



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, December 19, 2017
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA

Chairperson Gerald Luhr

Vice-Chairperson Michael Lucas
Commissioner Jesse Barron

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. 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 Department 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 November 7, 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.: UP0-480 and CP0-543

Site Location: 301 Sea Shell Cove, Morro Bay, CA

Project Description: The project is a request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,192 sq. ft. single-family residence with 336 sq.ft. of covered outdoor areas, and a 580 sq. ft. garage located within the R-A/PD Zoning District and within the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically exempt Section 15303, Class 3

Staff Recommendation: Conditionally Approve

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

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

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 January 2, 2018 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.morrobayca.gov/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.morrobayca.gov/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 a \$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

Agenda No: A-1

Meeting Date December 19, 2017

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.

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	Coastal Development Permit & Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio & decks.	Under Review. Correction memo sent to applicant 6-19-17. Applicant resubmitted 10-2017. PC hearing 12-19-17.		PN- Conditionally Approved 6/7/17		wm
1	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk. Planning permit denied 11-27-17.		PN - Disapproved 5/3/17		wm
2	So Cal Gas Company	0 Nutmeg (Public Right of Way, 710' north of Cuesta St.)	3/29/17	CP0-538	Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole	Under Initial Review. Working with So Cal Gas to move slightly northeast out of resident viewshed and into PUC easement. Planning permit conditionally approved 11-27-17.		PN - Disapproved 5/3/17		wm
3	Gillean	479 Panay	7/6/17	CP0-549	Coastal Development Permit to allow for an existing accessory dwelling unit.	Under Initial Review. Correction Letter sent 7/20/2017. Resubmittal rcv'd 10/26. Ready to issue with conditions. Noticed 12/15. To be issued 12/27				jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
			12/12/17	CP0-559/UP0-507	CDP and CUP for a new SFR in the Cloisters subdivision	Under Initial Review				jg
	Santoiani	321 Rennell	12/12/17	CP0-558/UP0-506	CDP and CUP for new 544 sq. ft. SFR 448 sq. ft. attached garage	Under Initial Review				jg

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4	Wong	500 Embarcadero	11/27/17	UP0-505	Minor Use Permit to add 4 foot plexiglass wind break atop an existing 2 foot planter box to protect customers while dining.	Under Initial Review. Application complete to be noticed by 12/14/2017				rr
5	Biaggini	1152 Market Avenue	11/21/17	CP0-557 & UP0-504	Coastal Development Permit & CUP for new 1320 sf single family residence w/ detached two-car garage;	Under Intial Review				jg
6	Osborne	450 Piney	11/16/17	CP0-556	Administrative Coastal Development Permit for demolition of existing single family residence, construct new 3,008SFR, 460 sf garage, 214sf decks, 58sf porch	Under Intial Review				jg
7	Madding	458 Dunes St	11/7/17	UP0-503	Remodel & addition to existing single family home; addition is 373sf.	Under Intial Review. Correction letter sent 12/13				jg
8	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	Coastal Development Permit & CUP for Demo/Reconstruct	Under initial Review. Correction Letter sent 11/13				jg
9	Silvaggio/Marshall	401 Pico	10/19/17	UP0-499/AD0-125	Minor Use Permit and Parking Exception for the construction of a single-car garage for a SFR, nonconforming due to the absence of a garage. Parking exception for the 2nd space in tandem in the drive	Under Initial Review. Correction Letter sent 11/21				jg
10	Kalin	937 Anchor	10/17/17	UP0-497	Conditional Use Permit for an addition to an existing nonconforming SFR	Under Initial Review. Spoke with Agent 11/20 about proposal's consistency with the design guidelines. Waiting for Applicant to decide how to move forward				jg
5	Kwai	2780 Main	9/15/17	UP0-493	Minor Use permit for reduction in commercial use to limit commercial use to the first floor and expansion of residential use to limit residential use to second floor. No additional square footage is proposed	Under Initial Review. Correction Letter sent 10/17				jg

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6	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	Minor modification to UP0-460 for Distasio's restaurant	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review. Additional changes submitted 9/5/17. Waiting on corrections. Waiting on submittal of color for approval. Rcv'd 12/2				jg
7	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion	Under Initial Review. Correction letter sent. Waiting for resubmittal		PN- Conditionally approved 8/10/2017		jg
8	Taverner	335 Piney	6/15/17	CP0-547	Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit	Under Initial Review. Correction Letter sent 7/11/2017. Resubmittal received 9/28. Performed Site Visit. Waiting on confirmation of the removal of second kitchen area on lower floor. Letter sent 12/14 regarding required information submittal not rcv'd to date.		PN- Conditionally approved 7/17/2017		jg
9	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	Coastal Development Permit and Conditional Use Permit for commercial change in use	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017. Plans still incomplete as of Nov. 2017		PN- Disapproved 7/5/17		wm
2	Morgan	101 Fig St.	4/12/17	UP0-476	Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
3	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND).		PN- Not Approved per memo dated 3/16/17		wm
4	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. 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. Applicant now wants to remove development from proposal and process the parcel map independently of any development. Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17. Applicant has chosen to again change the project. Permit expired. Applicant directed to resubmit application at meeting 12/14		PN- Disapproved per Memo dated 8/10/2017		jg

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5	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. 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 9-1-17.		PN- Conditionally Approved 5/17/2017		cj
6	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater & plan update-8/24/15		wm
7	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed 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
Planning Commission Continued projects:										
8	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123	Minor use permit and parking exception for the conversion of a 2-car garage to habitable living space and a parking exception to allow for no parking or a one-car carport to satisfy the parking requirement in the R-1/S.2A zoning district	Under review. Correction letter sent 9/13/17. PC hearing 10/3/2017. Continued to a date uncertain with direction to work with staff prior to resubmittal. Applicant must resubmit.				jg
9	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	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. Revised MND in progress.		PN- Conditionally approved per memo dated 7/26/16		wm
10	Verizon / Knight	484 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. 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

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11	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj
12	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm
Projects Appealed or Forwarded to City Council:										
13	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	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 via Favorable Recommendation to City Council for approval. Council reviewed on 10-10-17 and continued project to 11-14-17.		Conditionally approved 6/14/16		cj

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14	Baston	561 Embarcadero	UP0-448	UP0-448	Conditional use permit for Gray's Inn access improvements and piling repair	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. Met with Applicant and Agent 9-2017 to discuss project issues related to parking. Applicant resubmitted 11-22-17. Anticipating January Council hearing date.		PN- Conditionally approved per memo dated 8/3/16		cj
15	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission 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		sg
Environmental Review										
16	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	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		jg
17	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										

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18	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.	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. Correspondence with applicant regarding CC&Rs and affordable housing covenants ongoing. Approved rough grading permit. Addendum to grading permit forthcoming to minimize amount of cut. Review in progress of affordable housing covenant. Scheduled for Council map acceptance on 12/12/17.		JW/PN - Disapproved final map and public improvements 8/16/2017		cj
19	Tract 2812	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2812 / 23 lot subdivision and 1 common lot	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 and 9-5-17. CC&Rs approved. Draft affordable housing documents prepared and sent to Applicant 11-28-17		JW/PN - Disapproved final map and public improvements 8/1/2017		cj
20	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. 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 with response received. Creekside Restoration plan approved. Planning conditions addressed.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects requiring coordination with another jurisdiction:										
21	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		

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22	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										
23	City of Morro Bay	Citywide			Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb . Project to be complete with documents ready for adoption and certification by end of 2018.				
24	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. 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.	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
25	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
Grants										
26	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
27	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
28	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
Projects in Building Plan Check:										
1	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 memo correction 6-15-17. Disapproved by cj on 10-16-17.	Approved by cdl on 5-10-17	PN - Disapproved 6/9/17	Emailed comments on 10-20-17.	
2	MMbs Llc	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. Approved 11-27-17. CJ	Plans sent to Ca, Code Check 1-5-17.Sent CA code check 11/14/17	PN- Disapproved per memo dated 1/18/17		
3	Bulatov	2980 Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st & 2nd floor addition (1444 sq. ft.), new 310 sf deck above	Disapproved by yg on 9-8-17.	Disapproved by cdl on 9-18-17.	Disapproved by jb on 9-15-17.	Emailed comments on 10-03-17	
4	Spencer	2445 Ironwood	7/21/17	B-31594	151sf single story addition at rear of SFR, new second bath, new 78 sf deck at rear of SFR	Approved by rr on 8-1-17.	Approved by cdl on 8-29-17	Approved by pn on 9-6-17	working on getting contractor.	
5	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 rr on 8-22-17.	Disapproved by cdl on 8-8-17	Disapproved by pn on 8-22-17 approved by jb 11/22/17.	Resubmitted on 11-17-17.	
6	Grover	484 Kings	8/31/17	B-31650	Single Family Addition	Approved by yg on 9-6-17.	Disapproved by cdl on 9-7-17.	Disapproved by jb on 9-14-17.	Emailed comments 9/21/17.	
7	Wright	520 LaJolla	7/21/17	B-31595	Enclose 10'x20' carport for single car garage	Disapproved by rr on 7-26-17.	Disapproved by cdl on 8/11/17.	N/A		

#	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
8	Olcott	285 Marina	10/27/17	B-31752	ADA Renovation; parking lot	Approved by sg on 11-6-17.	Approved by cdl on 11-14-17.	Disapproved by jb on 11-3-17.	Emailed comments 11/21/17	
9	Gotchal	315 Marina	10/27/17	B-31753	Remodel SFR, change floor plan, add 2 single car garages in building next door.	Approved by jg on 11-6-17.		Disapproved by jb on 11-8-17.		
10	Henderson	958 Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	Approved by cdl on 11-3-17.	Approved by jb on 10-23-17.		
11	Kinsinger	222 Main St.	11/22/17	B-31786	149 Sq. Ft. addition & interior remodel of kitchen, bath and living-room.					
12	Millerstein	844 Main St.	11/17/17	B-31781	Com. Alteration Re-enclosed storage area & upgrade to allow for office spacein addition to storage upgrade exterior to match surrounding	Under Review. RR	Disapproved by cdl on 11-27-17.	Approved by jb 11/22/17		RR
13	Sonic	1840 Main	10/17/17	B-31730	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17	California Code Check reviewing for building code.			
14	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building Permit applications for 23 new town homes in 6 detached building clusters to include 15 one- bedroom units and 8 three bedroom units. 23 separate applications	Disapproved. Corrections sent 8-3-16. cj. Resubmittal received and disapproved 11-28-17.	Disapproved by cdl on 1-23-17.	PN- Approved waiting for RL sign-off of WEU form.		
15	Lau	2780 Main	9/15/17	B-31680	Remodel existing resteraunt/ apartment. Reduce size of restaurant by 500 sf and add that to the Apartment.	Disapproved by jg 10-18-17.	Disapproved by cdl on 9-22-17	Disapproved by jb on 9-22-17.	Emailed comments on 10/19/17.	
16	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing, new stucco over exterior.	Disapproved 11-10-16. JG	Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
17	Swindle	590 Morro	9/25/17	B-31690	Remove and relocate panel antennas to roof top cell site.	Disapproved by wm on 10-18-17.	Approved by cdl on 10-26-17.	Approved by jb on 10-17-17.	Emailed comments on 10/31/17	
18	Crowfoot	416 Napa	3/1/17	B-31417	Convert downstairs closet into kitchen to create secondary dwelling unit (CP0-531)	Approved by rr on 7-31-17.	Approved by cdl on 3-23-17	PN- Disapproved per memo dated 3/29/17		
19	Wilhelm	2265 Nutmeg	10/20/17	B-31741	Relace existing 209 sf deck (adding 26 sf) totalling 235 sf decking.	Approved by rr on 10-23-17	Approved by cdl on 11-3-17.	Disapproved by jb on 10-24-Approved by jb 11/13/17.	Emailed comments on 11/6/17.	
20	Colmer	501 Quinn Ct,	11/16/17	B-31775	SFR- New					
21	Colmer	505 Quinn Ct,	11/16/17	B-31774	SFR- New					
22	Colmer	557 Quinn Ct,	11/16/17	B-31776	SFR- New					
23	Giannini	750 Radcliff	9/15/17	B-31681	Remove & Replace antenna on tower,	Disapproved 9-18-17. JG Approved by jg on 10-31-17.	Approved by cdl on 9-19- 17. PZ	Disapproved 9-15-17. JB		
24	Brisson	341 Sicily	9/12/17	B-31670	Single Family Alteration	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.	N/A	Emailed comments on 9/28/17	

#	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
25	Sotelo	2101 Sunset	10/3/17	B-31698	Proposed detached accessory building 625 sq. ft.	Disapproved by jg on 10-16-17.	Disapproved by cdl on 10/4/17.	Disapproved by jb on 10-05-17.	Emailed owner 10/20/17.	
Planning Projects & Permits with Final Action:										
1	Mathias Family Trust	2515/2525 Greenwood	10/16/17	CP0-553	Admin Coastal Development Permit for the construction of a new SFR and associated ADU	Under Initial Review. To be noticed 12/4/2017. Issued 12/18				jg
2	Griffin	550 Fresno	10/12/17	UP0-496/AD0-124	Conditional Use Permit for an addition to an existing nonconforming SFR and parking exception for tandem space in the drive	Under Initial Review. PC hearing December 5, 2017. Approved				jg
3	Abuhilal	844 Main	9/26/17	UP0-494	Minor Use Permit for an outdoor bread oven	Under Review. Submittal of supplemental info rcv'd 10/17. Correction Letter sent 10/30 (hard copy given to Jan over the counter 10/30). Noticed 11/16. Renoticed 11/22. Permit issued with conditions				jg
4	Irons	598 Shasta	10/3/17	S00-129	Lot merger of two adjacent parcels	PW denial, correction letter sent 10/27. Recorded map with the county 12/8. Permit issued 12/12				jg
5	Driscoll	2599 Koa	10/24/17	CP0-554	Coastal Development Permit for an Accessory Dwelling Unit within the first floor of an existing single family dwelling.	Under Initial Review. Application complete. Site noticed 11/15/2017. Approved 11-27-2017				rr

PRESENTATIONS - NONE

A. CONSENT CALENDAR

<https://youtu.be/b9qmS8NPYII?t=17m21s>

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

A-2 Approval of minutes from the Planning Commission meeting of September 19, 2017.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of October 3, 2017.
Staff Recommendation: Approve minutes as submitted.

A-4 Approval of minutes from the Planning Commission meeting of October 17, 2017.
Staff Recommendation: Approve minutes as submitted.

Vice-Chairperson Lucas commented on the October 3rd minutes. Lucas stated in the Planning Commission comments, Commissioner Sadowski's comments stated, "food dialogue" at the end of the sentence. Lucas thinks this should be looked at and corrected. Graham will follow up on the correction.

MOTION: Vice-Chairperson Lucas moved to approve the Consent Calendar with amended October 3, 2017 minutes. Commissioner Ingraffia seconded and the motion passed (4-0-1), Commissioner Barron abstained.

B. PUBLIC HEARINGS – NONE

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.

C. NEW BUSINESS

C-1 Parking and Striping Plan Improvement Discussion for Possible Recommendation to Council.
Staff Recommendation: Review the staff report, discuss options and provide possible recommendation to Council
<https://youtu.be/b9qmS8NPYII?t=19m12s>

Graham presented the staff report.

Chairperson Luhr opened the Public Comment period.
<https://youtu.be/b9qmS8NPYII?t=38m45s>

Susan Stewart, Morro Bay resident/business owner, commented on the parking issues in the downtown area. Stewart stated she was in support of the diagonal parking in designated areas. Stewart was also in support of the meters in selective

areas and would like to change the parking signs because the tourists visit on the weekends.

Bediken, commented she rides her bike when she's visiting here and doesn't feel safe because there's no cohabitation between the bicycles and cars.

Chairperson Luhr closed the Public Comment period.
<https://youtu.be/b9qmS8NPYII?t=44m59s>

The Commissioners presented their questions and comments to staff.

Discussion between Commissioners and staff.

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

<https://youtu.be/b9qmS8NPYII?t=2h14m40s>

Commissioner Ingraffia received a letter on some of the businesses concerning the Measure D areas, and commented he would like to get some background on the issue so he could evaluate the letter.

Graham responded this was not an agenda item and couldn't really discuss the issue. However, Graham stated the issues brought up in the letter, are on a lease site which already have its entitlements.

Commissioner Barron thanked the Committee and the community for allowing him to serve on the Commission. Barron commented he would like to do the best for the community.

Chairperson Luhr presented questions to staff regarding the approval of the retail marijuana space.

Graham responded, the first reading was conducted at the last City Council meeting. The second reading will be reviewed at the second City Council meeting on Tuesday the 14th. Graham noted the current ordinance is currently on the city's website for the public to view. Applications will be accepted no sooner than July 1, 2018.

Discussion between Commissioners and staff.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT

<https://youtu.be/b9qmS8NPYII?t=2h21m14s>

Graham notified the Commissioners the next meeting will possibly be canceled.

G. ADJOURNMENT

The meeting adjourned at 8:23 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on November 21, 2017, at 6:00 p.m.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 7, 2017

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: December 19, 2017

Staff Report

TO: Planning Commissioners

DATE: December 8, 2017

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Coastal Development Permit and Conditional Use Permit (CP0-543 & UP0-480) for new construction of a single-family residence on Lot 1 of the Seashell Estates subdivision (Tract 2870) at the corner of Sea Shell Cove and Theresa Drive on the inland side of Highway One. The project site is in an R-A/PD zone within the Coastal Commission appeal jurisdiction.

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 27-17 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped December 1, 2017.

APPLICANT: Al Marshal, Seashell Estates, LLC

ARCHITECT: Andres Eulate, Pults and Associates

AGENT: Cathy Novak, Novak Consulting

APN: 068-412-001

PROJECT DESCRIPTION:

Plans show a 2,772 square foot single-story home with a 580 square foot garage and 3 patio/deck areas, one of which is covered (Exhibit B). Project architecture is modern and minimalist, using vertical cedar siding, multiple shed roofs with flush wood fascia and no eaves, and dark bronze windows installed without additional exterior trim. Deep roof overhangs are provided on the



Prepared By: ___WM___

Department Review: ___SG___

south facing side of the home supported by angled posts. Building materials are shown in a range of brown earth tones. A color and materials sheet and material examples are included in Exhibit E. Exhibit C is a project description provided by the architect that details compliance with the Sea Shell Estate Design Manual and lists green building and energy saving components of the design.

ZONING, SETTING, AND LAND USE DESIGNATION:

<u>Adjacent Zoning/Land Use</u>			
North:	Suburban Residential (R-A/PD) Vacant Land	South	Teresa Drive and Highway One
East:	Suburban Residential (R-A/PD) Vacant Land	West:	Suburban Residential (R-A/PD) Vacant Land

<u>Site Characteristics/Setting</u>	
Overall Site Area	Lot 1 = 30,038 square feet, including a 50-foot ROW and utility easement over the extension of Teresa Drive
Existing Use	Vacant
Terrain	Nearly level building area then steeply sloping to the streets and to a stream corridor along the eastern property line
Vegetation/Wildlife	Grassland and Scrub dominated by Coyote Bush (<i>Baccharis pilularis</i>)
Access	Sea Shell Cove
Archaeological Resources	Not within 300 feet

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	R-A, Suburban Residential
Zoning Overlay District	PD
Coastal Zone	Located in the Coastal Zone, and within appeals jurisdiction

PROJECT ANALYSIS:

Compliance with Subdivision Approval

The Seashell Estates subdivision (Tract 2870) was approved in 2009 and completed in 2014. Subdivision CC&R's and a Design Manual provide for lot development standards including prescribed development limit lines, setbacks from the creek, a maximum building footprint, open space easements, architectural guidelines and landscaping and landscape maintenance guidelines. The building envelope, maximum building footprint, and setback criteria approved with the subdivision supersede setback standards in the Zoning Ordinance for the Suburban Residential (R-A) zone.

