



# 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, January 2, 2018  
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 December 5, 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.:** UP0-497

**Site Location:** 937 Anchor Street, Morro Bay, CA

**Project Description:** Conditional Use Permit for a 966 sq. ft. second story addition of habitable square footage to an existing 1,155 sq. ft. single-family residence with nonconforming side-yard setback. The project is located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**CEQA Determination:** Categorically exempt Section 15301, Class 1

**Staff Recommendation:** Conditionally Approve

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

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 16, 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](http://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](http://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 January 2, 2018

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
<b>Hearing or Action Ready Projects:</b>										
1	Kalin	937 Anchor	10/17/17	UP0-497	<b>Conditional Use Permit for an addition to an existing nonconforming SFR</b>	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. PC hearing 1/2/18				jg
2	Biaggini	1152 Market Avenue	11/21/17	CP0-557 & UP0-504	<b>Coastal Development Permit &amp; CUP for new 1320 sf single family residence w/ detached two-car garage;</b>	Under Intial Review. PC hearing 1/16/2017				jg
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
3	Stollmeyer	3310 Main	12/19/17	UP0-508	<b>Conceptual review of residential development</b>	Under initial review				wm
4	Gleman	2784 Indigo	12/12/17	CP0-559/UP0-507	<b>CDP and CUP for a new SFR in the Cloisters subdivision</b>	Under Intial Review				jg
5	Santoiani	321 Rennell	12/12/17	CP0-558/UP0-506	<b>CDP and CUP for new 544 sq. ft. SFR 448 sq. ft. attached garage</b>	Under Intial Review				jg

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6	Osborne	450 Piney	11/16/17	CP0-556	<b>Administrative Coastal Development Permit for demolition of existing single family residence, construct new 3,008SFR, 460 sf garage, 214sf decks, 58sf porch</b>	Under Initial Review. Correction Letter sent 12/14				jg
7	Madding	458 Dunes St	11/7/17	UP0-503	<b>Remodel &amp; addition to existing single family home; addition is 373sf.</b>	Under Initial Review. Correction letter sent 12/13				cj
8	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	<b>Coastal Development Permit &amp; CUP for Demo/Reconstruct</b>	Under initial Review. Correction Letter sent 11/13				jg
9	Silvaggio/Marshall	401 Pico	10/19/17	UP0-499/AD0-125	<b>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</b>	Under Initial Review. Correction Letter sent 11/21				jg
#REF!	Kwai	2780 Main	9/15/17	UP0-493	<b>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</b>	Under Initial Review. Correction Letter sent 10/17				jg
#REF!	MacMillan	590 Morro Bay Blvd	8/17/17	A00-051	<b>Minor modification to UP0-460 for Distasio's restaurant</b>	Under review. Additional minor modification proposed and added to A00-051 8/29/17. Under review. Additional changes submitted 9/5/17. Waiting on corrections. Waiting on submittal of color for approval. Rcv'd 12/2				jg
#REF!	Ferrin	2770 Elm	7/7/17	CP0-550/UP0-487	<b>Coastal Development and Conditional Use Permit for a 752 sq. ft. 2nd story addition and garage expansion</b>	Under Initial Review. Correction letter sent. Waiting for resubmittal		PN- Conditionally approved 8/10/2017		jg
#REF!	Taverner	335 Piney	6/15/17	CP0-547	<b>Coastal Development Permit for the construction of a detached 624 sq. ft. accessory dwelling unit</b>	Under Initial Review. Correction Letter sent 7/11/2017. 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
1	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	<b>Coastal Development Permit and Conditional Use Permit for commercial change in use</b>	Under Review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/2017. Plans still incomplete as of Nov. 2017		PN- Disapproved 7/5/17		wm

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2	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		wm
3	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	<b>Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto &amp; Coral Ave.</b>	Under Initial Review. 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	<b>Parcel map application &amp; CDP to split 1 R-4 zoned lot in to two lots.</b>	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. <i>Applicant now wants to remove development from proposal and process the parcel map independently of any development.</i> Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. 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		cg
5	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	<b>Amendment to CUP to modify project description to remove proposed new awning.</b>	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 9-1-17.		PN- Conditionally Approved 5/17/2017		cg
6	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	<b>New construction of 10,000sf commercial retail on vacant lot</b>	WM. Under review. Will need Arch and Traffic reports. 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	<b>Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) &amp; outdoor improvements</b>	Under review. Deemed incompleated. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cg

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<b>Planning Commission Continued projects:</b>										
1	Teresa Drive Estates, LLC	301 Sea Shell Cove	5/11/17	CP0-543 & UP0-480	<b>Coastal Development Permit &amp; Conditional Use Permit for new SFR on Lot 1. 2220sf living, 580sf garage, 336sf covered patio &amp; decks.</b>	Under Review. Correction memo sent to applicant 6-19-17. Applicant resubmitted 10-2017. PC hearing 12-19-17.		PN- Conditionally Approved 6/7/17		wm
2	Erlendson	299 Sienna	9/1/17	UP0-491/AD0-123	<b>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</b>	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
3	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	<b>Coastal Development Permit &amp; Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete</b>	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain. Revised MND in progress.		PN- Conditionally approved per memo dated 7/26/16		wm
4	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
5	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	<b>Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision</b>	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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6	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		wm

**Projects Appealed or Forwarded to City Council:**

6	Van Buerden	945 Embarcadero	5/24/16	UP0-446	<b>Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements</b>	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. Resubmitted revised plans 6-5-17. Project reviewed and discussed with Consultant. PC hearing date is 9-5-17. Conditionally approved 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
7	Baston	561 Embarcadero	UP0-448	UP0-448	<b>Conditional use permit for Gray's Inn access improvements and piling repair</b>	Incomplete letter sent 8-4-16. Received resubmittal 9/16/16. Correction letter sent 10/14 and resubmittal 10/19. Met w/ Agent to review resubmittal 10/19. Project reviewed at 12/20 PC meeting and continued to 1/17 PC meeting. Project reviewed for favorable recommendation to the City Council with direction. City Council reviewed and continued to a date uncertain to allow plan revisions to sign location and ADA clarification. Resubmitted plans 5-25-17. 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

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8	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
<b>Environmental Review</b>										
9	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	<b>Coastal development permit &amp; Conditional Use Permit for Bay Pines Solar Project.</b>	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study		PN- Conditionally Approved, 6/5/17		jg
10	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
<b>Final Map Under Review Projects:</b>										
11	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	<b>Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.</b>	Final Map Application Under review. Map corrections forwarded to Engineering/Public Works Dept. on 3/13/16. Final Map & Public Improvement Plans resubmitted to City on 4/24/17. 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

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12	Tract 2812	2400 Main St / Morro Mist	6/13/16	Map	<b>Final Map - Tract 2812 / 23 lot subdivision and 1 common lot</b>	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17. Corrections sent 4-7-17. Resubmittal received 6-16-17 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
13	Medina	3390 Main	10/7/11	Map	<b>Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12</b>	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16. Biologist submitted revised creekside restoration plan on 6/8/17 for City review. Sent comments back to Biologist on 6-29-17 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
<b>Projects requiring coordination with another jurisdiction:</b>										
14	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
15	City of Morro Bay Desal Plant	170 Atascadero			<b>Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.</b>	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		

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<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
16	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	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 <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . Project to be complete with documents ready for adoption and certification by end of 2018.				
17	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.</b>	No review performed.			wm
<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
18	T-Mobiile	1478 Quintana	1/30/15	UP0-403	<b>Minor Use Permit to Modify existing wireless telecommunication site at church</b>	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
<b>Grants</b>										

#	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
19	California Coastal Commission, California Ocean Protection Council	City-wide		4/6/16		<b>\$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.</b>	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
20	City of Morro Bay	City-wide				<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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
21	City of Morro Bay	City-wide				<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
<b>Projects in Building Plan Check:</b>											
1	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	Riordan	1040	Balboa	12/27/17	B-31818	137sq.ft. 2nd floor deck, replace 2nd. Floor window with sliding door					
3	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		
4	Bulatov	2980	Hemlock	9/11/17	B-31651	Remodel existing SFR, new 1st, & 2nd floor addition(1444sq.ft.) new 310 sf deck above	Disapproved by jg on 9-8-17.	Disapproved by cdl on 9-18-17.	Disapproved by jb on 9-15-17.	Emailed comments on 10-03-17	
5	Bennish	421	Island	12/20/17	B-31816	converting existing closet into a bathroom.					
6	Warmerdam	2901	Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home					
7	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.	
8	Grover	484	Kings	8/31/17	B-31650	Single Family Addition	Approved by jg on 9-6-17.	Disapproved by IApproved 12-14-17	Disapproved by jb on 9-14-17.	Emailed comments 9/21/17.	
9	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		
10	Boisclair	900	Main	12/19/17	B-31810	Raise existing stage 6" to add additional sound deadning. Create front of stage perimeter					

#	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
11	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	
12	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.		
13	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.		
14	Kinsinger	222 Main St.	11/22/17	B-31786	149 Sq. Ft. addition & interior remodel of kitchen, bath and living-room.		Disapproved by cdl on 11-29-17	Approved by jb on 11-22-17.		
15	Millerstein	844 Main St.	11/17/17	B-31781	Com. Alteration Re-enclosed storage area & upgrade to allow for office space in 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
16	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.	Disapproved by jb on 11-21-17.		
17	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.		
18	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.	
19	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		
20	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	
21	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		
22	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.	
23	Loe	2605 Nutmeg	11/30/17	B-31795	Remodel 2nd floor of SFR	Approved by jg on 12-14-17. PZ	Approved by ac on 12-12-17.	Approved by jb on 12-05-17	Awaiting pick-up	
24		401 Pico St.	12/27/17	B-31821	New single car garage & build addition					
25	Colmer	501 Quinn Ct,	11/16/17	B-31775	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		
26	Colmer	505 Quinn Ct,	11/16/17	B-31774	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		
27	Colmer	557 Quinn Ct,	11/16/17	B-31776	SFR- New	Disapproved by cj 12-21-17	Sent to CA code ck. 12-13-17	Approved by jb on 11-30-2017		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
28	Giannini	750 Radcliff	9/15/17	B-31681	Remove & Replace antenna on tower,	Approved by JG ON 10-1-17	Approved by cdl on 9-19-17. PZ	Approved by jb on 11-13-17		
29	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	
30	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	So Cal Gas Company	0 Sequoia St (Public Right of Way, 32' west of Alder Ave)	3/29/17	CP0-539	<b>Administrative Coastal Development Permit to install new class 5 wood pole, 29' above ground level. Advance Meter - Equipment attached to top of pole</b>	Under Initial Review. Working with So Cal Gas to lower pole height and locate behind future sidewalk. Planning permit denied 11-27-17.		PN - Disapproved 5/3/17		wm
2	Wong	500 Embarcadero	11/27/17	UP0-505	<b>Minor Use Permit to add 4 foot plexiglass wind break atop an existing 2 foot planter box to protect customers while dining.</b>	Under Initial Review. Application complete to be noticed by 12/14/2017. Admin action 12/27				jg
3	Gillean	479 Panay	7/6/17	CP0-549	<b>Coastal Development Permit to allow for an existing accessory dwelling unit.</b>	Under Initial Review. Correction Letter sent 7/20/2017. Resubmittal rcv'd 10/26. Ready to issue with conditions. Noticed 12/15. To be issued 12/27				jg



- B-1 Case No.:** UP0-496 and AD0-124  
**Site Location:** 550 Fresno Avenue, Morro Bay, CA  
**Project Description:** The project is a request for Conditional Use Permit and Parking Exception approval for a single-story addition to an existing 952 sq. ft. nonconforming single-family residence. Specifically, the project includes the addition of 362 sq. ft. of habitable floor area, a 66 sq. ft. covered porch, and 52 sq. ft. for an exterior stair to access a new roof top deck above the new addition. The project is located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeals Jurisdiction.  
**CEQA Determination:** Categorically exempt Section 15301, Class 1  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Joan Gargiulo, Assistant Planner (805) 772-6270  
<https://youtu.be/GCXw-MJUqAs?t=5m40s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –  
Chairperson Luhr recused himself from hearing the project as he had previous business dealings with the applicant and Commissioner Ingrassia recused himself because his residence was within 500 feet of the subject property.

