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, August 21, 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 Ingraffia

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 May 1, 2018.
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.:** UP0-495 and CP0-555
Site Location: 235 Marina Street, Morro Bay, CA
Proposal: Conditional Use Permit and Coastal Development Permit for the demolition of an existing 632 sq. ft. SFR and a detached 280 sq. ft garage. The Applicant proposes to construct a 1,599 sq. ft. two-story SFR with an attached 400 sq. ft. garage and a 65.5 sq. ft. deck on the 2,466 sq. ft. parcel located within the R-2/PD/S.4 zoning district and within the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303 Class 3
Staff Recommendation: Conditionally approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-2 **Case No.:** S00-125 / CP0-490
Site Location: 535 Atascadero Road, Morro Bay, CA
Proposal: Coastal Development Permit and Tentative Parcel Map MB 15-0103 for a parcel split at the corner of Hill Street and Atascadero Road (APN 068-231-020). Parcel 1 would include the existing single-family residence and parcel 2 would remain vacant at this time with a potential for high density residential development in the future. Parcel 1 would be 9,394 sq. ft. and parcel 2 would be 9,013 sq. ft. The parcel is zoned R-4/PD high density residential and is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15315 Class 15
Staff Recommendation: Conditionally approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-3 **Case No.:** CP0-566
Site Location: 3400 Toro Lane, Morro Bay, CA
Proposal: Coastal Development Permit for the construction of a new 1,386 sq. ft. single-family residence with an attached 600 sq. ft. accessory dwelling unit, an attached 491 sq. ft. garage, and 484 sq. ft. of patio area on a vacant parcel located in the R-1/S.2A residential zoning district and within the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303 Class 3
Staff Recommendation: Conditionally approve
Staff Contact: Joan Gargiulo, Assistant Planner, (805) 772-6270

B-4 **Case No.:** Concept Plan #UP0-509
Site Location: 833 Embarcadero, Morro Bay, CA
Project Description: Concept Plan approval of Conditional Use Permit #UP0-509 for demo/reconstruct of existing two-story visitor-serving commercial building known as Off the Hook. The project includes an existing ground floor restaurant, retail space, and second floor office space be replaced with a new 7,994 sf two story 25-foot tall building that will include ground floor retail, public restrooms, restaurant, and 8 boutique hotel rooms on the

second floor. Project also proposes to replace the existing side-tie dock and gangway and redesign the children's play area in courtyard as public benefit. The project is located in the WF/PD/S.4 zoning district and is subject to the Waterfront Master Plan. The project site is also located in the original jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically exempt Section 15302, Class 2b
Staff Recommendation: Forward favorable recommendation for approval to City Council
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577

B-5 **Case No.:** Precise Plan #A00-041/UP0-359
Site Location: 725 Embarcadero, Morro Bay, CA
Project Description: Precise Plan approval of Conditional Use Permit #UP0-359/A00-041 for conversion of Rose's Landing second floor restaurant use to a 10-room boutique hotel with relocation of existing first floor commercial suite to accommodate first floor hotel entrance. Project proposes improvements to coastal public access along north, west, and south sides of building and associated building façade alterations. The project site is located in the original jurisdiction of the California Coastal Commission and coastal development permit 3-17-0581 approved on March 8, 2018.
CEQA Determination: Mitigated Negative Declaration, SCH #2015011002
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT
Adjourn to the next special scheduled Planning Commission meeting at the Morro Bay Community Center, Multi-Purpose Room, 1001 Kennedy Way, on **Thursday, August 23, 2018 at 4:00 p.m.**

PLANNING COMMISSION MEETING PROCEDURES
This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

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

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

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

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with 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
This tracking sheet shows the status of the work being processed by the Planning & Building Divisions