A Mitigated Negative Declaration was adopted as part of the subdivision approval. A summary of mitigation measures is provided on Sheet T-2 of the plans (Exhibit B). Lot development is subject to compliance with all applicable mitigation measures, including:

1. Building height of 18.5 feet to maintain views of the hills and ridgeline behind the development;
2. Pre-construction survey by a qualified biologist to determine if any special status plant species are present on the lot;
3. Preparation and implementation of an on-site planting and monitoring plan if special status species are present; and
4. Timing of construction and pre-construction biological surveys to avoid impacts on nesting birds.
5. Setback of 50 feet from the nearest top of bank on Lots 1 – 3.

A Noise Study was specifically prepared for this project which indicates that exposure to Highway One traffic noise along the south face of the house exceeds the City's maximum allowable noise exposure for outdoor residential activity areas. Modeling shows the noise level in this area at 68 decibels CNEL where 65 decibels CNEL is the City's maximum recommended exposure. However, since the design also provides an outdoor yard area at the northwest corner of the house where noise exposure levels are 60 decibels and lower, this is less of a concern. Building plans will be subject to compliance with California Noise Insulation Standards for the interior of single-family detached homes.

Recommended conditions in the attached resolution (Exhibit A) address required compliance with applicable subdivision conditions of approval, environmental mitigations and noise insulation standards.

Tract Specific Design Manual Standards

The Planning Commission is required to review the project based on project consistency with the Sea Shell Estates Design Manual as well as applicable General Plan / Local Coastal Plan and Zoning Ordinance standards. The following table summarizes several key elements of the Sea Shell Estates Design Manual and project compliance. Please also refer to the attached Project Description submitted by the applicant which describes how the project responds to applicable guidelines (Exhibit C). Generally, the project appears to comply with the design standards developed for this subdivision. Issues of concern are noted in red in the table below.

<i>Development Standards/ Design Manual categories</i>	<i>Proposed Plan</i>	<i>Design Manual / Subdivision Requirements</i>
<i>SETBACKS:</i> <i>Front (east)</i> <i>Side (north)</i> <i>Interior:</i> <i>Side (south)</i> <i>Exterior:</i> <i>Rear (west):</i>	20 feet 3 inches from back of street paving <i>Building is at 5 feet on some plans and 10 feet on landscape plan.</i> Within building envelope 50 feet from nearest top of bank	20-foot front setback from back of street paving for each lot 5 feet from property line Within building envelope 50-foot setback from nearest top of bank
<i>Building Footprint/Envelope:</i>	House, garage, and covered porches/deck = 3,166 SF footprint Building Envelope=6,600 SF <i>Tract map conditions related to building envelopes and open space easement areas indicate fencing and flatwork other than for the driveway shall be within the Building Envelope as shown on the Landscape Plan.</i>	Maximum 3,600 building footprint Maximum 6,600 SF building envelope
<i>Lot Coverage</i>	Meets tract conditions	Set by maximum building footprint
<i>Building Height</i>	18' 4" inches	18' 6" above natural grade maximum
<i>Parking</i>	2 garage spaces plus 1 guest parking space in driveway	Two garage parking spaces plus one exterior space for guests

<p>Size and Bulk</p>	<p>A. Single-story / garage and house on different levels. Segmented roof sections. Exterior walls stepped and offset. Earth tones. Hard to offset prominence of building site.</p> <p>B. 2,772 sf Building footprint</p> <p>C. No second story</p>	<p>A. Buildings should blend with and not overwhelm their immediate surroundings.</p> <p>B. Maximum Building structures footprint is 3600 sf</p> <p>C. 2nd story floor area limited to 75% of 1st floor area.</p>
<p>Roof Forms</p>	<p>Earth-toned asphalt shingle roofing</p> <p>Multiple shed roof areas</p> <p>Pitch – 1:12</p>	<ul style="list-style-type: none"> • Simple roof elements that are a coherent part of the building form are to be used with roof slopes that reflect to the natural slope of the site. • 5-in-12 or less roof pitch is allowed. • Asphalt or composite flat shingles, in black or dark earth tones without pattern or excessive texture; dark tone, non-reflective metal and earth sod.
<p>Garages / Driveways</p>	<p>580 sf attached two-car garage</p> <p>Driveway meets max width (20 feet) standard.</p> <p>At 904 sf, driveway meets max area standard (1200sf)</p> <p style="color: red;">Driveway entrance width exceeds guideline standard because it includes curb transitional areas.</p> <p>Porous pavers are proposed</p>	<ul style="list-style-type: none"> • Attached or detached from the home • Driveways shall be the same width as the curb opening not including the transitions and shall not exceed exceed 20 feet in width nor be greater than 1200 square feet in area. • Gravel or other porous surface
<p>Exterior Materials/ Finishes</p>	<p>Wood fascia, vertical cedar siding, (See Exhibit E)</p>	<p>Redwood or cedar siding board and wood shingles are allowed as an exterior siding material. Use of alternative materials, either natural or manufactured is encouraged and considered on individual basis.</p>
<p>Colors</p>	<p>Earth tones</p> <p>(See Exhibit E)</p>	<p>Colors shall be earth tone, muted and create a synthesis with the surrounding landscape. Colors shall follow the San Luis Obispo County approved Munsell Book of Color.</p>

Private Yard Fenced	Aprox. 500 SF of fenced yard at the northwest corner of the house. 60 SF of fenced utility area along the north property line is outside the building envelope	Maximum 1,000sf allowed on north side of home in order to be screened from Highway 1. Planning Conditions 16 & 18 of Tract approval prohibits fencing outside the building envelope.
Landscaping	Landscaping includes variety of native and drought tolerant shrubs, perennials, ornamental grasses and groundcover. Discrepancies between landscape plan / elevation drawings and site plans. Only one tree type.	Designs should be simple, natural in appearance, and free of artificial appearing geometric patterns such as evenly spaced straight rows or trees or shrubs along driveways or property lines. Landscape plan required which identifies plant materials and locations of proposed vegetation. Trees and shrubs subject to same height limits as building (18' 6")
Lighting	Plan sheet AE-1 in Exhibit B shows recessed and down lighting.	Exterior lighting must be shielded
Green Building	Project exceeds Title 24 energy efficiency requirements by 26.2% See discussion below and refer to Exhibits C & H.	Solar systems and sustainable building practices are encouraged.
Conservation Open Space	A conservation open space easement for areas of Lot 1 as approved by the City must be recorded prior to occupancy.	Per Tract 2870: That portion of each lot outside the 6,600 sf building envelope and any driveway connection to the building envelope shall be subject to a conservation open space easement.

Green Building Components:

Appendix 3 of the Sea Shell Estates Design Guidelines is a SLO Green Build brochure published in 2006. Section 2.5 of the Guidelines states, "...the Sea Shell Estates strongly support stewardship of the environment by implementing sustainable building methods." Water conservation, energy efficiency, native landscaping, use of porous paving materials and materials with a recycled content are examples of green building methods utilized in this project. A list of green building features is included in Exhibit C.

Water Conservation: Project landscaping is reasonably drought tolerant. The garage roof water will be diverted to a 400-gallon rain water storage container plumbed to an irrigation system. The on-demand hot water system is recirculating with a push button activator so in-line cool down is reduced.

Energy Efficiency: A Building Energy Analysis Report was prepared for this project by Michelle Dunn, CEA, with Central Coast Energy Compliance. Project components contributing to energy efficiency include the use of exterior as well as interior insulation, HVAC ducting with high quality insulation and minimal leakage, insulated water supply lines, well-sealed windows with high thermal performance, use of skylights for additional natural lighting, a 4.1kWdc photovoltaic system with panels on the south facing roof, glazing on the south side of the building to capture winter sun. Her analysis of the building concluded that it would exceed Title 24 requirements by 26.2%.

Staff Recommendations:

Garage: Staff recommends providing more natural light in the garage and locating the trash bins in a screened area outside of the garage. Utility systems and fixtures inside the garage must be located outside a clear 20' x 20' area for parking. (Exhibit A Planning Condition 21.)

Driveway: Per Design Guideline 6.16, reduce the driveway width immediately behind the approach to match the curb opening minus the transition areas (approximately 16 feet wide). From there the driveway can widen to the maximum width of 20 feet. Trees planted as part of subdivision landscaping which are immediately to the north of the existing driveway approach should be protected during construction. The most recent plans indicate porous paving in the driveway. The civil engineering sheets were not updated to reflect this change. (Exhibit A Planning Condition 20.)

Northern Setback: This is a large lot with a generous building area. There is room to increase the northern setback up to 10 feet and provide some informal privacy planting along the property line beyond the fenced storage outside the garage, as shown on the landscape plan, but not on other site plans. Fencing, grading, and flatwork are prohibited in areas outside the building envelope as noted in the table above. (Exhibit A Planning Condition 15.)

Porch and deck on the southern façade: Plans show an extension of the roof over an open deck and a porch on this elevation. The roof extension is supported by angled posts, which don't relate particularly well to the rest of the building design. Also, these areas are very exposed to wind and noise. Some additional enclosure would likely make them more inviting. Also, this may be an opportunity to vary the roof line. (Exhibit A Planning Condition 14.)

Landscaping: The Western Redbud, while beautiful when in bloom, is typically not very tall and has an open growth pattern that wouldn't provide much screening. The Fremontodendron (Flannel Bush) is a beautiful shrub that can eventually get rather large, but is best planted at a

distance from the house since contact with the leaves can be extremely irritating to skin, eyes, etcetera. Staff recommends the landscape plan include more evergreen screening using large shrubs and medium sized trees. (Exhibit A Planning Conditions 10 & 12.)

A landscaping plan was approved and installed as part of subdivision improvements. Condition 24 of the subdivision precise plan approval (Exhibit B, sheet T-2) states that where required plants have not survived, they shall be promptly replaced with new plant material of similar species, function and size as specified in the approved landscape plan for subdivision improvements. Several of the sycamores and toyons planted along the creek on this lot have died.

Staff recommends these be replaced prior to occupancy. (Exhibit A Planning Conditions 11 & 12.)

Green Building: Planning Condition 22 requires the project to include the green building components listed in Exhibit C and to exceed Title 24 efficiency requirements by 25%, which is completely feasible, based on the conclusion of the Building Energy Analysis Report prepared for this project (Exhibit H).

Open Space Easement: Planning condition 4 for the final precise plan approval for Tract 2870 states, “After the 6,600 square foot building envelope has been established on each lot, the remaining area within the development limit line shall be transferred into the open space conservation easement by a method approved by the City.” The tract map was approved with loosely identified *Development Limit Lines* for all the lots. Please refer to Exhibit F. Inside the *Development Limit Line* on each lot can be a *Building Envelope* with a maximum area of 6,600 square feet. Inside the *Building Envelope* can be a *Building Footprint* of no more than 3,600 square feet. Once the envelope and footprint have been approved, the remaining area is required to be part of an open space conservation easement. Tract 2870 was approved with map sheets indicating areas of open space and CC&R’s but no separate written conservation open space easement. Prior to occupancy of the house, the applicant must submit a conservation open space easement and agreement for approval and recordation, consistent with Tract 2870 conditions.

ENVIRONMENTAL DETERMINATION

As noted above, a Mitigated Negative Declaration was prepared for the subdivision and this project is subject to compliance with all applicable conditions/mitigations of subdivision approval. No further environmental review is necessary for this project because, pursuant to the California Environmental Quality Act (CEQA), construction of a single-family house on a legal lot in a residential zone - is categorically exempt under CEQA Section 15303. The exemption provides for the simultaneous construction of up to three single-family residential structures in an urbanized area. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on December 8, 2017, and mailed directly to all property owners of record and occupants 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:

Conditions are recommended to ensure the project is designed consistent with the Sea Shell Estates Design Manual and applicable conditions of approval for Tract 2870. Construction of a single-family house on a residential lot is consistent with the City's General Plan and Local Coastal Program.

Staff recommends that the Planning Commission conditionally approve the requested Coastal Development Permit and Conditional Use Permit for the proposed new home at 301 Sea Shell Cove via adoption of Resolution 27-17.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 27-17
- Exhibit B – Graphics/Plan Reductions date-stamped December 1, 2017
- Exhibit C – Applicant's Project Description and outline of green building features
- Exhibit D – Visual Simulations
- Exhibit E – Color Board and material spec sheets
- Exhibit F – Approved Tract Map for Tract 2870
- Exhibit G – Acoustic Report
- Exhibit H – Building Energy Analysis Report

EXHIBIT A

RESOLUTION NO. PC 27-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE COASTAL DEVELOPMENT PERMIT (CP0-453) AND CONDITIONAL USE PERMIT (UP0-480) FOR NEW CONSTRUCTION OF A 2,192 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 580 SQUARE FOOT GARAGE AND 336 SQUARE FEET OF COVERED DECK AND PATIO SPACE LOCATED AT 301 SEA SHELL COVE ALSO KNOWN AS LOT 1 OF THE SEA SHELL ESTATES SUBDIVISION

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 December 19, 2017, to consider Coastal Development Permit #CP0-543 and Conditional Use Permit #UP0-480; 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)

1. That for purposes of the California Environmental Quality Act, Cases CP0-543 & UP0-480 are categorically exempt from CEQA pursuant to Class 3, CEQA Guidelines Section 15303 (a), for new construction of small structures such as a single-family residence. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2 apply to the project as further analyzed in the staff report.
2. The project is subject to compliance with applicable mitigation measures adopted with the Negative Declaration for the underlying subdivision, Tract 2870.

Coastal Development Permit Findings

1. The project, as conditioned, is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The project is in conformance with the applicable conditions of approval for Tract 2870 (Case No. VTTM #S00-062, UP0-183, CP0-207).

EXHIBIT A

Conditional Use Permit Finding

1. The project, as conditioned, will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood because the proposed single-family residence is a permitted use within the RA/PD zoning district and consistent with the General Plan Low-Density Residential designation and applicable conditions of Tract 2870 and City regulations.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-543 and Conditional Use Permit #UP0-480 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated December 8, 2017, for the project at 301 Sea Shell Cove depicted on plans date stamped December 1, 2017 on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for CP0-543 & UP0-480, 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 (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the

EXHIBIT A

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

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
8. Conditions of Approval: The Findings and Conditions of Approval for CP0-543 and UP0-480 as well as for Tract 2870 (Case No. VTTM #S00-062, UP0-183, CP0-207) shall be included as a full-size sheet or sheets in the building permit plans.

Building Conditions:

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

Fire Conditions:

1. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)
2. Automatic fire sprinklers. An automatic fire sprinkler system in accordance with NFPA 13-D, California Fire Code Section 903, California Residential Code Section R313, and Morro Bay Municipal Code Section 14.08.090(L)(1) is required.
3. Fire Safety during Construction. Fire safety during construction shall be in accordance with 2016 California Fire Code Chapter 33, et seq.

EXHIBIT A

Public Works Conditions:

1. **Storm water Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Storm water management guidance manual on the City's website www.morro-bay.ca.us/EZmanual. Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form". A Final Storm Water Control Plan including drainage analysis, runoff calculations, design and justification of drainage facilities shall be performed by a Registered Civil Engineer and submitted with the building permit application. The responsible Soils engineer shall review all proposed infiltration or storage systems for site suitability.
2. **Erosion and Sediment Control Plan:** For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
3. **Water Meter:** Indicate and label new or existing water meter on plans.
4. **Grading and Drainage:** Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
5. **Utilities:** Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
6. **Encroachment Permits:** A sewer encroachment permit shall be required for any repairs or installation of a 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. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by an encroachment permit within the City right-of-way.

Add the following Notes to the Plans:

1. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Works Department located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

EXHIBIT A

2. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

Planning Conditions:

1. Nesting Bird Survey. To ensure that the project does not impact nesting migratory birds, special status birds, or ground nesting birds, a qualified biologist shall conduct a pre-construction survey no earlier than 30 days prior to building permit issuance to ensure that birds are not nesting if construction is proposed during the migratory bird season. If special status birds are nesting in the work area, construction shall not start until either the chicks have fledged and left or until nesting season is complete as determined by the approved biologist. The name and contact information of the project biologist shall be included on the title page of the building permit plans.
2. Plant Survey. A pre-construction survey by a qualified biologist/botanist at the appropriate time of year shall be submitted prior to issuance of a building permit to determine if bunchgrass community or special status plant species exist on the property. If bunchgrass community, Blochman's dudleya, Cambria Morning glory, or other special status plant species are determined to be found onsite, then mitigation shall be as follows for any loss of habitat: one to one replacement or preservation of these habitats onsite shall be required according to the approved 2011 Mitigation and Monitoring Program prepared by Althouse & Meade included with the approved Tract CC&R's. The name and contact information of the project biologist shall be included on the title page of the building permit plans.
3. Construction Noise: Project construction within 500 feet of any existing residences shall be limited to the hours of 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on weekends. All large construction equipment will be equipped with "critical" grade noise mufflers. Engines will be tuned to insure lowest possible noise levels. Back up "beepers" will also be tuned to insure lowest possible noise levels. All necessary measures to muffle, shield or enclose construction equipment shall be implemented in order to insure noise levels at the property line of the nearest parcels do not exceed 75 dBA.
4. Interior Noise: Plans submitted for a building permit shall clearly show and specify construction methods and materials that ensure interior noise levels will not exceed CNEL = 45dBA.
5. Affordable housing in-lieu fees. The Tract 2870 condition for the payment of housing in-lieu fees shall be satisfied by the payment of \$108,000 prior to issuance of the first residential building permit in the subdivision.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. At the time of foundation inspection, the property owner shall verify lot boundaries and building setbacks to the satisfaction of the City Community Development Director and City Building Official.

EXHIBIT A

7. Height Certification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the City Community Development Director certifying that the tops of the forms comply with the finish floor elevations and setbacks as shown on approved plans. Prior to either roof nail or framing inspection a licensed surveyor shall measure the height of the structure and submit a letter to the City Planning & Building Director, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310.
8. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
9. Archaeology: **In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)**
10. Landscape Plan. **A landscape plan shall be submitted with the building permit application which specifically shows the type, size, location and method of irrigation for all planting proposed for the project. The plan shall include tree species approved as part of the Tract 2870 landscape plan (or other suitable species) in addition to Cercis occidentalis and Fremontodendron (not actually a tree) shown on the plans submitted for CP0-543 and UP0-480 to the satisfaction of the Community Development Director.**
11. Replacement Planting. **The landscape plan submitted with a building permit application shall also show replacement planting for the trees and shrubs planted with subdivision improvements that have since died to the satisfaction of the Community Development Director. All necessary repairs to the irrigation for these plants shall also be made prior to building occupancy. Existing trees near the driveway approach shall be protected at the drip line from construction disturbance to the satisfaction of the Community Development Director.**
12. Landscaping Timing. **All project-related landscaping and irrigation shall be installed prior to building occupancy.**
13. Construction Disturbance and Restoration: **Areas subject to disturbance during construction shall be clearly shown on the plans submitted for a building permit, together with a plan for protection of open space areas and existing vegetation in compliance with Sea Shell Estates Design Manual sections 6.5, 6.8, 6.11, 6.15.2 and 6.15.3. The application for a building permit shall also include a plan for restoration planting of all**

EXHIBIT A

disturbed areas beyond the building envelope once construction is complete, to the satisfaction of the Community Development Department.