Graham presented the staff report.

The Commissioners presented their questions and concerns to staff.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/GCXw-MJUqAs?t=17m57s>

Donna Daniels, applicant, stated she has communicated to her neighbors regarding the project and has also been communicating with City Planner Joan on numerous occasions. Daniels noted there are no plans to put in a secondary dwelling unit.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/GCXw-MJUqAs?t=20m4s>

Discussion between the Commissioners and staff.

**MOTION:** Commissioner Barron moved to approve the PC Resolution 26-17 which includes the findings and conditions of approval for permit UP0-496/AD0-124 for the 362 sq.ft. addition to a non-conforming residence and parking exception at 550 Fresno Avenue. Commissioner Sadowski seconded and the motion passed (3-0-2).  
<https://youtu.be/GCXw-MJUqAs?t=23m20s>

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS  
<https://youtu.be/GCXw-MJUqAs?t=26m19s>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – DECEMBER 5, 2017

Vice-Chairperson Lucas thanked staff for the recognition dinner for those on Committees for the City, and commented on how spectacular the boat parade was.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT  
<https://youtu.be/GCXw-MJUqAs?t=27m2s>

Graham notified the Commission there would be a couple of items on the December 19<sup>th</sup> agenda.

G. ADJOURNMENT

The meeting adjourned at 6:30 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 19, 2017, at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: January 2, 2018

## Staff Report

**TO:** Planning Commissioners **DATE:** December 27, 2017

**FROM:** Joan Gargiulo, Assistant Planner

**SUBJECT:** **937 Anchor; Conditional Use Permit (#UP0-497)** Request for Conditional Use Permit approval for a proposed second-story addition to an existing nonconforming single-family residence located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

### **RECOMMENDATION:**

*CONTINUE THE PROJECT TO A DATE UNCERTAIN* with direction to the Applicant to work with staff to bring the project into compliance with the Residential Design Guidelines.

### **ALTERNATIVES:**

1. Deny the project. Denial would require preparation of a resolution for denial that would need to be approved at a future meeting.
2. Approve the project as depicted on site development plans date stamped received October 17, 2017 by approving Planning Commission Resolution 01-18 (Exhibit A)

### **APPLICANT:**

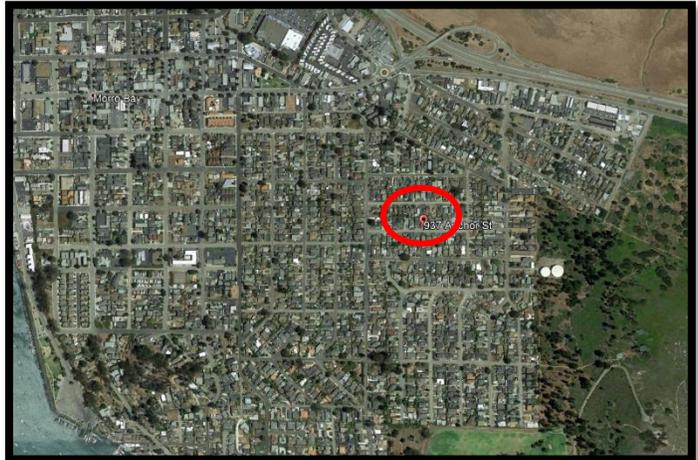
Michel Kalin

### **ARCHITECT:**

Andrew Goodwin

### **ADDRESS/APN:**

937 Anchor Street  
066-162-008



### **PROJECT DESCRIPTION:**

The Applicant is requesting Conditional Use Permit approval for the construction

Prepared By: JG

Department Review:

of a 966 sq. ft. second-story addition to an existing 1,155 sq. ft. nonconforming single-family residence located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**PROJECT SETTING:**

The project is located within the Central Morro Bay Neighborhood, designated as Planning Area No. 7 in the Local Coastal Plan, within the R-1 Residential Zoning District. The parcel at 937 Anchor Street lies to the east of Kern Avenue, west of Kings Avenue, north of Ridgeway Street, and south of Pacific Street. The 5,000 sq. ft. rectangular shaped lot slopes gently up to the east. Development in the area includes one and two-story residential development in a variety of architectural styles.

<b>Adjacent Zoning/Land Use</b>			
<b>North:</b>	R-1 Single-Family Residential	<b>South:</b>	R-1 Single-Family Residential
<b>East:</b>	R-1 Single-Family Residential	<b>West:</b>	R-1 Single-Family Residential

<b>Site Characteristics</b>	
<b>Site Area</b>	5,000 square feet
<b>Existing Use</b>	Single-Family Residential
<b>Terrain</b>	Developed and sloping gently up to the east
<b>Vegetation/Wildlife</b>	Ornamental Landscaping
<b>Archaeological Resources</b>	N/A
<b>Access</b>	Anchor Street

<b>General Plan, Zoning Ordinance, &amp; Local Coastal Plan Designations</b>	
<b>General Plan/Coastal Plan Land Use Designation</b>	Low Density Residential
<b>Base Zone District</b>	R-1
<b>Zoning Overlay District</b>	n/a
<b>Special Treatment Area</b>	n/a
<b>Combining District</b>	n/a
<b>Specific Plan Area</b>	n/a
<b>Coastal Zone</b>	Located outside the Coastal Commission Appeal Jurisdiction



Street View of Existing Site

Zoning Ordinance Standards		
	Standards	Proposed
<b>Front Setback</b>	20 feet	20' 4 ½ "
<b>Side-Yard Setback</b>	5 feet	<b>3' 2" (existing) &amp; 5' to the addition</b>
<b>Rear Setback</b>	10 feet	28' 10"
<b>Height</b>	25 feet	23' 3"
<b>Lot Coverage</b>	Max. 45%	42%
<b>Parking</b>	2 Car Garage	2 Car Garage

**DISCUSSION**

County Assessor records indicate that the existing nonconforming single-family residence was originally built in 1957 and is located in a neighborhood consisting of modest single-family residential development with a variety of architectural styles. The residential use is consistent with the General Plan designation of Low-Density Residential and with the Single-Family Residential (R-1) Zoning District. The project site is located outside of the Coastal Commission Appeal Jurisdiction.

Current requirements of the Morro Bay City Zoning Ordinance (the "Zoning Ordinance") pertaining to the eastern side-yard setback render the existing structure nonconforming. However, additions to nonconforming structures may be permitted with the approval of a Conditional Use Permit, subject to certain findings (Morro Bay Municipal Code Section (MBMC) 17.56.160).

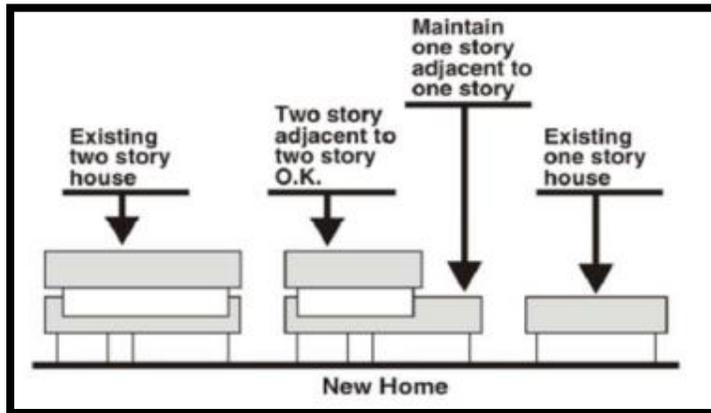
## Setbacks

As stated above, the eastern side of the existing residence does not conform to the current side-yard setback requirement as set forth in Section 17.24.040 of the Morro Bay Municipal Code (MBMC); the existing setback is 3'-2" where five (5) feet is the minimum requirement. The proposed 966 sq. ft. second-story addition will be located along the western side of the existing single-family residence. The proposed addition shall comply with the 5 ft. side-yard setback requirement for projects located within the R-1 zoning district, however, the 5 ft. second-story setback does not comply with the Residential Design Guidelines as discussed below.

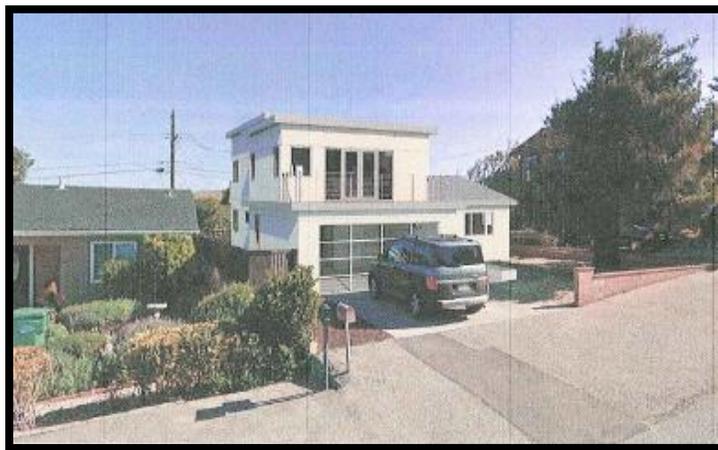
## Residential Design Guidelines

The Residential Design Guidelines, reauthorized by the City Council in October of 2016, have a stated purpose to maintain the high quality of the City's neighborhoods by developing reasonable, sound, and objective guidance in identifying key design features and components of new development. The Guidelines are an implementation tool for the neighborhood compatibility policies set forth in the General Plan and the Local Coastal Plan.

- *Relationship to Homes in Immediate Neighborhood*. The overall design of the home should pay particular attention to the adjacent homes while remaining visually compatible with the immediate neighborhood and should maintain architectural integrity with design and material consistency on all facades. The flat roofs of the proposed project are not in keeping with the sloped roofs on the majority of the homes in the immediate neighborhood and do not match with the gabled roof portion of the existing home which is to remain unchanged.
- *Scale and Mass*: Figure 2 of the Residential Design Guidelines (see below) illustrates appropriate scale of second-story construction when adjacent to a single-story home. The proposed second story addition is located as close to the side property line as allowed by the Zoning Ordinance, contrary to these Design Guidelines. The scale of the proposed structure is exaggerated even more because the subject parcel is located upslope from the adjacent single-story residence (see image below).



Design Guidelines Figure 2



Proposed Second-Story Addition

- Surface Articulation – The proposed development provides adequate surface articulation through the use of windows, decks, porches, and architectural detailing on the stucco finish.
- Building Orientation – Residences should contain visible front entryway, and shall be located on the lot in a similar manner as adjacent homes. The front door is to remain in its present location, similar to other homes in the neighborhood.
- Garage Placement and Design – The garage shall remain substantially in its present location; however, the Applicant proposes to widen the garage and remodel the existing floor plan in order to bring the garage into compliance with the garage standards set forth in Section 17.44.020 of the MBMC.

- *Building Materials* – Building materials are proposed to be consistently applied and harmonious with adjacent colors and materials throughout the property.
- *Architectural Elements* – The architectural elements within the design are more in proportion to the overall home design and the proposal achieves balance through the vertical and horizontal alignment of the doors and windows.
- *Additions to Existing Homes* – The materials and architectural elements used in the design of the proposed addition should be consistent with the existing structure and blend seamlessly into the overall design of the home. The modern second-story addition with flat roofs is not in keeping with the architectural style of the existing single-story, gable-roofed portion of the structure that is to remain.
- *Privacy* – While it is not possible to ensure complete privacy between homes, the proposed design does attempt to minimize the impacts to the adjacent residence to the west through the placement of windows and the existing retaining wall and fence along the property line.

### **Permit Requirements**

Title 17 of the MBMC establishes land use and zoning permit requirements. The project at 937 Anchor Street proposes construction of an addition of more than 25% of the habitable square footage to an existing nonconforming single-family residence in the R-1 Residential Zoning District. This project requires Planning Commission approval of a conditional use permit (MBMC Section 17.56.160.)

