetment repair
2008	UP0-208	Minor use permit for interior remodel

**PROJECT DESCRIPTION DETAILS:**

**Restaurant Remodel:**

The Applicant has provided a detailed project description (Exhibit B) which explains the project. Plan sheet A.1 shows the site plan with shaded area denoting area of restaurant to be remodeled. Currently this area of the restaurant building is used for storage and plans propose to remodel the interior of the restaurant to add additional indoor dining area of 296 square feet and indoor bar area of 139 square feet. The existing trash enclosure on the west side of the building is proposed to be relocated to the north side of the building by adding a 71 square foot addition to enclose the trash containers. (Exhibit E). Elevations on Plan sheet A3.1 depict the proposed addition which includes a new roll-up door. Elevations page show the proposed addition and exterior material to match with existing exterior finishes.

With the trash containers removed, the Applicant proposes public access / harborwalk improvements by adding a new public seating counter/bar with windscreen (Detail on Plan sheet A3.1, Exhibit E). Although there is a new exit door from the restaurant proposed to be added near the outdoor seating bar, the Applicant is proposing signage which would state that seating available for public use with no purchase necessary.

**Parking Requirements**

The parking requirements per the Zoning Ordinance is 1 space per 60sf of customer area. As summarized in the above development standards table, the proposed

restaurant remodel would trigger requirement for 4 extra parking spaces. Pursuant to City Council resolution 54-16, the Applicant is requesting a waiver of in-lieu fees for the required 4 spaces.

**Public Access Improvements/ Harborwalk:**

As required by the Waterfront Master Plan, the Applicant is proposing bayside lateral access improvements to the Harborwalk which currently curves around the building as it extends from Anchor Park to the north and to where it connects with the Poppy's/Harbor Center building to the south.

In order to improve the circulation flow of the Harborwalk from Anchor Park onto this lease site, the Applicant proposes to widen the public accessway by adding a new triangular portion at the northwestern corner of the lease site. This is shown on plan sheet A2.1 and in the visual simulation prepared (Exhibit D). Although the City's Waterfront Master Plan requires projects to provide 8 feet of bayside lateral access, the plans show the bayside lateral access as 10 feet wide which is typically required by the Coastal Commission. The Applicant's lease site will connect to existing 8-foot lateral access to the south which was approved by Coastal Commission in 2014 based on presence of eelgrass habitat at the time.

Due to the small size of the lease site, the Applicant is proposing off-lease improvements at the adjacent Anchor Park by adding new sidewalk, benches, bike rack and a succulent garden. Staff is proposing a condition of approval for a landscaping plan with the Precise Plan submittal to evaluate details of the park improvements. (Planning condition 3).

A coastal public access signage plan is shown on Plan sheet A1.2 with a proposed interpretive sign to be installed subject to coordination with the Historical Society and subject to review and approval by the Community Development Director (Planning condition 4).

**Visual Simulations**

The Applicant has submitted visual simulation from two viewpoints both north and south (Exhibit D). This exhibit also depicts the proposed exterior finishes for the public access improvements including the stainless cable railing, wood/glass windscreen, and building façade. Elevations on the project plans (Exhibit E) show the proposed 71 square foot addition proposed with a flat roof. The cement siding, vinyl windows, and trim are proposed to match existing building character.

**Seawall and Piling Repair:**

Included in the project description is repair of the seawall and 5 pilings which support the existing wharf. Piling repair specifications are denoted on Plan sheet S1.3 with section details on Plan sheet S 2.0. The proposed repair work will utilize sleeving existing pilings with a Simpson strong tie epoxy jacket as detailed on plans. Seawall repair detail is also denoted on plans with epoxy coated reinforcement.

The construction work with closure of public accessway is anticipated to last for 6-8 weeks, pursuant to the project description (Exhibit B). To ensure minimum disruption of public access, staff has added Planning condition 4, limiting the closure to 45 days, subject to extension by the Community Development Director if deemed appropriate/necessary.

**ENVIRONMENTAL:**

An eelgrass survey was performed by Tenera dated November 24, 2015 which found no eelgrass underneath the proposed walkway addition, although an eelgrass patch was present around the corner of the deck as shown in Exhibit C. This location is also noted on Plan sheet A1.1 (Exhibit E).

This project is subject to the requirements of the California Eelgrass Mitigation Policy (CEMP), administered by the National Marine Fisheries Service (NMFS). The CEMP allows for projects to be reviewed on a case by case basis where there are small patches or transient/temporary patches and depending on circumstances the 5 meter buffer around eelgrass habitat can be smaller or larger. In this case, less than 3 square meters of the seabed of potential habitat for eelgrass would be underneath the walkway if it extended to the corner of the wharf as most of the area underneath the walkway area is rock rip-rap.

CEMP protocols require the applicant to complete a pre-construction survey between 30-60 days prior to start of construction, and a post-construction survey is due 30 days after construction, to determine impact, if any, and corresponding required mitigation. (Planning condition 6). In addition, project construction BMP's have been added to minimize material containment, require seawall repair and piling repair activities be monitored by a qualified biological monitor to ensure impacts to marine mammals are avoided. (See Planning conditions 7-11).

With the above review, the project based on size would be eligible for a categorical exemption under CEQA, Section 15301, Class 1d where under existing facilities restoration or rehabilitation of deteriorated or damaged structures to meet current

standards of public health and safety are allowed which the repair and rehabilitation of the seawall and 5 pilings would qualify for an exemption. In addition, Section 15301, Class 1d which also under existing facilities allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 7-11.

**PUBLIC NOTICE:**

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on August 25, 2017, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

**CONCLUSION:**

The proposed project would remodel an existing waterfront restaurant and provide new public access amenities including outdoor public seating, improved bayside lateral access, and proposed off-lease improvements to the adjacent Anchor Park. No height increase is proposed, and the proposed 71 sf addition to accommodate the trash enclosure is proposed to match existing exterior materials and elevations. The outdoor public seating would be available to the general public and does not diminish or detract from existing public views of the water or of Morro Rock. The Waterfront Master Plan encourages outdoor dining and Applicant proposes to retain the existing street-side outdoor dining with the outdoor seating counter & windscreen proposed for public use and no purchase necessary. The project also includes the repair and maintenance of the existing seawall and 5 pilings which support the wharf and public Harborwalk accessway. The project as proposed provides for enhanced public access which meets City goals in the Waterfront Master Plan and will add to the ambiance of the waterfront area and Anchor Park, a City park. It is consistent with the City's General Plan and Local Coastal Program (LCP). With the incorporation of recommended conditions, staff recommends that Planning Commission forward a favorable recommendation of this Concept Plan to City Council for approval.

**EXHIBITS:**

Exhibit A – Planning Commission Resolution 23-17

Exhibit B – Applicant's Project Description dated October 2016.

Exhibit C – Eelgrass survey, Tenera Environmental, November 24, 2015

Exhibit D – Photo simulations and Color and Materials.

Exhibit E – Public correspondence received August 30, 2017

Exhibit F – Plans/ Reductions received August 23, 2017

RESOLUTION NO. PC 23-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-446) FOR COMMERCIAL RESTAURANT REMODEL, IMPROVEMENTS TO PUBLIC ACCESS AND ANCHOR PARK, AND REPAIR OF SEAWALL AND 5 EXISTING PILINGS AT 945 EMBARCADERO, HOUSE OF JUJU

**WHEREAS**, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on September 5, 2017, for the purpose of considering a Concept Plan approval of Conditional Use Permit #UP0-446; and

**WHEREAS**, notices of said public hearing were made 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)**

- A. That for purposes of the California Environmental Quality Act, Case No. UP0-446 is categorically exempt under Class 1d, Section 15301 where under existing facilities restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety are allowed which the repair and rehabilitation of the seawall and 5 pilings would qualify for an exemption. In addition, Section 15301, Class 1d which also under existing facilities allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive based on the eelgrass planning survey submitted by Tenera Environmental dated November 24, 2015 and implementation of best management practices as conditioned by Planning conditions 7-11.

**Conditional 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 commercial remodel, public access improvements, and seawall and piling repairs at 945 Embarcadero are permitted uses within the zoning district; the waiver of parking in lieu fees for four parking spaces triggered by the restaurant remodel per Council resolution 54-16; and said commercial structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.
  
- B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed commercial remodel, public access, park improvements, and seawall and piling repairs will provide a visitor-serving opportunity which will provide additional benefit and improvements to an existing visitor-serving commercial use and is consistent with the character of the existing development.

**Waterfront Master Plan Findings**

- A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:
  - a. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.
  
  - b. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen around the building.
  
  - c. The project does not worsen or block more views, it does not block view corridors or intrude into pedestrian access areas. It takes advantage of outward views and characteristics of the topography in that the project proposes outdoor public seating on the bayside in addition to providing a minimum of 10 foot bayside lateral access.
  
  - d. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the amenities of the existing adjacent Anchor Park, will add an outdoor seating option which will maintain and enhance views of the bay.

## Exhibit A

Planning Commission Resolution #23-17

Concept CUP #UP0-446

Page 3

- e. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining existing commercial visitor-serving that does not increase height or create view impacts from the 71sf commercial addition and also in that the project will provide improved lateral public access to the water docks while assisting in the Harborwalk plan to continue public access along the waterfront that is consistent with the character of the existing development.
- f. The project gives its occupants and the public some variety in materials and/or application in that the project, including the improved angled harborwalk leading from Anchor Park to the project lease site, and also retains building character.
- g. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new public lateral access and outdoor seating counter will be accessible to the public and provides articulation that is consistent with the character of the existing development.
- h. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northwesterly entrance to make the lateral access more inviting to pedestrians. And is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

### **Architectural Consideration**

- A. As required by Ordinance Section 17.48.200 the Planning Commission finds that the architectural treatment and general appearance of all proposed structures and open areas are in keeping with the character of the surrounding areas, are compatible with any design themes adopted by the city, and are not detrimental to the orderly and harmonious development; of the city or to the desirability of investment of occupation in the area.

**Section 2.** Action. The Planning Commission does hereby recommend for City Council approval Concept Conditional Use Permit #UP0-446 subject to the following conditions:

### **STANDARD CONDITIONS**

- 1. This permit is granted for the land described in the staff report dated August 30, 2017, for the project at 945 Embarcadero depicted on plans dated August 13, 2017, on file with the Community Development Department, as modified by these

## Exhibit A

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 Planning Commission approved plans submitted for UP0-446, 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 Director, upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or 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.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

**Building Conditions:**

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

**Fire Department Conditions:**

1. Fire Sprinkler Coverage. Sprinkler coverage shall be extended to include the following areas, in accordance with Morro Bay Municipal Code, Sections 14.08.090 (L) (2), 14.08.090 (N), 14.52.060, CFC 3604, NFPA 13 and NFPA 303:
  - a. Applicant shall provide sprinkler coverage beneath the existing public access deck.
  - b. Applicant shall extend sprinkler coverage for protection of proposed new dining area, new bar area, and new trash enclosure.
  - c. Applicant shall submit plans for required automatic fire sprinkler system protection to Morro Bay Community Development Department for review.

**Public Works Conditions:**

The following Public Works conditions shall be satisfied with the Building Plan submittal:

1. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired if necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
2. 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

## Exhibit A

damage to the proposed project (MBMC 14.24.070). Indicate and label on plan

3. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48: 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.
4. Encroachment Permits: A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.
5. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

Add the following Items/Notes to the Plans:

6. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
7. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

### **Planning Conditions:**

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.
2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.
3. Landscaping: A landscaping plan shall be submitted for review and approval with

## Exhibit A

the Precise Plan submittal.

4. Public Access Closure: The public access closure shall be limited to no more than 45 days. Any extension of public access closure beyond 45 days shall be subject to review and approval by the Community Development Director.
5. Prior to issuance of a building permit, the Applicant shall either acquire all required regulatory permits and authorizations (i.e. U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife), or submit documentation that such permits are not required.
6. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any change in eelgrass extent shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014
7. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the

requirements of this condition.

8. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:
  - a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
    - b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
    - c. Barrel Absorbent Pads
    - d. Container Absorbent Granules
    - e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
    - f. The work area shall be contained within a boom to prevent debris from falling into the water.
    - g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
    - h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
    - i. No equipment shall be permitted to enter the water with any petroleum products.
    - j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
    - k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
    - l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.
9. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydroacoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method

# Exhibit A

used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).

10. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.
11. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.
12. Pursuant to the provisions of City Council resolution 54-16 dated June 28, 2016, the amount of the four parking spaces shall be calculated as free for the first four parking spaces. If Council parking in-lieu resolution has expired as of building permit approval, then parking in-lieu fees shall be calculated according to fees in place as of the time of building permit approval. Said parking in-lieu fee shall be paid prior to issuance of a building permit.
13. Project plans shall be revised to reflect the correct number of pilings on the lease site prior to City Council review of the Concept CUP.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 5<sup>th</sup> day of September, 2017 on the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Vice-Chairperson Gerald Luhr

ATTEST

---

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 5th day of September, 2017.

## Exhibit B

### **Project description – 945 Embarcadero Road, Morro Bay**

**August 2017 - Revised**

#### **Setting**

The project site, 945 Embarcadero Road (Lease sites #96 & #96W), is approximately 3,407 sq. ft. (land lease is approximately 2,067 sq. ft. and water lease is approximately 1,340 sq. ft.). The property is located on the western side of Embarcadero Road and adjacent to the Harbor Center on the south and Anchor Park (city park) on the north. It is zoned WF/H (PD/S.4). The site currently has a one story building (House of Ju Ju), the Harborwalk and a wharf.

#### **Project Description**

**Summary:** This site has an existing restaurant, outdoor dining and a wharf that is the Harborwalk. The water lease beyond the wharf area was transferred to the adjacent leaseholder a couple of years ago since it was not feasible to construct floating docks at this site. Since the site is very small, there isn't much available to this tenant for proposing major improvements so, the proposed project incorporates new amenities and other public benefits to the city owned park.