Agenda No: A-1
Meeting Date August 21, 2018

New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Frye	3400 Toro	2/21/18	CP0-566	**Coastal Development Permit for New single-family residence with an attached accessory dwelling unit**	Under Initial Review. Waiting on PW comments. Correction Letter sent 3/20. Resubmittal rcv'd 4/2. Correction letter sent 4/23. Resubmittal rcv'd 5/31. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved 6/25/2018		jg
2	Di Benedetto	235 Marina	11/1/17	CP0-555/UP0-495	**Coastal Development Permit & CUP for Demo/Reconstruct with new 2,228sf single family residence.**	Under initial Review. Correction Letter sent 11/13. Resubmittal Received 3/12/18. Under Review. Scheduled for 4/17 PC Hearing. Continuance requested to a date uncertain because of inconsistencies with General Plan Land Use Policy LU-69. Applicant must redesign and resubmit. Requires research into MU-A allowances for new residence over 2,000 sq. ft. Resubmittal rcv'd 6/7/18 with a proposal under 2,000 sq. ft.. Tentatively scheduled for the 8/21 PC Hearing		PN- Conditionally Approved, 6//26/2018		jg
3	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	**Parcel map application/lot split**	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016. *Applicant now wants to remove development from proposal and process the parcel map independently of any development.* Waiting on updated map (4/7/2017) Rcv'd 4/17. Correction letter sent 5/30/2017. Resubmittal Received 7/10/17. Correction Letter sent 8/22. Resubmittal rcv'd 10/18/17. Applicant has chosen to again change the project. Applicant directed to resubmit applciation at meeting 12/14. Subdivision Review Committee tentatively scheduled for 1/30/18. Correction Letter sent 2/22. Resubmittal rcv'd 4/12. PW sent back. Resubmittal rcv'd 6/7. Tentatively scheduled for the 8/21 PC hearing		PN- Approved 6/7/2018		jg
4	TLC Family Enterprises	833 Embarcadero	1/2/18	UP0-509	**CUP Concept Plan application for Demo/reconstruction of existing Off the Hook Building. Harborwalk Plaza. New buiding to be 2 stories with 1st floor visitor serving retail and 2nd floor of 8 hotel units and total of 7,994sf.**	Under Initial Review. Correction letter sent 2/13/18. Resubmitted 5/30/18. Public hearing for PC approval of Concept Plan 8/21/2018. Will also require City Council approval of concept plan.				cj

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5	Redican	725 Embarcadero	5/23/18	UP0-359/A00-041 Precise Plan	**Precise Plan CUP for conversion of 2nd floor of Rose's Landing building to a 10-unit hotel with public access improvements.**	CDP approved by Coastal Commission. Precise Plan CUP application submitted 5/23/18 to be reviewed by Planning Commission. Under initial review. Requested additional detail on sign program 6/26/18. PC hearing for Precise Plan approval on 8/21/18.				cj
6	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	**Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.**	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report. Rcv'd 3/15. Sent to PW: Under Review. Correction letter sent 4/12/2017. Rcv'd email resubmittal 5/5, resubmittal under review. Requires Initial Study. Sent to the State Clearinghouse. Tentatively scheduled for the 9/4/18 PC hearing		PN- Conditionally Approved, 6/5/17		jg
7	Stollmeyer	300 & 302 Tahiti	3/16/18	CP0-563 / UP0-522	**Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. / Coastal Dev Permit & Minor Use Permit**	Under Initial Review. Correction Letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Tentative PC Hearing 9/18				jg
8	Stollmeyer	310 & 312 Tahiti	3/16/18	CP0-570 / UP0-523	**Demo existing Stollmeyers building and construct SFR with accessory dwelling unit (ADU) on each of the 2 existing legal lots on this property. Minor Use Permit**	Under Initial Review. Correction letter sent 4/13. Resubmittal rcv'd 4/20. PC meeting held on June 5. Continued to a date uncertain. Resubmittal received 7/12. Tentatively PC hearing 9/18				jg
9	Achievement House	730 Morro Bay Blvd	7/17/18	UP0-535	**Minor Use Permit for a fence higher than 6' 6" - Request approval for 8 feet.**	Project reviewed, and noticed on 8/13/18.				jg
30 -Day Review, Incomplete or Additional Submittal Review Projects:										
10	Rogers/ McClure	1127 Las Tunas St	8/9/18	UP0-538	**Interior remodel & enclosing an existing breezeway; accessory building**					jg
11	Osborne	415 Arcadia	8/7/18	CP0-587 / UP0-537	**Administrative CDP to convert non-conforming detached 2nd unit to a legal Accessory Dwelling Unit (ADU). Minor Use permit in conjunction with a parking exception for ADU request**					jg
12	Hoefner	125 Hatteras	8/7/18	CP0-586/ UP0-536	**316 sf residenital addition, 194 sf garage addition to existing SFR adjacent to ESHA habitat**					nh
13	Luhr	2620 Nutmeg	7/31/18	CP0-585	**Administrative CDP for new 3912sf single family residence**					nh
14	Henry	411 Trinidad	7/5/18	CP0-584	**CDP for construction of a new single-family residence on a vacant lot**	Under Intial Review. Correction letter sent 7/16/18.		PN- conditionally Approved 7/19/2018		nh
15	Mounce	330 Vashon	6/18/18	CP0-583	**CDP for Demo of a fire-damaged 1600 sq.ft. SFR and reconstruct a 1800 sq. ft. SFR with garage**	Under Initial Review. Correction letter sent 7/10. resubmittal received 7/20. Correction letter sent 8/14		PN- conditionally Approved 6/26/2018		jg