### **Conditional Use Permit**

The Zoning Ordinance, subsection 17.56.160B, requires approval of a conditional use permit for any nonconforming structure that increases the habitable floor area by more than 25%. The project proposes to add a 966 square-foot second-story addition to a 1,155 sq. ft. nonconforming structure. As noted above, the structure is nonconforming with regard to the eastern side-yard setback. Approval of a Conditional Use Permit requires the following findings to be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Zoning Ordinance.

*The proposed addition is consistent with Zoning Ordinance requirements as detailed above.*

2. The project meets applicable Title 14 (Building and Construction Code)

requirements for a conforming use.

*The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.*

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

*The project proposes an addition to a single-family dwelling, which is an allowed use in the R-1 Residential Zoning District.*

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

*Major reconstruction would be necessary to meet the required eastern side-yard setback.*

**PUBLIC NOTICE:**

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 22, 2017, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. The exemption applies to the construction of a single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**CONCLUSION:**

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the project meets the development standards set forth in the Ordinance. However, the project does not fully comply with the development standards set forth in the Residential Design Guidelines as discussed above.

**RECOMMENDATION:**

Staff recommends that the Planning Commission continue the requested Conditional Use Permit No. UP0-497 for the project at 937 Anchor Street to a date uncertain with direction to the Applicant to work with staff to bring the project into compliance with the Residential Design Guidelines.

**ALTERNATIVES:**

1. Deny the project. Staff would need to draft a resolution for denial and bring it back to a future meeting for approval.
2. Approve the project as depicted on site development plans date stamped received October 17, 2017 by approving Planning Commission Resolution 01-18 (Exhibit A)

**EXHIBITS:**

Exhibit A – Planning Commission Resolution 01-18  
Exhibit B – Graphics/Plan Reductions

## RESOLUTION NO. PC 01-18

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (UP0-497) TO ALLOW AN ADDITION TO A NONCONFORMING RESIDENTIAL STRUCTURE 937 ANCHOR STREET

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on January 2, 2018 for the purpose of considering Conditional Use Permit UPO-497 for a proposed addition to a nonconforming single-family residence at 937 Anchor Street; and

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

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

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

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

#### California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to Class 1, CEQA Guidelines Section 15301(e) for additions to existing structures with no potentially significant environmental impacts. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

#### Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed addition is in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an addition to a single-family dwelling, which is an allowed use in the R-1 zone and the surrounding neighborhood is developed with one and two-story homes.

5. It is not feasible to make the structure conforming without major reconstruction of the existing structure. Major reconstruction would be necessary to meet the required side-yard setback.

**Section 2. Action.** The Planning Commission does hereby approve Conditional Use Permit UPO-497 for the property located at 937 Anchor Street subject to the following conditions:

### **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated January 2, 2017, for the project at 937 Anchor Street depicted on plans date stamped received October 17, 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 plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development 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 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.

### **PLANNING CONDITIONS**

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings: The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Nonconforming Wall Demolition: The applicant shall be prohibited from demolishing any portion of the nonconforming wall and foundation located along the East elevation and within the five foot side yard setback.

### **BUILDING CONDITION**

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

### **PUBLIC WORKS CONDITIONS**

1. Stormwater 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 Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/EZmanual](http://www.morro-bay.ca.us/EZmanual). Projects with more than 2,500 sf of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".
2. Frontage Improvements: Per MBMC 14.44.030, frontage improvements are required whenever the value of the proposed on-site improvements is greater than fifty percent of the value of the existing structure as determined by the City Engineer. Improvements must be designed to show the installation of a City standard driveway approach B-6, sidewalk (if required), curb, and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right-of-Way. Frontage improvements may be deferred to a later date.
3. Sewer Lateral: Indicate and label existing sewer lateral and connection. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070).
5. 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. Show location and type of best management practices to be implemented on site plan.

6. Water Meter: Indicate and label new or existing water meter on plans.
7. 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. New drainage must be directed to the frontage.
8. 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.
9. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement. 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. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Department Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

### **FIRE CONDITIONS**

1. Fire Safety During Construction and Demolition: Fire Safety during construction and demolition shall be in accordance with 2016 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. Compliance with NFPA 241 is required for items not specifically addressed herein
2. Automatic Fire Sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), and Morro Bay Municipal Code (Section 14.08.090).

3. Carbon Monoxide Alarms: 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)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 2nd day of January, 2018 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Gerald Luhr, Chairperson

ATTEST

\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 2nd day of January, 2018.

KALIN RESIDENCE

937 ANCHOR STREET, MORRO BAY, CA 93442

CONDITIONAL USE PERMIT



ANDREW GOODWIN DESIGNS
1334 MARSH ST, UNIT B
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2 (2015 IBC)
2016 CALIFORNIA ELECTRICAL CODE (2015 NEC)
2016 CALIFORNIA MECHANICAL CODE (2015 UMC)
2016 CALIFORNIA PLUMBING CODE (2015 UPC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE (2015 IFC)
2016 CALIFORNIA GREEN BUILDING CODE (2015 IBC)
2016 CALIFORNIA RESIDENTIAL CODE (2015 IRC)

11 APPLICABLE CODES

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PROJECT

KALIN RESIDENCE
937 ANCHOR STREET
MORRO BAY, CA 93442

CLIENT

MICHEL & RUTH KALIN

12 SHEET INDEX

Table with columns: OWNER, ARCHITECT, CONTACT, PHONE, CONTACT. Includes Michel & Ruth Kalin and Andrew Goodwin Designs.

13 PROJECT DIRECTORY

PARCEL INFORMATION

ADDRESS: 937 ANCHOR STREET
MORRO BAY, CA 93442
APN: 066-162-009
ZONING: R-1
PARCEL AREA: 5000 SF
MAX DENSITY: 1 SINGLE FAMILY RESIDENCE (EXISTING)
SETBACKS: 20' FRONT, 10' REAR, 5' SIDE
CONSTRUCTION TYPE: V-B
BUILDING SF: 1,155
ADDITION SF: 966
IMPROVISED ADD. SF: 26 SF
LOT COVERAGE: 42%
(6) BLDG HEIGHT: 23'-0" MAX. FROM AVERAGE GRADE
(4) BLDG HEIGHT: SPACES NOT CHANGING FROM EXISTING CONDITION OF TWO TANDEM SPACES ON DRIVEWAY.

14 PROJECT INFORMATION

DATE: 08/24/17
TECHNICIAN: BMS
PROJECT MANAGER: AGD
JOB NUMBER: 141
SHEET NUMBER: A0.0



31 RENDERING

OVERALL PROJECT:

THE PROJECT CONSISTS OF THE REMODEL AND SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE IN MORRO BAY. THE SCOPE OF WORK INCLUDES SELECT DEMOLITION OF EXISTING WALLS, WINDOWS, AND DOORS. THE ADDITION INCLUDES ONE NEW BEDROOM, TWO NEW BATHROOMS, THE REPLACEMENT OF THE EXISTING KITCHEN, LIVING ROOM, AND DINING ROOM. A PORTION OF THE EXISTING ROOF WILL BE REMODELED TO ACCOMMODATE FOR THE NEW ADDITION, WHILE THE NEW ADDITION WILL REGENERATE A NEW ROOF. THE GARAGE FOOTPRINT WILL BE ENLARGED TO ACCOMMODATE THE 20'X20' INTERIOR CLEARANCE FOR A TWO-CAR GARAGE.

THE EXISTING ELECTRICAL SERVICE WILL REMAIN, BUT NEW OUTLETS AND LIGHTING FIXTURES WILL BE INSTALLED. THE EXISTING PLUMBING WILL REMAIN, BUT WILL BE ADDED TO FOR THE NEW BATHROOMS.

HEAT WILL BE PROVIDED BY NEW GAS WALL HEATERS IN THE NEW BEDROOM.

DEFERRED SUBMITTAL:
FIRE SPRINKLERS
SITE SURVEY
STRUCTURAL, AND CIVIL ENGINEERING

\*NOTE: NO LANDSCAPE PROPOSED

33 PROJECT DESCRIPTION

- 1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE PROJECT SITE AS DESCRIBED IN THE CONTRACT DOCUMENTS PRIOR TO STARTING WORK. IF THERE IS ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
2. PREVENT DEBRIS FROM BEING DEPOSITED ON ADJACENT AREAS, WALKWAYS AND STREETS.
3. CAP ALL ABANDONED UTILITIES BELOW FLOOR, ABOVE CEILING OR AS INDICATED ON DRAWINGS.
4. ALL EQUIPMENT TO BE REMOVED WILL BE SAVED FOR THE OWNERS INSPECTION TO DETERMINE IF NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL ITEMS NOT USABLE.
5. PROVIDE SEISMIC RESTRAINTS FOR ALL PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS.
6. CONTRACTOR SHALL FURNISH MATERIAL, EQUIPMENT AND LABOR TO PATCH THE FLOOR AND REPAIR THE WALL AND CEILING TO MATCH THE ADJACENT EXISTING SURFACES AFTER INSTALLATION AND INSPECTION AS APPROVED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE OF ALL DEBRIS, WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTOR TO CLEAN UP THEIR WORK.
8. ALL LIFE/SAFETY EQUIPMENT DISTURBED BY NEW CONSTRUCTION SHALL BE REINSTALLED.
9. CONTRACTOR TO PATCH ALL DISTURBED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK RELATED TO AND REQUIRED BY THE INSTALLATION OF NEW CONSTRUCTION. CONTRACTOR TO DETERMINE SIZE AND INSTALLATION METHOD OF NEW SYSTEMS. ALL WORK TO BE OF TOP QUALITY.
11. EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE THROUGHOUT THE WORK. ANY UTILITY SHUT-DOWN SHALL BE SCHEDULED A MINIMUM OF 48 HRS. IN ADVANCE IN WRITING. ANY UTILITY SERVICE THAT IS DAMAGED SHALL BE PUT BACK IN SERVICE IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL MINIMIZE NOISE AND CONGESTION AS MUCH AS POSSIBLE DURING DEMOLITION.



Table of symbols and their corresponding sheet numbers. Includes REF NORTH, TRUE NORTH AND PROJECT NORTH, COLUMN GRIDLINE, BUILDING SECTION, WALL SECTION, DETAIL OR ENLARGED PLAN, WALL TYPE, ROOM NAME AND NUMBER, DOOR NUMBER, WINDOW NUMBER, KEYNOTE, REVISION NUMBER, ACCESSORY OR EQUIPMENT, INTERIOR ELEVATION.