The existing restaurant has all the dining area on the Embarcadero and north side of the building. From the onset of obtaining this lease site it had been contemplated to remodel the rear area, adjacent to the bayside, of the building to add additional dining space. The proposed plan includes a remodel of the interior space to accommodate a new bar and additional restaurant seating area.

In addition, the existing trash enclosure is located on the wharf/Harborwalk and is exposed to the general public. The proposed plan will remove this trash enclosure area and add approximately 71 sq. ft. of building along the northern side to completely enclose the trash/recycling containers from view. With this wharf area clear, the project as proposed will add an outdoor patio with counter top seating and a windscreen for protection. The patio will be accessed from both the Harborwalk and the restaurant. This area will be open to the general public and will have the appropriate signage indicating that there is no purchase necessary to utilize the area.

The existing Harborwalk/sidewalk through Anchor Park, along the bayside, is approximately 5 feet wide at the northwest corner of the existing building. The project as proposed will construct a new triangular section adding area to this confined intersection between the existing building and the park. This added area will also allow the applicant to construct the new trash enclosure on the north side of the building. The project as proposed has purposely kept the triangular section to this configuration to avoid impacts to the eelgrass located in close proximity at the end of the wharf and habitat along the northern side of the wharf. The proposed

## Exhibit B

walkway addition will avoid the eelgrass area by constructing the accessway almost entirely over the existing rock rip rap.

As for the City park improvements, the project as proposed will remove the narrow sidewalk (approximately 3 to 4 feet wide) that runs adjacent to the north side of the building. Currently the sidewalk is up against the building edge and has contributed to drainage issues in the building. By relocating the sidewalk away from the building the drainage issues can be resolved. The new sidewalk will be 6 feet wide and run on a diagonal from the Embarcadero to the Harborwalk. This new location will also provide maximum usage of the park area and provide new space for the construction of two new benches, bicycle racks and succulent garden area. The new design will provide a more open feeling and space to the intersection of the Harborwalk to the south and north.

The site has additionally undergone a wharf and piling inspection in January 2017. The report identifies piling and revetment repair that will need to be done. As such, the project as proposed will incorporate the repair work identified in the structural plans.

### **Site & Project Characteristics:**

**Lot coverage:** The maximum lot coverage is 70%, 2,385 sq. ft. The proposed lot coverage is 65%, 2,201 sq. ft.

**Building Height:** The existing building is 14 feet (flat roof) and there will be no increase in height with the new trash enclosure area.

**Setbacks:** There are no design modifications that will require any changes to the existing setbacks.

**Parking:** A total of 4 new parking spaces or in-lieu is required. The applicant is requesting an in-lieu waiver per Council resolution 54-16 for the 4 spaces.

**Aesthetics:** This project will not obstruct a protected view. There is lateral and vertical access to the bay on-site and no changes are proposed.

**Landscaping Plan:** A landscape plan is required and will be submitted at the Precise Plan review time. The landscaping proposed will be on City park property.

**Lighting:** Minimum lighting will be provided and it will comply with City regulations relative to direction, intensity and shielding. All new lighting will be cutoff style and directed downward. Further lighting information can be found on Sheet A-1.1.

<b>PROJECT DATA</b>	<b>Existing</b>	<b>Proposed</b>
LAND LEASE	2,067 sq. ft	2,067 sq. ft

## Exhibit B

WATER LEASE	1,340 sq. ft.	1,340 sq. ft.
TOTAL LAND & WATER LEASE	3,407 sq. ft.	3,407 sq. ft.
OUTDOOR DINING – NEW PUBLIC		140 sq. ft.
OUTDOOR DINING – EXISTING (FRONT)	139 sq. ft.	139 sq. ft.
EXISTING BUILDING	2,130 sq. ft.	
PROPOSED ADDITION – TRASH ENCL.		71 sq. ft.
INDOOR DINING - EXISTING	500 sq. ft.	500 sq. ft.
INDOOR DINING WITH BAR		296 sq. ft.
PROPOSED BAR/EMPLOYEE AREA		139 sq. ft.
EXISTING KITCHEN/STORAGE	1,195 sq. ft.	1,195 sq. ft.
PROPOSED TOTAL BUILDING:		2,201 sq. ft.
PARKING	9	13

*Signage:* To provide adequate signage indicating the area is open to the public, “Coastal Access Signs”: Signs will be mounted at north end of the building as well as the entrance from the new sidewalk at the Embarcadero. An existing coastal access sign is located at the southern entrance so no additional sign is proposed in that location.

“Interpretative signage”: One new interpretative sign will be installed on the existing Harborwalk behind the building overlooking the bay.

“General public signage”: Signs indicating that the patio area is open for the general public use with no purchase necessary will be installed at the entrance to the patio from the Harborwalk side.

These signs are consistent with several previously approved projects on the Embarcadero by the City and CA Coastal Commission.

*Windscreen:* The proposed windscreen on the bay side of the outdoor dining area will have material that will be frosted, partially frosted or another visually permeable barrier design in order to minimize bird strikes.

### **Permitting Requirements:**

The site is located within the WF/H (PD/S.4) zoned area. A bayside lateral access, restaurant and patio area are acceptable uses however, requires a Conditional Use Permit from the City. The project site is within the CA Coastal Commission original jurisdiction and a Coastal Development Permit from the CA Coastal Commission is needed. Furthermore, a Planned Development (PD) Overlay and S.4 zone has been applied to the site. Since the site is on public lands, a precise plan approval is required. Other permits may include Army Corps of Engineers and Regional Water Quality Control Board.

## Exhibit B

### **Project construction work and timing:**

The construction work for the new trash enclosure area, patio, sidewalk, park and Harborwalk extension may require a temporary closure of the Harborwalk and wharf area for approximately six to eight weeks while the construction work is going on. If this is the case, an unobtrusive fence or equivalent measure will delineate the construction areas with signage to redirect the public. The alternative route for the public pedestrian access will be to redirect the foot traffic to the Embarcadero and then access will be provided down the middle of the Harbor Center building or down Harbor Street to the waterside.

### **Eelgrass & Future eelgrass surveys:**

As indicated in the eelgrass Survey report by Tenera, November 24, 2015, there was eelgrass located off the west side of the wharf near the project construction area. A follow up survey has not been conducted because the proposed project was modified after the original Harborwalk addition design by eliminating a section in order to avoid the eelgrass area.

Therefore, the proposed work should not have an effect on the identified eelgrass patches to the west because of the distance from the proposed work. The project as proposed will conduct a pre-construction survey to determine if there is any new eelgrass present within the construction area. If no eelgrass is present, then the project would not provide any post-construction surveys. If eelgrass is present within the construction area and cannot be avoided, it is proposed that a post-construction survey will be required to assess any impacts and provide a mitigation plan prepared by a qualified biologist.

**Project construction BMP's:** The project contractors will employ all Best Management Practices required to mitigate any spill risks. The contractor will minimize the source of risks and thereby reduce overall spill and pollution risks on this project. Any and all land based activities will include BMP's to address rainwater pollution issues from disturbed soil or stockpiles. The project as proposed includes the following safeguards, mitigation measures, actions, and procedures for the protection of the marine environment:

- I. **Material Containment:** Particular care shall be exercised to prevent foreign materials (e.g. construction scraps, wood preservatives, other chemicals, etc.) from entering harbor or other state waters. Where additional wood preservatives must be applied to cut-wood surfaces, the materials, whenever feasible, shall be treated at an onshore location to preclude the possibility of spills into harbor or other state waters. A containment boom shall be placed around all active portions

## Exhibit B

of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other materials could fall into the water. The containment boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris.

Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills.

Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

2. Construction Plan: All erosion control/water quality best management practices to be implemented during construction and their location shall be noted on the plan. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into the Pacific Ocean to the maximum extent feasible. The Construction Plan shall, at a minimum, include the following required criteria specified via written notes on the Plan:

- a. All work shall take place during daylight hours. Lighting of the beach and water area is prohibited.
- b. All construction materials and equipment placed on the land during daylight construction hours shall be stored beyond the reach of tidal waters. The only exceptions shall be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the piles) as necessary to contain runoff and/or sediments at the construction site, where such controls are placed as close to work area as possible, and minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult.
- c. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- d. Equipment washing, refueling, and/or servicing shall not take place on the beach or pier.
- e. All materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.
- f. Equipment washing, refueling, and/or servicing shall not take place over the water.
- g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).
- h. The Coastal Commission's Central Coast District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

## Exhibit B

3. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or cleaning up improperly contained foreign materials.

4. All construction shall be undertaken in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No changes to the approved Construction Plan shall occur without a coastal development permit or waiver unless the Executive Director determines that no coastal development permit or waiver is necessary.

**Project construction documents and coordinator:** A copy of the construction documents will be maintained in a conspicuous place on the job site at all times and available for public review on request.

The project construction coordinator will be Stan Van Beurden. Should any questions arise during construction, an address and phone number (available 24 hours a day) will be posted at the job site so that the contact information is readily visible from a public area. The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.



Letter file: ESLO2015-30

November 24, 2015

Cathy Novak  
Cathy Novak Consulting  
P.O. Box 296  
Morro Bay, CA 93443

Subject: Eelgrass (*Zostera*) survey at 945 Embarcadero, Morro Bay, CA 93442

Dear Cathy:

On October 30, 2015 Gery Cox and I completed an eelgrass survey at the House of Ju Ju Restaurant, formerly known as Rocca's Restaurant. The restaurant is located at 945 Embarcadero, Morro Bay, California. The survey was done based on a request from you and Mr. Stan Van Beurden to search for eelgrass underneath an area being considered for widening the public walkway next to the restaurant (**Figure 1**).

No eelgrass was found underneath the conceptual walkway addition. A dense eelgrass patch was present just around the corner of the deck (**Figure 1**).

Most of the subtidal seafloor underneath the conceptual walkway area is rock rip-rap, which is not ideal habitat for eelgrass. Eelgrass needs sand/mud for its rhizomes to root and anchor. Less than 3 m<sup>2</sup> of the seabed of potential habitat for eelgrass would be underneath the walkway if it extended to corner of the existing walkway deck (**Figure 1**). This, however, would be avoided if the walkway did not extend to the corner, as all of the added walkway would be over rock rip-rap. If you have any questions, please do not hesitate to contact me.



**Figure 1.** Area searched for eelgrass on October 30, 2015. None was found.

Thank you and sincerely,

A handwritten signature in black ink that reads "Scott Kimura".

Scott Kimura  
Tenera scientist/project manager

cc: Stan Van Beurden

PROPOSED VIEW FROM NORTH



PROPOSED VIEW FROM SOUTH



Painted Cement Siding



White Vinyl Windows/Trim



Painted Metal Roll-up Door



Stainless Cable Railing



Wood/Glass Windscreen



Metal Roofing (Existing)

EXISTING VIEW FROM NORTH



EXISTING VIEW FROM SOUTH



Exhibit E

RECEIVED

AUG 30 2017

8/26/17

City of Morro Bay  
Community Development Dept.

TO: COMMUNITY DEVELOPMENT DEPT.  
RE: CASE # UPO-446

AS A LONG-TIME MEMBER OF  
THE MORRO BAY BUSINESS COMMUNITY,  
I WHOLE-HEARTEDLY SUPPORT THE PROJECT  
PROPOSED FOR THE "HOUSE OF TUTU".

THE PROJECT WILL BE AN UPGRADE  
OF AN EXISTING BUSINESS HANDICAPPED  
BY A DATED DESIGN & TRAFFIC FLOW.  
THE PROPOSED CHANGES WILL BENEFIT  
BOTH THE RESTAURANT AND THE PUBLIC  
AT LARGE.

RESPECTFULLY,

*Mike Hischer*

MIKE HISCHIER  
WAVELENGTHS SURF SHOP  
(805) 772-3904







**PUBLIC SEATING SIGNAGE**

TO BE LOCATED ON THE NORTHERN AND SOUTHERN EDGES OF THE NEW PUBLIC SEATING COUNTER LOCATED AT WEST SIDE OF LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO STRUCTURE (OR 4x4 POST) WITH WHITE BACKGROUND AND BLUE LETTERING.



**PUBLIC BOARDWALK SIGNAGE**

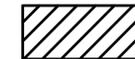
TO BE LOCATED AT THE NORTHERN AND SOUTHERN ENTRANCES TO THE HARBORWALK LOCATED AT THE WEST SIDE OF THE LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO 4x4 POST WITH WHITE BACKGROUND AND BLUE LETTERING.

**INTERPRETIVE SIGNAGE**

AN INTERPRETIVE SIGN WITH CONTENT RELATING TO THE HISTORICAL NATURE OF MORRO BAY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR.

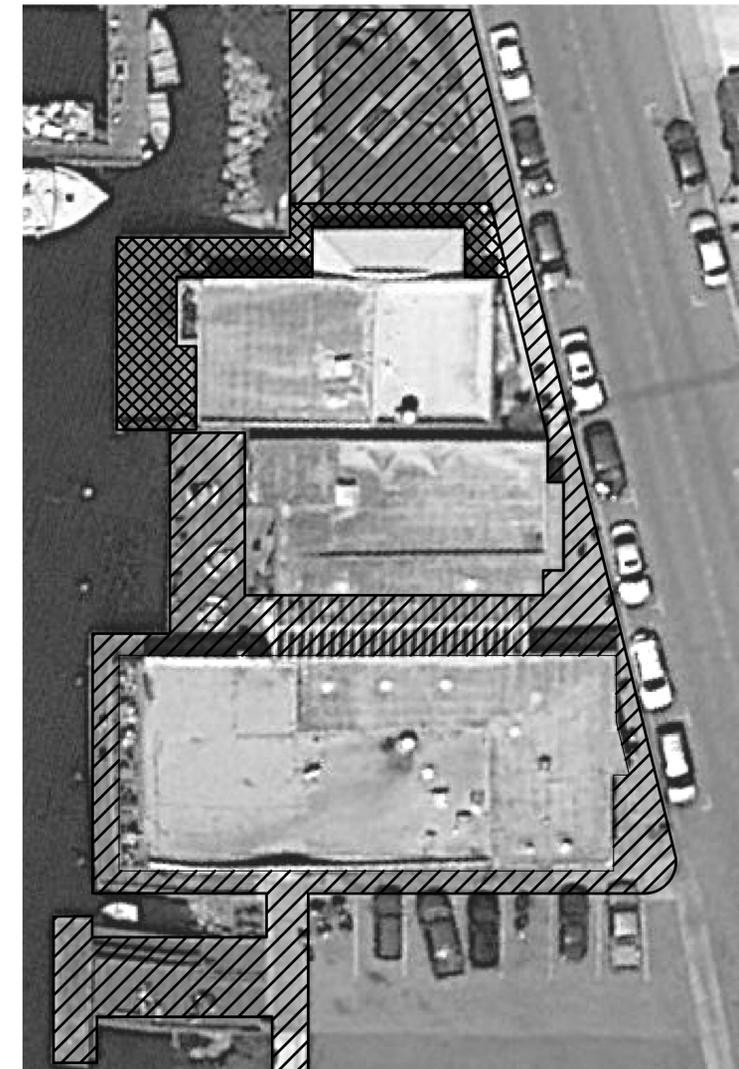
**PUBLIC ACCESS - DURING CONST.**



DEPICTS AREAS OF PUBLIC ACCESS OPEN DURING CONSTRUCTION



DEPICTS AREAS OF PUBLIC ACCESS CLOSED DURING CONSTRUCTION



**EXTERIOR LIGHTING**

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.