14. **Patio and Deck Roofing:** Replace the proposed angled posts supporting the patio and deck roofing on the south facing elevation with straight vertical supports and provide additional privacy and windscreening to the satisfaction of the Community Development Department Director.
15. **Development Prohibited Outside Building Envelope:** Per Tract 2870 Planning conditions of approval 16 and 18, no fencing or flatwork is allowed outside of the building envelope in the conservation open space easement, including the walkway shown at the northern edge of the driveway. Shift the building footprint to the south to accommodate the proposed fenced area and concrete walkway adjacent to the garage as shown on the landscape plan submitted for this project.
16. **Grading Prohibited Outside Building Envelope.** Per the Sea Shell Estates Design Manual section 6.5 and Tract 2870 Planning condition of approval 18, no grading shall occur outside of the building envelope with the exception of grading for driveway access. The dimensioned building envelope shall be shown on plans submitted for a building permit. Prior to construction the building envelope shall be clearly delineated to the satisfaction of the City Building Inspector.
17. **Building Site Maintenance.** Per Section 6.12 of the Sea Shell Estates Design Guidelines, no fill, construction debris, or building materials are to be located on adjacent properties, right-of-way, open space areas, or roadways. The building site shall be kept clean and orderly, and blowing dust and sand shall be controlled throughout the period of construction.
18. **Naturally Occurring Asbestos:** The project site is underlain with serpentinite rock which contains naturally occurring asbestos. The applicant shall provide a copy of the building plans, including grading plans, for review and comment to the Air Pollution Control District. Written evidence of compliance with APCD rules regarding exposure to NOA during construction shall be submitted with the building permit application. Required conditions for compliance shall be noted on the approved building permit plans.
19. **Stream Buffer:** The top of bank nearest the building envelope and the required 50-foot buffer from the nearest top of bank shall be surveyed and staked by a licensed land surveyor prior to issuance of a building permit. During construction the 50-foot buffer shall be defined with highly visible construction fencing and staking for the benefit of contractors and equipment operators. Signs shall be erected stating that no vehicles or heavy construction equipment shall be allowed within the 50-foot buffer area.
20. **Driveway Width and Surface.** Per Design Guideline 6.16, reduce the driveway width immediately behind the approach to match the curb opening minus the transition areas (approximately 16 feet wide). From there the driveway can widen to the maximum width of 20 feet. **Driveway surfacing shall be an approved porous material unless the slope or**

EXHIBIT A

other special consitions require paving per City regulations.

21. **Garage.** Provide more natural light in the garage to the satisfaction of the Community Development Director. Utility systems and fixtures inside the garage must be located outside a clear 20' x 20' area for parking.
22. **Green Building.** The project shall include all the project componets outlined in the list of energy efficiency and green building features submitted by the applicant and included as part of Exhibit C attached to the project staff report dated December 8, 2017. The project shall exceed Title 24 energy efficiency standards by at least 25%. The applicant shall submit documentation to this effect to the satisfaction of the City Building Inspector.
23. **Compliance with Easements and approved Setbacks and Building Envelope.** Plans submitted for a building permit shall accurately show dimensioned property lines, all easements affecting Lot 1, the surveyed top of bank and 50-foot setback from the top of bank, and the surveyed and dimensioned building envelope.
24. **Conservation Open Space Easement and Agreement:** Prior to occupancy of the house, the applicant must submit a conservation open space easement and agreement for Community Development Director approval and recordation, consistent with Tract 2870 conditions. The document shall include a legal description and map exhibit of the exact extent and location of the open space area on Lot 1 and shall specify conservation measures within the open space area.
25. **Inspection:** The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of December, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gerald Luhr, Chairperson

ATTEST:

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 19th day of December, 2017.

SEA SHELL ESTATES

LOT 1

301 SEA SHELL COVE MORRO BAY, CA

RECEIVED
DEC 03 2017
City of Morro Bay
Community Development Dept.



Architecture, Planning & Graphics
3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805/541-5604 voice
These drawings are instruments of service and are property of Steven D. Pults, AIA & Associates, LLP. All design and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Steven D. Pults, AIA & Associates, LLP.

Project:
SEA SHELL ESTATES LOT 1
301 SEA SHELL COVE
MORRO BAY
CA 93442

Owner:
TERESA DRIVE ESTATES, LLC
541 E. CHAPMAN AVE. STE E
ORANGE CA, 92666
(949) 645 - 1000

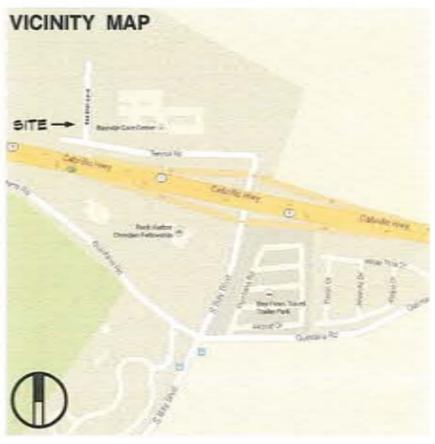
Sheet Contents:
TITLE SHEET



Date: 10 MAY 2011
Revised: 10 OCT 2011
1 DEC 2011

Job No: 1716

Sheet:
T - 1



DIRECTORY

ARCHITECT
STEVEN D. PULTS, AIA & ASSOCIATES, LLP
3592 SACRAMENTO DRIVE, SUITE 140
SAN LUIS OBISPO, CA 93401
(805) 541-5604

GEOTECHNICAL
G.S.I. (GEO SOURCE)
141 SUBURBAN ROAD
SAN LUIS OBISPO, CA 93401
(805) 543-5493

CIVIL ENGINEER - SURVEY
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
(805) 540-5115

CIVIL ENGINEER - GRADING
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
(805) 540-5115

LANDSCAPE ARCHITECT
SUMMERS MURPHY & PARTNERS
414 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities; 2016 CBC, CMC, CPC, CEC, CENG and CALGreen, City of Morro Bay, including the 2006 Public Works Department Engineering Standards.
- The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the City Building and Fire Departments prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshall, NFPA, and City regulations.

PROJECT SUMMARY

LEGAL: TRACT 2870
SEA SHELL ESTATES
LOT 1

ZONING: R-A/PO

APN: 068-412-004

LOT AREA: .69 ACRES (30,036 SF)

SETBACKS:	ALLOWED	PROPOSED
FRONT:	20 FT	20 FT 3 IN
NORTH SIDE:	5 FT	6 FT
SOUTH SIDE:	varies	51 FT 11 IN
REAR:	50 FT	50 FT 3 IN
	to top of bank	

BUILDING:	AREA	AREA
HOUSE		2,142 SF
GARAGE		580 SF
COVERED PATIOS & DECKS		336 SF
TOTAL		3,108 SF
DRIVEWAY	1,200 SF	404 SF
FENCED YARD	1,000 SF	655 SF

LOT COVERAGE: 9%

PERMEABLE SURFACE: 49%

MAX HEIGHT: ALLOWED: 18'-6" ABOVE NATURAL GRADE
PROPOSED: LESS THAN 18'-6"

CONST TYPE: V-B

OCCUPANCY: R3

SHEET INDEX

T - 1 TITLE SHEET
T - 2 CONDITIONS OF APPROVAL

CIVIL:
C - 1 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C - 2 SETBACKS & LOT DIMENSIONS

LANDSCAPE:
L - 1 PLANTING PLAN

ARCHITECTURAL:
AC - 1 SITE PLAN
A - 1 FLOOR PLAN
A - 2 EXTERIOR ELEVATIONS
A - 3 EXTERIOR ELEVATIONS
A - 4 SITE SECTION
A - 5 DOOR & WINDOW SCHEDULES
AE - 1 EXTERIOR LIGHTING PLAN

TOTAL 12 SHEETS

SYMBOLS

① — DIMENSIONAL GRID LINE

Ⓛ — DOOR MARK
REFER TO DOOR SCHEDULE

ⓐ — WINDOW MARK
REFER TO WINDOW SCHEDULE

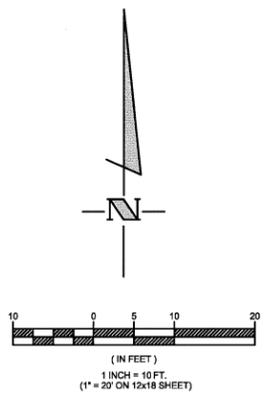
ⓐ — WINDOW ABOVE
REFER TO WINDOW SCHEDULE

Ⓜ — REFERENCE NOTE

① — DETAIL NUMBER
SHEET SHOWN ON

ⓐ — SECTION
SHEET SHOWN ON

PLOT BY: AGE03 PLOT DATE: Oct 10, 2017 - 3:19pm Drawing name: N:\2017\17022-SeaShell-Lot-1\Engineering\Condos\Sheets\Civil\17022-C101-GD.dwg



ABOVE GRADE ENGINEERING

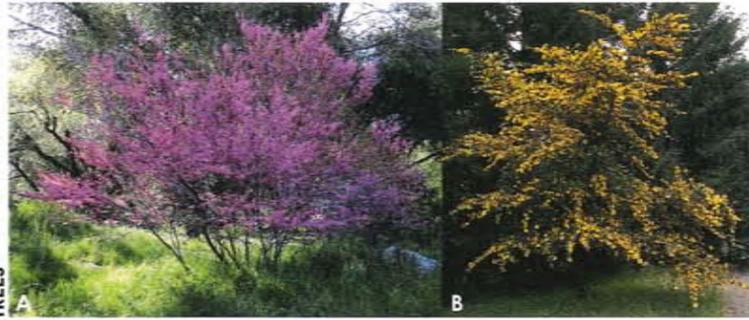
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
San Rules # 7 2025a

SEASHELL ESTATES LOT 1
PROPERTY SETBACKS AND LOT DIMENSIONS

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLL
JOB NUMBER: 17022
SHEET:
C-2
DATE: SEPTEMBER 14, 2017

TREES



SHRUBS



PERENNIALS



SUCCULENTS



GROUNDCOVERS



GRASSES



TREES

- A CERCIS OCCIDENTALIS / WESTERN REDBUD
- B FREMONTODENDRON 'CALIFORNIA GLORY' / FLANNEL BUSH

SHRUBS

- C ARCTOSTAPHYLOS OBISPOENSIS / SAN LUIS OBISPO MANZANITA
- D CARPENTERIA CALIFORNICA / BUSH ANEMONE
- E CEANOHIUS THYRSIFLORUS / COASTAL MOUNTAIN ULAC
- F ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT
- G HETEROMELES ARBUTIFOLIA / TOYON
- H RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / COFFEEBERRY
- I RIBES SPECIOSUM / GOOSEBERRY

PERENNIALS

- J ACHILLEA MILLEFOLIUM / YARROW
- K DIFLACUS AURANT, LOMPOCENSIS / LOMPOC MONKEY FLOWER
- L ENCELIA CALIFORNICA / COAST SUNFLOWER
- M HELICHERA MAXIMA / ISLAND ALLUM ROOT
- N IRIS DOUGLASSIANA / DOUGLAS IRIS
- O PENSTEMON 'MARGARITA BOP' / BLUE BEDDER

SUCCULENTS

- P AGAVE SHAWII / COASTAL AGAVE
- Q DUDLEYA ABRAMSII 'MURINA' / SAN LUIS OBISPO DUDLEYA

GROUNDCOVERS

- R BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH
- S ARCTOSTAPHYLOS CRUZENSIS / ARROYO DE LA CRUZ MANZANITA
- T ARTEMISIA CALIFORNICA 'CANYON GREY' / TRAILING SAGEBRUSH

GRASS

- U CAREX OBISPOENSIS / OBISPO SEDGE
- V MUHLBERGIA RICENS / DEER GRASS
- W LEYMUS CONDENSATUS / GIANT WILD RYE

PLANT SELECTION NOTE

PLANT PALETTE DERIVED FROM THE SEASHELL ESTATES PRELIMINARY PLANT PALETTE OF LANDSCAPE PLANTS FOR DEVELOPMENT LOTS (HOME SITES) DATED AUGUST 20, 2007

Landscape Design Concept

The Sea Shell Estates: Living Gently with the Land

To meet the vision of the Sea Shell Estates, the landscape design is planned to explicitly harmonize with its natural setting. The landscape design is inspired by the inherent, unique qualities and limitations of the site, responding to the forces of the sun, wind and rain to seek an appropriate fit with the topography and existing vegetation. The landscape design for Lot 1 incorporates the goal to create an open space neighborhood development by blending buildings into the environment setting. The landscape design will be simple rather than complex, natural in appearance, and free of artificial appearing geometric patterns, such as evenly spaced, straight rows or trees or shrubs along driveways or property lines.

Type and size of plants at the time of planting and when mature

- Trees: 15 gallon minimum size at planting, 18" mature height maximum
- Shrubs: 5 gallon minimum size at planting, 6'-10" mature height
- Perennials: 1 gallon minimum size at planting, 1'-3" mature height
- Succulents: 1 gallon minimum size at planting, 1'-3" mature height
- Groundcovers: 1 gallon minimum size at planting, 1'-3" mature height
- Grass: 1 gallon minimum size at planting, 1'-3" mature height

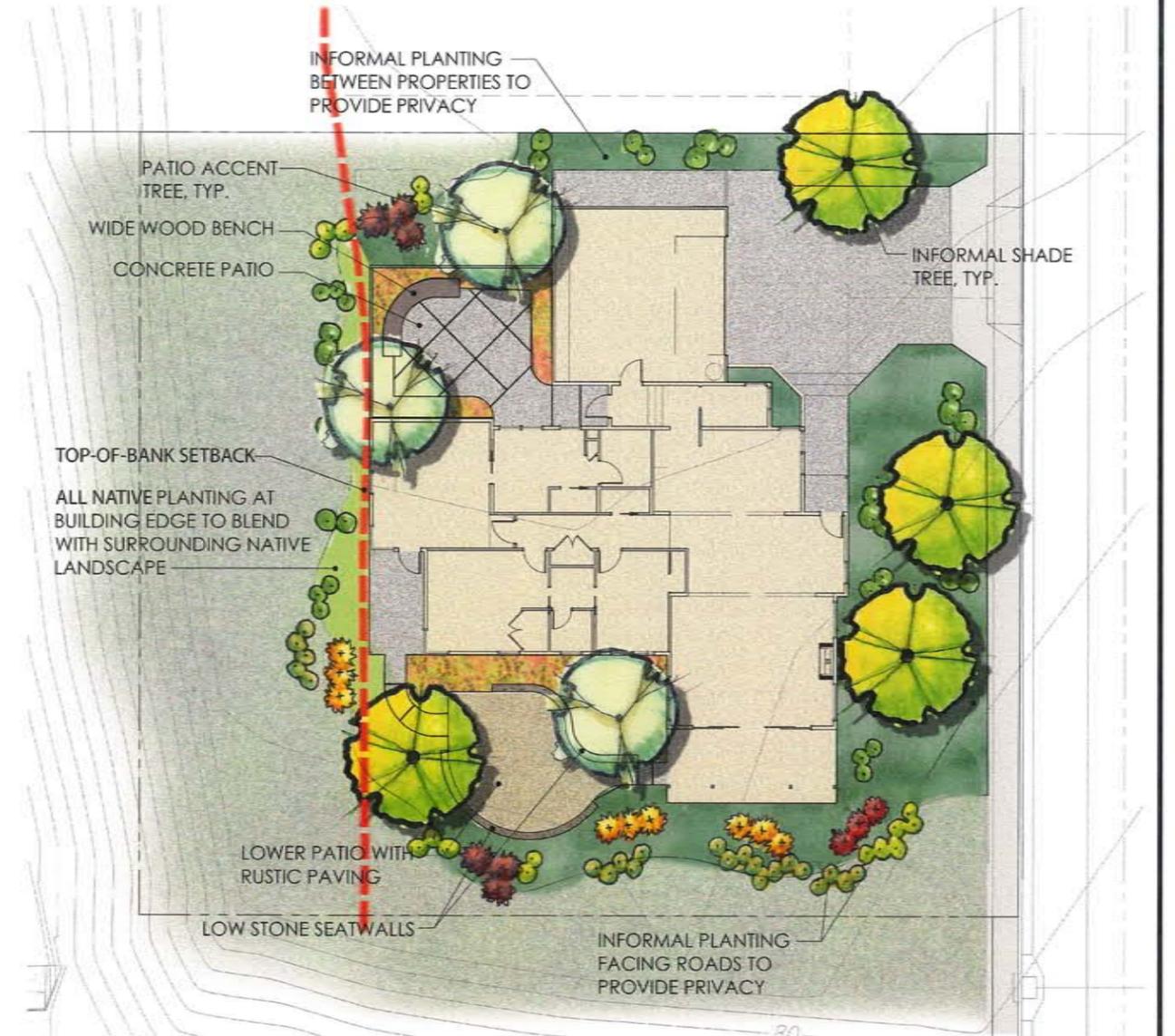
Note: Height limit for trees and shrubs is 18'-6" per the Sea Shell Estate Design Guidelines

Method of maintenance

All improvements to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner.

Percentage of landscaping

- Lot 1 total area: 23,588 sq. ft.
- Lot 1 landscape area (including both ornamental and open space landscape): 19,795 sq. ft.
- Percent of landscape: 84% of lot as landscape



Statement of Water Conserving Irrigation Design

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Water conserving plants, defined as "Low" or "Very Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 100% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is not used.

CONCEPTUAL LANDSCAPE PLAN

**SEASHELL ESTATES LOT 1
MORRO BAY, CALIFORNIA**



SCALE: 1' = 10'



ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
(805) 439-3209

08-14-2017

SMP #742382

Architecture, Planning & Graphics
3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805/541-5504 voice

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Project:
SEA SHELL ESTATES LOT 1
301 SEA SHELL COVE
MORRO BAY
CA 93442

Client:
TERESA DRIVE ESTATES, LLC
541 E. CHAPMAN AVE. STE E
ORANGE, CA 92666
(949) 645-1000

Sheet Contents:
CONCEPTUAL SITE PLAN



Date: 10 MAY 2011
Revised: 1 DEC 2011
Job No: 1716
Sheet:

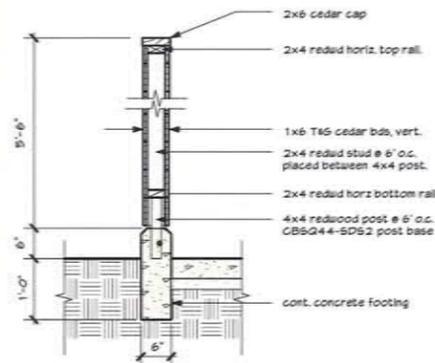
SITE PLAN AREA NOTES

	PROPOSED	ALLOWED
1. SITE IMPROVEMENTS (including patios under 30', planters, stairs & retaining walls)	919 sq.ft.	2,000 sq.ft.
2. PRIVATE FENCED YARD	655 sq.ft.	1,000 sq.ft.
3. BUILDING FOOTPRINT House Garage Covered Patios & Decks Total	2,142 sq.ft. 580 sq.ft. 336 sq.ft. 3,108 sq.ft.	3,800 sq.ft.
4. DRIVEWAY (Not including existing curb cut)	404 sq.ft.	1,200 sq.ft.
5. PERMEABLE SURFACE CALCULATION Lot Area *** Impermeable Areas Building & Covered Areas Impermeable site improv'ts Driveway (w/ 56.4 sq ft pavers) Total Impermeable Areas Permeable Area Percentage	20,409 sq.ft. 3,136 sq.ft. 419 sq.ft. 404 sq.ft. 5,019 sq.ft. 15%	min 20%
6. LOT COVERAGE Lot Area *** Building Footprint Lot Coverage	20,409 sq.ft. 3,108 sq.ft. 15%	45%
7. LANDSCAPED AREA	3,289 sq.ft.	
8. AREA OF SITE DISTURBANCE	0.25 acres	
9. SETBACKS/BUILDING ENVELOPE LIMITS FRONT YARD** SIDE YARD NORTH SIDE YARD SOUTH*** REAR YARD**	20 Ft 3 in 6 ft 51 ft 11 in 50 ft 3 in to top of bank	20 Ft 5 Ft varies 50 Ft to top of bank

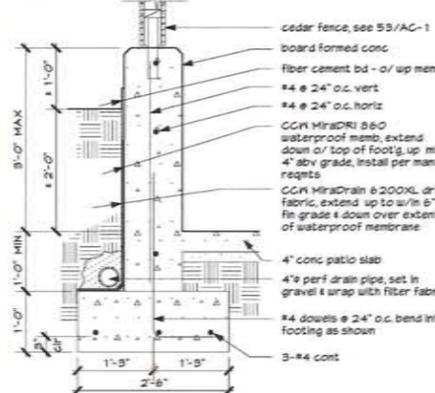
* 20 Ft setback established from back of street paving per Condition of Approval #15 a.1.
** Top of bank setback established per Environmental Condition, Biological Resources #4b.
*** PUE and drainage easement boundary is parallel to and 106.00 Ft south of northern property line.
**** Lot Area for permeable surface calculation and lot coverage was measured from the back of curb and sidewalk at street sides and to property lines on north and west sides. See diagram on 51/AC-1.