41 SYMBOLS

- 1. DO NOT SCALE PLANS.
2. ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2016 CBC, CMC, CPC, AND 2016 CEC AMENDMENTS AND CITY OF MORRO BAY.
3. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.
4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.
6. OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.
7. THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED RESIDENCE UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
8. ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
9. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
10. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TEMPORARY UTILITY SERVICES AND CONNECTIONS DURING CONSTRUCTION.
11. ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.
12. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROJECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FITTINGS, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED.
14. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO BE RECEIVED WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
15. ANY MATERIAL STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE.
16. PRIOR TO FINAL INSPECTION, AS A DEFERRED SUBMITTAL ITEM, PROVIDE A FINAL COPY OF BUILDING OPERATION AND MAINTENANCE MANUAL TO BUILDING INSPECTOR. CAL GREEN 4.410, 4.504.5.1

44 GENERAL NOTES

34 DEMOLITION NOTES

24 VICINITY MAP N.T.S.

14 PROJECT INFORMATION

Table of abbreviations and their corresponding full names. Includes AS ANCHOR BOLT, AVY ABOVE, AC ASPHALT CONCRETE, ACC ACCESSIBLE, ACU AIR CONDITIONING, ACCU ACoustical, ADD ADDENDUM, ADJ ADJUSTABLE HANGING, AFD ADDRESS FINISHED FLOOR, AGO AGGREGATE, AHU AIR HANDLING UNIT, AB AIR BRITANNION BARRIER, ALT ALTERNATE, ALUM ALUMINUM, ANOD ANODIZED, APC ACOUSTIC PANEL CEILING, APPROX APPROXIMATE, APVD APPROVED, ARCH ARCHITECT (FIRAL), BB BOTTOM OF BEAM, BS BOARD, BEL BELOW, BFLM BITUMINOUS, BLD BUILDING, BLK BLOCK, BLUG BLOORING, BSJ BEAM, BOT BOTTOM, BOT BEARING, BSK BRICK, BRZ BRONZE, BUR BUILT UP ROOFING, C CARPET, CAB CABINET, CB CATCH BASIN, CD CEILING DIFFUSER, CEM CEMENT, CER CERAMIC, CF CUBIC FOOT, CFL COUNTERFLASHING, CFI CUBIC FOOT PER MINUTE, CG CORNER GUARD, CH CEILING HEIGHT, CHM CHAMFER, CHSD CHANGBOARD, CI CAST IRON, CJ CONTROL JOINT, CL CENTER LINE, CLG CEILING, CLJ CEILING JOINT, CLR CLEAR, CT CEILING TILE, CAJ CONCRETE MASONRY UNIT, CNTR COUNTER, CO CLEAN OUT, COL COLUMN, COMB COMBINATION, COMP COMPOSITION (COMPOSITE), CONC CONCRETE, CONT CONTAMINOR OR CONTAMINE, COBS CONSTRUCTION, COBR CONCRETE, COFF CLEAN OUT THRU FLOOR, COTF CLEAN OUT THRU FLOOR, COVG CLEAN OUT THRU WALL, CR CURB RETURN, CREW CURTAIN WALL, CSK COUNTERSINK, CSMT CASEMENT, CTSK COUNTERSINK SCREW, CTR CENTER, CVT CONDUCTIVE VINYL TILE, CW COLD WATER, D DEPTH, DEL DEL, DET DETAIL, DF DRAINING FOUNTAIN, DA DIAMETER, DWG DIAGONAL, DM DIMENSION, DV DIVISION, DL DEAD LOAD, DN DOWN, DP DAMP PROOFING, DPRS DEPRESSION, DR DOOR, DS DOWNSPOUT, DSPR DEPRESSER, DIVD DIVISION, DWDR DRAWER, E ENAMEL, EA EACH, EC ELECTRICAL CONTRACTOR, EDF ELECTRIC DRAINING FOUNTAIN, EDV EMERGENCY EXITWAY, EF ELASTOMERIC FLASHING, EFS EXTERIOR INSULATED FIN. SYS., EJ EXPANSION JOINT, ELEV ELEVATION, ELEC ELECTRIC (AL), EMER EMERGENCY, ENAM ENAMEL, ENCL ENCLOSE (ARE), EQ EQUAL, EQPT EQUIPMENT, ER EXHAUST REGISTER, EW EACH WAY, EWH ELECTRIC WATER HEATER, EXH EXHAUST, EXST EXISTING, EX EXISTING, EXP EXPOSED, EXM EXTERIOR MASONRY, EXT EXTERIOR, FA FIRE ALARM, FAB FABRICATION, FAC FACTORY, FAS FASTEN, FASTENER, FEB FEBERBOARD, FEG FERROGLASS, FEK FIRE BLOCKING, FEH FURNISHED BY OTHERS, FD FLOOR DRAIN, FFC FIRE EXTINGUISHER CABINET, FF FINISHED FLOOR, FG FIXED GLASS, FHS FIRE HOSE CABINET, FHSV FLATHEAD MACHINE SCREW, FFI FIRE HOSE WOOD SCREW, FJ FLOOR JOINT, FLR FLOORING, FLN FLASHING, FLSR FLOORSCREENT

54 ABBREVIATIONS

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PROJECT

KALIN RESIDENCE  
937 ANCHOR STREET  
MORRO BAY, CA 93442

CLIENT

MICHEL & RUTH KALIN

SHEET TITLE

NEIGHBORHOOD RESEARCH

DATE: 08/28/17

TECHNICIAN: SLACK

PROJECT MANAGER: AGD

JOB NUMBER: 141

SHEET NUMBER

A 0.1



43 NEIGHBORHOOD PHOTOS

- STUCCO EXTERIOR
- FLAT ROOF
- FLAT ROOF AND STUCCO EXTERIOR

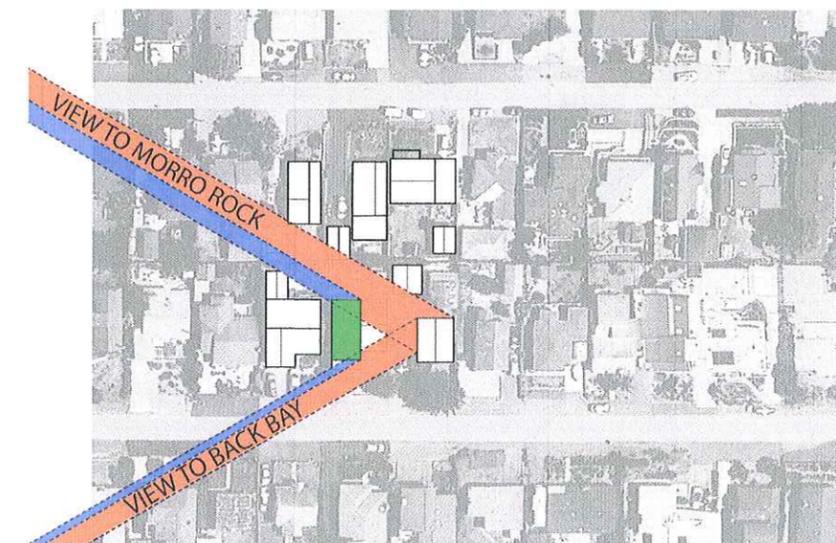


44 NEIGHBORHOOD MAP W/ 300' RADIUS

- 1 STORY HOMES
- 2 STORY HOMES



34 NEIGHBORHOOD MAP W/ 300' RADIUS  
N.T.S.



24 NEIGHBOR'S VIEW SHED TO MORRO ROCK AND BACK BAY  
N.T.S.

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MORRO BAY, CA 93442

CLIENT

MICHEL & RUTH KALIN

SHEET TITLE

EXTERIOR MATERIALS

DATE: 08/30/17

TECHNICIAN: BMS

PROJECT MANAGER: AGD

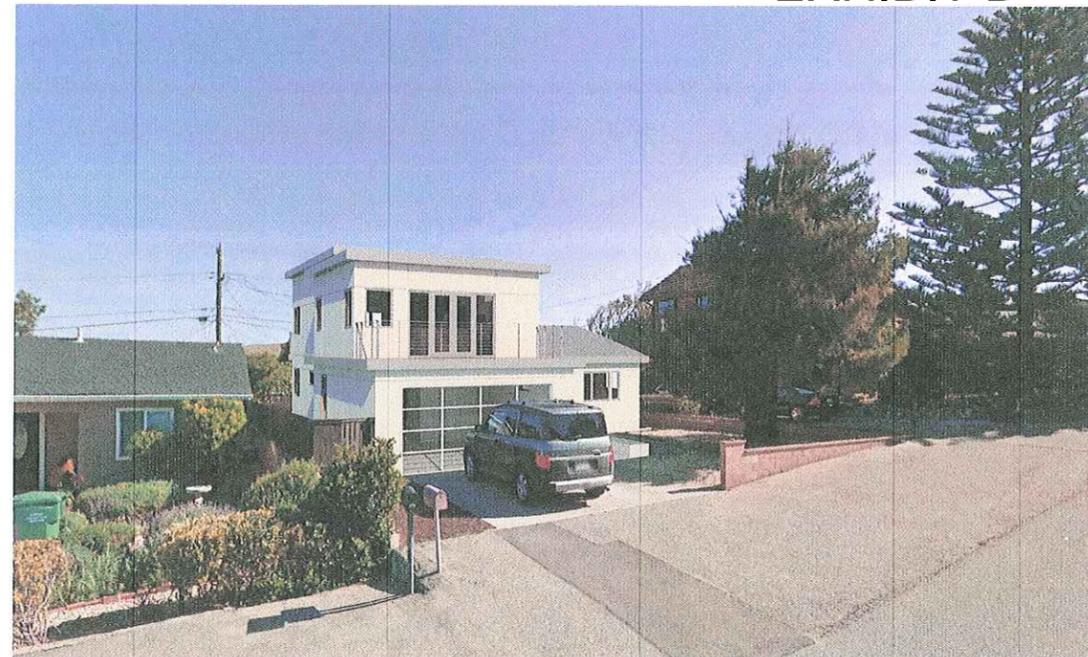
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SHEET NUMBER

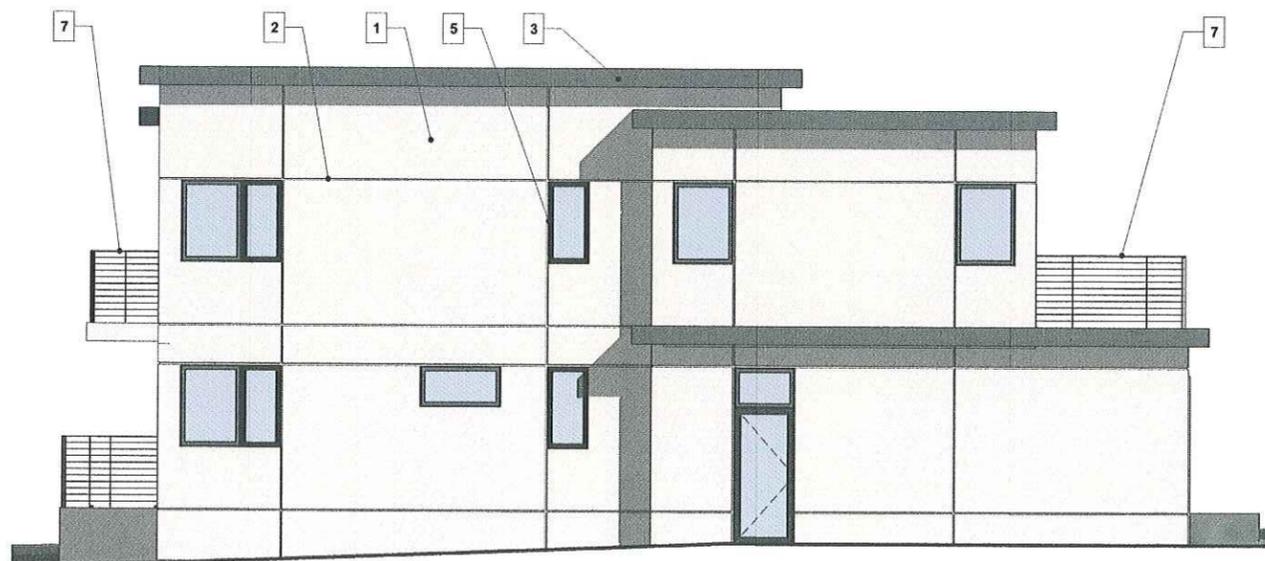
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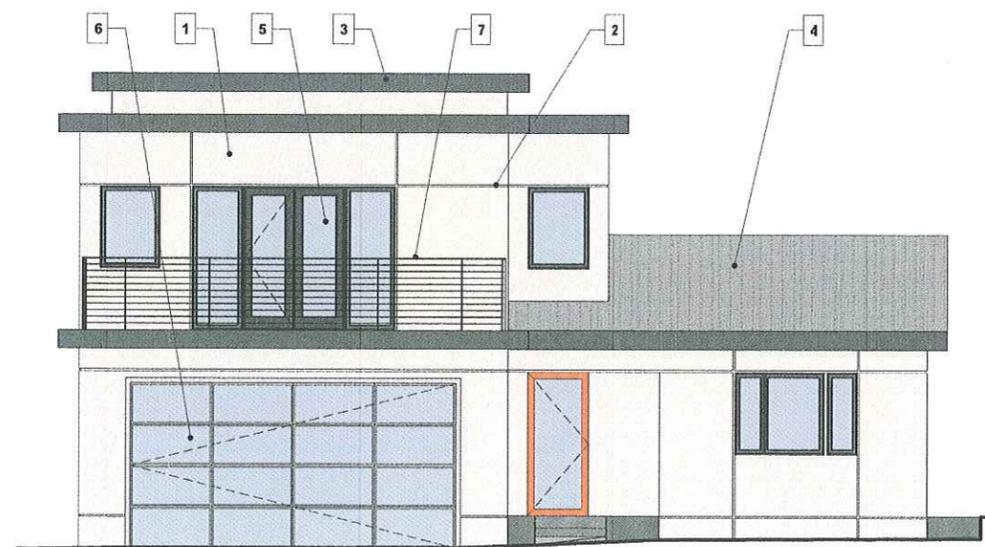
41 EXTERIOR VIEW - FROM SOUTHEAST TO NORTHWEST