B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.

C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.

D. LIGHTS SHALL HAVE SOLID SIDES AND REFLECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

Outdoor Wall 1Lt  
49067OZ (Olde Bronze)



Dimensions	
Height	10.25"
Width	10.50"

Ordering Information

Product ID	49067OZ
Finish	Olde Bronze
Available Finishes	OZ, OZ

Dimensions

Extension	11.75"
Height from center of Wall opening	6.25"
Base Backplate	5.50 DIA
Weight	3.90 LBS

Specifications

Material	Brass
Glass Description	Fresnel Lens

Electrical

Voltage	120V
---------	------

Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	<b>USE WITH LED BULB</b>
Lamp Included	Not Included
Number of Lights/LEDs	1
Socket Type	Medium
Lamp Type	A19

Kichler  
7711 East Pleasant Valley Road  
Cleveland, Ohio 44131-9010  
Toll free: 866.558.5706 or kichler.com

Notes:  
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.  
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

**KICHLER.**

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**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
630 QUINTANA RD. #330  
MORRO BAY, CA. 93442-1965  
(805) 772-5700

STAMPS



CONSULTANTS



SMITH STRUCTURAL GROUP, LLP  
811 El Capitan Way, Suite 240 | 805.439.2110  
San Luis Obispo, CA 93401 | smithstructural.com

PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.  
93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

REVISIONS

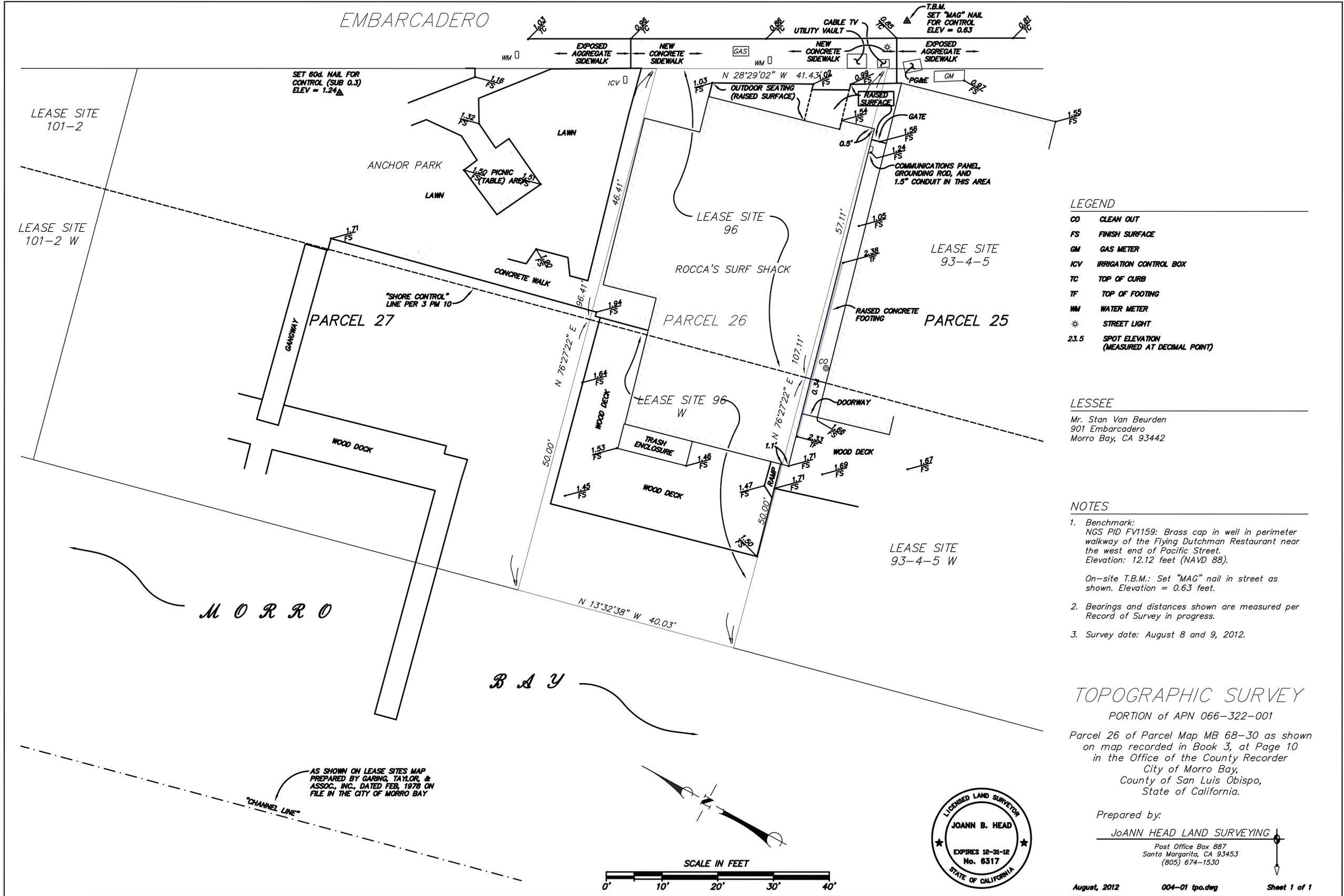
SHEET TITLE

**SIGNAGE, LIGHT'G, & CONST. ACCESS**

SHEET NO.

**A1.2**

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- LEGEND**
- CO CLEAN OUT
  - FS FINISH SURFACE
  - GM GAS METER
  - ICV IRRIGATION CONTROL BOX
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - WM WATER METER
  - \* STREET LIGHT
  - 23.5 SPOT ELEVATION (MEASURED AT DECIMAL POINT)

**LESSEE**  
 Mr. Stan Van Beurden  
 901 Embarcadero  
 Morro Bay, CA 93442

- NOTES**
1. Benchmark: NGS PID FV1159: Brass cap in well in perimeter walkway of the Flying Dutchman Restaurant near the west end of Pacific Street. Elevation: 12.12 feet (NAVD 88).  
 On-site T.B.M.: Set "MAG" nail in street as shown. Elevation = 0.63 feet.
  2. Bearings and distances shown are measured per Record of Survey in progress.
  3. Survey date: August 8 and 9, 2012.

**TOPOGRAPHIC SURVEY**  
 PORTION of APN 066-322-001  
 Parcel 26 of Parcel Map MB 68-30 as shown on map recorded in Book 3, at Page 10 in the Office of the County Recorder City of Morro Bay, County of San Luis Obispo, State of California.

Prepared by:  
 JoANN HEAD LAND SURVEYING  
 Post Office Box 887  
 Santa Margarita, CA 93453  
 (805) 674-1530  
 August, 2012      004-01 tpo.dwg      Sheet 1 of 1



**EXISTING TOPOGRAPHY SURVEY**

**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
 630 QUINTANA RD. #330 MORRO BAY, CA. 93442 · 1965  
 (805) 772-5700



**CONSULTANTS**  
  
 SMITH STRUCTURAL GROUP, LLP  
 811 El Capitán Way, Suite 240 | 805.439.2110  
 San Luis Obispo, CA 93401 | smithstructural.com

**PROJECT**  
**RESTAURANT REMODEL**  
 FOR  
**STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF. 93442  
**DRAWING PHASE**  
**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

REVISIONS  
 SHEET TITLE  
**TOPOGRAPHY SURVEY**  
 SHEET NO.

**A1.3**

**C. P. PARKER ARCHITECT**

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STAMPS



CONSULTANTS



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 San Luis Obispo, CA 93401 | smithstructural.com

PROJECT

**RESTAURANT REMODEL**

FOR  
**STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF. 93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

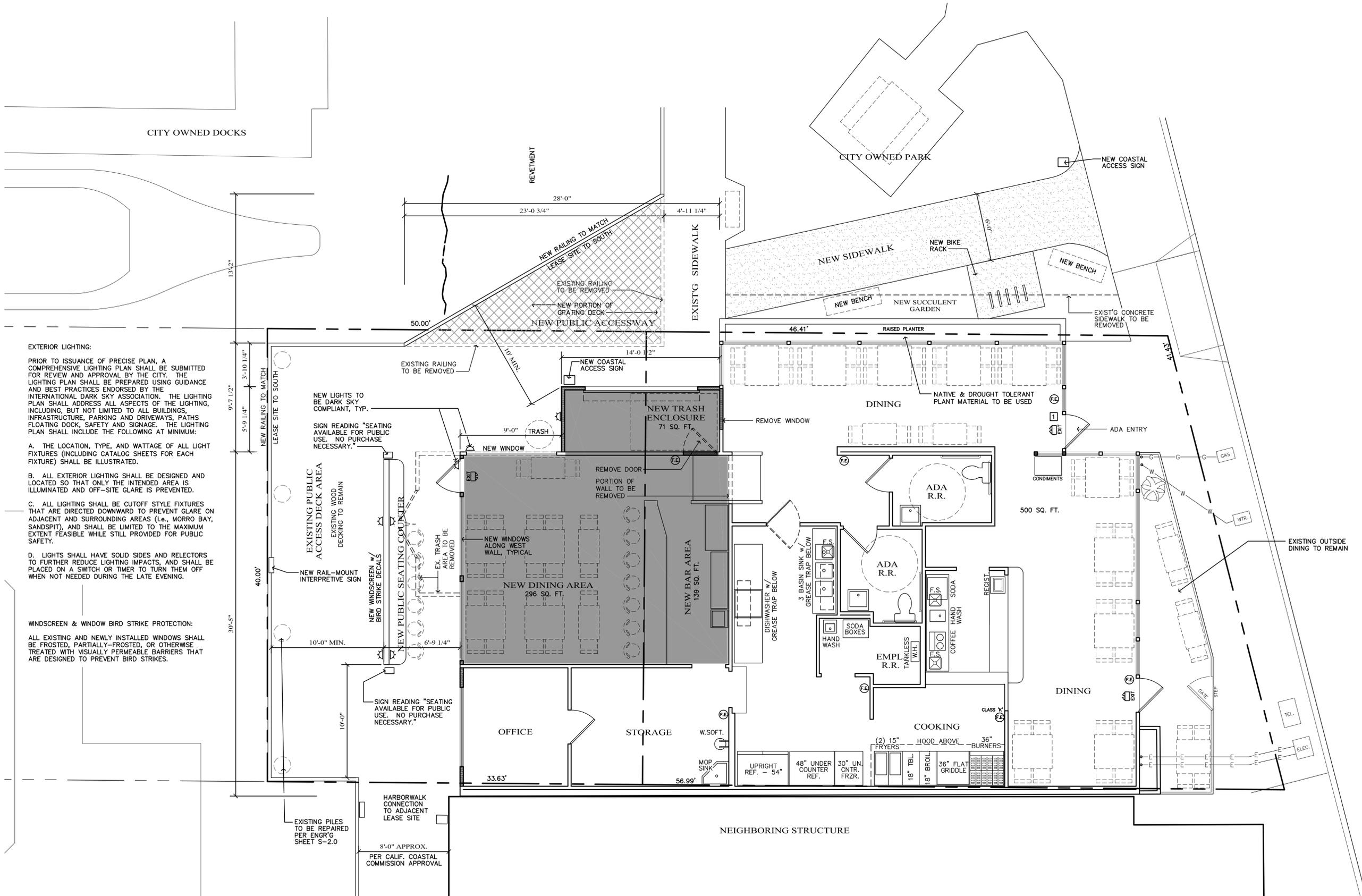
REVISIONS

SHEET TITLE

**FLOOR PLAN**

SHEET NO.

**A2.1**



**EXTERIOR LIGHTING:**

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

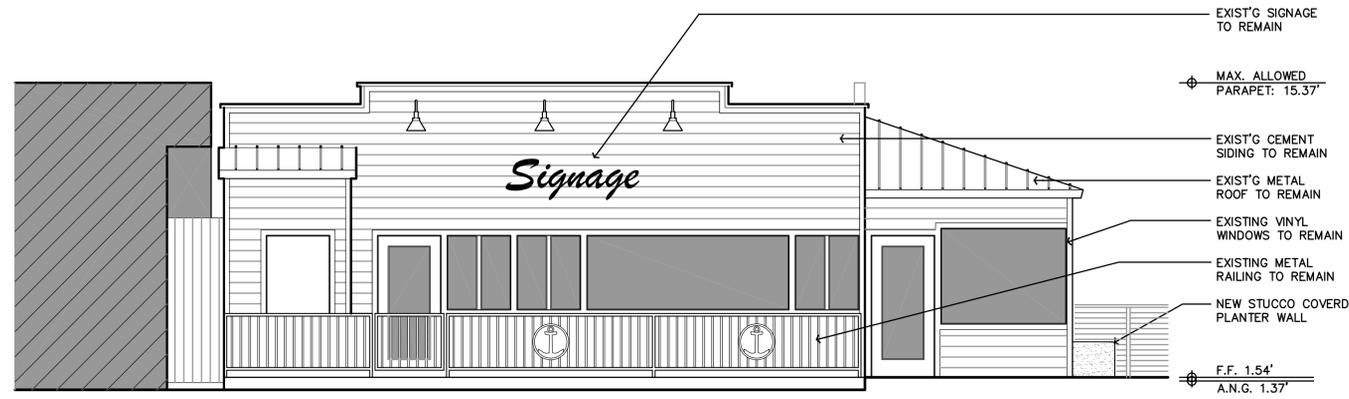
- A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.
- B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.
- C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.
- D. LIGHTS SHALL HAVE SOLID SIDES AND REFLECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

**WINDSCREEN & WINDOW BIRD STRIKE PROTECTION:**

ALL EXISTING AND NEWLY INSTALLED WINDOWS SHALL BE FROSTED, PARTIALLY-FROSTED, OR OTHERWISE TREATED WITH VISUALLY PERMEABLE BARRIERS THAT ARE DESIGNED TO PREVENT BIRD STRIKES.