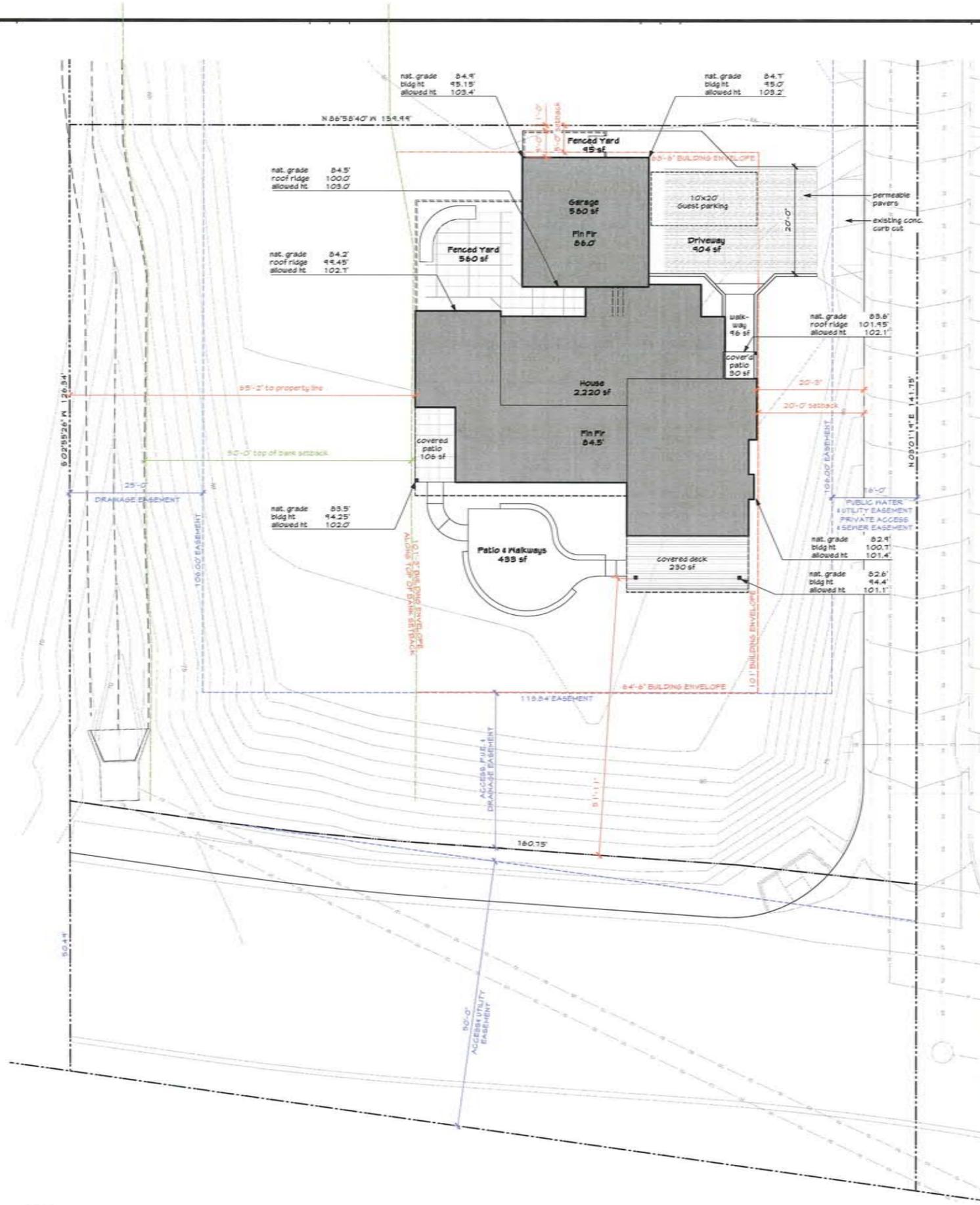
51 AREA DIAGRAM
1" = 40' - 0"



53 FENCE
3/4" = 1'-0"



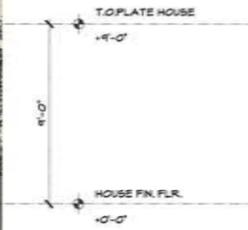
54 RETAINING WALL
3/4" = 1'-0"



CONCEPTUAL SITE PLAN
1" = 10' - 0"

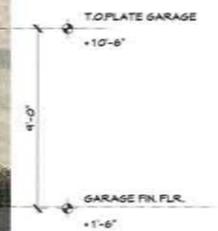


SOUTH



EAST

10'-6"
HEIGHT LIMIT



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Project:
SEA SHELL ESTATES LOT 1
301 SEA SHELL COVE
MORRO BAY
CA 93442

Client:
THERESA DRIVE ESTATES, LLC
541 E. CHAPMAN AVE.
SUITE E
ORANGE CA, 92666
(949) 645-1000

Sheet Contents:
EXTERIOR ELEVATIONS



Date: 31 AUG 16
Revised:

Job No: 1628

Sheet: **A - 2**



NORTH



WEST

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Project:

**SEA SHELL
ESTATES
LOT 1**

301 SEA SHELL COVE
MORRO BAY
CA 93442

Client:

**THERESA
DRIVE
ESTATES, LLC**

541 E. CHAPMAN AVE.
SUITE E
ORANGE CA, 92666
(949) 645 - 1000

Sheet Contents:

**EXTERIOR
ELEVATIONS**



Date: 31 AUG 16

Revised:

Job No:

1628

Sheet:

A - 3

Architecture, Planning & Graphics

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Project:

**SEA SHELL
 ESTATES
 LOT 1**

301 SEA SHELL COVE
 MORRO BAY
 CA 93442

Owner:

**TERESA
 DRIVE
 ESTATES, LLC**

541 E. CHAPMAN AVE. STE E
 ORANGE CA, 92866
 (949) 645 - 1000

Sheet Contents:

**LINE OF SIGHT
 STUDY**



Date: **10 MAY 2011**

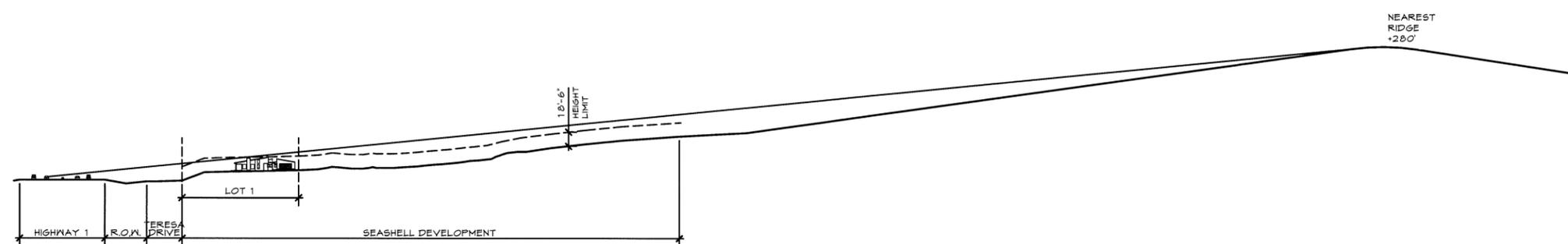
Revised:

Job No:

1716

Sheet:

A - 4



SITE SECTION SHOWING LINE OF SIGHT TO NEAREST RIDGE

1:1,000

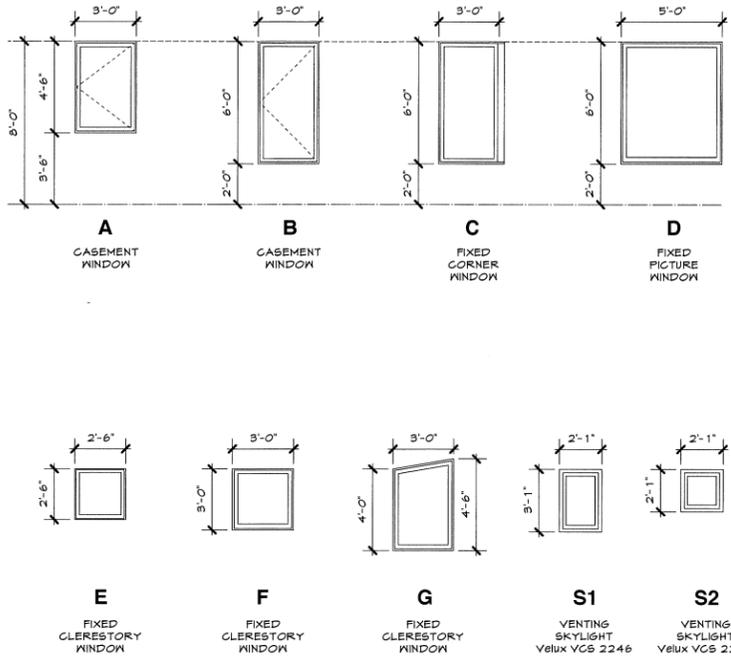
WINDOW SCHEDULE

SYM	SIZE		FRAME	TYPE	REMARKS
	WIDTH	HEIGHT			
A	3'-0"	4'-6"	ALUM GLAD WOOD	CASEMENT	
B	3'-0"	6'-0"	ALUM GLAD WOOD	CASEMENT	
C	3'-0"	6'-0"	ALUM GLAD WOOD	PICTURE	CORNER WINDOW
D	5'-0"	6'-0"	ALUM GLAD WOOD	PICTURE	
E	2'-6"	2'-6"	ALUM GLAD WOOD	PICTURE	
F	3'-0"	3'-0"	ALUM GLAD WOOD	PICTURE	
G	3'-0"	4'-6"	ALUM GLAD WOOD	PICTURE	

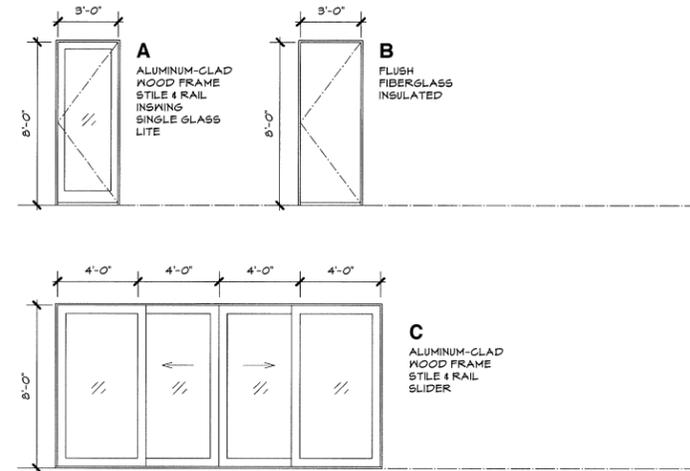
DOOR SCHEDULE

DOOR NO	TYPE	FRAME TYPE	DIMENSION			LOCKSET	REMARKS
			WIDTH	HEIGHT	THK		
1	A	ALUM GLAD WOOD	3'-0"	8'-0"	1-3/4"		FRONT DOOR
2	C	ALUM GLAD WOOD	16'-0"	8'-0"	1-3/4"		LIVING ROOM SLIDER
3	A	ALUM GLAD WOOD	3'-0"	8'-0"	1-3/4"		BEDROOM
4	A	ALUM GLAD WOOD	3'-0"	8'-0"	1-3/4"		BACK DOOR
5	B	FIBERGLASS/INSULD	3'-0"	8'-0"	1-3/4"		GARAGE INTERIOR
6	B	FIBERGLASS/INSULD	3'-0"	8'-0"	1-3/4"		GARAGE EXTERIOR
7	A	FIBERGLASS/INSULD	16'-0"	7'-0"	1-3/4"		ROLL-UP GARAGE DOOR

WINDOW TYPES



DOOR TYPES



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Project:

SEA SHELL ESTATES LOT 1

301 SEA SHELL COVE
MORRO BAY
CA 93442

Owner:

TERESA DRIVE ESTATES, LLC

541 E. CHAPMAN AVE. STE E
ORANGE CA, 92866

(949) 645 - 1000

Sheet Contents:

WINDOW SCHEDULE



Date: **1 DEC 20 17**

Revised:

Job No:

1716

Sheet:

A - 5

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Project:

**SEA SHELL
 ESTATES
 LOT 1**

301 SEA SHELL COVE
 MORRO BAY
 CA 93442

Owner:

**TERESA
 DRIVE
 ESTATES, LLC**

541 E. CHAPMAN AVE. STE E
 ORANGE CA, 92666
 (949) 645 - 1000

Sheet Contents:

**EXTERIOR
 LIGHTING PLAN**



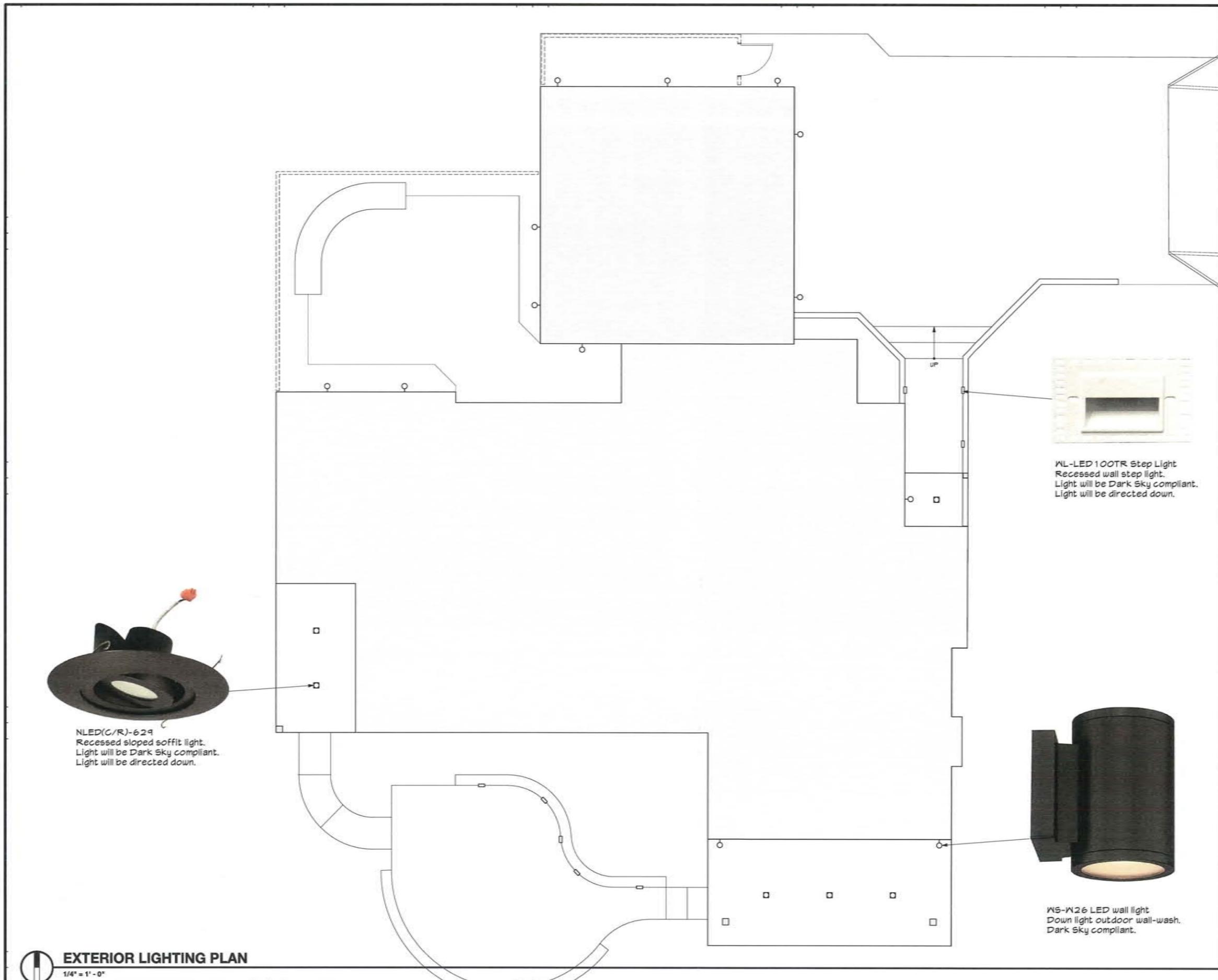
Date: **10 MAY 2011**

Revised:

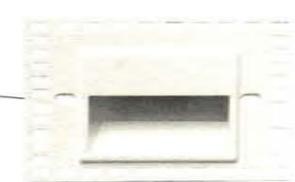
Job No: **1716**

Sheet:

AE - 1



NLED(C/R)-629
 Recessed sloped soffit light.
 Light will be Dark Sky compliant.
 Light will be directed down.



WL-LED 100TR Step Light
 Recessed wall step light.
 Light will be Dark Sky compliant.
 Light will be directed down.



WS-W26 LED wall light
 Down light outdoor wall-wash.
 Dark Sky compliant.

Energy Efficiency & Green Building Features:

Site & Landscaping - The majority of the site will be left undisturbed and in a natural state. New planting will be primarily drought-tolerant and fire-safe with no lawns. Driveway will be primarily semi-permeable pavers.

Solar Control - The building has deep roof overhangs on the south side to control heat gain from summer sun. Windows have been concentrated on the south to maximize winter heat gain.

Solar PV System - Roof form allows for good sun exposure for roof-mounted solar panels. A solar PV system will be installed. Size of system is based on an average household of similar size in Morro Bay with capacity to offset the charging of an electric car.

Exterior Finish - Cedar siding has been specified for durability and natural resistance to moisture damage.

Exterior Insulation - To increase total wall R-value and decrease air leakage, the walls and roof will include a layer of rigid foam insulation in addition to insulation in the wall cavities.

Windows - High-quality windows have been specified for high thermal performance using argon gas and composite frames made with recycled glass and wood material.

Skylights will have LoE4 glass and will be operable for natural ventilation and provide natural daylighting in the kitchen.

Appliance and Lighting - Appliances will be chosen that exceed minimum federal efficiency standards to reduce overall energy and water use. Lighting will be high-efficacy LED fixtures throughout the house to reduce energy demands.