21 EXTERIOR VIEW - FROM SOUTHWEST TO NORTHEAST



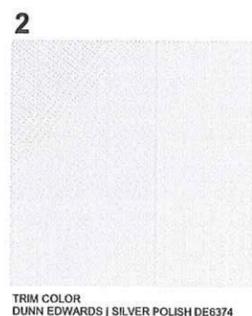
43 WEST ELEV - PROPOSED MATERIALS  
1/4" = 1'-0"



23 SOUTH ELEV - PROPOSED MATERIALS  
1/4" = 1'-0"



1  
STUCCO SIDING  
LAHABRA STUCCO | OATMEAL X-81



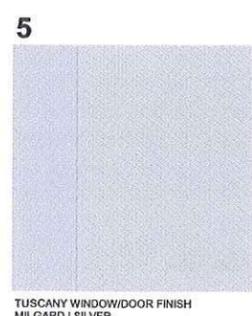
2  
TRIM COLOR  
DUNN EDWARDS | SILVER POLISH DE6374



3  
TRIM COLOR  
DUNN EDWARDS | BOAT ANCHOR DE6377



4  
ROOF SHINGLE  
ARCHITECTURAL SHINGLE | CHARCOAL



5  
TUSCANY WINDOW/DOOR FINISH  
MILGARD | SILVER



6  
GARAGE DOOR  
RAYNOR | EXTRA-DARK BRONZE



7  
CABLE RAILING  
RAILEASY CABLE RAIL SYSTEM

44 EXTERIOR MATERIAL SWATCHES

# EXHIBIT B

**AGD**  
ARCHITECTURE | DESIGN

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1334 MARSH ST, UNIT B  
SAN LUIS OBISPO, CA 93401  
t: (805) 439-1611  
www.andrewgoodwin.us  
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**CLIENT**

MICHEL & RUTH KALIN

**SHEET TITLE**

SITE PLAN & DEMO PLAN

**DATE:** 08/16/17

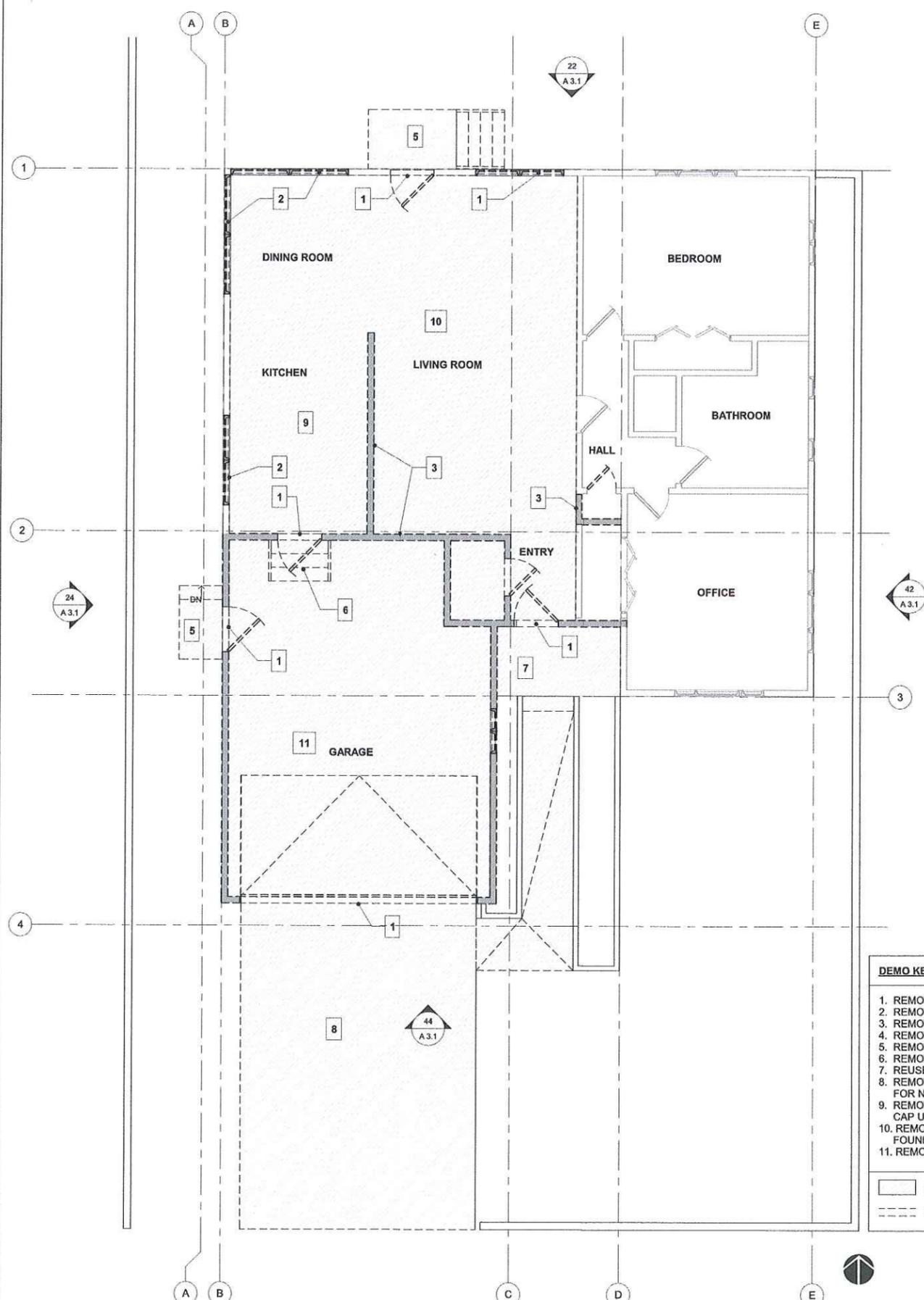
**TECHNICIAN:** BMS

**PROJECT MANAGER:** AGD

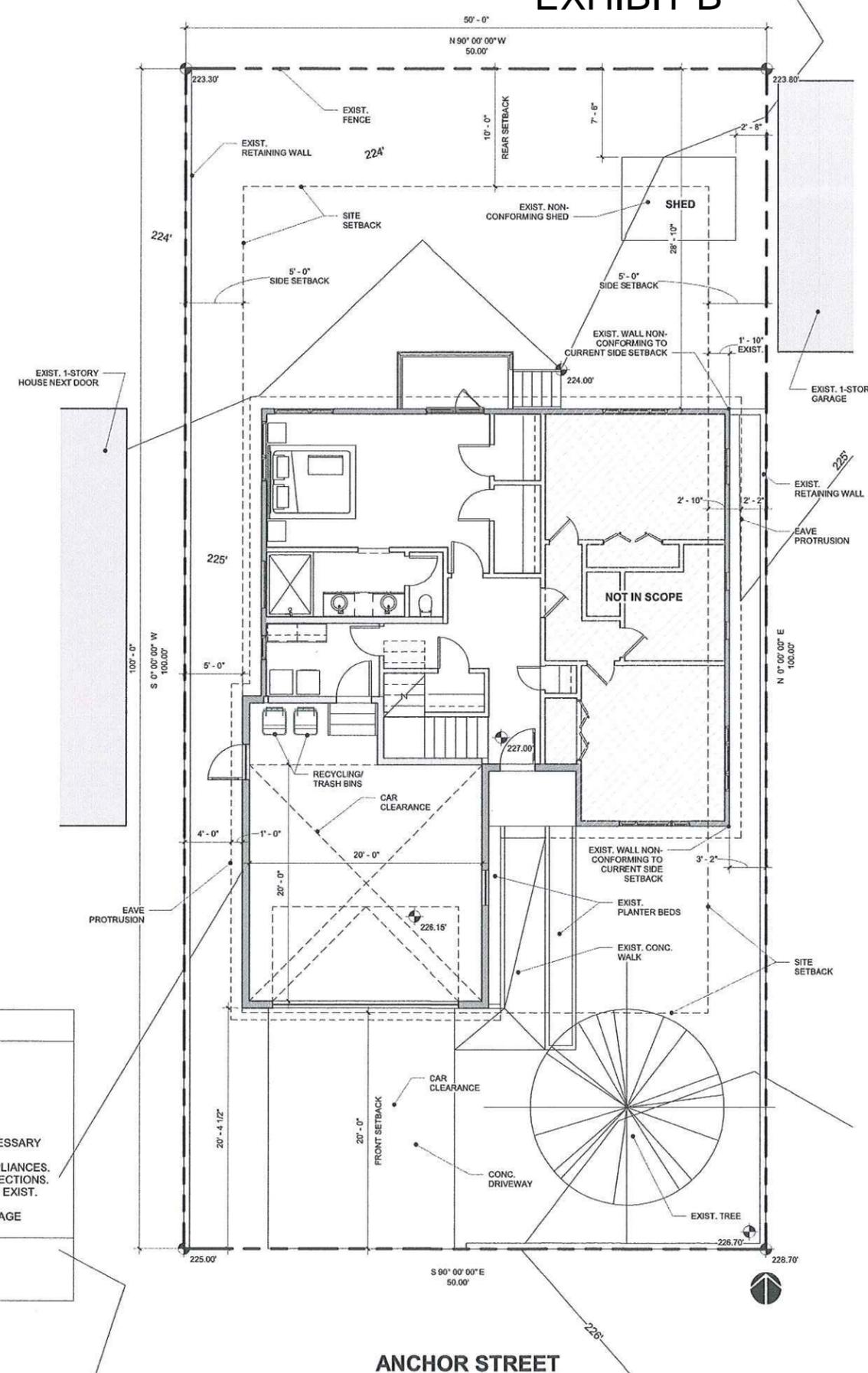
**JOB NUMBER:** 141

SHEET NUMBER

A 1.1



- DEMO KEYNOTES:**
1. REMOVE (E) DOOR
  2. REMOVE (E) WINDOW
  3. REMOVE (E) INT. WALL
  4. REMOVE (E) EXT. WALL
  5. REMOVE (E) DECK & STAIR
  6. REMOVE (E) CONC. STEPS IN GARAGE
  7. REUSE (E) ENTRY PORCH
  8. REMOVE (E) CONC. DRIVEWAY AS NECESSARY FOR NEW GARAGE DOOR
  9. REMOVE ALL KITCHEN FIXTURES & APPLIANCES. CAP UTILITIES & PREP FOR NEW CONNECTIONS.
  10. REMOVE INT. FLOOR FINISH AND PREP EXIST. FOUNDATION FOR NEW ADDITION
  11. REMOVE SLAB & FOUNDATION AT GARAGE
- AREA OF SCOPE OF WORK  
 REMOVE WALL OR OBJECT