**NEW FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**EXTERIOR FINISHES:**

MATERIALS OF CEMENT SIDING, VINYL WINDOWS, TRIM BOARDS ALL TO MATCH THOSE MATERIALS AND COLORS THAT ARE CURRENT INSTALLED ON THE EAST SIDE OF THE EXISTING STRUCTURE.

NEW ROLL-UP DOOR TO BE PAINTED TO MATCH SIDING.

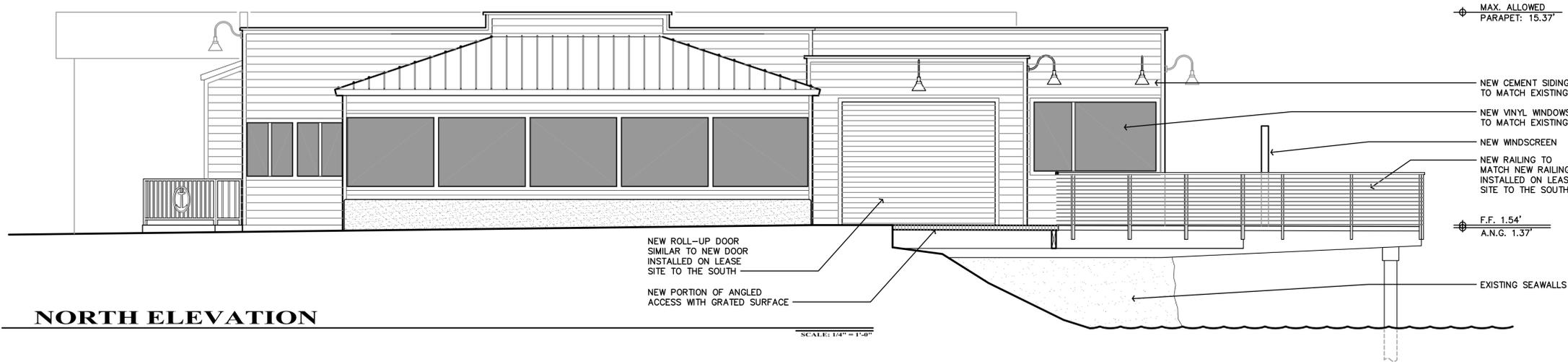
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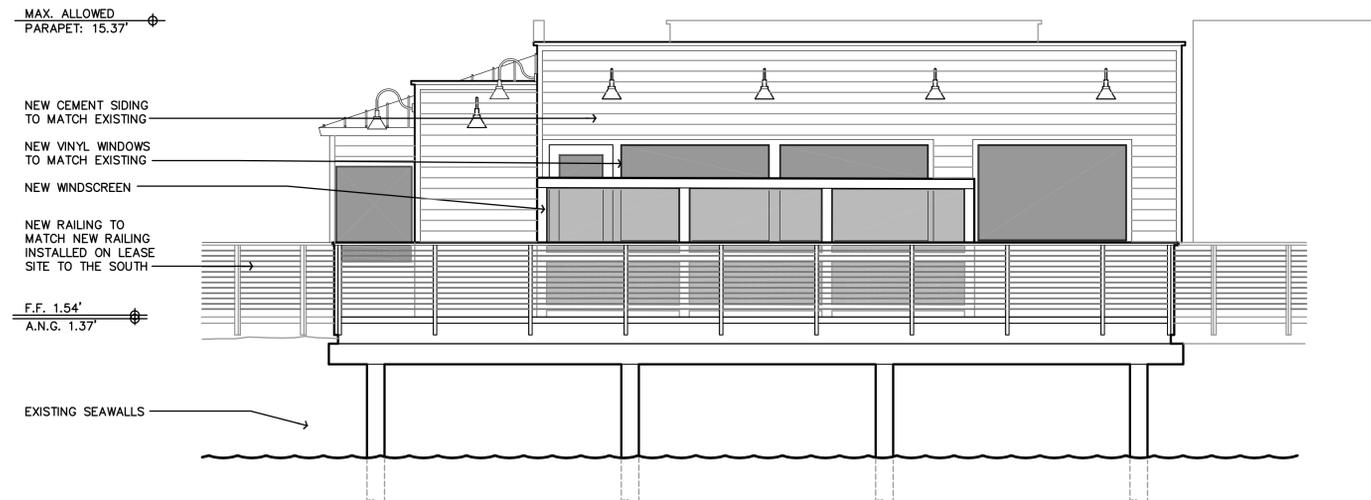
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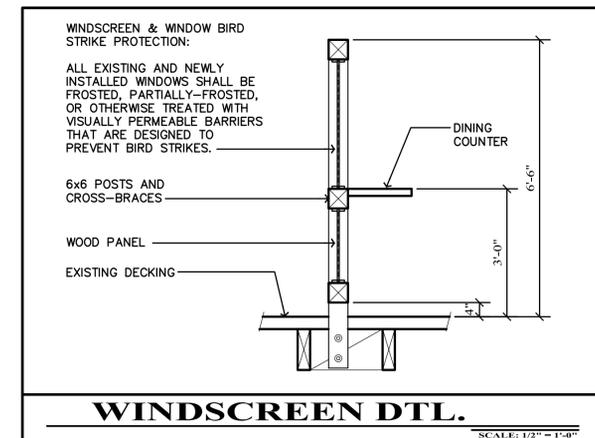
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**WINDSCREEN DTL.**

SCALE: 1/2" = 1'-0"

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, C.P. PARKER ARCHITECT and were created, evolved and developed for use on, and in conjunction with, the specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of C.P. PARKER ARCHITECT.

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STAMPS



CONSULTANTS



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San Luis Obispo, CA 93401 | smithstructural.com

PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.  
93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

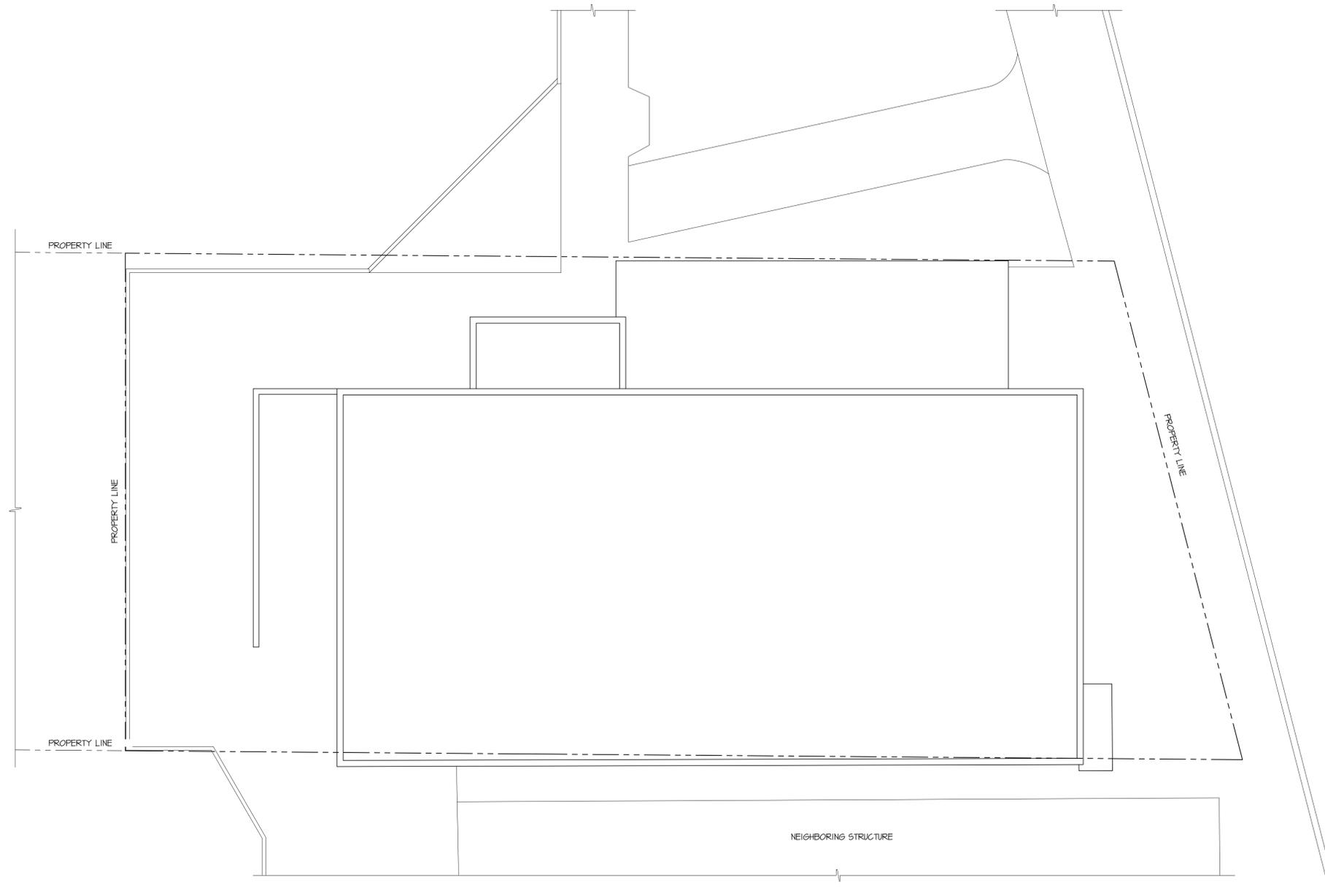
REVISIONS

SHEET TITLE

**EXTERIOR ELEVATIONS**

SHEET NO.

**A3.1**



PROJECT INFO	
<u>PROJECT DESCRIPTION</u> THIS PROJECT IS FOR THE PIER REPAIR LOCATED AT 945 EMBARCADERO IN MORRO BAY, CA.	
<u>SITE SUMMARY</u>	
ADDRESS:	945 EMBARCADERO MORRO BAY, CA 93442
APN:	940-000-185

PROJECT DIRECTORY	
<u>OWNER</u> CITY OF MORRO BAY	
<u>LEASE HOLDER</u> STAN VAN BEURDEN 945 EMBARCADERO MORRO BAY, CA 93442	
<u>STRUCTURAL ENGINEER</u> SMITH STRUCTURAL GROUP, LLP 811 EL CAPITAN WAY, SUITE 240 SAN LUIS OBISPO, CA 93401 CONTACT: MICHAEL SMITH, P.E. CA LICENSE C35470 P: 805.439.2110 x101 F: 805.439.2125	

APPLICABLE CODES
2016 CALIFORNIA BUILDING CODE (2016 CBC)

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PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	SSG 516226	09-105
Drawn By	JEN	
Dwg. Date	02/10/17	
Updated		
Scale	AS NOTED	

REVISIONS

SHEET TITLE

**SITE PLAN PROJECT INFO**

SHEET NO.

**EXISTING OVERALL SITE PLAN**

SCALE: 1" = 5'

CONSTRUCTION MATERIALS AND METHODS

Best Management Practices will be employed to ensure the Ocean's water quality is protected during construction as follows:

This project will take place on the Embarcadero in Morro Bay

Timing:

- Care shall be taken to schedule the repair work at the lowest possible tides so that repair work can be done above the water level.

Debris:

- Any debris created in relation to the construction site shall be deposited into a roll-off type dumpster and not piled on the ground in areas where winds or rains could carry the debris into the bay.
- Any debris that is piled for transport to the roll-off shall be done so in a defined area that will not allow winds or rains to carry into the bay.
- Floating barriers shall be used around the construction area to contain any possible debris.

Spills:

- Any equipment to be used onsite for the construction of the addition shall be in good condition with no oil or fuel leakage.
- Should any equipment begin to leak, that equipment shall be removed from site immediately and repaired or replaced.
- A spill kit shall be maintained onsite, for use in containing and cleaning up minor equipment spills. The kit will consist of Absorbent Granules.
- There shall be no equipment refueling without adequate containment and spill response equipment.