Space Heating - Use properly sized high-efficiency equipment. A heat recovery ventilation system was researched, but determined to be minimally effective in this climate.

Water Heating - High-efficiency tankless water heater with insulated supply piping.

Rain Water Storage - The garage roof will be diverted to a 400 gallon rain water storage container to be plumbed to an irrigation system. This system can supplement irrigation demand between rain events during the rainy season. Minimal irrigation will be needed during dry months for the drought-tolerant landscaping.

Demand Control Recirculation System - Eliminates cold water wasted while waiting for hot water at the point of use.

Energy Efficiency Rating:

A Title 24 Energy Report has been provided showing that the house will exceed current benchmarks for energy efficiency by 26%. For comparison, current standards are approximately 20% higher than when the project was first approved in 2008.

Project Description
Sea Shell Estates - Lot 1
301 Sea Shell Cove
December 6, 2017

Setting

The property is located on the east side of Highway One in the Seashell Estates subdivision that was established in 2009. The project site, 301 Sea Shell Cove, Lot 1 of the Seashell Estates subdivision, is 30,038 square feet and is in the R-A zoning district. Sea Shell Cove is a private road accessed from Teresa Drive near the intersection of South Bay Boulevard and Highway One.

Project Description

Project History

The Seashell Estates is a 10 lot residential subdivision approved on June 15, 2009 by the City of Morro Bay. The intent of the subdivision was to create residential lots that conserve open space and maintain natural vegetation with homes that will fit in with the surrounding area. When the subdivision was approved, the building envelopes and footprint sizes were defined and approved for each lot.

The tract improvements for the subdivision were completed in spring 2014 and now the property owner desires to construct the first single family home.

Additional restrictions on some lots included a 50 foot buffer from the top of bank of the drainage swale located on the west side of the property as well as other biological mitigations for the on-site habitat. A biological habitat mitigation monitoring plan was approved by the City which established areas on each of the lots for the placement of the building within an approved building envelope. When the tract improvements were constructed, it was decided, and authorized by the City, that mapping, mitigation and restoration of the entire subdivision would be more appropriate than having each individual lot perform separate mapping, mitigation and restoration programs. Please refer to previously submitted biological reports and maps.

Design Manual

In creating a unique vision for this residential subdivision, a Design Manual for the development of the homes was approved by the City to assist owners and builders with their projects. The Design Manual states:

“The Sea Shell Estates is planned to explicitly harmonize with its natural setting. The goals for development at The Sea Shell Estates have been to understand the inherent, unique qualities and limitations of each site, to respond to the forces of the sun, wind and rain to seek an appropriate fit with the topography and existing vegetation. The Sea Shell Estates, like nature, is not static. The Sea Shell Estates idea is not just about individual homes; it is about creating an open space neighborhood development by blending buildings into the environment setting.”

“The Sea Shell Estates Design Manual contains a creative blend of design philosophy, general concepts and specific rules that takes into account and determines whether any specific improvement is compatible with The Sea Shell Estates. The document articulates guidelines for site development and architecture at The Sea Shell Estates, recognizing that each site is unique and that excellence in design ultimately means consistency with the shared image that is The Sea Shell Estates.”

The Sea Shell shared image is summed by stating, ““LIVING GENTLY WITH THE LAND” is a phrase that has been used to describe the way of life at The Sea Shell Estates. It also expresses an approach to architectural design that is about respecting the existing character of the place and the unique context of each building site. It is about building in a manner that is appropriate to this special place.

The Design Manual is an important part of this project and is also recorded with the CC&R's to ensure that the future building will be in compliance with the shared vision. As for this specific project, the architect that helped create the Design Manual is also the architect for this single family residence and brings a thorough understanding of the guidelines to the project.

Both the CC&R's and the Design Manual have defined a process for any work at Seashell Estates which includes a “Design Review Committee (DRC)”. The DRC's responsibility is to assist Lot Owners and ensure compliance with the Design Manual. DRC approval is required for each new project. However in this case the CC&R Declarant and project applicant are one in the same so, Section 5.6 of the CC&R's provides an exemption from DRC approvals.

Design Manual Sections

Since the Design Manual is quite comprehensive, it is important to note specific sections that require either DRC approval or special consideration. In order to assist the City with the review of this project and consistency with the Design Manual, the following is a list of Design Manual sections and comments that are applicable to this project.

5.3 Height – Sheet AC-1 shows the outside corners of the house with the existing grade, building height and allowed height noted. In addition, a graphic from Highway One that shows the height of this home will not silhouette the ridge-line is attached to this application. This graphic provides a line of sight section through the entire tract with an 18'-6" height plane over the site.

5.4 Vegetation/Landscaping – A landscaping plan is provided.

5.5 Size and Bulk – The house on lot 1 is a low-profile single-level home. The shed roof forms are sloped to follow the natural contours of the site and are segmented to reduce the mass and size of the roof form. The exterior walls are

stepped and offset to create smaller wall areas and reduce the apparent size, bulk and mass of the structure. The building footprint, including garage and ancillary structures is less than 3,600 square feet.

5.6 Building Setbacks – A 20 foot setback, as measured from the back of street paving, is indicated on sheet AC-1.

5.6 Private Yard Fenced Areas – A 655 square foot private fenced area is proposed consistent with Design Manual that allows for up to 1,000 square feet of private fenced area on the north side of the home.

5.6.2 Private Yard Non-Fenced Areas – The project contains uncovered at-grade patios, steps and walkways that do not exceed 30 inches in height around the site.

5.7 Parking – The proposed project contains parking spaces for two cars in the garage and one guest parking space in the driveway area.

5.8 Lighting – An exterior lighting plan is provided on Sheet-AE-1. Lighting cut-sheets with specifications are provided.

5.10 Service Areas – Trash receptacles will be located in a designated corner of the garage.

6.1 Grading and Drainage – Grading will be minimized and confined to the building footprint and driveways. The garage floor level is set above the house footprint to follow the natural contours of the site. Cut & fill numbers provided on Sheet C-1.

6.2 Grading and Drainage Information – See Sheet C-1 for site topography and preliminary grading and drainage information.

6.3 Grading and Drainage Plan – See Sheet C-1 for site topography and preliminary grading and drainage information.

6.4 Finished Grade – See Sheet C-1 for site finish grades.

6.16 Driveways – As indicated on Sheet AC-1, the square footage of the driveway is 904 square feet which is under the maximum allowable 1,200 sq. ft.

6.16.2 Driveways – Surface Material – The driveway surface proposed shall be concrete with 564 square feet of semi-permeable pavers

7.1.1- Roof Slope – The roof pitch is 2:12 as indicated on Sheets A-2 & A-3.

7.1.2 Permitted Materials – The roof material will be asphalt composition shingles as shown on Sheet A-2 & A-3. A material and color board is also included with this application.

7.2 Exterior Walls- Materials – The proposed wall material is cedar siding with a semi-transparent stain that blends with the surrounding environment and is non-reflective. Additionally, the Munsell color requirements are provided on color board.

7.2.1- Foundation Walls – Siding is designed to come within 8 inches of and be parallel to finished grade. See note on Sheets A-2 & A-3.

7.3 Utility Infrastructure – The utility information is shown on the Preliminary Grading, Drainage & Utility Plan. As per the Design Manual, the electrical meter and the gas meter are recessed into the exterior wall.

7.4 Windows –The windows will be installed without trim as shown on the elevations on Sheets A-2 & A-3. From the interior, the windows are placed and sized to create and frame specific and dramatic views of the Chorro Valley and surrounding hills. Window placement has been designed with careful thought to passive solar heating in winter and are provided with overhangs to reduce summer heating.

7.4.2 Glass – Samples and specifications of the windows are provided with this application. See cut sheets.

7.5.1 Materials and shape – Skylights are proposed in the Kitchen and Master Bathroom. The specifications and cut-sheets are provided with this application.

7.6 Solar Collectors – A 4.08kW 12-panel solar electric system is proposed. The system is designed to offset electricity usage for a house of similar size in this climate.

7.6.1 Location – Panels will be located on the south-facing slope of the roof. The dominant roof area is facing south.

7.6.2 Materials – Panels will be as non-reflective as possible. Specifications and cut-sheets are provided with this application.

7.7 Finishes – Since this is the first home, there aren't any surrounding homes that need to be taken into consideration. Hence, the finishes proposed are designed for compatibility with the surrounding hills and natural areas by using the earth tone colors. A material and color board is provided with this application.

7.7.1 Finishes - Approvals – A color and material board is provided with this application.

7.7.2 Finishes- Window Frames – Window frames are proposed to be a neutral dark bronze. A color and material board is provided with this application.

7.8 Fencing – Fencing shall be constructed of the same cedar material used for wall siding. A color and material board is provided with this application.

7.9 Deck Railings – No deck railings are proposed as the topography allows for decks and patios to be at grade.

8.1 Landscape Design – A planting plan per the approved plant palette list in the Design Manual and water management plan is provided on the Conceptual Landscape sheet.

8.5.1 Pavement – All paved walks and patios are proposed as colored/textured concrete. The color and texture of the concrete will blend well with the natural setting of the site.

8.5.2 Drainage – Impermeable surfaces have been kept to a minimum. See Site Plan on Sheet AC-1 and the Conceptual Landscape Plan.

8.5.3 Materials – The landscape plan shows pathways of decomposed granite and patios with colored/textured concrete.

8.8.2 Heights and Views – The site plantings are minimal, and mostly grasses and low shrubs with a few smaller trees for articulation in areas. Larger screening trees were avoided as they will stick out and look unnatural on this site. Smaller trees will also prevent future issues with blocking neighbors' views.

Green Building Features

Site & Landscaping - The majority of the site will be left undisturbed and in a natural state. New planting will be primarily drought-tolerant and fire-safe with no lawns.

Solar Control - The building has deep roof overhangs on the south side to control heat gain from summer sun yet allow low-angle winter sun in.

Solar Access - Roof form allows for good southern exposure for roof-mounted solar panels.

Solar PV System - A 4.08kW 12-panel solar system will be provided.

Wall Insulation - Walls will have a layer of exterior rigid foam insulation to provide additional elimination of thermal bridging from interior to exterior. This is one of the five basic principles of passive house construction.

Exterior Finish - Cedar siding has been specified for durability and natural resistance to moisture damage.

Windows - High-quality windows have been specified for high thermal performance and durability.

Lighting - Lighting will be high-efficacy LED throughout to reduce energy demands.

Rainwater Collection - A 400 gallon rainwater storage tank will be located in the garage with piping installed from the garage roof to the tank and out to supplement a drip irrigation system.

Greywater System - A greywater system was considered for this project, but found to be inappropriate for the site conditions. Greywater systems for irrigation rely on the ability of the soil to absorb and percolate additional water from untreated household sources. Because the subsurface soil on this lot consists of highly weathered bedrock at only 1-5 feet below topsoil, site conditions are not conducive to absorbing additional moisture. Also, drought-tolerant and native vegetation does not benefit from year-round watering. The rainwater collection system listed above is more efficient at distributing water during the rainy season between rain events.

Aesthetics - This project has been designed for compatibility with the surrounding hills and natural areas by using the earth tone colors and will not obstruct a protected view.

Site & Project Data:

Site Size: 30,038 square feet

Building Envelope: 6,600 square feet

Proposed Home: 2,192 square feet with 580 square feet garage

Building Footprint: 3,108** square feet

	Allowed	Proposed
Front Setback	20 ft From back of street paving	20'-3"
Side Setback (north)	5 ft	6 ft
Side Setback (south)	25 ft	51 ft 11 in
Rear Setback	50 ft from top of bank	50 ft 3 in to t.o.bank 64'-8" to property line
Building Footprint	3,600 sq ft	2,772 sq ft
Lot Coverage	45% max	15%*
Building Height	18'-6"	18'-4"
Parking	2 in garage + 1 guest space in driveway	2 in garage + 1 guest space in driveway

* Lot area for lot coverage calculation was measured from the back of curbs and sidewalks on the street sides and to the property lines on the north and west. See Area Diagram Detail 51 on Sheet AC-1.

** Building footprint includes house, garage and covered patios.

Conclusion:

This is the first project proposed for Seashell Estates, therefore great care has been taken to design a home that can be used as a model for the future homes in keeping with the goals created in the Design Manual.



SEASHELL DRIVE ESTATES
LOT 1 VIEW FROM THERESA DRIVE LOOKING NORTHWEST

EXHIBIT D LOT 1



SEASHELL ESTATES

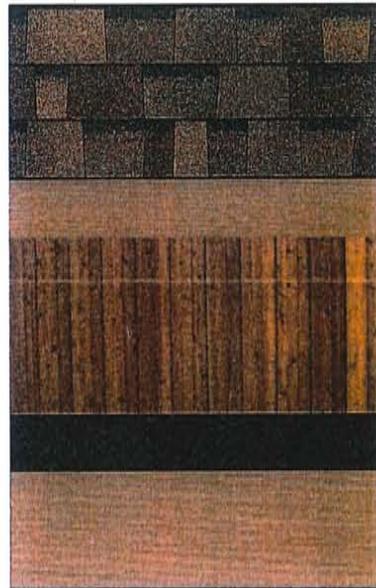
LOT 1 VIEW FROM THERESA DRIVE LOOKING SOUTHEAST

EXHIBIT D LOT 1

EXHIBIT E



SEA SHELL ESTATES 301 Sea Shell Cove - LOT 1



ROOF

FASCIA

SIDING & FENCES

WINDOWS & DOORS

GARAGE DOOR

COLOR & MATERIAL SCHEDULE

<u>MATERIAL</u>	<u>COLOR</u>	<u>MUNSELL #</u>	<u>TYPE</u>	<u>MANUF'R</u>
ASPHALT SHINGLE ROOFING	HEATHER BLEND	7.5YR 4V/6C	LANDMARK	CERTAINTeed
WOOD FASCIA	DESERT SAND ST-145	10YR 8V/6C	STAIN	BEHR
CEDAR SIDING	SANDAL ST-121	7.5YR 6V/6C	STAIN	BEHR
WINDOWS & SKYLIGHTS	DARK BRONZE	7.5YR 3V/1C	FACTORY	ANDERSEN
GARAGE DOOR	DESERT SAND SC-145	10YR 8V/6C	PAINT	BEHR



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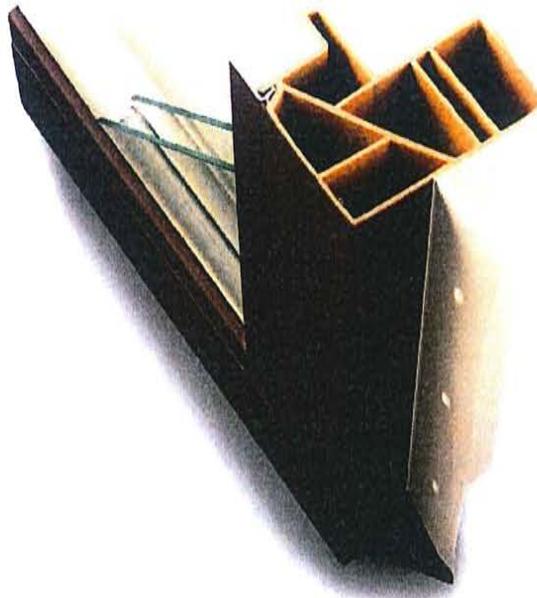
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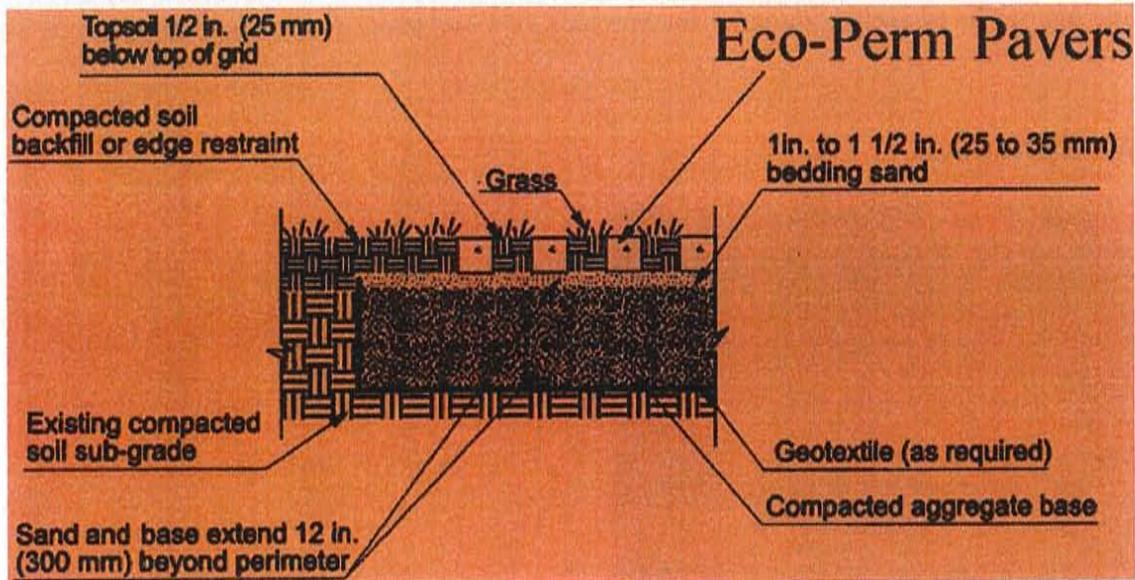
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PREPARED FOR:

Andres Eulate
None Teresa Rd
Morro Bay, CA 93442



PREPARED BY:

Aaron Capps
AM Sun Solar Inc
acapps@amsunsolar.com
805.765.2749
11/10/2017

System Design

4.08 kW

System Size

7,099 kWh*

Year 1 Estimated System Production

12 x Mission Solar Energy

Solar Panels

Enphase Energy

Inverters

Annual Usage

7,460 kWh

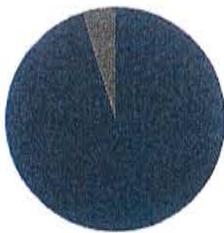


Estimated System Production*

Production Offset

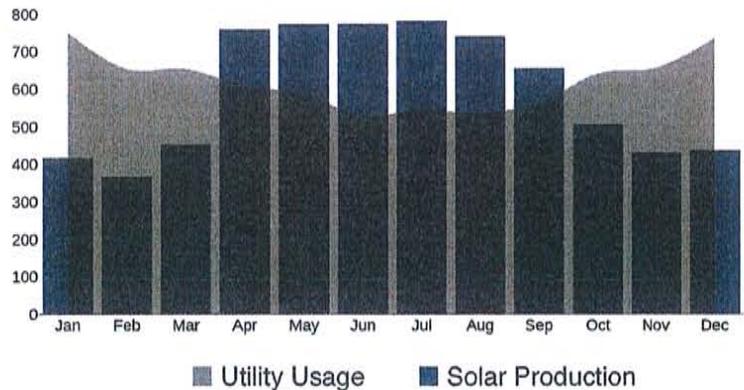
95%

From Solar



■ Utility ■ Solar

Solar Production vs. Home Energy Consumption



■ Utility Usage ■ Solar Production

Savings and system production will vary based on final design, utility rates, and household energy usage. The actual savings vary based on a number of factors, including weather, shading from growing trees, damage to system components, your future electricity use, and the fluctuation of the price of electricity in your utility district.