**44** LEVEL 1 - DEMO  
1/4" = 1'-0"

**24** PROPOSED SITE PLAN  
3/16" = 1'-0"

**ANCHOR STREET**

# EXHIBIT B

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### REVISIONS

### SEAL

### PROJECT

KALIN RESIDENCE  
937 ANCHOR STREET  
MORRO BAY, CA 93442

### CLIENT

MICHEL & RUTH KALIN

### SHEET TITLE

PROPOSED FLOOR  
PLANS

DATE: 08/16/17

TECHNICIAN: BMS

PROJECT MANAGER: AGD

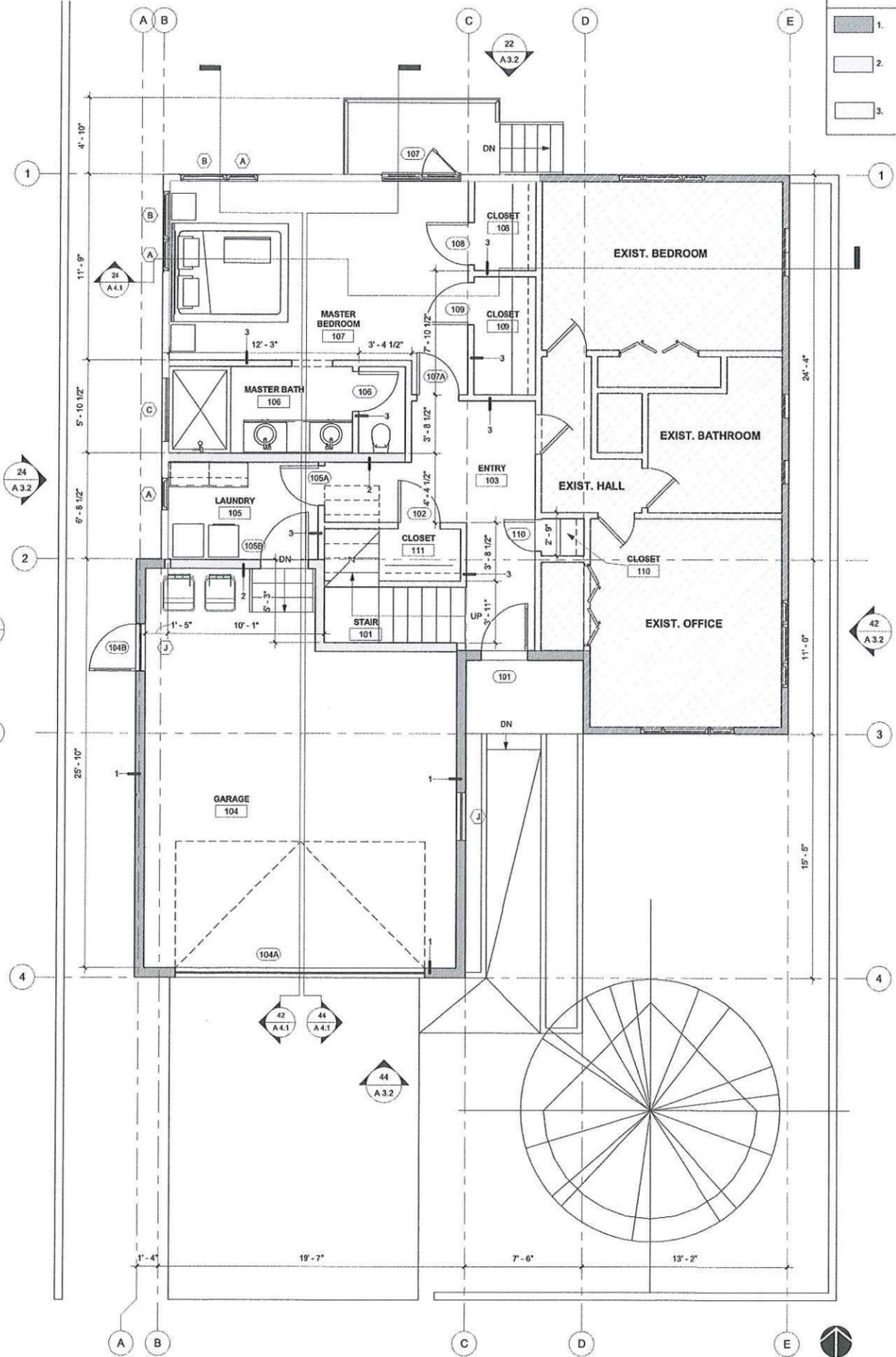
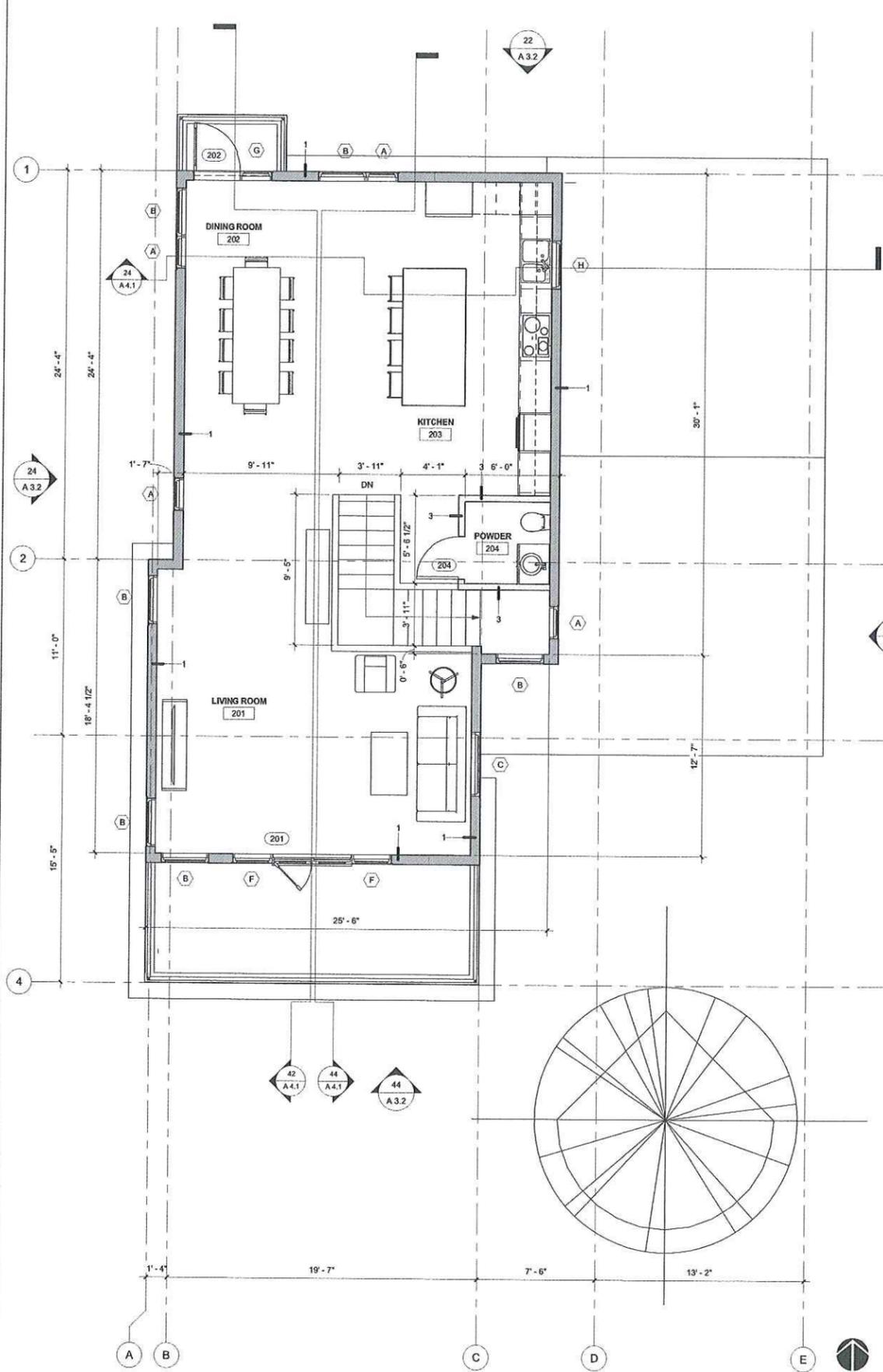
JOB NUMBER: 141

SHEET NUMBER

A 2.2

### WALL TYPES:

1. 2X6 WALL WOOD STUD WALL. STUCCO ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION.
2. 2X6 WOOD STUD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION. EXTERIOR APPLICATION W/ R-21 INSULATION.
3. 2X4 WOOD STUD WALL. GYPSUM BOARD ON BOTH SIDES. R-13 SOUND INSULATION.



# EXHIBIT B

## DEMO KEYNOTES:

1. REMOVE (E) DOOR
2. REMOVE (E) WINDOW
3. REMOVE (E) INT. WALL
4. REMOVE (E) EXT. WALL
5. REMOVE (E) DECK & STAIR
6. REMOVE (E) CONC. STEPS IN GARAGE
7. REUSE (E) ENTRY PORCH FOR NEW GARAGE DOOR
8. REMOVE (E) CONC. DRIVEWAY AS NECESSARY FOR NEW GARAGE DOOR
9. REMOVE ALL KITCHEN FIXTURES & APPLIANCES. CAP UTILITIES & PREP FOR NEW CONNECTIONS.
10. REMOVE INT. FLOOR FINISH AND PREP EXIST. FOUNDATION FOR NEW ADDITION
11. REMOVE SLAB & FOUNDATION AT GARAGE