House Cleaning:

- Daily house cleaning of the site shall occur to keep debris contained in proper waste containers.
- Shop VACs shall be kept on site to assist with clean up
- Brooms, Shovels and Dust Pans shall be kept on site at all times to be available for clean-up



# STRUCTURAL NOTES

## GENERAL NOTES

- The following notes, typical details and schedules shall apply to all phases of this project unless otherwise shown or noted.
- Specific notes and details shall take precedence over general notes and typical details.
- All materials and workmanship shall conform to the minimum standards of the 2016 edition of the California Building Code (CBC) and such other regulating agencies exercising authority over any portion of the work. The contractor shall have a current copy of the CBC on the job site.
- The "Contract or Construction Documents" shall consist of these notes, details, schedules, plans, and drawings, as well as attached specifications.
- All specifications, including but not limited to materials and products, shall be those put forth in the "Contract or Construction Documents". No substitutions shall be permitted to be used or assumed to be used in the bidding or construction process without written approval by the Engineer of Record.
- The contractor shall examine the "Contract or Construction Documents" and shall notify the Architect or Engineer of Record of any discrepancies he may find before proceeding with the work.
- All information on existing conditions shown on drawings are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall verify and be responsible for all dimensions and conditions of the site and shall notify the Architect or Engineer of Record of any discrepancies between actual site conditions and information shown on or in the "Contract or Construction Documents" before proceeding with work.
- The Contractor shall immediately notify the Architect or Engineer of Record of any condition which in his opinion might endanger the stability of the structure or cause distress of the structure.
- All work shall conform to the best practice prevailing in the various trades comprising work. The Contractor shall be responsible for coordinating the work of all trades.
- These "Contract or Construction Documents" represent the finished structure, and do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences and procedures.
- Inspection and approval for fabricator's shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
  - Labeling (as required or specified) shall be provided in accordance with CBC Section 1703.5.
  - Evaluation and follow-up inspection services (as required or specified), shall conform to CBC Section 1703.6.
- The Contractor shall refer to the specifications for information not covered by these drawings and General Notes.
- The Contractor shall provide temporary bracing and shoring for all structural members as required for structural stability of the structure during all phases of construction.
- The Contractor shall take all steps necessary to ensure proper alignment of the structure after the installation of all structural and finish materials. This shall include any necessary preloading of the structure to determine final position of the completed work.
- Observation visits to the project site by field representatives of Architect and/or Engineer of Record (support services) shall not include inspections of safety or protective measures, nor construction procedures, techniques or methods. Any support services performed by Architect or Engineer of Record during any phase of construction, shall be distinguished from continuous and detailed inspection services (as required by any regulating governmental agency, e.g. the Authority Having Jurisdiction) provided by others. These support services, whether of material or work, are performed solely for the purpose of assisting in quality control and in achieving conformance with contract documents, but do not guarantee Contractor's performance and shall not be construed as supervision of construction.
- Provide openings and supports as required per typical details and notes for mechanical, plumbing and electrical equipment, vents, ducts, piping, etc. All mechanical, plumbing and electrical equipment shall be properly "sway braced" against lateral forces.
- These notes, details, drawings and specifications (Contract or Construction Documents) do not carry necessary provisions for construction safety. These documents and all phases of construction hereby contemplated are to be governed, at all times, by applicable provisions of the current California Occupational Safety and Health Act.
- Where any conflict occurs between the requirements of federal, state and local laws, codes, ordinances, rules and regulations, the most stringent shall govern.
- Refer to the Architectural Drawings to coordinate with Structural Drawings. Any discrepancy between these drawings shall be referred to the Architect or Engineer of Record for clarification before start of construction.
- Written dimensions shall have precedence over scaled dimensions.
- Drawings (notes, schedules, details and plans) shall have precedence over Structural Calculations.
- In the event that certain features of the construction are not fully shown on the drawings or called for in the General Notes or Specifications, then their construction shall be of the same character as for similar conditions that are shown or called for.
- The Contractor shall have a copy of the Project Soils Investigation on the job site.
- ASTM designation and all standards refer to the latest amendments.
- These structural "Contract or Construction Documents" shall not be modified without prior written approval of the Engineer of Record.
- Only structural working drawings approved by the Authority Having Jurisdiction are permitted to be used for construction on this project. All other drawings or documents are obsolete and are not permitted on the job site, nor shall they be used for any construction purposes. Contractors using unapproved drawings or documents are solely responsible for all work not performed in accordance with the "approved" drawings.
- Refer to Architectural Drawings for all fire protection requirements.

## SHOP DRAWING AND CONTRACTOR SUBMITTAL REVIEW

- Shop Drawings or Contractor Submittals should be provided for the fabrication (or mixing) of the following (but not limited to) components or elements.
  - Concrete (and/or grout) mix designs
  - Structural steel
  - Reinforcing steel
  - Substitute or alternate materials
  - Formwork and shoring
  - File Repair System
- The Contractor shall be responsible for production and approval of all shop drawings.
- When the Contractor submits shop drawings or other submittals to Architect/Engineer of Record for review, submittal package shall contain sufficient copies that Architect/Engineer of Record may retain a complete copy of submittal package. In addition, the Contractor shall allow sufficient time to thoroughly review submittal package (10 working days, minimum).
- Review of Shop Drawings or Contractor Submittal by Architect/Engineer of Record does not in any way constitute approval of submittal package. Architect/Engineer of Record's review is for general conformance with the design concept and contract documents. Review shall not be construed as relieving the Contractor from compliance with the contract documents.

## DEMOLITION NOTES

- Safety Note:
  - It is solely the Contractor's responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California, latest edition, and all OSHA Requirements.
  - The Architect, Engineer of Record, and the Owner do not accept any responsibility for the Contractor's failure to comply with these requirements.
  - The Contractor shall be responsible for adequate design and construction of all forms. Forms shall also be adequately braced and shored.
- Shore beams where necessary to maintain the structural integrity of the existing structure.
- Notify the Engineer of Record of any discrepancies between the plans and existing structure.
- The Contractor is responsible for the design and location of all shoring.

## FOUNDATION NOTES

- Basis: See Structural Design Values Chart
- Unexpected soil conditions: Allowable values and foundation design are based upon soil conditions shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the Project Soils Engineer immediately.
- See Project Soils Investigation for compaction, fill, backfilling, and site preparation requirements and procedures.
- Excavate to required depths and dimensions (as indicated in drawings and Project Soils Investigation), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbing of soils around higher elevation.
- Footings shall be poured in neat excavations, without side forms whenever possible.
- Carry all foundations to required depths into compacted fill or natural soil (as per Structural Plans and Details, and Project Soils Investigation).
- Foundations shall not be poured until all required reinforcing steel, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the Authority having Jurisdiction.
- All foundation excavations shall be inspected and approved by Project Soils Engineer, prior to forming and placement of reinforcing or concrete.
- The sides and bottoms of excavations which are to have concrete contact must be moistened several times just prior to pouring when them.
- De-water footings, as required, to maintain dry working conditions.

## REINFORCING STEEL

- All reinforcing steel shall be deformed intermediate grade bars conforming to ASTM A615, Grade 60 ( $f_y = 60$  ksi) unless noted otherwise.
- Reinforcing steel shall not be welded, unless specifically noted otherwise.
- Welding of reinforcing steel (where specifically noted or detailed) shall conform to ACI 318-14, Section 26.6.4 and AWS D1.4. Welded rebar shall be low-alloy steel conforming to ASTM A706.
- To hold reinforcing bars in their true position and prevent displacement, standard tie and anchorage devices must be provided. Placing of reinforcement shall conform to ACI 318-14 Section 26.6.2.
- Shop drawings for fabrication of any reinforcing steel shall be approved by Contractor and submitted to Architect or Engineer of Record, for their review, prior to fabrication.
- Refer to typical details for minimum splice length and minimum radius of bend of reinforcing steel.
  - All reinforcing steel splices shall be staggered 24", unless specifically noted or detailed otherwise.
  - All reinforcing bar bends shall be made cold.
- Fabrication, erection and placement of reinforcing steel shall conform to Concrete Reinforcing Steel Institute of Standard Practice.
- Reinforcing steel shall be clean of rust, grease or other material likely to impair bond.
  - Epoxy-coated reinforcement (where specifically noted or detailed) shall conform to ASTM A715.

## CONCRETE

- All concrete shall have a minimum ultimate compressive strength ( $f'_c$ ) as outlined below at 28 days. All concrete shall be regular weight (unless specifically noted otherwise).
  - Concrete for footings and slab on grade: 3,000 psi w/c = 0.50 max.
  - Concrete for piles: 3,000 psi w/c = 0.45 max.
- Maximum Fly Ash content shall be 15%, by weight, of total cementitious materials and shall conform to ASTM C618.
- All concrete work shall comply with CBC Chapter 19 and ACI 318-14 and latest edition of ACI Manual of Concrete Practice.
- Special Inspection (as required or specified) shall conform to CBC Chapter 17.
- Cement shall be portland cement Type III/V and shall conform to ASTM C150.
- Aggregates shall conform to ASTM C33, provide aggregates from a single source.
- Water shall conform to ASTM C194 and be potable.
- All splices are to be Class B unless specifically noted otherwise.
- Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
  - Concrete cast against and permanently exposed to earth or weather: 3"
  - Concrete placed against forms, but exposed to earth or weather: 2"
  - Slabs, wall & joists, not exposed to earth or weather: 3/4"
  - Beams, girders & columns, not exposed to earth or weather: 1 1/2"
- Reinforcing bars larger than #8 are not permitted unless specifically detailed or noted otherwise.
- Location of all construction joints, other than specified, shall be approved by Architect/Engineer of Record prior to pouring. Construction Joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
- All reinforcing steel, anchor bolts, dowels, inserts and any other hardware to be set in concrete shall be well secured in position prior to pouring of concrete.
- The Contractor shall obtain approval from Architect/Engineer of Record prior to placing sleeves, pipes, ducts, chases, coring and openings on or through structural concrete beams, walls, floors and roof slabs, unless specifically detailed or noted. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipes. See typical detail for pipe through footing.
- Vibrate all concrete (including slabs on grade) as it is placed, with a mechanical vibrator operated by experienced personnel. The vibrator shall be used to consolidate the concrete, not transport it. Reinforcing and forms shall not be vibrated.
- Formwork design and removal shall conform to ACI 318-14 Section 26.11. Remove forms in accordance with the following minimum schedule:
  - Side forms of footings: Minimum 48 hours
  - Edge forms of slab on grade: Minimum 24 hours
  - Column forms: 72 hours & 70% of design strength
- Concrete shall not free fall more than six feet. Use tremie, pump or other approved methods.
- Concrete shall be maintained in a moist condition for a minimum of 5 days after placement.
- The Contractor may use concrete admixtures as a construction means and methods to execute "Contract or Construction Documents". Use of admixture is solely the responsibility of the Contractor.
- Mix designs shall be prepared by an approved testing laboratory, signed by a licensed engineer and shall be submitted to the Engineer of Record for approval.
- Only one grade of concrete shall be allowed on project site at any one time.
  - Concrete strength shall be verified by standard cylinder tests (in accordance with CBC Section 1705.3) made by an approved testing laboratory.
  - Concrete placed when the air temperature has fallen to, or is expected to fall below 40° shall conform to ACI 318-14 Section 26.5.4, and ACI 306R-16.
  - Concrete placed during hot weather shall conform to ACI 318-14 Section 26.5.5, and ACI 305R-14.
- Conduits and sleeves placed within structural concrete shall not be tied directly to structural reinforcement.
  - 1" concrete cover shall be maintained around all reinforcement.

# STRUCTURAL DESIGN VALUES

All values reported are unfactored and strength level, unless noted otherwise	
<b>Gravity Design Data</b>	<b>Value</b>
<b>Dead Loads:</b>	
Roof Dead Load	15 psf
Deck Dead Load	30 psf
Exterior Wall Dead Load	15 psf
<b>Live Loads:</b>	
Roof Live Load (Reducible)	20 psf
Deck Live Load	100 psf
<b>Deflection Criteria:</b>	
Deck, Total Load	l/240
Deck, Live Load	l/360
<b>Wind Design Data</b>	
Design Wind Speed (3-sec gust), $V_{ULT}$	110 mph
Design Wind Speed (3-sec gust), $V_{ASD}$	85 mph
Risk Category	III
Importance Factor, $I_w$	1.25
Exposure Category	0
Applicable Internal Pressure Coefficient	± 0.18
Design Wind Pressure(s) for Components & Cladding (Not specifically designed by the Registered Design Professional, and to be modified by applicable factors per ASCE 7)	$q_z =$
<b>Earthquake Design Data</b>	
Risk Category	III
Importance Factor, $I_e$	1.25
Mapped Spectral Response Accelerations	$S_w = 1.167g$ $S_s = 0.431g$
Site Class	D
Spectral Response Coefficients	$S_w = 0.804g$ $S_s = 0.451g$
Sismic Design Category	D
<b>Geotechnical Design Data</b>	
<b>Value</b>	
Allowable Soil Bearing Pressure (DL + LL)	1500 psf
Design Active Pressure, $P_a$	35 pcF
Design At-Rest Pressure, $P_o$	55 pcF
Design Passive Pressure, $P_p$	100 pcF
Design Coefficient of Friction, $f_1$	0.25

# STRUCTURAL OBSERVATION

- Structural Observation is the visual observation of the structural system by a Registered Design Professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural Observation does not include or waive the responsibility for the inspection required by Section 110, 1104 or other Sections of the California Building Code.
  - All Structural Observation shall be provided in accordance with CBC Sections 1702 and 1704.6.
  - The owner shall employ the Engineer of Record to perform Structural Observation in accordance with CBC Section 1704.6. The Engineer of Record may designate another Engineer or Architect to perform Structural Observation.
- The contractor shall notify this office 48-72 hours in advance of requesting a Structural Observation.
- Structural Observation is required at significant construction stages and at completion of the structural system, as follows:
  - Footing excavations completed, footing reinforcing bars in-place, embedded items in place, mechanical, plumbing and electrical items in place and prior to concrete placement.
  - All structural work completed including the installation of mechanical, plumbing, and electrical items.
- The Structural Observer shall submit to the Authority Having Jurisdiction a written statement that the site visits have been made and identifying any structural deficiencies that, to the best of their knowledge, have not been resolved.