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16	Fields	731 Butte	6/14/18	CP0-582/UP0-534	**CDP and CUP for Multi-Family residences. A 1,500 sq. ft. manufactured residence, a 448 sq. ft. studio unit above a 441 sq. ft. garage with an attached 220 sq. ft. carport**	Under Initial Review. Correction letter sent 7/11/18.				jg
17	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	**CDP and CUP for New 83 room hotel on vacant 2 acre lot**	Under Initial Review. Incomplete letter sent 7/13/18.				cj
18	Williams	2930 Cedar	6/6/18	CP0-580/UP0-532	**Coastal Development Permit &Conditional Use Permit for a 323 sq. ft. addition and 60 sq. ft. covered front porch**	Under Initial Review. Correction Letter sent 7/5		PN- Conditionally Approved 6/26/2018		jg
19	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	**Coastal Development Permit & Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots**	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18.		PN- Conditionally Approved 7/17/2018		cj
20	Carter	2035 Bayview	4/10/18	CP0-574	**Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage**	Under Initial Review. Correction letter sent 5/1.				jg
21	Wood	361 Main	4/6/18	AD0-134 / UP0-526	**Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134**	Under Initial Review. Correction letter sent 5/1.				jg
22	Beecham	781 Harbor	3/13/18	CP0-569	**Admin CDP for demolition only of 1653 sf structure & 807sf garage**	Under initial Review. Requires an historical evaluation				jg
23	Hilton	430 La Jolla	3/5/18	CP0-568	**Admin CDP to Remodel existing SFR to create an Accessory Dwelling Unit**	Under Initial Review. Correction letter sent 3/20/2018. Additional comments sent regarding clarify correction letter on 6/5/18.		PN-Conditionally Approved 5/31/18		jg
24	Kenney	321 Trinidad	3/2/18	UP0-515/AD0-131	**Addition to a nonconforming SFR and parking exception for tandem space**	Under Initial Review. Correction Letter sent 4/3. resubmittal received 7/20				jg
25	T-Mobiile	1478 Quintana	2/26/18	A00-056	**Modification to UP0-052/CP0-073 for upgrade to existing wireless site**	JG - Under initial review. Correction Letter sent 3/30		JW approved		jg
26	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	**Lot Line Adjustment**	Under initial review. Deemed incomplete, letter sent to applicant 2/16/18. Project Deemed complete. Applicant to comply with conditions prior to recording final documents.				nh
27	Matson Bay	271 Pacific	1/17/18	S00-131	**Cert of Compliance**	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
28	Matson Bay	767 Main Street	1/17/18	S00-132	**Cert of Compliance**	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
29	Kitzman	355 Quintana Place	1/26/18	A00-000-053	**Lot Tie and modification to parking lot for Culligan Water**	Under initial review. Deemed incomplete, letter sent to applicant 2/21/18. Resubmittal received 6/5/18. Administrative public notice period ended 7/23/18. Permit issued 7-30-18.		PN- Conditionally Approved 6/25/2018		nh
30	Johnson	128 Rennell	1/10/18	CP0-561	**Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch**	Incomplete letter mailed 2-9-18. Resubmittal received on June 19, 2018. Project resubmitted July 5, 2018,deemed incomplete on July 16, 2018.		PN - Conditionally Approved 8/3/2018		nh
26	Guesno	210 Atascadero	6/1/17	CP0-544 / UP0-481	**Coastal Development Permit and Conditional Use Permit for commercial change in use**	Under review. Correction memo sent to applicant 6-27-17. Resubmittal received 7/24/17. Incomplete letter sent 8/4/17. Plans still incomplete as of Nov 2017. Resubmittal received 1/5/18. Incomplete letter sent 2/6/18. Resubmittal received 5/25/18. Incompleteness letter sent to applicant on July 5, 2018. Resubmittal received 8-6-18.		PN- Conditionally Approved 6/25/2018		nh