- AREA OF SCOPE OF WORK
- REMOVE WALL OR OBJECT

**AGD**  
ARCHITECTURE | DESIGN

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### SHEET TITLE

DEMO ELEVATIONS

DATE: 08/15/17

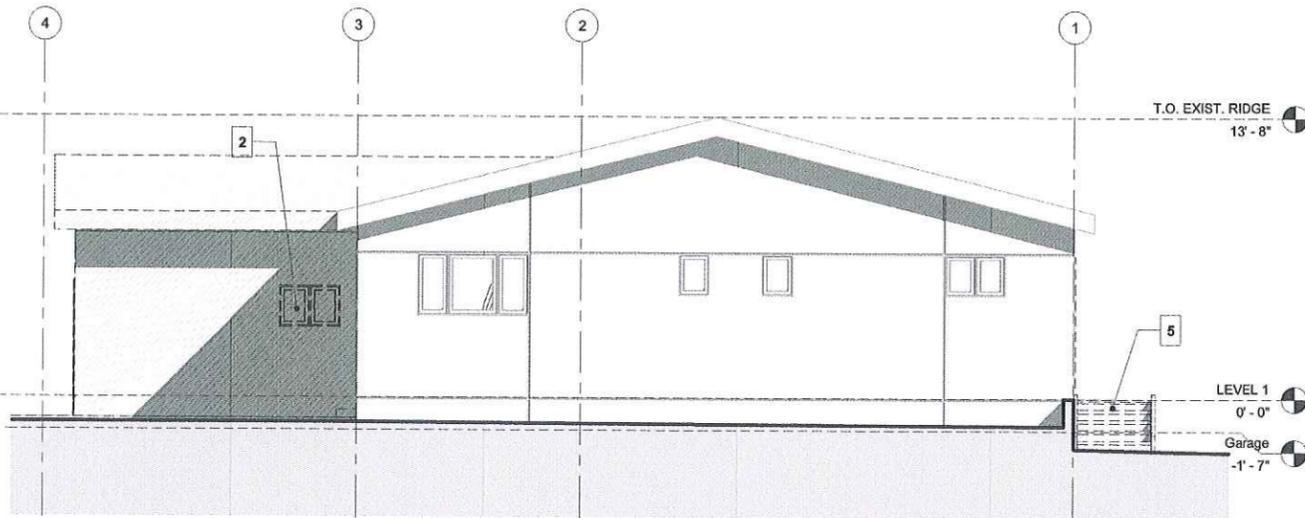
TECHNICIAN: BMS

PROJECT MANAGER: AGD

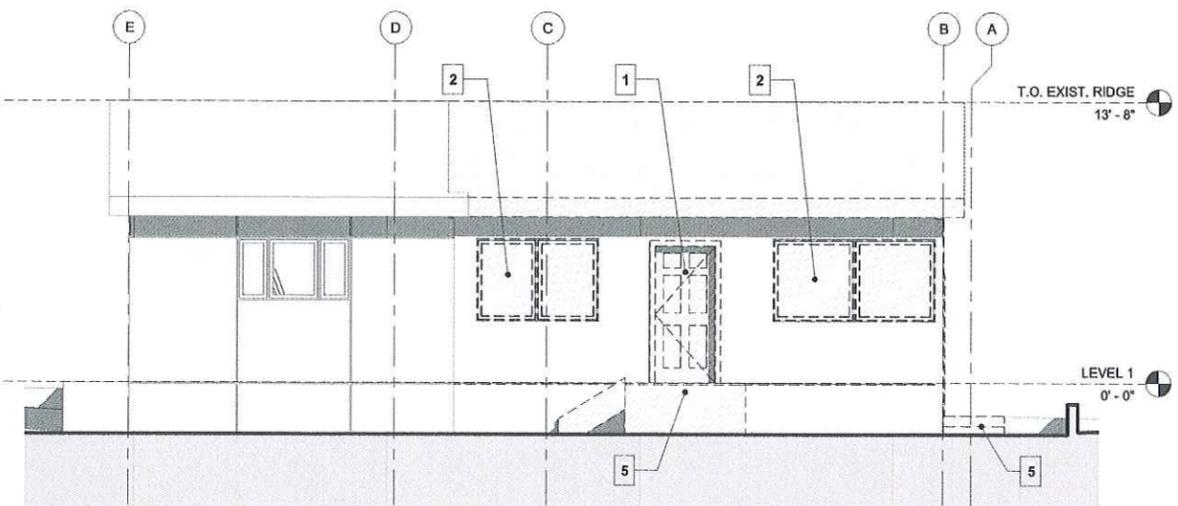
JOB NUMBER: 141

SHEET NUMBER

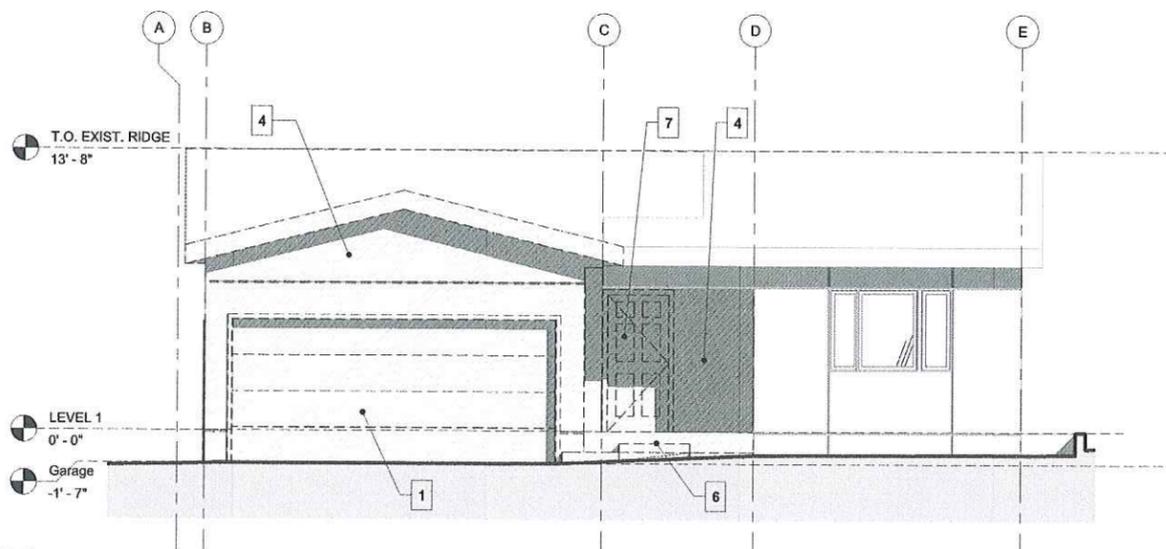
A 3.1



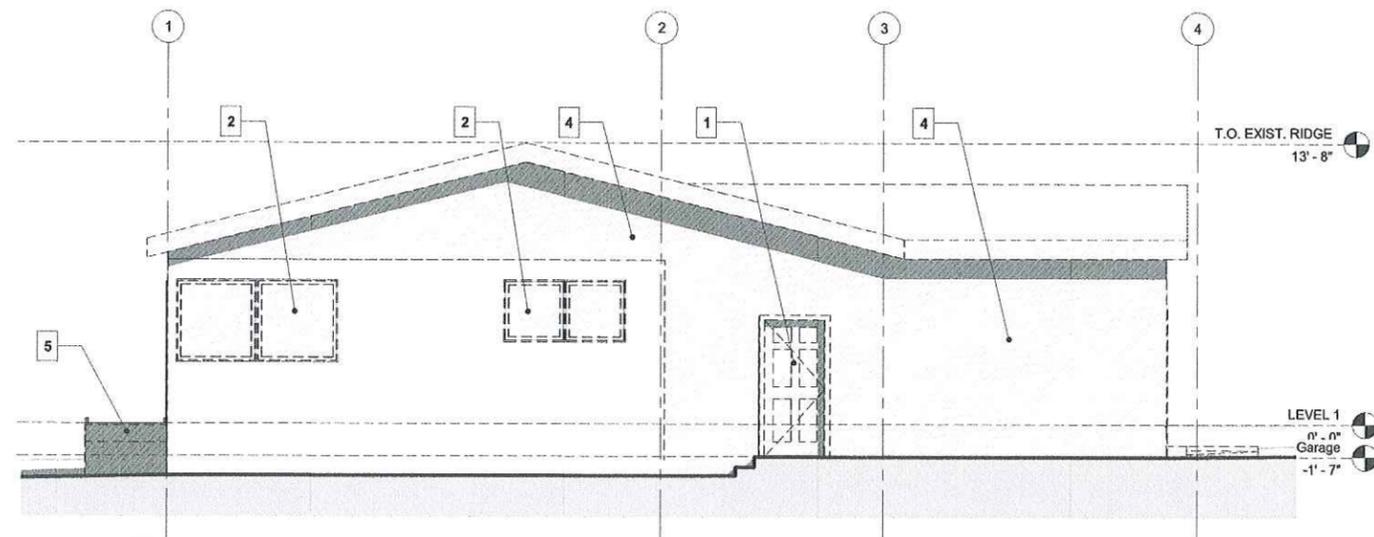
**42** EAST ELEV - DEMO  
1/4" = 1'-0"