# ABBREVIATIONS

A.B.	Anchor Bolt	ID	Inside Diameter
ABV.	Above	IN.	Inch, Inches
ACI	American Concrete Institute	INT.	Interior
ADDL	Additional	JST.	Joist
ADJ.	Authority Having Jurisdiction	ksi	Kips per Square Inch
AHI	American Institute of Steel Construction	LL	Live Load
AISC	American Institute of Steel Construction	LN	Lightweight
AITC	American Institute of Timber Construction	L5L	Laminated Strand Lumber
AOR	Architect of Record	LVL	Laminated Veneer Lumber
APA	American Plywood Association	MAX.	Maximum
APPROX.	Approximate(ly)	MB	Machine Bolt
ASCE	American Society of Civil Engineers	MBM	Metal Building Manufacturer
ARCH.	Architect, Architecture	MECH.	Mechanical
ASTM	American Society of Testing and Materials	MSE	Mechanically Stabilized Earth
ATR	All Thread Rod	MFR.	Manufactured, Manufacturer
AKS	American Welding Society	MIN.	Minimum
		MPH	Miles per Hour
		MTL.	Metal
BLDG.	Building	(N)	New
BLK.	Block	N.T.S.	Not to Scale
BLKD.	Blocked		
BLKG	Blocking		
BM.	Beam		
B.O.	Bottom of _____	o.c.	On Center
BOT.	Bottom	or	Over
BRG.	Bearing	OD	Outside Diameter
b/t	Between	OSB	Oriented Strand Board
		OSHPD	Office of State Health Planning and Development
CAC	California Administrative Code	OKSJ	Open Web Steel Joist
CANT.	Can't		
CBC	California Building Code	PEN.	Penetration
CIP	Cast-in-place	PL.	Plate
C-J	Control Joint	PLYND.	Plywood
C-JP	Complete Joint Penetration	PJP	Partial Joint Penetration
C	Centerline	psi	Pounds per Square Inch
CLS.	Ceiling	PSF	Pounds per Square Foot
CLR.	Clear	PSL	Parallel Strand Lumber (Paralam)
CNU	Concrete Masonry Unit		
COL.	Column	PEMB	Pre-Engineered Metal Building
CONC.	Concrete		
CONN.	Connection	PERF.	Perforated
CONST.	Construction	PTDF	Pressure Treated Douglas Fir
CONT.	Continue, Continuous	PW	Puddle Weld
Ø	Diameter	Q.D.	Quality Assurance
Perry		Q.C.	Quality Control
DBL.	Double		
DCN	Demand Critical Weld		
DET.	Detail	RBS	Reduced Beam Section
DEMO	Demolition	RWD	Redwood
DF	Douglas Fir	REBAR	Reinforcing Bar
DIAG.	Diagonal	REINF.	Reinforcement
DL	Dead Load	RET.	Retaining
DSA	Division of State Architect	REQD	Required
DWGS.	Drawings	S.F.	Square Feet
		SHT.	Sheet
EA.	Each	SHTG	Sheathing
E.F.	Each Face	SIM.	Similar
ELEC.	Electric, Electrical	SIP	Structural Insulated Panel
ELEV.	Elevation	SJI	Steel Joist Institute
EMBED.	Embedded, Embedment	SLR5	Seismic Load Resisting System
EN.	Edge Nailing	SM5	Sheet Metal Screw
ENR	Engineer of Record	SO.	Square
EQ.	Equal	SS	Select Structural
EQUIP.	Equipment	STAAGD	Staggered
E.S.	Each Side	STD.	Standard
E.W.	Each Way	STL.	Steel
(E)	Existing	SW	Shearwall
EXT.	Exterior	SEOR	Structural Engineer of Record
		T4B	Top and bottom
FAB.	Fabricated	T4G	Tongue and Groove
FDN.	Foundation	THRD	Threaded
F.F.	Finish Floor	T.O.	Top of _____
FLR.	Floor	TYP.	Typical
F.O.	Face of _____		
FRMG.	Framing	UNBLKD.	Unblocked
FT.	Foot,Feet	UNO.	Unless Noted Otherwise
FTG.	Footing	URM	Unreinforced Masonry
		VERT.	Vertical
GA.	Gauge	VIF	Verify in Field
GALV.	Galvanized		
GEOR	Geotechnical Engineer of Record	W/	With
GLB	Glued-Laminated Beam	w/c	Water/Cement Ratio
GYP. BD.	Gypsum Board	WD.	Wood
		WP.	Working Point
		W5.M.F.	Welded Steel Moment Frame
		WT.	Welded Steel Stud Weight
IBC	International Building Code	WNM	Welded Wire Mesh
ICC	International Code Council		
ICF	Insulated Concrete Form		

# SYMBOLS

	Concrete Footing
	Existing Footing to Remain
	Cast-in-Place Drilled Concrete Pier -Refer to Schedule
	Elevation Reference
	Post, Column or Column Footing Reference -Refer to Schedules
	Reference Note
	Detail Number Reference
	Sheet Number Reference

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## PROJECT

# RESTAURANT REMODEL

# FOR STAN VAN BURDEN

945 EMBARCADERO MORRO BAY, CALIF.

## DRAWING PHASE

# DESIGN DEVELOPMENT

Project No.	SSG 816226	09-1105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

## REVISIONS

## SHEET TITLE

# STRUCTURAL NOTES

## SHEET NO.

# S-1.0

# STRUCTURAL NOTES, CONTINUED

**STRUCTURAL STEEL AND WELDING**

- All structural steel construction shall conform to AISC 360-10 and AISC 341-10.
  - Fabrication of all structural steel shall be done in the shop of an approved fabricator. Inspection and approval for fabricator's shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
- All structural steel shall conform to the following specifications:
  - Angles, channels, plates, bars, rounds, and other miscellaneous shapes: Shall conform to ASTM A36 and shall have a minimum yield stress ( $F_y$ ) of 36 ksi.
  - Wide-flange shapes: Shall conform to ASTM A992 and shall have a minimum yield stress ( $F_y$ ) of 50 ksi.
  - Steel pipe columns: Shall be welded seamless pipe conforming to ASTM A53, Grade B, and shall have a minimum yield stress ( $F_y$ ) of 35 ksi.
  - Structural tubes: Shall be ASTM A500, Grade B, and shall have a min. yield stress ( $F_y$ ) of 46 ksi.
  - Round structural tubes: Shall be ASTM A500, Grade B, and shall have a min. yield stress ( $F_y$ ) of 42 ksi.
- Special Inspection shall be provided for all structural steel and welding, in accordance with CBC Chapter 17.
- All structural steel shall be fabricated, erected and welded in accordance with AISC Specifications for Structural Steel Buildings (AISC 360-10) and Code of Standard Practice for Steel Buildings and Bridges (AISC 303-10).
- All welding shall be done by qualified and certified welders.
- No field welding permitted, unless specifically noted otherwise.
- Shop drawings for the fabrication of any structural steel shall be approved by the Contractor and submitted to Architect or Engineer of Record for their review, prior to fabrication.
- No holes other than those specifically detailed shall be allowed through structural steel members. Burning of holes is not permitted.
- All structural steel shall be painted one shop coat and field touched-up, as necessary, with approved "Zinc Rich" or other high quality exterior primer.
- All bolts shall conform to ASTM A307 (U.N.O.)
- All welding shall conform to "AWS D11 and D1.8" specifications for welding. (E-TOXX Electrodes).
- All headed studs (for concrete anchorage) shall be manufactured by "Nelson" or approved equal.
- Where fillet weld size is not indicated, use "AWS" minimum size based on the thickness of the thinner part being welded, as specified in AISC Specifications for Structural Steel Buildings (AISC 360-10), Section J2.2.
- All butt welds to be complete joint penetration, unless specifically noted otherwise.
- Welder qualification requirements, welding procedure and welding electrodes for all structural steel (except structural sheet steel, see steel decking) shall conform to CBC Sections 1705.2.1 and 2204.1.
- Provide hot dip galvanizing or 3" minimum concrete cover around all structural steel below grade.
- Structural steel embedded into concrete or masonry shall be unpainted.
- ASTM A1852 bolts are an acceptable substitution for A325 bolts.

**WOOD**

- Lumber grades, minimum (INO): Douglas Fir-Larch
 

2x studs, blocking & plates: bearing walls	No. 2 or better
non-bearing walls	Construction or better
2x joists	No. 2 or better
4x beams	No. 2 or better
6x beams: exposed (int/ext)	Select Structural better
non-exposed	No. 1 or better
4x posts	No. 2 or better
6x posts	No. 1 or better
- Foundation sill plates shall be California Redwood (close grain) or preservative-treated (see CBC Section 2303.1.4) Douglas Fir. Refer to Project shear wall schedules and foundation plan for anchor bolt size and spacing.
- Rated sheathing shall be Structural I with exterior glue, as graded by the APA.
  - Rated sheathing shall conform to CBC Section 2303.1.5
  - OSB shall conform to United States Product Standard PS 1 OR PS 2.
- All sawn lumber or timber shall conform to CBC Section 2303.1.1.
- Maximum moisture content for all structural members shall not exceed 19% (unless specifically noted otherwise).
- Treat faces of all cut preservative treated lumber.

**WOOD FASTENERS**

- Nailing for framing shall be with 'common' nails (U.N.O.).
- Lag screws shall be screwed into predrilled holes. Clearance hole for the shank portion and lead hole for threaded portion shall be drilled in accordance with NDS-15 Section 12.1.4.
- Bolts (bolt head and nut) shall have standard cast iron malleable iron washers (unless used with metal side plates or angles).
- Bolt holes through lumber shall be drilled  $\frac{1}{16}$ " larger than bolt diameter.
- All bolts shall conform to ASTM A307.
- Bolt tightening: Take up snug and re-tighten at the latest practicable time during construction.
- Nails shall not be driven closer than  $\frac{1}{2}$  of their length, not closer to the edge of the member than  $\frac{1}{4}$  length, except for sheathing.
- Sub-bore when nails tend to split wood. Sub-bore for 20d and larger nails. Drill diameter shall be 0.75 times nail diameter.
- Fasteners in preservative-treated lumber shall be stainless steel, silicon bronze, copper or hot-dip zinc coated galvanized steel fasteners.
  - Zinc-coated fasteners shall conform to ASTM A653, Type G185.

**CARPENTRY/FRAMING**

- Carpentry and framing shall conform to CBC Section 2304.
  - Refer to Fastener Schedule included in the Structural Notes
- Metal framing angles, anchors, clips, straps, ties, holdowns, etc. shall be manufactured by Simpson Strong-Tie Co. or an approved equal.
- Rated sheathing used in roofs, floors and decks, shall be placed with face grain perpendicular to supports. Rated sheathing sheets shall be staggered.
- Face nail all double (and triple) 2x studs and joists together with 16d @ 12" o.c., stagger nails.
- Unless noted otherwise, the minimum sill plate bolting shall be  $\frac{3}{8}$ " diameter x 10" anchor bolt @ 4'-0" o.c. There shall be a minimum of two bolts per plate with one bolt within 6" to 12" of each end of plate. Refer to Wood Note #2 and Wood Fasteners Note #1.
- Interior non-bearing, non-shear, stud wall sill plates may be secured to concrete slabs with "Hilti" type X-U (with 1" minimum embedment) shot pins @ 16" o.c. with steel washers. Installation shall conform to ICC-ES ESR-2264.
- In general, sheathing panel edges (for shear walls, roofs, floors and decks) shall bear on framing members (2x minimum).
  - Place beams with natural camber upward.
- Provide continuous double 2x wall width (2x4, minimum) plates at top of all bearing walls and 2x wall width bottom or sill plate at bottom of wall. Unless otherwise specifically noted or detailed splices in continuous double 2x top plates shall be lapped 4'-0" (minimum) with 16d @ 6" o.c. (staggered).
- Where wood stud walls abut concrete or masonry walls, the end stud (PTDF or Redwood) shall be bolted to concrete/masonry with  $\frac{3}{8}$ " diameter A.B. (with embedment of  $\frac{3}{4}$  wall thickness) 12" from top and bottom of stud and at 4'-0" o.c. The bolts shall be centered on the stud.
- Provide 2x solid blocking between all joists and rafters at all supports and under all partitions. Provide double 2x joists directly below all interior partition where framing is parallel. Provide 2x solid blocking (or approved bridging) at 8'-0" o.c. between 2x12 and larger joist and rafters. Blocking shall be full depth of joists and rafters.
- No structural members (joists, plates, studs, beams, columns, girder, post, truss, etc.) shall be notched, cut or drilled (except for those holes required for bolting) unless specifically noted (Refer to notes #13 and #14 below) or detailed otherwise, or with written approval from Architect/Engineer of Record.
- Holes and notches in joists:
  - Notching at the ends of roof or ceiling joists shall not exceed one-fourth the joist depth. Notches in the top & bottom of joists (2x, sawn lumber) shall not exceed one sixth the depth and shall not be located in the middle third of the span.
  - Holes bored in joists shall not exceed one third of joist depth and shall be located within middle  $\frac{1}{3}$  of span and within the middle third of joists depth (2" minimum clear top and bottom).
- Holes and notches in studs, plates and sills: Bored holes may be placed in studs, plates and sills provided they are accurately centered about stud, spaced a minimum of 12" apart and hole diameter does not exceed 25% of stud width. Studs may be notched provided notch depth does not exceed 25% of stud width. When bored hole exceeds 25% of stud width, reinforce plate, sill or studs as follows:
  - Plates:  $\frac{1}{2}$ " x  $\frac{1}{8}$ " strap each side of plate nailed with 6-16d nails each side of hole. Holes over 40% of the plate width are not permitted in any plate. Any pipe or conduit requiring a hole larger than 40% of the plate width shall be brought to the attention of the engineer immediately.
  - Sills: Splice in a manner similar to plates above, at holes between 25% and 40% of sill width. Sills may be completely cut on each side of a pipe or conduit provided an additional anchor bolt or 6-16d is placed within 9" of the end of the sill, each side of the pipe or conduit.
  - Studs: Block on each side of stud with block of same material and dimension as stud; extend 2" stud widths each side of hole and provide 3-16d nails to stud each side of hole. Bored holes greater than 40%, but less than 60% of the width of the stud are permitted, where each stud is doubled and not more than two successive double studs are so bored and each bored stud is reinforced as above.
  - Bored holes shall not be located at the same section of stud as a cut or notch.
- Rated sheathing shear walls shall be constructed in accordance with CBC Section 2306.3. No openings are allowed in shear walls, unless specifically noted or detailed.
- Provide 3"x3"x $\frac{1}{4}$ " steel plate washers at anchor bolts at all structural walls.
- Framing around flues and chimneys shall conform to CBC Section 2304.5.
- Pipes in walls shall conform to CBC Section 2308.5.B.