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31	Morgan	101 Fig St.	4/12/17	UP0-476	**Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.**	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project.		PN-Conditionally approved 5/11/17		nh
32	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	**New construction of 10,000sf commercial retail on vacant lot**	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15. Resubmitted 2/13/18. Under Review. Incomplete letter sent 3/13/18. Resubmittal received 3/26/18. Under Review. RFP for environmental consultant concluded. Consultant selected, preparing contract documentation. Consultant engaged and has begun work on initial study. Draft MND in staff review. Applicant reviewing site work changes to minimize site disturbance.		PN-Conditionally Approved 2/28/2018		nh
Planning Commission Continued projects:										
33	Erlendson	299 Sienna	9/1/17	~~UP0-491/AD0-123~~ CP0-560	**Application altered. Applicant now requests Coastal Development Permit for a secondary dwelling unit to be located within the existing 2-car garage.**	~~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.~~ Under Review. Correction Letter sent 1/24/18. Resubmittal received with revised plans on 5-2-18. Letter sent 5/30. Response received from Applicant's attorney 7/2. Correction Letter sent 7/11. Resubmittal received 8/1				jg
34	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	**Environmental documents for Nutmeg Tanks.** Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- 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		cj
Projects Appealed or Forwarded to City Council:										

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35	City of Morro Bay	Citywide	6/19/13	A00-015	**Sign Ordinance Update.** Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
Environmental Review										
36	City of Morro Bay	N/A		UP0-423	**MND for Chorro Creek Stream Gauges**	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects - No pending applications currently.										
Projects requiring coordination with another jurisdiction:										
37	City of Morro Bay	Outfall			**Original jurisdiction CDP for the outfall and for the associated wells**	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
38	City of Morro Bay Desal Plant	170 Atascadero			**Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.**	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finaled. Phase 2 on hold as of 7/22/14.		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
39	City of Morro Bay	Citywide			**Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project**	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit www.morrobayca.gov/planmb. Project to be complete with documents ready for adoption and certification by end of 2018. Public draft of combined General Plan/ LCP released May 2018 for review.				
40	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	**Zoning Text Amendment - Second Unit**	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. **New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.**	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										
41	Verizon / Knight	~~184 Main~~ new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	**Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.**	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
Grants										
26	California Coastal Commission, California Ocean Protection Council	City-wide	*4/6/16*		**$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of $200,000 for Lateral Access Plan, and ESHA delineation.**	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for $200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	*No review performed.*	*N/A*		*sg*

#	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
27	City of Morro Bay	City-wide				**Community Development Block Grant/HOME Program - Urban County Consortium**	Staff has ongoing responsibilities for contract management in coordination with County staff administraiton. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
28	City of Morro Bay	City-wide				**Climate Action Plan - Implementation**	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
1	Kalin	937	Anchor	4/20/18	B- 31957	966 sf second story addition, add 158 sf to existing garage, remod/replace existing Kit, LR, DR		BLDG Disapproved by hb on 4-25-18. MF			
2	Van Kriekan	462	Arbutus	4/4/18	B-31893	Remodel 1st & 2nd floor, new 389sf addtion and new 196sf deck		BLDG - Approved by hb on 4-9-18. mf	PN- Approved on 5/16/2018		
3	Osborne	413	Arcadia	5/18/18	B - 32005	Remove and Replace portion of 2nd unit and R and R front porch, new electric panel, dual pane windows, water heater, harboard siding		BLDG - Disapproved by hb on 5-23-18. MF	PN- Approved 7/19/2018		
4	Allen	212	Beach	8/13/18	B - 32134	Remove/Replace 44 Sq. Ft. Fire damaged garage and Repair 56 sq. ft. stairs.		BLDG - Approved by hb on 8-14-18. mf			
5	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.	Approved 8-9-18. cj.	Approved by cdl on 5-10-17	PN - Approved 6/21/2018	Emailed comments on 10-20-17.	
6	Tays	982	Carmel	6/4/18	B32030	Demo Walls, remove slabs, remove carport		PW- Disapproved by pn on 6-6-18 (see memo). MF BLDG - Disapproved by hb on 6-10-18 (see memo. PLNG Dissapproved by jg on 6-14-18. mf			
7		555	Dowing Ave.	6/28/18	B32075	Remodel Kitchen, Master Bed/bath rooms, remove wall make closest, Restucco exterior		Disapproved by hb on 7-3-18 (see memo) mf	PN- Approved 7/25/18		
8	Ferrin	2770	Elm	5/14.18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage		Disapproved by hb on 5-17-18 (see memo) MF			
9	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 Fire: Approved by mv on 1-22-18	Plans sent to Ca, Code Check 1-5-17.Sent CA code check 11/14/17.	PN- Disapproved per memo dated 1/18/17	1-17-18 - Received resubmittal and routed to BLDG (CA Code Ck), PW & FIRE. PB	
10	Dynegy LLC	1290	Embarcadero	8/13/18	B-32133	MB Marine Terminal Decommisioning Project. Underground pipeline removal project From property to ocean.					