**22** NORTH ELEV - DEMO  
1/4" = 1'-0"



**44** SOUTH ELEV - DEMO  
1/4" = 1'-0"

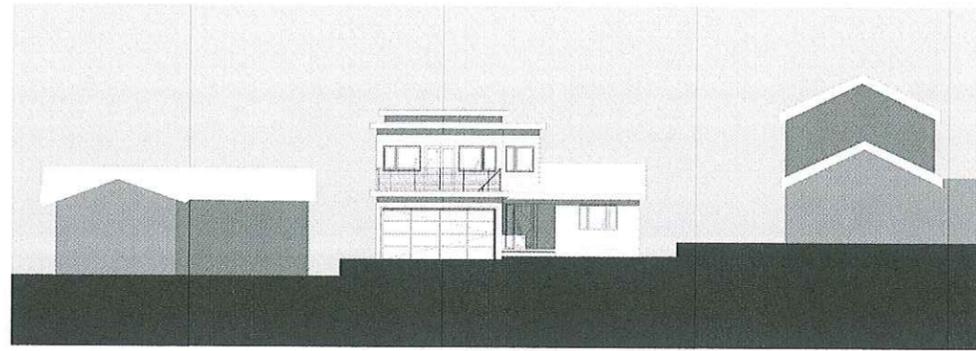


**24** WEST ELEV - DEMO  
1/4" = 1'-0"

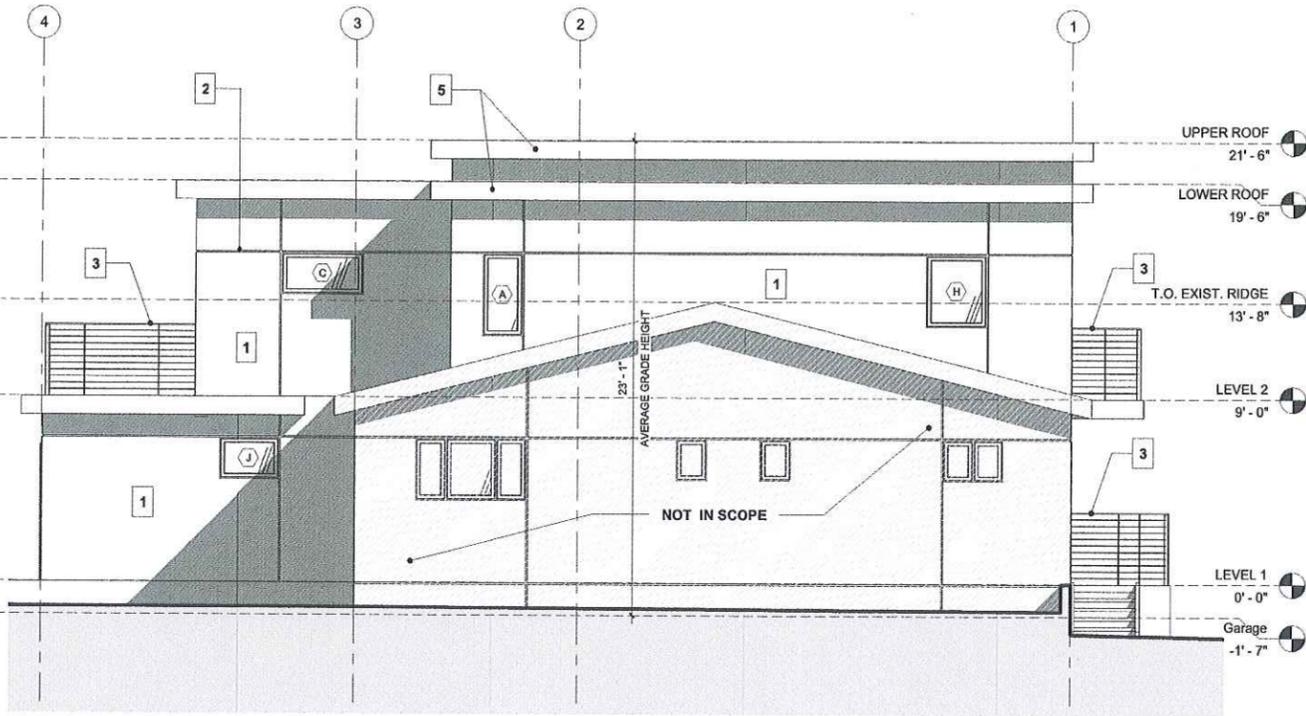
# EXHIBIT B

**ELEVATION KEYNOTES:**

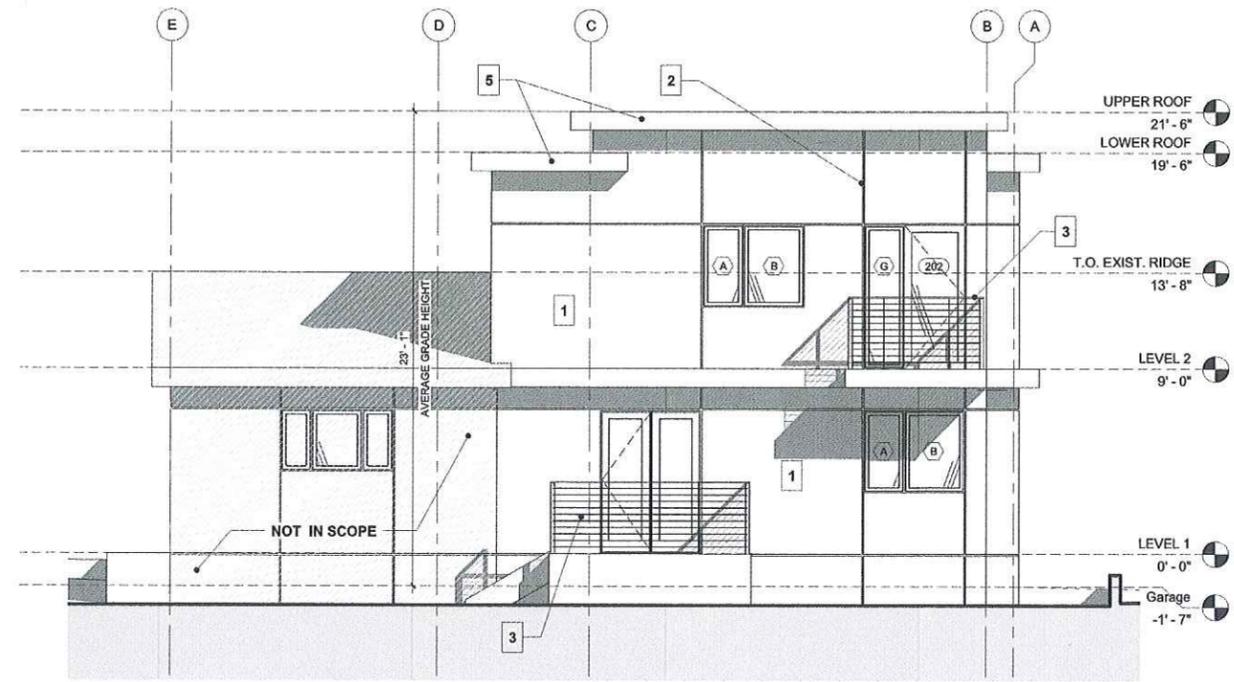
1. THREE-COAT STUCCO SIDING SYSTEM. SMOOTH FINISH. PAINT.
2. STUCCO REVEAL SCREED.
3. EXTERIOR CABLE RAILING.
4. EXTERIOR BALCONY OVER GARAGE.
5. STUCCO FASCIA @ EAVE W/ EXT. GYPSUM SOFFIT.
6. CONCRETE STEPS & LANDING AT FRONT ENTRY.



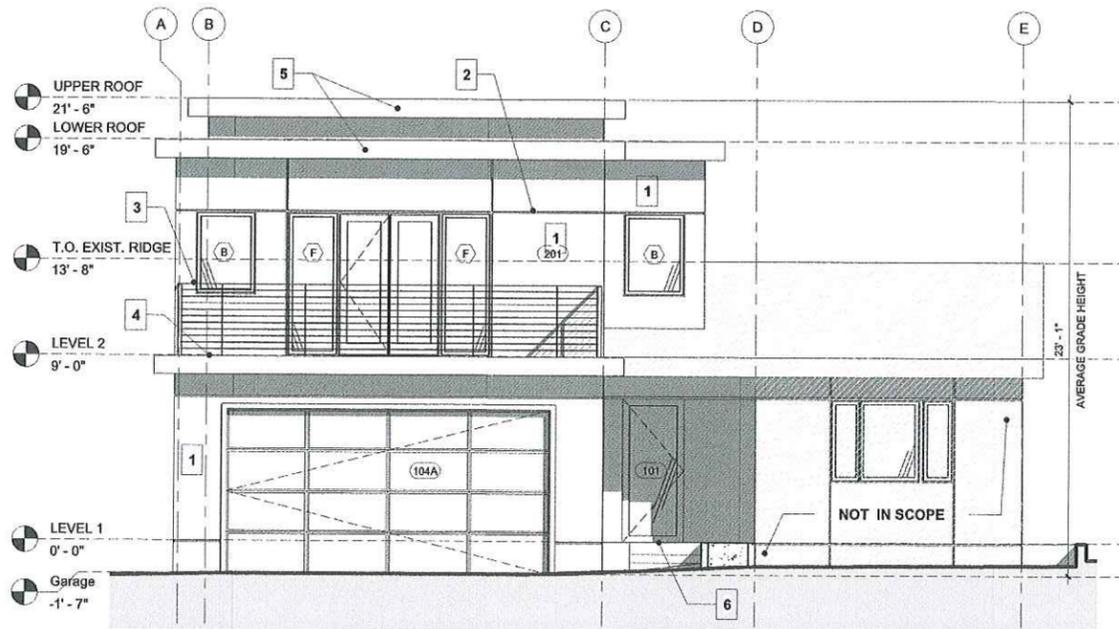
**41** NEIGHBORHOOD ADJENCY DIAGRAM  
N.T.S.



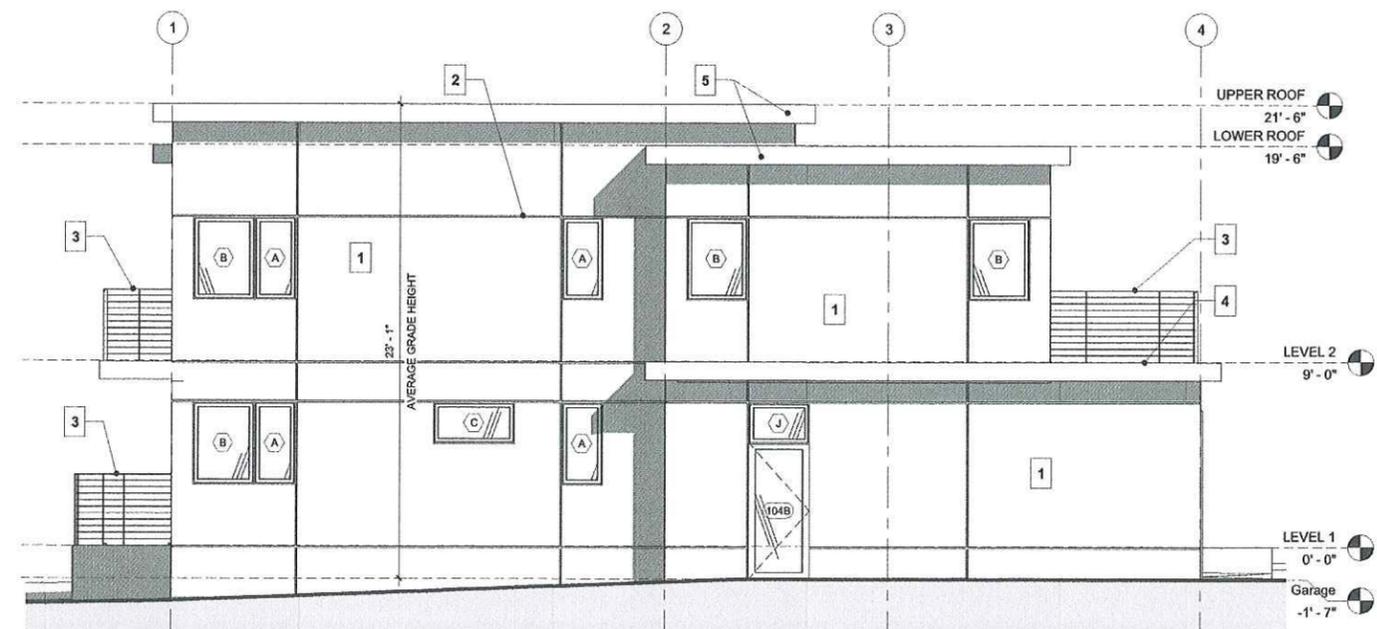
**42** EAST ELEV - PROPOSED  
1/4" = 1'-0"



**22** NORTH ELEV - PROPOSED  
1/4" = 1'-0"



**44** SOUTH ELEV - PROPOSED  
1/4" = 1'-0"



**24** WEST ELEV - PROPOSED  
1/4" = 1'-0"

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**REVISIONS**

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**PROJECT**

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**CLIENT**

MICHEL & RUTH KALIN

**SHEET TITLE**

PROPOSED ELEVATIONS

DATE: 08/15/17

TECHNICIAN: BMS

PROJECT MANAGER: AGD

JOB NUMBER: 141

SHEET NUMBER

A 3.2

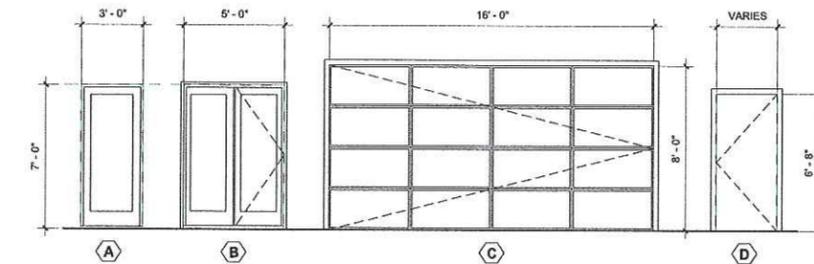
# EXHIBIT B



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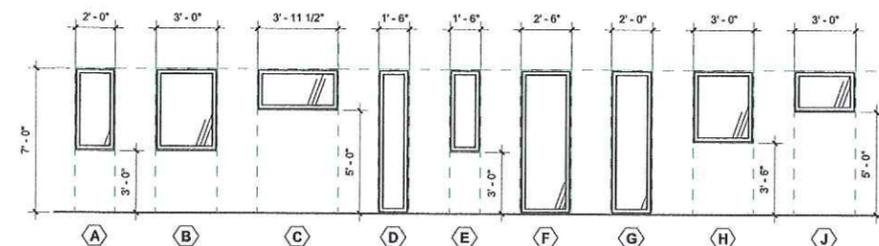
Door Schedule							
Mark	Type Mark	Width	Height	Head Height	Frame Material	Fire Rating	Comments
101	A	3' - 0"	7' - 0"	7' - 0"		-	
102	D	2' - 8"	6' - 8"	6' - 8"		-	
104A	C	16' - 0"	8' - 0"	8' - 0"		-	
104B	D	3' - 0"	6' - 8"	6' - 8"		-	
105A	D	2' - 6"	6' - 8"	6' - 8"		-	
105B	E	3' - 0"	6' - 8"	6' - 8"		20 MIN.	
106	D	2' - 6"	6' - 8"	6' - 8"		-	
107	B	5' - 0"	7' - 0"	7' - 0"		-	
107A	D	2' - 8"	6' - 8"	6' - 8"		-	
108	D	2' - 8"	6' - 8"	6' - 8"		-	
109	D	2' - 8"	6' - 8"	6' - 8"		-	
110	D	2' - 0"	6' - 8"	6' - 8"		-	
201	B	5' - 0"	7' - 0"	7' - 0"		-	
202	A	3' - 0"	7' - 0"	7' - 0"		-	
204	D	2' - 8"	6' - 8"	6' - 8"		-	



**12** DOOR TYPE ELEVATIONS  
1/4" = 1'-0"

Window Schedule							
Type Mark	Count	Type	Width	Height	Head Height	Sill Height	Comments
A	7	24" x 48"	2' - 0"	4' - 0"	7' - 0"	3' - 0"	
B	10	36" x 48"	3' - 0"	4' - 0"	7' - 0"	3' - 0"	
C	2	48" x 24"	4' - 0"	2' - 0"	7' - 0"	5' - 0"	
F	2	30" x 84"	2' - 6"	7' - 0"	7' - 0"	0' - 0"	
G	1	24" x 84"	2' - 0"	7' - 0"	7' - 0"	0' - 0"	
H	1	36" x 42"	3' - 0"	3' - 6"	7' - 0"	3' - 6"	
J	2	36" x 24"	3' - 0"	2' - 0"	7' - 0"	5' - 0"	

Grand total: 25



**14** DOOR TYPE ELEVATIONS  
1/4" = 1'-0"

REVISIONS

SEAL

PROJECT

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MORRO BAY, CA 93442

CLIENT

MICHEL & RUTH KALIN

SHEET TITLE

SCHEDULES

DATE: 08/23/17

TECHNICIAN: BMS

PROJECT MANAGER: AGD

JOB NUMBER: 141

SHEET NUMBER

A 6.1