EXHIBIT E

TUBE – model: WS-W26

LED Outdoor



Dark Sky Friendly



Brushed Aluminum

Up & Down Light



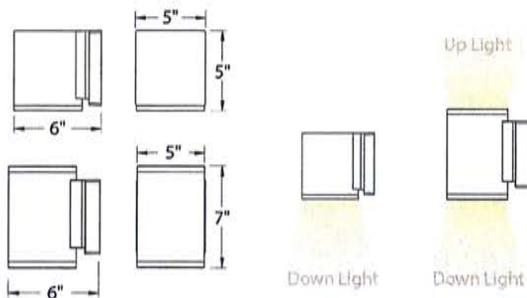
Black

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile with powerful LED single and dual-ended lighting perfect for accent and wall wash lighting.

FEATURES

- IP65 rated - Wet location listed
- Aluminum construction with etched glass
- Universal driver (120V, 220V, 277V) Only for WS-W2604
- 277V option available special order (Only for WS-2605)
- Integral transformer in luminaire
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS

- Construction:** Aluminum
- Light Source:** High output LED
- Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer
- Mounting:** Mounts directly to junction box
- Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), and White (WT)

ORDER NUMBER

Model	Type	Height	Watt	LED Lumens	Delivered Lumens	Finish
WS-W2605	Dark Sky Friendly	5"	18W	1235	1145	AL Brushed Aluminum BK Black BZ Bronze
WS-W2604	Up & Down Light	7"	32W	2470	2195	GH Graphite WT White



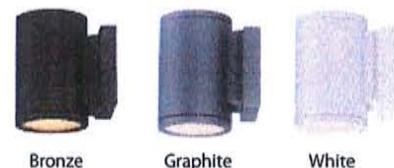
Example: **WS-W2604-BK**

For 277V special order, add an "F" before the finish: **WS-W2605F-AL**

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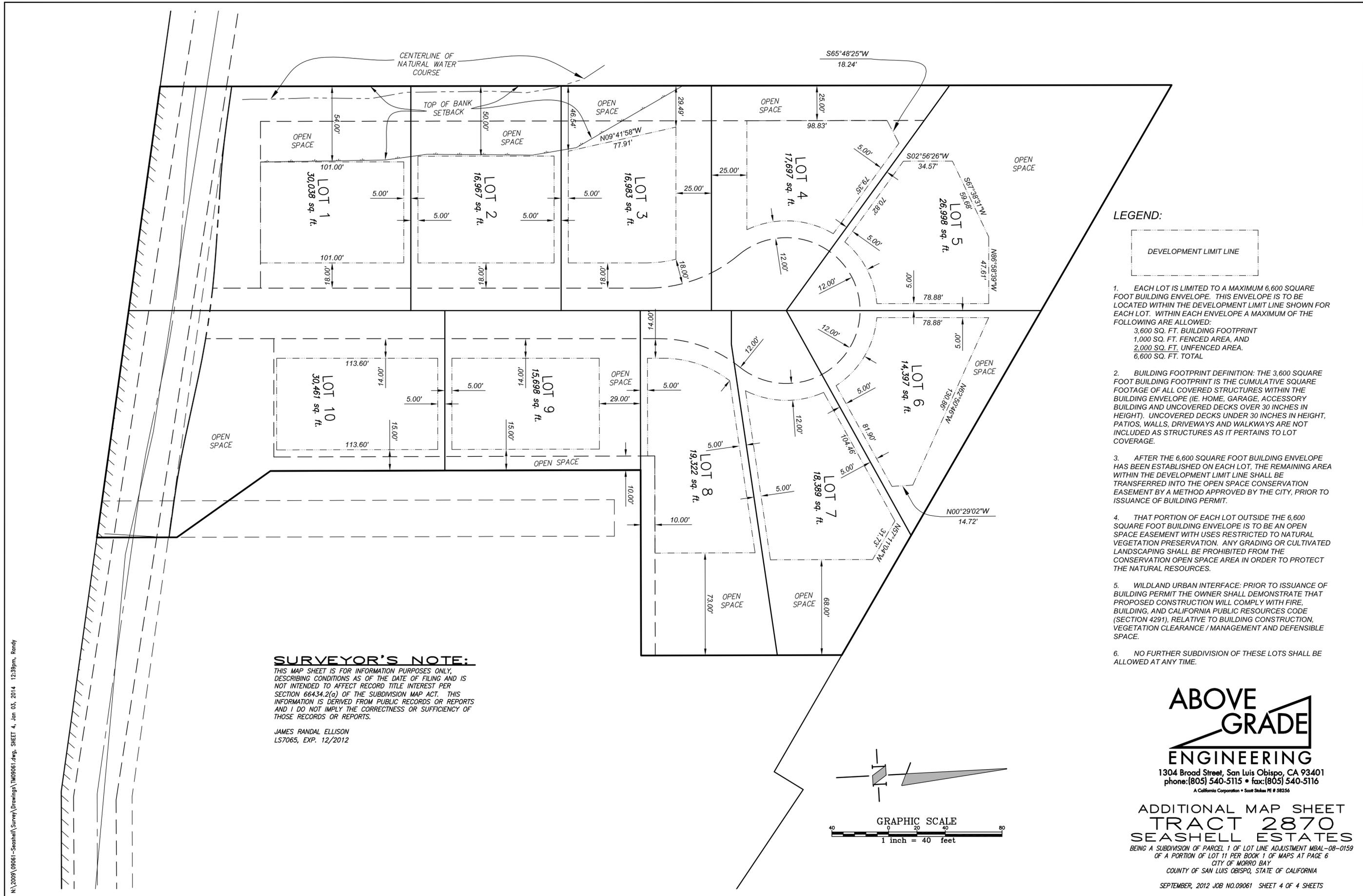
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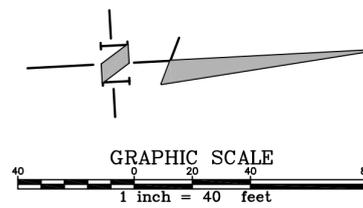


1. EACH LOT IS LIMITED TO A MAXIMUM 6,600 SQUARE FOOT BUILDING ENVELOPE. THIS ENVELOPE IS TO BE LOCATED WITHIN THE DEVELOPMENT LIMIT LINE SHOWN FOR EACH LOT. WITHIN EACH ENVELOPE A MAXIMUM OF THE FOLLOWING ARE ALLOWED:
 3,600 SQ. FT. BUILDING FOOTPRINT
 1,000 SQ. FT. FENCED AREA, AND
 2,000 SQ. FT. UNFENCED AREA.
 6,600 SQ. FT. TOTAL
2. BUILDING FOOTPRINT DEFINITION: THE 3,600 SQUARE FOOT BUILDING FOOTPRINT IS THE CUMULATIVE SQUARE FOOTAGE OF ALL COVERED STRUCTURES WITHIN THE BUILDING ENVELOPE (IE. HOME, GARAGE, ACCESSORY BUILDING AND UNCOVERED DECKS OVER 30 INCHES IN HEIGHT). UNCOVERED DECKS UNDER 30 INCHES IN HEIGHT, PATIOS, WALLS, DRIVEWAYS AND WALKWAYS ARE NOT INCLUDED AS STRUCTURES AS IT PERTAINS TO LOT COVERAGE.
3. AFTER THE 6,600 SQUARE FOOT BUILDING ENVELOPE HAS BEEN ESTABLISHED ON EACH LOT, THE REMAINING AREA WITHIN THE DEVELOPMENT LIMIT LINE SHALL BE TRANSFERRED INTO THE OPEN SPACE CONSERVATION EASEMENT BY A METHOD APPROVED BY THE CITY, PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. THAT PORTION OF EACH LOT OUTSIDE THE 6,600 SQUARE FOOT BUILDING ENVELOPE IS TO BE AN OPEN SPACE EASEMENT WITH USES RESTRICTED TO NATURAL VEGETATION PRESERVATION. ANY GRADING OR CULTIVATED LANDSCAPING SHALL BE PROHIBITED FROM THE CONSERVATION OPEN SPACE AREA IN ORDER TO PROTECT THE NATURAL RESOURCES.
5. WILDLAND URBAN INTERFACE: PRIOR TO ISSUANCE OF BUILDING PERMIT THE OWNER SHALL DEMONSTRATE THAT PROPOSED CONSTRUCTION WILL COMPLY WITH FIRE, BUILDING, AND CALIFORNIA PUBLIC RESOURCES CODE (SECTION 4291), RELATIVE TO BUILDING CONSTRUCTION, VEGETATION CLEARANCE / MANAGEMENT AND DEFENSIBLE SPACE.
6. NO FURTHER SUBDIVISION OF THESE LOTS SHALL BE ALLOWED AT ANY TIME.

SURVEYOR'S NOTE:

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 TRACT 2870
 SEASHELL ESTATES**

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT MBAL-08-0159 OF A PORTION OF LOT 11 PER BOOK 1 OF MAPS AT PAGE 6 CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 SEPTEMBER, 2012 JOB NO. 09061 SHEET 4 OF 4 SHEETS

45dB
Acoustics

P.O. Box 1406
San Luis Obispo
California 93406

David Lord, PhD dl@45dB.com
Sarah Taubitz, MSME st@45dB.com

tel. 805.704.8046
www.45dB.com

July 17, 2017

Project 1739

RE: Sea Shell Estates
Lot 1, 301 Sea Shell Cove
Morro Bay, CA

Requested by:
Seashell Estates c/o Al Marshall
Attn: Robin Fayette
541 E. Chapman Ste. E
Orange, CA 92866

1 Summary

45dB Acoustics has reviewed regulatory requirements of the Morro Bay Noise Element for the proposed single-family residence located at the above address. This assessment is to accompany a Permit application to the City of Morro Bay.

The existing sound levels at the proposed residence range from 68 dBA on the south side nearest Highway 1, down to 64 dBA at the northern edge of the residence. Twenty-year future (year 2037) sound levels increase by approximately one decibel, i.e., 69 dBA nearest Highway 1 down to 65 dBA at the northern edge of the Project. The noise impact on the site is due primarily to unmitigated Highway 1 traffic noise. The architectural design is evaluated against the State Building Code requirement that all residential habitable spaces maintain an interior sound level of less than CNEL = 45 dBA. The Sound Transmission Class (STC) ratings for construction assemblies is analyzed and recommendations are made.

In order for the proposed project to meet applicable state and local regulations, the sound transmission rating for this single-family residence nearest the noise source must meet the minimum rating of STC 36.

No significant sources of vibration exist at this location.

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City of Morro Bay
Community Development Dept.

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2 Introduction

This sound level assessment is intended to determine the off-site and on-site noise impacts associated with the proposed residential project. The following topics are presented in this report in response to City of Morro Bay requirements for projects identified by the Noise Element of the City's General Plan:

- The topographical relationship of noise sources and the dwelling
- Identification of noise sources and their characteristics, including predicted noise spectra at the exterior of the proposed dwelling structure, considering present and future land usage
- Basis for sound level prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met
- An assessment of potential short-term construction-related noise and vibration impacts
- Information on fundamentals of noise and vibration to aid in interpreting the report

3 Project Location

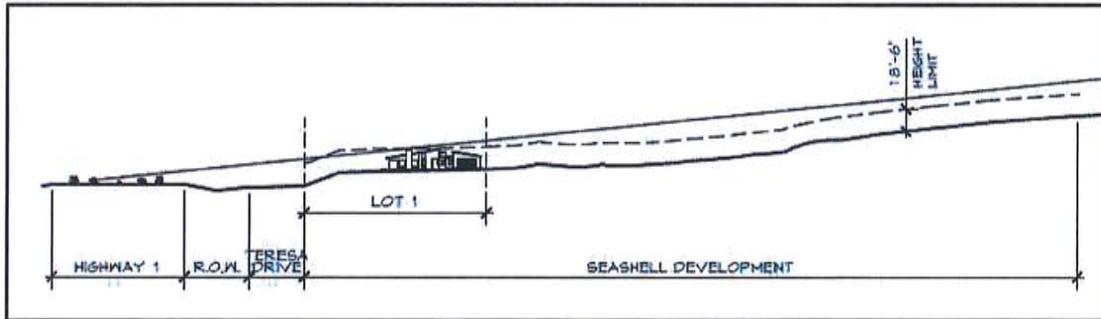
The sound level assessment is for a single-family residence within a subdivision. The Project is to be located at Sea Shell Estates, directly to the north of California State Highway 1. Figure 1 is a Google Maps plan view.

Figure 1: View of Project vicinity, north of Highway 1



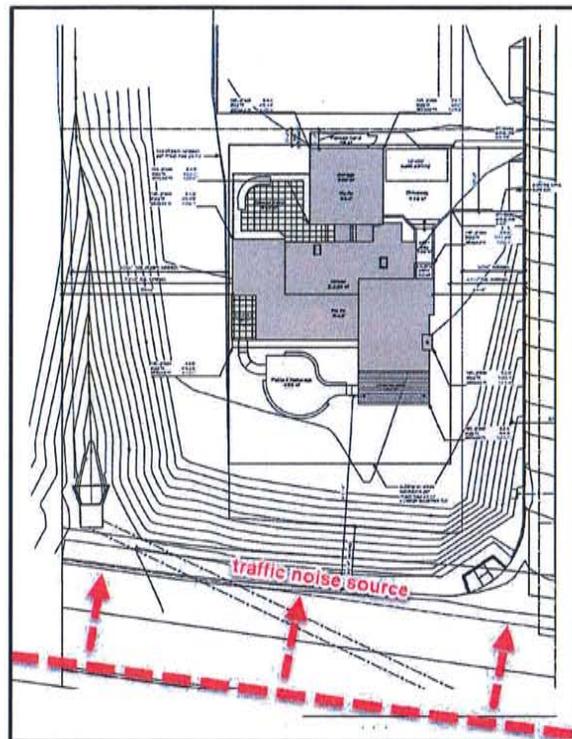
Highway 1 is the primary, significant traffic noise source considered in this study. The topographic relationship of the highway to the proposed site is shown in Figure 2.

Figure 2: Site Section N / S



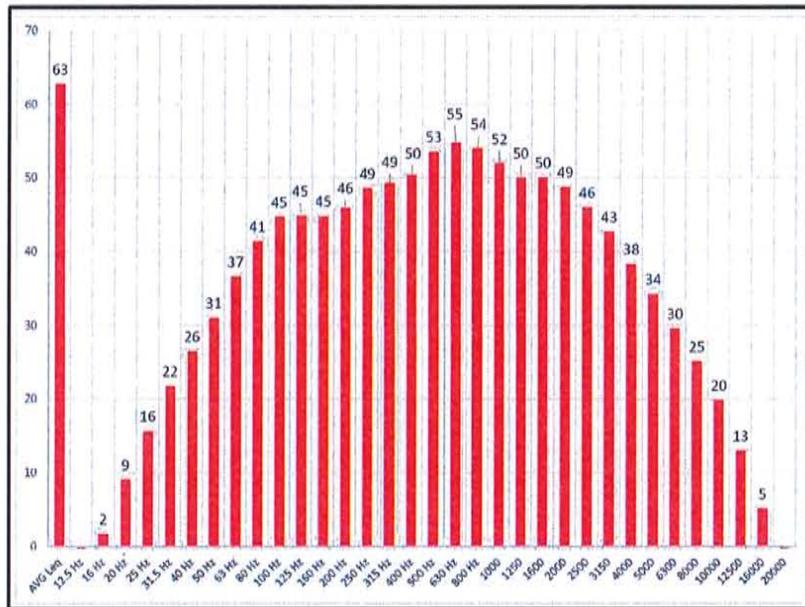
In plan view, the relationship of the residential floor plan to the noise source is diagrammed in Figure 3.

Figure 3: Residential Plan in relation to traffic noise source



The spectral character of sound coming from Highway One is shown in Figure 4. The peak sound level is centered at 630 Hz, which has an impact on sound transmission by various construction materials, particularly windows.

Figure 4: Predicted Highway Noise Third Octave Spectra at 63 dBA



4 Regulatory Setting

Noise regulations are addressed by federal, state, and local government agencies, discussed below. Local policies are generally adaptations of federal and state guidelines, adjusted to prevailing local condition

4.1 Federal Regulation

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- a) Promulgating noise emission standards for interstate commerce.
- b) Assisting state and local abatement efforts.
- c) Promoting noise education and research.

The Department of Transportation (DOT) assumes a significant role in noise control. Surface transportation system noise is regulated by the Federal Transit Administration (FTA). Freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA). The State Highway and its access and service roads are the sole noise source considered relevant for the Project analysis.

4.2 State Regulation

California State Code Section 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department

of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

Title 24, Chapter 1, Article 4 of the California Administrative Code (California Noise Insulation Standards) requires noise insulation inside single-family detached housing to provide an annual average noise level of no more than 45 dBA CNEL. When such structures are located within a 55 dBA CNEL (or greater) noise contour, an acoustical analysis is required to ensure that interior levels do not exceed the 45 dBA CNEL annual threshold. In addition, Title 21, Chapter 6, Article 1 of the California Administrative Code requires that all habitable rooms shall have an interior CNEL of 45 dBA or less. The 2013 California Green Building Standards Code (CGBSC), Division of the State Architect - Structural Safety (DSA-SS) (CCR, Title 24, Part 11) submittal guideline, chapter 5 contains mandatory requirements for acoustical control.

The **performance** method may be used to comply with CGBSC in the following way:

“...wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq -1Hr) of 50 dBA in occupied areas during any hour of operation.”

This report provides noise contours utilizing existing Caltrans traffic count data, and therefore the **performance** method may be utilized for building design, adjusted to match or exceed calculated / modeled noise levels as presented here.

4.3 Local Regulation

The City of Morro Bay General Plan, Noise Element Part 1 Policy Document provides regulation and guidelines regarding noise. The Noise Element provides the conclusions, recommendations, and strategies necessary to ensure an appropriately quiet and pleasurable interior environment for the residents of the proposed project. Since the regulation of transportation noise sources such as roadway and train traffic primarily fall under either State or Federal jurisdiction, the local jurisdiction generally uses land use and planning decisions to limit locations or volumes of such transportation noise sources, to avoid development within noise impact zones, or to shield impacted receivers or sensitive receptors.

5 Sound Level Analysis

As Highway 1 is the primary noise source (and the only transportation source) for this Project, we have verified outdoor noise level with existing traffic data using noise prediction software, in order to determine recommended noise mitigation measures to achieve interior noise level less than CNEL = 45 dBA.

5.1 Existing Sound Level

The SoundPlan noise model uses the site plan drawing, topographic data and Highway 1 traffic volume to generate a sound level contour map. Highway 1 traffic volumes are provided by Caltrans' Traffic Census Program. SoundPlan provides the resulting daytime, evening, nighttime, and overall CNEL noise levels for the project, which are evaluated against applicable

regulations. Traffic data is adjusted for 1% growth per year over the next 20 years to 2037, and input into the SoundPlan model again to determine the future noise levels.

Figure 5: Traffic volumes data used for noise model input

2015 Traffic Volumes (for ALL vehicles on CA State Highways)										
Dist	Rte	CO	Post Mile	Description	Back Peak Hour	Back Peak Month	Back AADT	Ahead Peak Hour	Ahead Peak Month	Ahead AADT
05	001	SLO	28.82	MORRO BAY, SOUTH MORRO BAY	2400	26500	25100	2500	24000	21500
05	001	SLO	29.618	MORRO BAY, NORTH MORRO BAY	2500	24000	21500	2400	26500	24900

SoundPlan® calculates the sound level contours for the entire calculation area. The software calculates sound attenuation of environmental noise over complex terrain, uneven ground conditions, and with complex obstacles. The modeling software calculates the sound field in accordance with ISO 9613-2 “Acoustics - Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation.” The standard states that “this part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors, in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night.” The resulting equivalent noise levels Community Noise Equivalent Levels (CNEL, also Leq) are shown in Figure 6 below for the site layout.