#	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	Tilley	370	Fairview Ave.	8/3/18	B32119	Addition to Exsisting Residence; 720 sq. ft.					
12	Dores	155	Formosa St.	4/25/18	B-31963	Kitchen Remodel		BLDG -Conditional Approval by hb on 4-			
13		381	Fresno	6/28/18	B32076	Remove and replace retaining wall		Conditional Approval by hb on 7/3/18 (see memo) mf			
14	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU		Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 3-12-18 PB	PN- Disapproved per memo dated 3/5/18		
15	Tobler	2425	Hemlock	7/12/18	B-32089	Replace existing 128 sf front deck with Trex decking (composite deck) 16' x 8', and 10" to 12" in height.		BLDG - Conditional Approval by hb on 7-16-18 see memo. Mf			
16	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.	03-28-18 - Disapproved by Bldg. (hb) on 3-27-18. - GA	Disapproved by jb on 9-15-17.	1-24-18 - Received submittal & routed to BLDG (w/ soils), PLAN, PW. & FIRE (route when one is back). PB	
17	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio		BLDG - Disapproved by Ca. Code Ck on 6-11-18 see memo. pb			
18	Gelman	2784	Indigo Circle	5/21/18	B -32010	design and install overhead fire sprinklers		Fire-Conditional Approval by mv on 6-4-18. mf			
19	Spencer	2445	Ironwood	7/9/18	B32085	Addendum to 31594 changed location of stairs to deck and details to structure.		BLDG - Approved by hb on 7-26-18. mf			
20	Pall	340	Jamacia	6/7/18	B - 32038	Commercial Alyeration Spray booth - Exhaust Modification		BLDG Conditional Approval by hb on 6-10-18. PW Approved by pn on 6-21-18. mf	PN- Approved 6/21/2018		
21	Pall	340	Jamacia	7/2/18	B32079	Fire System Chemical Fire Suppression for Auto Paint		Fire - Disapproved by mv on 7-18-18. mf			
22	Sanguinetti	2821	Juniper	7/30/18	B32113	AddendumReplace door w/slider-Remod bathroom, add window, replace fireplace.		BLDG - Disapproved by hb on 8-1-18 (see			
23	Redican	2901	Juniper	12/15/17	B-31812	Single Family Alteration Remodel of existing home	Diapproved by jg 12-27-17	BLDG - CA Code Ck Disapproved on 1-16-18	PW- Disapproved by jb on 12/21/17.	1-16-18 Emailed all plan review comments & (waiver request on 1-19-18) to Trevor Miller PB	
24	Bowen	426	Kern	5/11/18	B- 31995	Remodel Front rooms of SFR, relocate kitchen & dining rooms, raise floor level of kitchen, new windows, new deck.		Disapproved by hb on 5-15-18 (see memo). MF	PN- Disapproved 7/25/2018		
25	Linker	594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.		BLDG - Disapproved by CA Code Ck. On 7-27-18 see memo. Mf Fire -	PN-Disapproved 8/2/2018		
26	Cole	1030	Las Tunas	1/30/18	B-31852	Single Family Addition Permit	Approved by nh for planning department.	BLDG - Disapproved by hb on 2-1-18	PN-Approved 8/2/2018		