**WOOD POLE/PILE SPECIFICATIONS**

- Wood pole/pile description:
  - All wood pole/pile shall be pacific coast Douglas Fir round timber pole/pile.
  - All wood pole/pile shall conform to CBC Section 1810.3.2.4 and ASTM D25.
  - All wood pole/pile shall be preservative-treated in accordance with CBC Section 1810.3.2.4.1. Preservative treatment process and preservative shall be approved by Project Soils Engineer.
- Provide special inspection in accordance with CBC Section 1705.7 and Table 1705.7.
- Inspection and quality:
  - All wood pole/pile shall be inspected by the Project Soils Engineer for conformance with these notes and specifications. The Contractor shall allow sufficient time for such inspections.
  - The Project Soils Engineer and Engineer of Record shall have the right to reject any wood pole that does not conform to these notes and specifications or is in their opinion defective to a degree that would inhibit said pole from developing the design load with an appropriate factor of safety.
  - Wood pole/pile shall be sound wood and free of decay and insect attack.
  - Wood pole/pile placement operations shall be continuously inspected by Project Soils Engineer (see also drilled caisson/pier notes).
- Pole/pile Lengths:
  - No wood pole/pile shall be shorter than ten (10) feet.
  - No wood pole/pile shall be longer than forty (40) feet. Written notice from the Engineer of Record is required, if it is necessary to use wood pole/pile longer than forty (40) feet.
- Pole/pile Size:
  - The diameter of the wood pole/pile shall conform (equal to or greater than) to applicable wood pole/pile details.
- Pole/pile Alignment:
  - Vertical wood pole/pile shall not vary more than two (2) percent from vertical plumb position.
  - Wood pole/pile shall be centered within drilled caisson/pier.
- Protection:
  - Use of all means necessary to protect wood pole/pile before, during, and after installation, is required.
- Replacements:
  - In the event of damage, all repairs and replacements shall be made subject to the Project Soils Engineer, Engineer of Record and Architect's approval.
- Splices:
  - Splices in wood pole/pile are not permitted unless specifically noted, or detailed otherwise.

FASTENING SCHEDULE (CBC T2304.9.1)		
Connection	Fastening Common or box nails are permitted to be used except where otherwise stated	Location
1. Blocking between joists or rafters to top plate	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail, each end
2. Ceiling joists to plate	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail
3. Ceiling joists, laps over partitions	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
4. Ceiling joists to parallel rafters	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
5. Collar tie to rafter	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Face nails
6. Rafter to plate	3 - 10d Common (2 $\frac{1}{2}$ "x0.131") 4 - 3"x0.131" Nails	Toenail
7. Roof rafter to 2x ridge board	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
8. Jack rafter to hip	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	End nail
9. Built-up corner studs	16d Common (3 $\frac{1}{2}$ "x0.162") @ 24" o.c. 3"x0.131" Nails @ 16" o.c.	Face nail
10. Built-up header, two pieces	16d Common (3 $\frac{1}{2}$ "x0.162") @ 16" o.c.	Face nail
11. Continuous header to stud	4 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Toenail
12. Double top plates	16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 3"x0.131" Nail @ 12" o.c.	Typical face nail
	8 - 16d Common (3 $\frac{1}{2}$ "x0.162") 12 - 3"x0.131" Nails	Lap splice, minimum 24" lap
13. Double studs	16d (3 $\frac{1}{2}$ "x0.162") @ 24" o.c. 3"x0.131" Nail @ 16" o.c.	Face nail
14. Sole plate to joist or blocking	16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 3"x0.131" Nails @ 8" o.c.	Typical face nail
15. Sole plate to joist or blocking at braced wall panel	2-16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 4 - 3"x0.131" Nails @ 16" o.c.	Braced wall panels
16. Stud to sole plate	4 - 8d Common (2 $\frac{1}{2}$ "x0.131") 4 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
17. Top plate to stud	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
18. Top plates, laps and intersections	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	Face nail
19. 1" diagonal brace to each stud and plate	2 - 8d Common (2 $\frac{1}{2}$ "x0.131") 2 - 3"x0.131" Nails	Face nail
20. 1"x8" sheathing to each bearing	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
21. Wider than 1"x8" sheathing to each bearing	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
22. Joist to sill or girder	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail
23. Rim joist to top plate	8d (2 $\frac{1}{2}$ "x0.131") @ 6" o.c. 3"x0.131" Nail @ 6" o.c.	Toenail
24. 1"x6" subfloor or less to each joist	2 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
25. 2" subfloor to joist or girder	2 - 16d Common (3 $\frac{1}{2}$ "x0.162")	Blind and face nail
26. 2" planks	16d Common (3 $\frac{1}{2}$ "x0.162")	At each bearing
27. Built-up girder and beams	20d Common (4"x0.142") 32' o.c. 3"x0.131" Nail @ 24" o.c.	Face nail at top and bottom staggered on opposite sides
	2 - 20d Common (4"x0.142") 3 - 3"x0.131" Nail	Face nail at ends and at each splice
28. Ledger strip	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") 4 - 3"x0.131" Nails	Face nail
29. Joist to band joist	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") 4 - 3"x0.131" Nails	End nail
30. Bridging to joist or blocking	2 - 8d Common (2 $\frac{1}{2}$ "x0.131") 2 - 3"x0.131" Nails	Toenail each end
31. Wider than 1"x6" subfloor to each joist	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail

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PROJECT

### RESTAURANT REMODEL

### FOR STAN VAN BEURDEN

945 EMBARCADERO MORRO BAY, CALIF.

DRAWING PHASE

### DESIGN DEVELOPMENT

Project No.	SSG S16226	09-105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

REVISIONS

SHEET TITLE  
**STRUCTURAL NOTES**  
SHEET NO.

# S-1.1

**SPECIAL INSPECTION**

GENERAL NOTES			
1. All Special Inspection shall be provided in accordance with CBC Section 1704 and 1705.			
2. Where Special Inspection is required, all inspection or testing shall be provided by an "approved agency" in accordance with CBC Section 1702.1, 1703.1 and 1704.1.			
3. Special Inspectors shall keep records of inspections. The Special Inspector shall furnish inspection reports to the Authority Having Jurisdiction, and to the Architect or Engineer of Record. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Authority Having Jurisdiction and to the Architect or Engineer of Record prior to the completion of that phase of work. A final report documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the Authority Having Jurisdiction prior to the start of work.			
4. Special Inspectors shall be approved by local Authority Having Jurisdiction in accordance with CBC Section 1704.2.1.			
5. Local Authority Having Jurisdiction may require Special Inspection for "Special Cases" in accordance with CBC Section 1705.1.1.			
6. Contractor's responsibility: Each contractor responsible for the construction of a Main Lateral-Force-Resisting System, listed in the Statement of Special Inspection shall submit a written statement of responsibility to the Authority Having Jurisdiction and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following: A. Acknowledgement of awareness of the special requirements contained in the statement of special inspections; B. Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the Authority Having Jurisdiction; C. Procedures for exercised control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and D. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.			
7. Refer to Special Inspection requirements by other disciplines not included herein.			
SOILS <sup>a</sup>			
Verification and Inspection	Continuous	Periodic	
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		✓	
2. Verify excavations are extended to proper depth and have reached proper material.		✓	
3. Perform classification and testing of compacted fill materials.		✓	
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	✓		b
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.		✓	
<b>Notes: Soils</b> a. CBC Section 1705.6 and Table 1705.6 b. With the approval of the Authority Having Jurisdiction and the recommendation of the Geotechnical Engineer of Record, Special Inspection of grading operations may be periodic per CBC Section 1704.2, Exception 1.			
STRUCTURAL WOOD <sup>ab</sup>			
Verification and Inspection	Continuous	Periodic	
1. Nailing, anchoring and other fastening of components within the Main Lateral Force-Resisting system, including sheanails, wood diaphragms, drag struts, and holdowns (required for nail or screw spacing of 4" o.c. or less)			✓
<b>Notes: Structural Wood</b> a. CBC Section 1705.5, 1705.11.1 and 1705.12.2 b. The Special Inspection of Structural Wood may be satisfied by Structural Observation performed by the Designated Registered Design Professional			

STEEL CONSTRUCTION <sup>ab</sup>			
Verification and Inspection	Continuous	Periodic	
<b>Required verification and inspection of steel construction</b>			
1. Material verification of structural steel, cold-formed steel deck, high-strength bolts, nuts and washers:			
a. For structural steel, identification markings to conform to AISI 360, or ASTM Standards Specified in approved Construction Documents. Manufacturer's certificate of compliance required.			✓
2. Material verification of structural steel or cold-form steel deck:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents.			✓
b. Manufacturer's certified test reports.			✓
3. Inspection of high-strength bolting:			
a. Snug-tight joints			✓
b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist off bolt or direct tension indicator methods of installation			✓
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation	✓		
4. Material verification of weld filler materials:			
a. Identification markings to conform to AWS specification in the approved Construction Documents			✓
b. Manufacturer's certificate of compliance required			✓
5. Inspection of welding:			
a. Structural steel and cold formed steel deck:			
1) Complete and partial joint penetration groove welds	✓		
2) Multi-pass fillet welds	✓		
3) Single-pass fillet welds > 3/8"	✓		
4) Plug and slot welds	✓		
5) Single-pass fillet welds ≤ 3/8"			✓
b. Reinforcing steel: <sup>d</sup>			
1) Verification of weldability of reinforcing steel other than ASTM A106.			✓
3) Shear reinforcement	✓		
4) Other reinforcing steel			✓
6. Inspection of steel frame joint details for compliance:			
a. Details such as bracing and stiffening			✓
b. Member locations			✓
c. Application of joint details at each connection			✓
<b>Inspection tasks prior to welding</b>			
1. Welding procedure specifications (WPS) available	✓		
2. Manufacturer certifications for welding consumables available	✓		
3. Material identification (type/grade)			✓
4. Welder identification system <sup>e</sup>			✓
5. Fit-up of groove welds (including joint geometry) Joint preparation, dimensions, cleanliness, tacking, backing type and fit			✓
6. Configuration and finish of access holes			✓
7. Fit-up of fillet welds Dimensions, cleanliness, tacking			✓
8. Check welding equipment			
<b>Inspection tasks during welding</b>			
1. Use of qualified welders			✓
2. Control and handling of welding consumables Packaging, exposure control			✓
3. No welding over cracked tack welds			✓
4. Environmental conditions Wind speed within limits, precipitation and temperature			✓

STEEL CONSTRUCTION, CONTINUED			
Verification and Inspection	Continuous	Periodic	
<b>Inspection tasks during welding (Continued)</b>			
5. WPS followed Settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained min/max, proper position (F, V, H, OH)			✓
6. Welding techniques Interpass and final cleaning, each pass within profile limitations			✓
<b>Inspection tasks after welding</b>			
1. Welds cleaned			✓
2. Size, length and location of welds	✓		
3. Welds meet visual acceptance criteria Crack prohibition, weldbase-metal fusion, crater cross section, weld profiles, weld size, undercut, porosity	✓		
4. Arc strikes	✓		
5. k-Area <sup>f</sup>	✓		
6. Backing removed and weld tabs removed (if required)	✓		
7. Repair activities	✓		
8. Document acceptance or rejection of welded joint or member	✓		
<b>Inspection tasks prior to bolting<sup>g</sup></b>			
1. Manufacturer's certifications available for fastener materials	✓		
2. Fasteners marked in accordance with ASTM requirements			✓
3. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)			✓
4. Proper bolting procedure selected for joint detail			✓
5. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements			✓
6. Pre-installation certification testing by installation personnel observed and documented for fastener assemblies and methods used			✓
7. Proper storage provided for bolts, nuts, washer and other fastener components			✓
<b>Inspection tasks during bolting</b>			
1. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required			✓
2. Joint brought to the snug-tight condition prior to the pretensioning operation			✓
3. Fastener component not turned by the wrench prevented from rotating			✓
4. Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges, see Minimum Bolt Pretension table below			✓
<b>Inspection tasks after bolting</b>			
1. Document acceptance or rejection of bolted connections	✓		
<b>Notes: Steel Construction</b> a. CBC Section 1705.2 and Table 1705.2.2 b. CBC Section 1707.11.1 c. AWS D1.3 d. AWS D1.4, ACI 318: Section 35.2 e. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type. f. When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 inches of the weld g. All methods of installation for high strength bolts shall require verification of pre-tension by a Skidmore-Welch calibrator for each batch or source of bolts used (see minimum pre-tension chart below).			
<b>Minimum Bolt Pretension (kips)</b>			
Bolt size, inches	Group A (A325, etc.)	Group B (A490, etc.)	
1/2" Diameter	12	15	
3/8" Diameter	19	24	
3/4" Diameter	28	35	
7/8" Diameter	39	49	
1" Diameter	51	64	
1 1/8" Diameter	56	80	
1 1/4" Diameter	71	102	
1 3/8" Diameter	85	121	
1 1/2" Diameter	103	148	