Noise levels are lowest (63 dBA) on the north side of the Project, away from Highway 1. Noise levels exceed 66 dBA for the southern elevation of the project (facing Highway 1).

6 Vibration Analysis

The potential for vibration near a highway is defined and described in the Federal Transit Administration *Transit Noise and Vibration Impact Assessment* document. The approximate human threshold of perception to vibration is 70 VdB (Vibration Velocity Level, dB). Buses, trucks and heavy street traffic at 50 feet distance from the highway is equal to 70 VdB or less. Vibration levels along transportation corridors are proportional to the speed and weight of the vehicles as well as the condition of the roadway and vehicle engines and tires. Typically, the setback to the 70 VdB contour along roadways is 100 feet or less from the centerline. The current project is located further than this distance from the highway. Therefore, vibration levels are anticipated to be less than the human threshold of perception, assuming roadways are properly maintained without large holes/irregularities.

Figure 6: Area existing CNEL Sound Level Contour Map (CNEL = dBA)

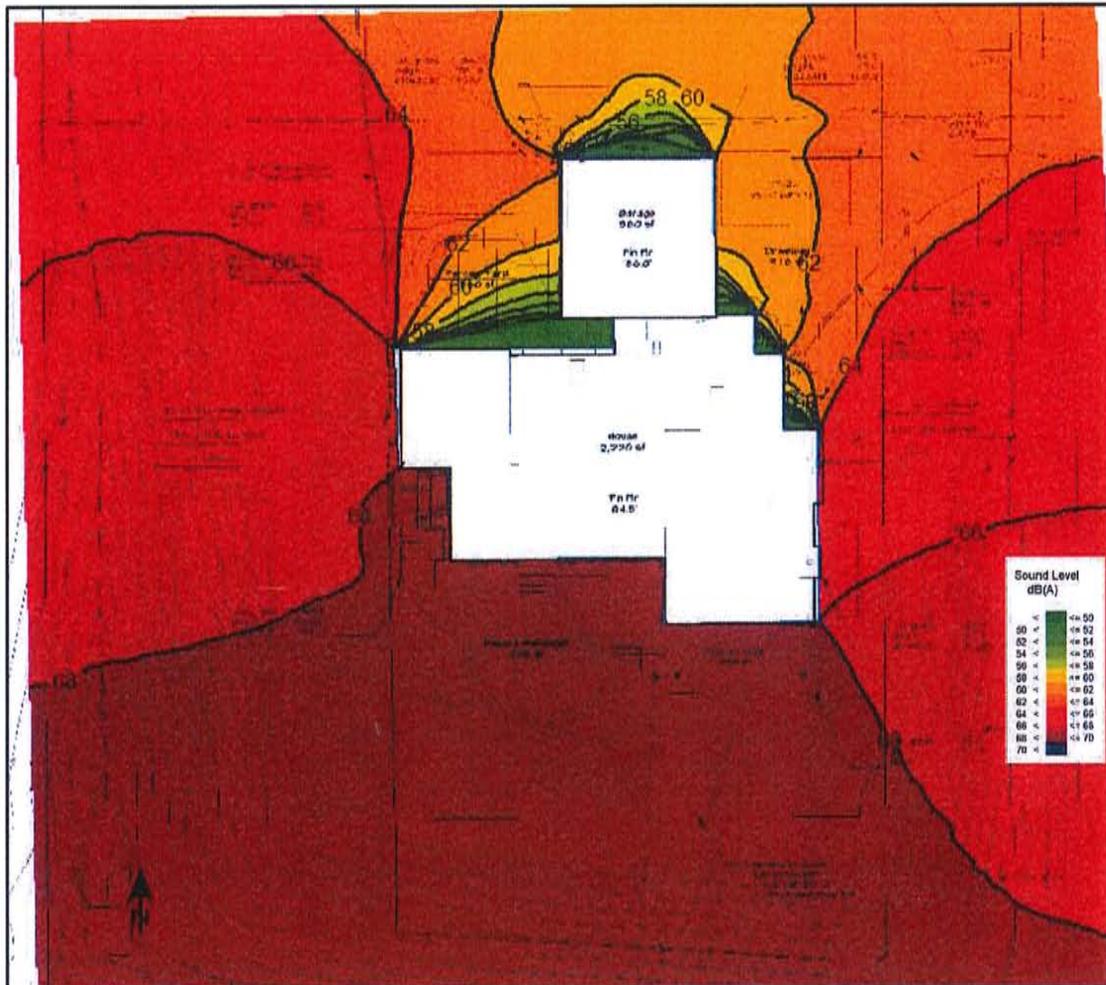


6.1 Future Sound Level

The calculated future Ldn/CNEL (year 2037) at each location across the site will be approximately 1 dB greater than those depicted in Figure 6, assuming future traffic growth rate of approximately one percent per year. A detailed contour map is shown in Figure 7.

The Maximum Exterior Noise exposure compatible with noise sensitive uses without mitigation is generally 60 dBA CNEL. Based on the modeled noise environment for the Project, future habitable spaces shall be protected from excess noise by enhanced building assemblies, walls, doors and windows. The habitable spaces facing south toward Highway 1, wall / window composite STC rating shall be sufficient to bring the interior habitable space sound level below CNEL = 45 dBA when doors and windows are closed. A composite / combined wall / glazing

Figure 7: Detail of Existing Sound Level Contour Map (CNEL = dBA)



assembly of STC 36 or greater facing the highway noise source is required for the Project to comply with State Building Code. It is prudent to provide an engineering factor of safety and to allow for some variance due to construction imperfections and flanking noise and to provide a potential margin of acoustic comfort for inhabitants of the residence.

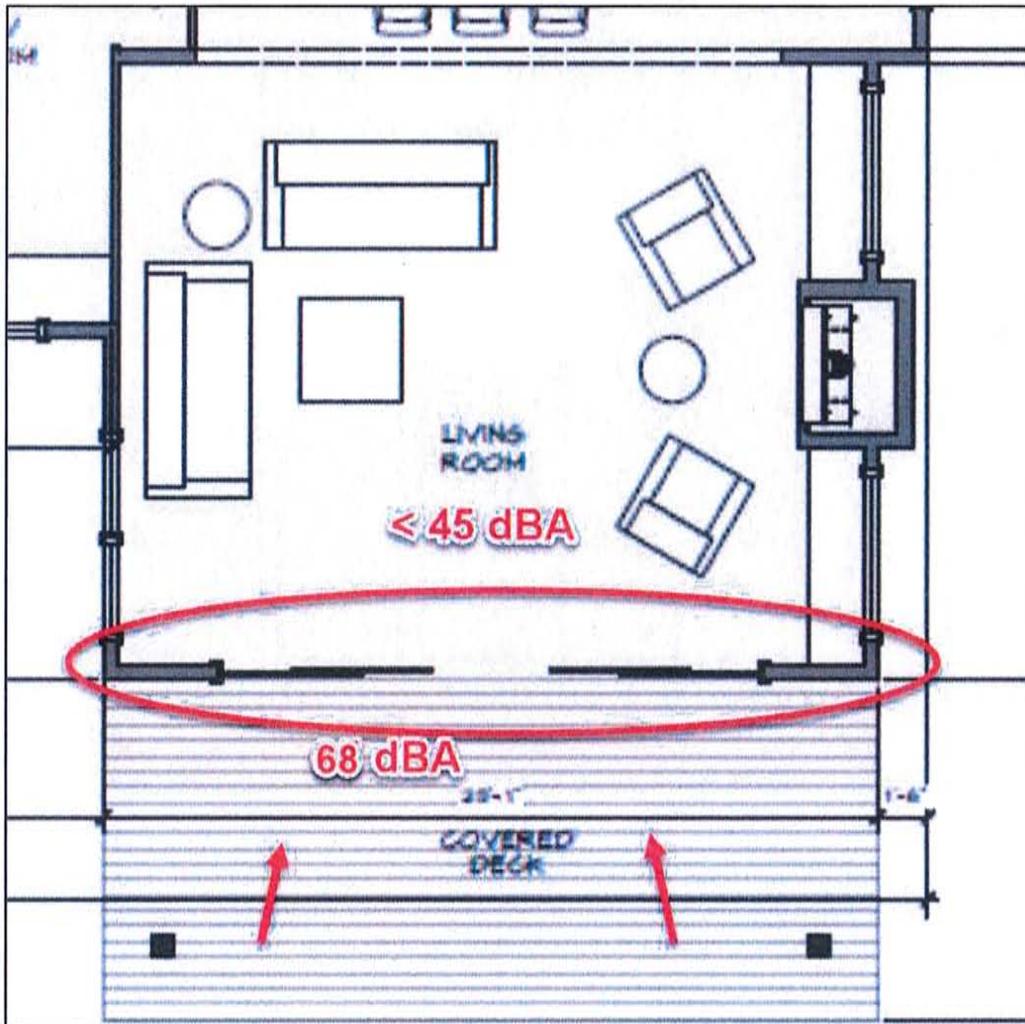
7 Construction Assemblies

Analysis of the elevation facing the noise source consists of three steps:

1. Determine the sound transmission characteristic of exterior wall assembly.
2. Determine the sound transmission characteristics of glazing / doors
3. Determine the overall composite sound transmission through all assemblies facing the noise source.

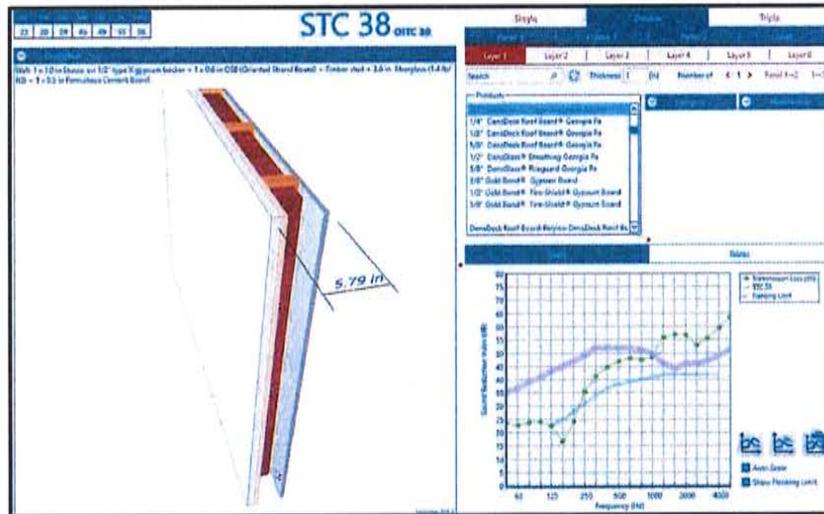
The Living Room on the side of the residence facing the noise source is selected for further analysis of sound transmission characteristics of construction assemblies required to reduce sound transmission to less than $CNEL = 45$ dBA in the habitable space. The critical wall facing the noise source is shown in Figure 8

Figure 8: Living Room Elevation facing noise source selected for analysis of construction assemblies to achieve an interior sound level less than $CNEL = 45$ dBA



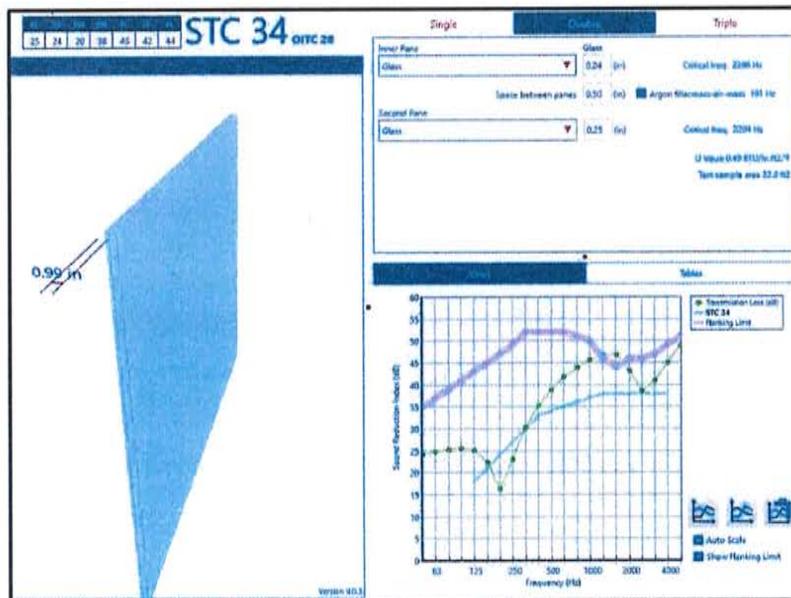
7.1 Exterior Wall Assembly

Figure 9: Analysis of exterior wall assembly for living room wall facing the noise source. The wall is a 2"x4" single stud wall, 16" o.c. with stucco or Hardie Board exterior on OSB and interior 5/8" GWB. The resulting STC value is STC 38 (OITC 30)



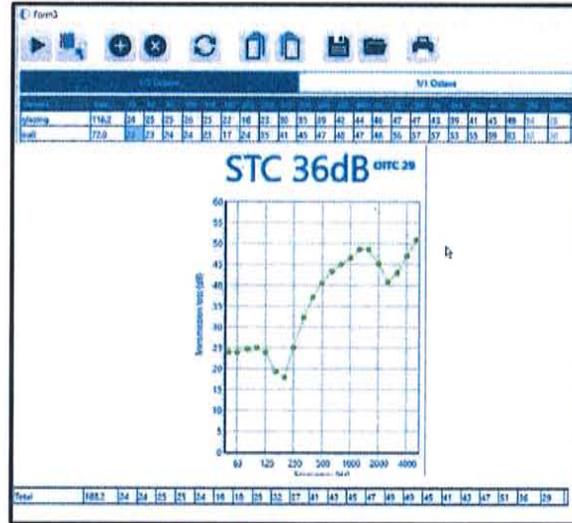
7.2 Exterior Glazing Assemblies

Figure 10: Exterior glazing sound transmission



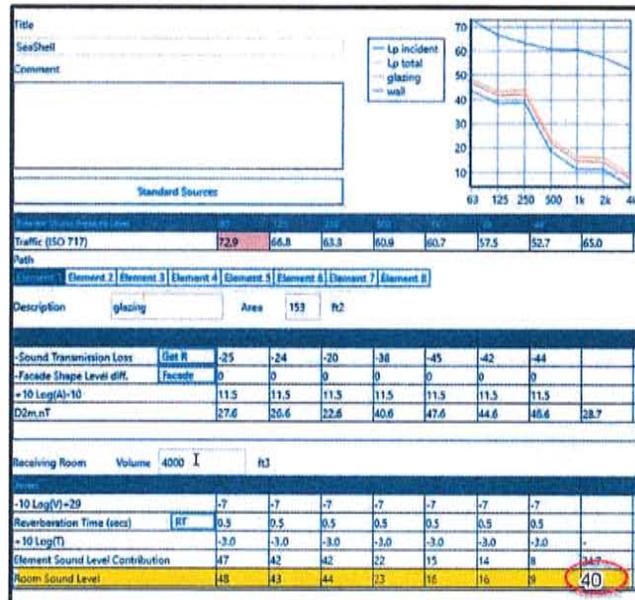
7.3 Composite Wall / Glazing

Figure 11: Analysis results of composite Overall STC for wall / glazing in living room facing noise source



7.4 Outdoor / Indoor Sound Transmission

Figure 12: Sound Transmission of composite wall, given future sound levels. Room Sound Level is indicated as 40 dBA, which provides additional Factor of Safety



8 Noise Mitigation Recommendations

Ordinary construction using best practices shall incorporate STC values for assemblies matching those shown for the planned wall detail, minimum STC 38 and specified window / door glazing, minimum STC 34. Acoustic sealant meeting ASTM C834 shall be used on all construction joints facing the noise source. Moldable putty pads meeting ASTM E814 shall be used on all wall penetrations, junction boxes facing the noise source. Exterior vents shall be located on East, West or North elevations, facing away from the noise source.

Consideration should be given to solid railing for the deck outside the living room, facing the noise source to reduce sound level from 66 dBA toward the recommended level of 60 dBA. Laminated glazing can be used for the a noise-barrier deck railing to maintain view and also to mitigate cold ocean breezes.

With the above noise mitigation measures, all applicable regulations are met.

9 Conclusion

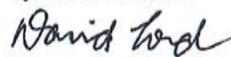
Compliance with California Green Building Standards Code (CGBSC) for interior spaces on the Project is achieved by using enhanced and standard construction wall assemblies and windows and doors that comply with CGBSC with the above STC values as defined in Section 8 of this report.

No mitigation of construction noise and vibration impact is required due to the short period of construction, the anticipated phased scheduling of construction; the distance to potential residential receptors; and given the daytime weekday hours of operation.

With the specified window and exterior wall assemblies in future project plans, this project complies with the interior noise requirements of the State Building Code.

for 45dB Acoustics, LLC

by David Lord, PhD



July 17, 2017

11 Appendix

11.1 Glossary

A-Weighted Sound Level [units of dBA or dB(A)]

The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. The ear does not respond equally to all frequencies, but is less sensitive at low and high frequencies than it is at medium or speech range frequencies. Thus, to obtain a single number representing the sound level of a noise containing a wide range of frequencies in a manner representative of the ear's response, it is necessary to reduce the effects of the low and high frequencies with respect to the medium frequencies. The resultant sound level is said to be A-weighted, and the units are dBA. The A-weighted sound level is also called the noise level. A-weighted sound levels correlate well with subjective reactions of people to noise and are universally used for community noise evaluations.

Air-borne Sound:

Sound that travels through the air, differentiated from structure-borne sound.

Ambient Sound Level:

The prevailing general sound level existing at a location or in a space, which usually consists of a composite of sounds from many sources near and far. The ambient level is typically defined by the Leq level.

Background Sound Level:

The underlying, ever-present lower level noise that remains in the absence of intrusive or intermittent sounds. Distant sources, such as Traffic, typically make up the background. The background level is generally defined by the L90 percentile noise level.

Community Noise Equivalent Level (CNEL):

The Leq of the A-weighted noise level over a 24-hour period with a 5 dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m. CNEL is similar to Ldn.

Day-Night Sound Level (Ldn):

The Leq of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m. Ldn is similar to CNEL.

Decibel (dB):

The decibel is a measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

Energy Equivalent Level (Leq):

Because sound levels can vary markedly in intensity over a short period of time, some method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, one describes ambient sounds in terms of an

average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called Leq.

Field Sound Transmission Class (FSTC):

A single number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

Outdoor-Indoor Transmission Class (OITC):

A single number classification, specified by the American Society for Testing and Materials (ASTM E 1332 issued 1994), that establishes the A-weighted sound level reduction provided by building facade components (walls, doors, windows, and combinations thereof), based upon a reference sound spectra that is an average of typical air, road, and rail transportation sources. The OITC is the preferred rating when exterior façade components are exposed to a noise environment dominated by transportation sources.

Percentile Sound Level, Ln:

The noise level exceeded during n percent of the measurement period, where n is a number between 0 and 100 (e.g., L10 or L90)

Sound Transmission Class (STC):

STC is a single number rating, specified by the American Society for Testing and Materials, which can be used to measure the sound insulation properties for comparing the sound transmission capability, in decibels, of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound insulation characteristics of building materials and products.

Structure-Borne Sound:

Sound propagating through building structure. Rapidly fluctuating elastic waves in gypsum board, joists, studs, etc.

Sound Exposure Level (SEL):

SEL is the sound exposure level, defined as a single number rating indicating the total energy of a discrete noise-generating event (e.g., an aircraft flyover) compressed into a 1-second time duration. This level is handy as a consistent rating method that may be combined with other SEL and Leq readings to provide a complete noise scenario for measurements and predictions. However, care must be taken in the use of these values since they may be misleading because their numeric value is higher than any sound level which existed during the measurement period.