#	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
27	Kubiak	1127	Las Tunas	5/3/18	B-31972	Interior Remodel, reonfig existing space, new plmbg,electric, enclose 30sf breezeway		BLDG - Disapproved by hb on 5-10-18. MF	PN- Approved 7/19/2018		
28	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce exiisting structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Disapproved by hb on 3-28-18. MF	Approved by jb on 10-23-17.		
29	Meyer	257	Main	5/7/18	B -31978	Addendum Move Counter (wt bar), changed dooe location - lower floor plan. Omitted changes in Master bedroom.		BLDG-Approved w/redlines by hb on 6-5-18. pb			
30	Tope	900	Main St	7/17/18	B-32090	Install foyer doors to enclose existing breeze way (mitigating noise) at the Siren.		BLDG - Disapproved by hb on 7-23-18 (see memo) mf FIRE - Approved by mv on 7-20-18. mf			
31	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. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal recevied and unaddressed corrections sent back 7-19-18. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 3-16-18 PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
32	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Disapproved by hb on 8-7-18 (see memo) mf			
33	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. Affordable Housing covenant recorded. Planning approved 4-23-18. cj.	BLDG- Approved by cdl on 8-22-17. PZ	PN- Approved		
34	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.	BLDG-Approved by cdl on 3-29-17. PZ	PN- Disapproved per memo dated 3/29/17		
35	Mathys	3300	Panorama Dr.	7/17/18	B-32093	Demo and remove (2) 4,350,000 gallon holding tanks and (1) 131,000 gallon water tank, piping attached to tanks, concrete foundations, shot crete and tank lighting.	Approved with conditions by Planning 7/26/18 nh	BLDG - Conditional Approval by hb on 8-6-18 (see note) mf			
36	Lewis	290	Piney Ln.	5/22/18	B 32014	New Fire Sprinklers		FIRE Approved by mv on 7-8-18. mf			
37	Colmer	501	Quinn Ct,	6/25/18	B -32069	New Fire Sprinklers		FIRE -Conditional Approval by mv on 7-18-18. mf			
38	Colmer	505	Quinn Ct,	6/25/18	B 32070	New Fire Sprinklers		FIRE - Conditional Approval by mv on 7-18-18. mf			
39	Colmer	525	Quinn Ct,	8/7/18	B-32122	New Fire Sprinklers					
40	Colmer	521	Quinn Ct,	8/7/18	B-32123	New Fire Sprinklers					
41	Colmer	517	Quinn Ct,	8/7/18	B - 32124	New Fire Sprinklers					
42	Colmer	513	Quinn Ct,	8/7/18	B-32125	New Fire Sprinklers					

#	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
43	Colmer	509	Quinn Ct,	8/7/18	B- 32126	New Fire Sprinklers					
44	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	
45	Birtcher	375	Tulare	6/22/18	B -32067	Add 450 sf conditioned space, complete 1488 sf existing w/insulation, drywall.	BLDG -Conditional Approval by hb on 4-30-18 (see memo) MF	BLDG- Disapporved by hb 0n 6-28-18 (see memo) mf	PN - Approved 7/19/2018		
46	Foster	1169	West	7/3/18	B32080	New SFR	PLNG - Disapproved by nh on 7-16-18 (see memo). mf				
47	Jeffers	405	Zanzibar	4/13/18	B-31950	Reconstruct exist 2nd story deck due to corrosion	PLNG - Disaaproved by sg on 4-26-18 (see memo). MF	BLDG- Disapproved by hb on 4-17-18 MF	PW - Approved by jb on 4-24-18.		
Planning Projects & Permits with Final Action:											
48	Krull	2575 Greenwood		4/11/18	UP0-521 / CP0-575	**Administrative Coastal Development Permit & CUP for 395 sq. ft. ADU (converted from existing 2-car garage) and construct new 250 sq. ft. garage (in foot print of existing shed to be removed)**	Under Initial Review. Correction Letter sent 4/30. Resubmittal received 5/9. Under review. Email sent to Agent (C. Novak) and Applicants requesting a decision as to how they want to move forward; either conform to the MBMC or apply for a variance. Resubmittal received 6/25. Under review. Permit issued 8/6		PN- Conditionally Approved 6/4/2018		jg
49	Huber	2783 Coral Ave		2/24/17	CP0-530, UP0-470, S00-127	**Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.**	Under Initial Review. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND). MND update in process. Draft initial study provided for staff review 3/16/18. Comments provided to consultant 4-6-18 to draft public review draft document. Draft Initial Study out for public review 5/11/18 to 6/11/18. Reviewing MND public comment. Approved by PC on 8-7-18		PN- Not Approved per memo dated 3/16/17		nh
50	Branch	845 Embarcadero		5/22/18	UP0-529	**Minor Use Permit for change of use of existing commercial suite**	Under Initial Review. Project noticed 6/18/18. Admin action on/after 6/29		PN- Approved 7/10/2018		jn
51	Wattenbarger	2970 Juniper		6/7/18	AD0-136	**Minor variance request for reasonable accomodation for the construction of an elevator in the existing garage of an SFR**	Under Initial Review. Project noticed 7/13. Permit issued 8/1		PN- Approved 6/26/2018		jg