CONCRETE CONSTRUCTION <sup>ab</sup>			
Verification and Inspection	Continuous	Periodic	
1. Inspection of reinforcing steel including prestressing tendons, and placement. <sup>c</sup>		✓	
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 3b. <sup>d</sup>		✓	
3. Inspection of anchors cast in concrete. <sup>e</sup>		✓	
4. Inspection of anchors post installed in hardened concrete members. <sup>f,g</sup>		✓	
5. Verifying use of required design mix. <sup>h</sup>		✓	
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete. <sup>i</sup>	✓		
7. Inspection of concrete and shotcrete placement for proper application techniques. <sup>j</sup>	✓		
8. Inspection for maintenance of specified curing temperature and techniques. <sup>k</sup>		✓	
9. Inspection of prestressed concrete. <sup>l</sup> a. Application of prestressing forces b. Grouting of bonded prestressing tendons in the Seismic Force-Resisting System	✓		
10. Erection of precast concrete members. <sup>m</sup>		✓	
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs. <sup>n</sup>		✓	
12. Inspect formwork for shape, location and dimensions of the concrete member being formed. <sup>o</sup>		✓	
<b>Notes: Concrete Construction</b> a. Where applicable, see also CBC Section 1705.12, Special Inspections for seismic resistance b. Specific requirements for Special Inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 318-14 Section 17.8.2 or other requirements. Where specific requirements are not provided, Special Inspection requirements shall be specified by the Registered Design Professional and shall be approved by the Building Official prior to the commencement of the work. c. ACI 318: Ch. 20, 25.2, 25.3, 26.5-1-26.5.3, CBC: 190B.4 d. AWS D1.4, ACI 318: 26.5.4 e. ACI 318: 17.8.2 f. ACI 318: 17.8.2.4, 17.8.2 g. ACI 318: Ch. 19, 26.4.3, 26.4.4, CBC: 190A.1, 190A.2 h. ASTM C112, ASTM C31, ACI 318: 26.4.5, 26.12, CBC: 190B.10, 190B.2, 190B.3 i. ACI 318: 26.4.5, CBC: 190B.6, 190B.7, 190B.8 j. ACI 318: 26.4.7-26.4.9, CBC: 190B.9 k. ACI 318: 26.4.2.1, 26.9.2.3 l. ACI 318: Ch. 26.8 m. ACI 318: 26.10.2 n. ACI 318: 26.10.1 (b) o. CBC Section 1705.3 and Table 1705.3 p. See Special Cases Special Inspection for more requirements			
SPECIAL CASES			
Verification and Inspection	Continuous	Periodic	
<b>Adhesive anchors (Epoxy)</b>			
1. Inspection of anchors installed in hardened concrete. Installed in horizontally or upwardly inclined orientations to resist sustained tension loads. (Concrete shall be cured for a minimum of 21 days)	✓		
2. All other installations of adhesive anchors.			✓
<b>Mechanical anchors</b>			
1. Inspection of anchors installed in hardened concrete.			✓

DRIVEN PILE FOUNDATIONS <sup>a</sup>			
Verification and Inspection	Continuous	Periodic	
1. Verify element materials, sizes and lengths comply with the requirements.	✓		
2. Determine capacities of test elements and conduct additional load tests, as required.	✓		
3. Inspect driving operations and maintain complete and accurate records for each element.	✓		
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	✓		
5. For steel elements, perform additional inspections in accordance with CBC Section 1705.2.			
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1705.3.			
7. For specialty elements, perform additional inspections as determined by the Registered Design Professional in Responsible Charge.			
<b>Notes: Driven Pile Foundations</b> a. CBC Section 1705.1 and Table 1705.1			

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STAMPS

CONSULTANTS



PROJECT

**RESTAURANT REMODEL**

FOR  
**STAN VAN BURDEN**

945 EMBARCADERO MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	SSG 816226	09-105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

REVISIONS

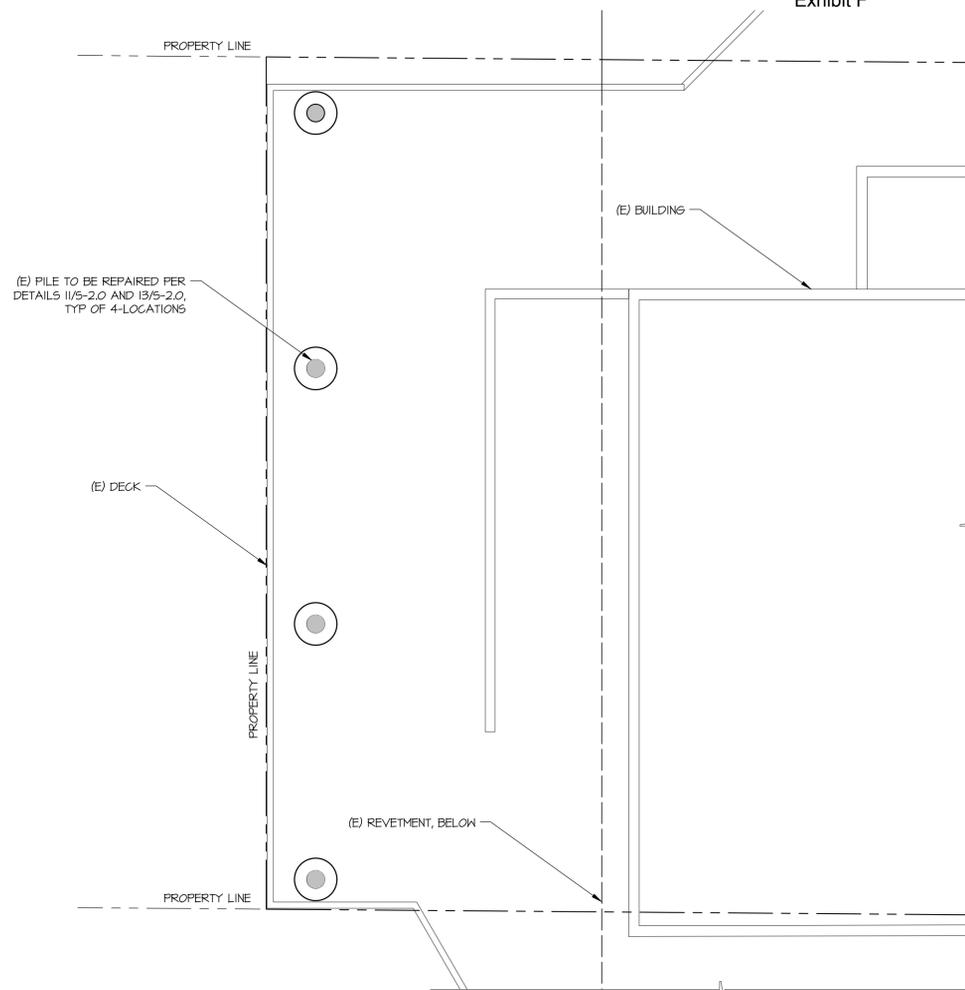
SHEET TITLE

**STRUCTURAL NOTES**

SHEET NO.

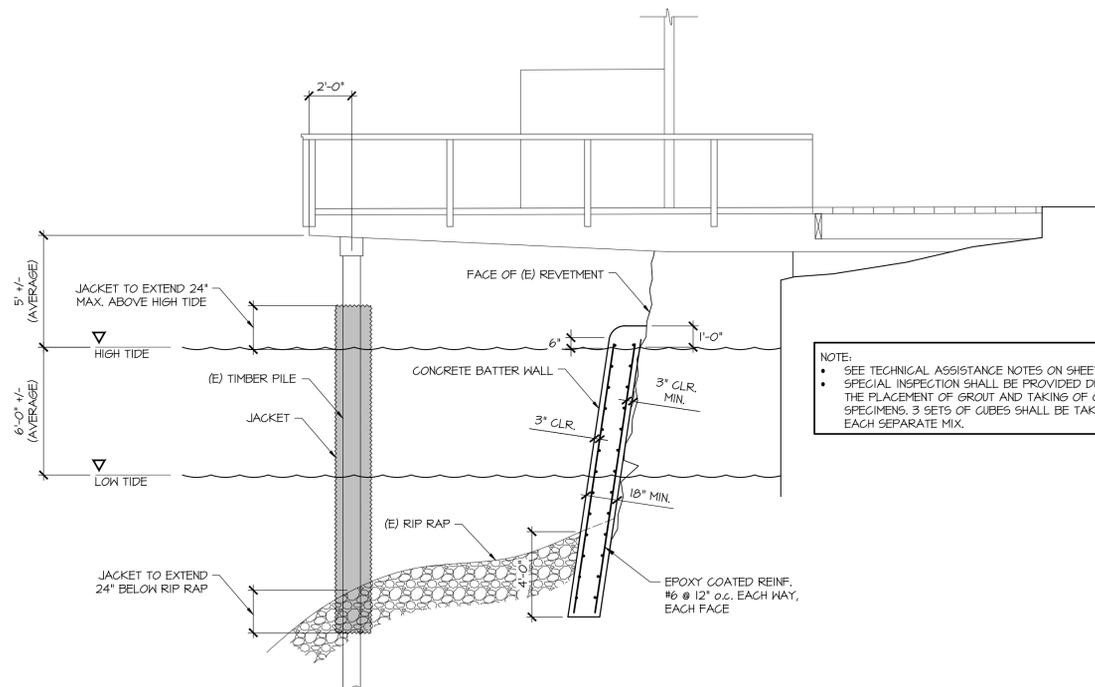
**S-1.2**





**PILE REPAIR PLAN**

SCALE: 1/4" = 1'-0" (VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND EXISTING CONDITIONS)

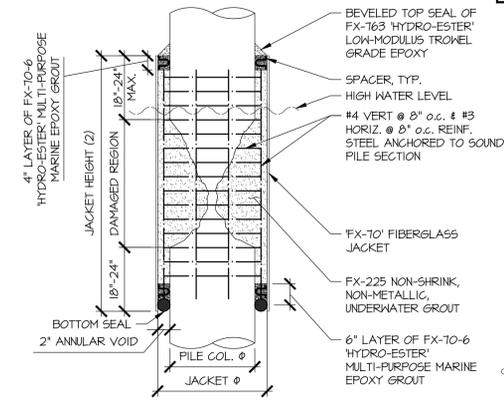


**SECTION THROUGH DECK AND PILES**

SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

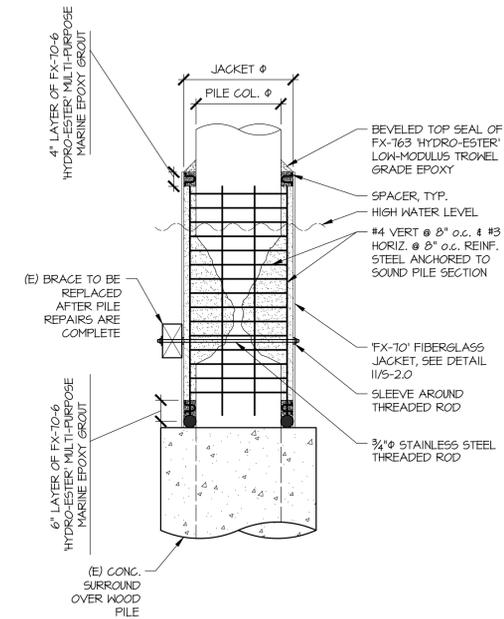
- Contractor to examine all piles for soundness. Contractor to notify the Architect and Project Engineer if additional piles are found to be unsound.
- Shoring Notes:
  - It is the Contractor's responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California, latest edition, and all OSHA requirements.
  - The Architect, Project Engineer, and the Owner do not accept any responsibility for the Contractor's failure to comply with these requirements.
  - The Contractor shall be responsible for the adequate design and construction of all forms and shoring required.
- Shore beams where necessary to maintain the structural integrity of the existing deck structure.
- Notify the Architect and Project Engineer of any discrepancies between the plans and existing structure.
- The piles and revetment wall must be assessed on a five year basis or after a significant event such as weather, fire or earthquake.



- NOTES:
- SEE SHEET 5-1.0 FOR SPECIFICATIONS
  - JACKET TO EXTEND 24" ABOVE HIGH TIDE AND 24" BELOW RIP RAP

**PILE REPAIR DETAIL**

N.T.S.



- NOTES:
- SEE SHEET 5-1.0 FOR SPECIFICATIONS
  - JACKET TO EXTEND 24" ABOVE HIGH TIDE AND 24" BELOW RIP RAP

**PILE REPAIR DETAIL**

N.T.S.

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**PROJECT**

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF.

**DRAWING PHASE**

**DESIGN DEVELOPMENT**

Project No.	SSG 516226	09-105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

**REVISIONS**

**SHEET TITLE**

**PILE REPAIR PLAN, SECTION & DETAILS**

**SHEET NO.**

**S-2.0**



AGENDA NO: C-1

MEETING DATE: September 5, 2017

## Staff Report

**TO:** Planning Commissioners **DATE:** August 30, 2017  
**FROM:** Joan Gargiulo, Assistant Planner  
**SUBJECT:** Application Withdrawn UP0-485 / CP0-548: Conceptual review for proposed 20,704 sq. ft. mixed-use development with 4 live-work units and 8 suite-style hotel rooms.

**ADDRESS/APN:**

1111 Main Street  
066-041-003

**APPLICANT/OWNER:**

Applicant: Jeff Edwards  
Owner: A.J. Wright

**REASON FOR WITHDRAWAL:**

The application for conceptual review of a proposed mixed-use development at 1111 Main Street was withdrawn by the property owner on Monday, August 28, 2017 (Exhibit A). A courtesy notice for the conceptual review was published in the San Luis Obispo Tribune newspaper on August 25, 2017 and all property owners of record and occupants within 500 ft. of the subject site were mailed notification of this evening's business item. As this discussion item had been noticed prior to application withdrawal, the item remains on the agenda for informational purposes.

The item has been withdrawn, and given that it is not a Public Hearing item there is no requirement to take public comment as a result of the courtesy notice.

**Exhibit A:** Withdrawal Request Letter

Prepared By: JG

Department Review: SG

# EXHIBIT A



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Client 00248

By E-Mail & Hand Delivery  
[jgargiulo@morrobayca.gov](mailto:jgargiulo@morrobayca.gov)

August 28, 2017

Joan E Gargiulo  
955 Shasta Avenue  
Morro Bay. CA 93442

Re: 1111 Main Street, Morro Bay

Dear Ms. Gargiulo:

I represent Phil Davis and A.J. Wright, the owners of 1111 Main Street, Morro Bay, California. Mr. Davis and Mr. Wright were shocked to find the property posted with a Notice of Hearing for Planning Commission review. The owners never authorized Jeff Edwards to submit plans for development of the property. Mr. Wright thought he was giving Mr. Edwards permission to talk with the city about what was possible on the property. They have no contract for purchase or services with Mr. Edwards.

Please consider this rescission and cancellation of the Consent of Landowner designating MSMBC, LLP/J.H. Edwards as the owner's authorized agent. Please cease all work on this proposed development. Any further activity will need to be authorized directly by Mr. Wright and Mr. Davis. Feel free to contact me if I may be of any further assistance in this matter. Thank you for your assistance.

Very truly yours,

A handwritten signature in blue ink that reads "Jane Heath". The signature is fluid and cursive, with a large initial "J".

JANE HEATH

JEH:brs

cc: Phil Davis  
A.J. Wright