Subjective Loudness Level:

In addition to precision measurement of sound level changes, there is a subjective characteristic which describes how most people respond to sound:

- A change in sound level of 3 dBA is *barely perceptible* by most listeners.
- A change in level of 6 dBA is *clearly perceptible*.
- A change of 10 dBA is subjectively perceived as being *twice* (or *half*) as loud.

11.2 Calculating CNEL

Housing and Urban Development (HUD) Code of Federal Regulations (CFR), Part 51 Environmental Criteria and Standards, along with Federal Highway Administration (FHWA) guidelines are used for estimating CNEL values based on “design hour” traffic flow measurement.

Highway projects receiving Federal aid are subject to noise analyses under the procedures of the FHWA. Where such analyses are available they may be used to assess sites subject to the requirements of this standard. The Federal Highway Administration employs two alternate sound level descriptors (23 CFR 772.12):

- (i) The A-weighted sound level not exceeded more than 10 percent of the time for the highway design hour traffic flow, symbolized as L10; or
- (ii) The equivalent sound level for the design hour, symbolized as Leq. The day-night average sound level may be estimated from the design hour L10 or Leq values by the following relationships, provided heavy trucks do not exceed 10 percent of the total traffic flow in vehicles per 24 hours and the traffic flow between 10 p.m. and 7 a.m. does not exceed 15 percent of the average daily traffic flow in vehicles per 24 hours:

(a) $CNEL \approx L10$ (design hour) - 3 decibels

(b) $CNEL \approx Leq$ (design hour) decibels

Existing highway traffic noise measurements are made to represent an hourly equivalent sound level, Leq. Statistical accuracy requires a minimum measurement of approximately eight minutes. Most highway agencies have automated measurement equipment and typically measure 15-minute time periods to represent the Leq. This is acceptable if unusual events do not occur during the noisiest hour.

Measurements along low-volume highways may require longer measurement periods (e.g., 30-60 minutes) to attain desirable statistical accuracy. If information is not available to identify the noisiest hour of the day or if there is public controversy at a specific location, 24-hour measurements may be necessary.

The FHWA stipulates the use of noise meters with sufficient accuracy to yield valid data for the particular project (ANSI S1.4-1983, TYPE II or better). The measurement procedure shall ensure measurements have consistent and supportable validity. Traffic conditions, climatic conditions, and land uses at the time of measurement shall be noted.

11.3 Characteristics of Sound

When an object vibrates, it radiates part of its energy as acoustical pressure in the form of a sound wave. Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human, frequency-dependent response, the A-weighted filter

system is used to adjust measured sound levels. The normal range of human hearing extends from approximately 0 to 140 dBA. Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Because of the physical characteristics of noise transmission and of noise perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 1 below presents the subjective effect of changes in sound pressure levels.

Table 1: Sound Level Change Relative Loudness/Acoustic Energy Loss

0 dBA	Reference 0%
-3 dBA	Barely Perceptible Change 50%
-5 dBA	Readily Perceptible Change 67%
-10 dBA	Half as Loud 90%
-20 dBA	1/4 as Loud 99%
-30 dBA	1/8 as Loud 99.9%
<i>Source: Highway Traffic Noise Analysis and Abatement Policy and Guidance, U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, June 1995.</i>	

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. This phenomenon is known as spreading loss. Generally, sound levels from a point source will decrease by 6 dBA for each doubling of distance. Sound levels for a highway line source vary differently with distance because sound pressure waves propagate along the line and overlap at the point of measurement. A closely spaced, continuous line of vehicles along a roadway becomes a line source and produces a 3 dBA decrease in sound level for each doubling of distance. However, experimental evidence has shown that where sound from a highway propagates close to “soft” ground (e.g., plowed farmland, grass, crops, etc.), a more suitable drop-off rate to use is not 3.0 dBA but rather 4.5 dBA per distance doubling (FHWA 2010).

When sound is measured for distinct time intervals, the statistical distribution of the overall sound level during that period can be obtained. The Leq is the most common parameter associated with such measurements. The Leq metric is a single-number noise descriptor that represents the average sound level over a given period of time. For example, the L50 noise level is the level that is exceeded 50 percent of the time. This level is also the level that is exceeded 30 minutes in an hour. Similarly, the L02, L08 and L25 values are the noise levels that are exceeded 2, 8, and 25 percent of the time or 1, 5, and 15 minutes per hour, respectively. Other values typically noted during a noise survey are the Lmin and Lmax. These values represent the minimum and maximum root-mean-square noise levels obtained over the measurement period. Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet-time noise levels in a 24-hour noise descriptor called the CNEL or Ldn. This increment is incorporated in the calculation of CNEL or Ldn, described earlier.

11.4 Evidence of Compliance

Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit. The report shall show topographical relationship of noise sources and dwelling site, identification of noise sources and their characteristics, predicted noise spectra at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If interior allowable noise levels are met by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation and cooling, if necessary, to provide a habitable interior environment.

11.5 Accuracy of Acoustic Modeling Results

SoundPlan is one of several industry-standard, commercial software packages typically utilized by acoustic consultants today. The modeling software calculates the sound field in accordance with ISO 9613-2 "Acoustics - Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation." This Standard defines the estimated accuracy for sound sources at heights of zero to five meters (0-5 m) as +/- 3 dB for source distances of up to 1000 m (1 km). Further, it estimates the accuracy of the calculation for sound sources at heights of five to thirty meters (5-30 m) to be +/-1 dB for source distance of up to 100 m away from the receiver, and +/- 3 dB for source distances of between 100 and 1000m away from the receiver. These estimated accuracies are considered by 45dB Acoustics to be the same as the uncertainty, or error, on the resulting sound level contours for any model created. Flat terrain is generally expected to have lower error/uncertainty (higher accuracy); complex terrain situations may produce resulting noise level contours error/uncertainty at the high end of these stated estimates. *Error/uncertainty has not been added to the results presented. It is appropriate to add additional sound mitigation, and/or higher STC values to designed structures, to create the highest possible level of confidence that noise standards are fully met.*

12 References

1. American National Standards Institute, Inc. 2004. *ANSI 1994 American National Standard Acoustical Terminology*. ANSI S.1.-1994, (R2004), New York, NY.
2. American Society for Testing and Materials. 2004. ASTM E 1014 - 84 (Reapproved 2000) Standard Guide for Measurement of Outdoor A-Weighted Sound Levels.
3. Bolt, Beranek and Newman. 1973. *Fundamentals and Abatement of Highway Traffic Noise*, Report No. PB-222-703. Prepared for Federal Highway Administration.
4. California Department of Transportation (Caltrans). 1982. *Caltrans Transportation Laboratory Manual*.
5. _____. 1998. Caltrans Traffic Noise Analysis Protocol for New Highway Construction and Highway Reconstruction Projects
6. California Resources Agency. 2007. *Title 14. California Code of Regulations Chapter 3:*

- Guidelines for Implementation of the California Environmental Quality Act Article 5.
Preliminary Review of Projects and Conduct of Initial Study Sections, 15060 to 15065.
7. City of Morro Bay, California, General Plan Noise Element.
 8. Federal Highway Administration. 2006. FHWA Roadway Construction Noise Model User's Guide Final Report. FHWA-HEP-05-054 DOT-VNTSC-FHWA-05-01
 9. Harris, Cyril M., editor. 1979 *Handbook of Noise Control*.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Lot 1, Sea Shell Estates
301 Sea Shell Cove
Morro Bay, CA 93442

Project Designer:

Pults & Associates, LLP
3592 Sacramento Dr., Suite 140
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(805) 541 - 5604

Report Prepared by:

Michelle Dunn, CEA
Central Coast Energy Compliance
1675 Granache Way
Templeton, CA 93465
(805) 434-3844



Job Number:

04-20-17

Date:

12/4/2017

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2016 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

EXHIBIT H

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: Lot 1
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GENERAL INFORMATION							
01	Project Name	Lot 1					
02	Calculation Description	Title 24 Analysis					
03	Project Location	301 Sea Shell Cove					
04	City	Morro Bay	05	Standards Version	Compliance 2017		
06	Zip Code	93442	07	Compliance Manager Version	BEIMCmpMgr 2016.3.0 (934 SP1)		
08	Climate Zone	C25	09	Software Version	EnergyPro 7.2		
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	93		
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1		
14	Total Cond. Floor Area (ft ²)	2192	15	Number of Zones	1		
16	Slab Area (ft ²)	2192	17	Number of Stories	1		
18	Addition Cond. Floor Area (ft ²)	n/a	19	Natural Gas Available	Yes		
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)	27.4%		

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY							
	04	05	06	07	08		
Energy Use (kTDV/ft ² -yr)		Standard Design	Proposed Design	Compliance Margin	Percent Improvement		
Space Heating	14.84		11.28	3.56	24.0%		
Space Cooling	0.00		0.00	0.00	0.0%		
IAQ Ventilation	1.14		1.14	0.00	0.0%		
Water Heating	9.01		7.92	1.09	12.1%		
Photovoltaic Offset	---		-1.90	1.90	---		
Compliance Energy Total	24.99		18.44	6.55	26.2%		

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ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
 As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for Information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
46.8	43.4	30.3	13.1
<input checked="" type="checkbox"/>	Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.		
<input type="checkbox"/>	Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.		
<input type="checkbox"/>	Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ5 (Santa Maria) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.		

Notes:

- PV System downsized to 2.29 kWdc (a factor of 0.561) due to cap of 1 x proposed design electric use
- PV generation will be capped @ proposed design electric use (no battery)

ENERGY DESIGN RATING PV SYSTEM INPUTS - DETAILED

DC System Size (kWdc)	Module Type	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)
4.08	Standard	<input checked="" type="checkbox"/>	n/a	n/a	n/a	n/a	96

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 4.1 kWdc
- Ducts with high level of insulation
- Non-standard duct location (any location other than attic)
- Recirculation with demand control, push button

EXHIBIT H

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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

- Building-level Verifications:**
- High quality insulation installation (QII)
 - IAQ mechanical ventilation
- Cooling System Verifications:**
- -- None --
- HVAC Distribution System Verifications:**
- Duct Sealing
 - Ducts located entirely in conditioned space confirmed by duct leakage testing
 - Domestic Hot Water System Verifications:
 - -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Lot 1	2192	1	3	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Whole House	Conditioned	Res HVAC1	2192	10.5	DHW Sys 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	TIK (deg)
North Wall 2x6@24	Whole House	R-23 2x6@24 Wall + R-3.3	3	Right	600	95.4	90
East Wall 2x6@24	Whole House	R-23 2x6@24 Wall + R-3.3	93	Front	524	132	90
South Wall 2x6@24	Whole House	R-23 2x6@24 Wall + R-3.3	183	Left	615	242	90
West Wall 2x6@24	Whole House	R-23 2x6@24 Wall + R-3.3	273	Back	561	123	90
Inferior Surface	Whole House >> __Garage__	R-23 2x6@24 Wall	n/a	n/a	108	24	n/a
North Wall	__Garage__	R-0 Wall	3	Right	216	0	90
East Wall	__Garage__	R-0 Wall	93	Front	252	112	90
South Wall	__Garage__	R-0 Wall	183	Left	144	0	90
West Wall	__Garage__	R-0 Wall	273	Back	252	0	90

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OPAQUE SURFACES - Cathedral Ceilings											
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Type	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emittance	Framing Factor
N. Roof R-38 w R-7.5 XPS	Whole House	R-38 TJI @24 + R-7.5 XPS	Right	648	8.6	2	0.17	9.46	0.1	0.85	0.07
S. Roof R-38 w/R-7.5 XPS	Whole House	R-38 TJI @24 + R-7.5 XPS	Left	1544	0	2	0.17	9.46	0.1	0.85	0.07
Roof	Garage	R-0 Roof	Right	580	0	2	0.17	9.46	0.1	0.85	0.07



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FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior Shading
E- 2626 picture	Window	North Wall 2x6@24 (Right-3)	---	---	1	6.3	0.32	0.33	Insect Screen (default)
E- 2626 picture 2	Window	North Wall 2x6@24 (Right-3)	---	---	1	6.3	0.32	0.33	Insect Screen (default)
E- 2626 picture 3	Window	North Wall 2x6@24 (Right-3)	---	---	1	6.3	0.32	0.33	Insect Screen (default)
A- 3046 casement	Window	North Wall 2x6@24 (Right-3)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 2	Window	North Wall 2x6@24 (Right-3)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 3	Window	North Wall 2x6@24 (Right-3)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 4	Window	North Wall 2x6@24 (Right-3)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 5	Window	North Wall 2x6@24 (Right-3)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
F- 3030 picture	Window	North Wall 2x6@24 (Right-3)	---	---	1	9.0	0.32	0.33	Insect Screen (default)
A- 3046 casement 6	Window	East Wall 2x6@24 (Front-93)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 7	Window	East Wall 2x6@24 (Front-93)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 8	Window	East Wall 2x6@24 (Front-93)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
B- 3060 casement	Window	East Wall 2x6@24 (Front-93)	---	---	1	18.0	0.32	0.28	Insect Screen (default)
G- 3046 picture	Window	East Wall 2x6@24 (Front-93)	---	---	1	13.5	0.32	0.33	Insect Screen (default)
D- 5060 picture	Window	East Wall 2x6@24 (Front-93)	---	---	1	30.0	0.32	0.33	Insect Screen (default)
D- 5060 picture 2	Window	East Wall 2x6@24 (Front-93)	---	---	1	30.0	0.32	0.33	Insect Screen (default)
2- 16080 SGD	Window	South Wall 2x6@24 (Left-183)	---	---	1	128.0	0.31	0.28	Insect Screen (default)
A- 3046 casement 9	Window	South Wall 2x6@24 (Left-183)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 10	Window	South Wall 2x6@24 (Left-183)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
A- 3046 casement 11	Window	South Wall 2x6@24 (Left-183)	---	---	1	13.5	0.32	0.28	Insect Screen (default)
B- 3046 picture	Window	South Wall 2x6@24 (Left-183)	---	---	1	13.5	0.32	0.33	Insect Screen (default)
C- 3060 corner	Window	South Wall 2x6@24 (Left-183)	---	---	1	18.0	0.34	0.29	Insect Screen (default)
3- 3080 Glass Door	Window	South Wall 2x6@24 (Left-183)	---	---	1	24.0	0.33	0.21	Insect Screen (default)
C- 3060 corner 2	Window	South Wall 2x6@24 (Left-183)	---	---	1	18.0	0.34	0.29	Insect Screen (default)
B- 3046 picture 2	Window	West Wall 2x6@24 (Back-273)	---	---	1	13.5	0.32	0.33	Insect Screen (default)
B- 3046 picture 3	Window	West Wall 2x6@24 (Back-273)	---	---	1	13.5	0.32	0.33	Insect Screen (default)
C- 3060 corner 3	Window	West Wall 2x6@24 (Back-273)	---	---	1	18.0	0.34	0.29	Insect Screen (default)
C- 3060 corner 4	Window	West Wall 2x6@24 (Back-273)	---	---	1	18.0	0.34	0.29	Insect Screen (default)
B- 3060 casement 2	Window	West Wall 2x6@24 (Back-273)	---	---	1	18.0	0.32	0.28	Insect Screen (default)

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EXHIBIT H

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01	02	03	04	05	06	07		
B-3060 casement 3	Window	West Wall 2x6@24 (Back-273)	---	1	18.0	0.32	0.28	Insect Screen (default)
4-3080 Glass Door	Window	West Wall 2x6@24 (Back-273)	---	1	24.0	0.33	0.21	Insect Screen (default)
VCS 2222	Skylight	N. Roof R-38 w R-7.5 XPS (Right-3)		1	3.4	0.53	0.24	
VCS 2234	Skylight	N. Roof R-38 w R-7.5 XPS (Right-3)		1	5.2	0.53	0.24	

OPAQUE DOORS		01	02	03	04
	Name	Side of Building		Area (ft ²)	U-factor
	Door	Interior Surface		24.0	1.00
	16070 Door	East Wall		112.0	0.50

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	none	0.290	<ul style="list-style-type: none"> • Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x6 • Exterior Finish: Wood Siding/sheathing/decking
R-0 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	none	0.487	<ul style="list-style-type: none"> • Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x12 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-23 2x6@24 Wall + R-3.3	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O.C.	R 23	0.048	<ul style="list-style-type: none"> • Inside Finish: Gypsum Board • Cavity / Frame: R-23 / 2x6 • Sheathing / Insulation: R3.3 Sheathing • Exterior Finish: Wood Siding/sheathing/decking
R-38 TJI @24 + R-7.5 XPS	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	R 38	0.023	<ul style="list-style-type: none"> • Inside Finish: Gypsum Board • Cavity / Frame: R-38 / 2x12 • Roof Deck: Wood Siding/sheathing/decking • Above Deck Insulation: R7.5 Sheathing • Roofing: Light Roof (Asphalt Shingle)
R-23 2x6@24 Wall	Interior Walls	Wood Framed Wall	2x6 @ 24 in. O.C.	R 23	0.059	<ul style="list-style-type: none"> • Inside Finish: Gypsum Board • Cavity / Frame: R-23 / 2x6 • Other Side Finish: Gypsum Board

Registration Number: 217-P016555156A-000-0000000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance

Registration Date/Time: 2017-12-04 16:13:44
Report Version - CF1R-09012017-934 SP1

HERS Provider: CalCERTS Inc.
Report Generated at: 2017-12-04 15:03:45

EXHIBIT H

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: Lot 1
 Calculation Description: Title 24 Analysis
 Calculation Date/Time: 15:01, Mon, Dec 04, 2017
 Input File Name: Sea Shell Lot_1_12-02-17.rjbd16x
 CF1R-PRF-01
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SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade- exposed	Whole House	177	20	None	0	No
Slab-on-Grade- covered	Whole House	2015	205	None	1	No
Slab-on-Grade	Garage	580	84	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS					
01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Recirculation with demand control, push button	DHW Heater 1 (1)	1	.0%

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (IntExt)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous (UEF)	1	0.400000	0.96 UEF	180,000 Bluhr	0	n/a	6 GPM	n/a	n/a

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
Res HVAC1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CntlFurnace	1	95 AFUE

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EXHIBIT H

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 Calculation Description: Title 24 Analysis
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 Input File Name: Sea Shell Lot_1_12-02-17.rbd16x
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HVAC - DISTRIBUTION SYSTEMS						
01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctInAll	Sealed and tested	8	Conditioned zone	None	HERS Verification Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	n/a

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	52	0.25	Default	0	Required

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 CalCERTS inc.

EXHIBIT H

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: Lot 1
 Calculation Date/Time: 15:01, Mon, Dec 04, 2017
 Calculation Description: Title 24 Analysis
 Input File Name: Sea Shell Lot_1_12-02-17.nbd16x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michelle Dunn	Documentation Author Signature: <i>Michelle Dunn</i>
Company: Central Coast Energy Compliance	Signature Date: 2017-12-04 15:13:39
Address: 1675 Granache Way	CEA/HERS Certification Identification (if applicable): R-13-99-10012
City/State/Zip: Templeton, CA 93465	Phone: 805-434-3844

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Frances F Gibbs	Responsible Designer Signature: <i>Frances F Gibbs</i>
Company: Steven D Pulls AIA & Associates LLP	Date Signed: 2017-12-04 16:13:44
Address: 3592 Sacramento Drive, Ste 140	License: C-26942
City/State/Zip: San Luis Obispo, CA 93401	Phone: 805-541-5604

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