AGENDA ITEM: A-2

DATE: AUGUST 21, 2018

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 1, 2018
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr	Chairperson
	Michael Lucas	Vice-Chairperson
	Richard Sadowski	Commissioner
	Joe Ingraffia	Commissioner
	Jesse Barron	Commissioner
STAFF:	Scot Graham	Community Development Director
	Nancy Hubbard	Contract Planner

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

PUBLIC COMMENT PERIOD
https://youtu.be/hJAFPMWc06Q?t=2m11s

Carole Truesdale, Morro Bay resident, spoke about the Panorama project. Truesdale stated she sent a message to Planner Hubbard on March 29th regarding the Negative Mitigated Declaration and has not received a response back. Truesdale commented on what the shareholders were requesting from the City. Truesdale also spoke about the height limit pertaining to 2996 Alder Avenue, in tonight's concept plan review.

Bill Martoney, Morro Bay resident, spoke of the Working Waterfront Mixed Area B. Martoney was under the impression this area wouldn't change but read the General Plan and saw there would be changes. Martoney also noted the current zoning map would need to be corrected.

Graham responded to the Public Comment questions.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/hJAFPMWc06Q?t=7m23s

PRESENTATIONS - NONE

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
https://youtu.be/hJAFPMWc06Q?t=2h38m19s

The Commissioners received and filed the Consent Calendar

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.:** UP0-514/CP0-565
Site Location: 1169 West Avenue, Morro Bay, CA
Proposal: Request for a Conditional Use Permit and Coastal Development Permit for new construction of a single-family home on a vacant parcel. Specifically, the Applicant proposes to construct a new 3,901 square foot two-story home with two single car garages totaling 980 sq. ft. and a 564-sq. ft. west facing second story deck. The proposed project is on an 8,610-sq. ft. bluff top parcel zoned for duplex residential with a Planned Development and a Beach Street Specific Plan overlay (R-2/PD/SP). The property is within the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3.
Staff Recommendation: Conditionally Approve
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov
https://youtu.be/hJAFPMWc06Q?t=9m17s

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard commented she received public comments and placed copies of the comments for the public along with extra agendas in the back of the room. Hubbard noted there was an error in the staff report on page 7. The report states the home was built in 1986 but in fact it was built in 2010.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/hJAFPMWc06Q?t=20m6s

Chuck Stevenson, agent for the applicant, presented the project report to the Commissioners.

Karen Beckman, Morro Bay resident, stated she was speaking for Joyce Ford who was the adjacent neighbor to the project. Beckman read Ford's letter which contained her concerns about the project.

Martony, asked the Commission to consider the affects the project will have on Joyce Ford's home. Martoney recommended a side by side garage for the project instead of tandem parking.

Stevenson responded to the questions brought up in the Public Comment period.

The Commissioners presented their questions to Stevenson.

Betty Winholtz, Morro Bay resident, stated she sent an email to the planner regarding her concerns with the project and hasn't received a response. Winholtz is hoping the Commission will be able to answer them.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/hJAFPMWc06Q?t=42m20s

Graham responded to the questions asked in the Public Comment period.

Discussion between Commissioners and staff.

MOTION: Chairperson Luhr move to adopt PC Resolution 14-18 approving Conditional Use Permit and Coastal Development Permit CP0-565 and UP0-514, to allow construction of a new 3,988 sq. ft. single-family dwelling on the bluff property on the Coastal Commission Appeal Jurisdiction with the added conditions discussed by the Commission. Vice-Chairperson Lucas seconded, and the motion passes 3-2 with Commissioners Sadowski and Ingraffia voting no.
https://youtu.be/hJAFPMWc06Q?t=1h21m27s

Planning Conditions in bold italics was added at the May 1st, 2018 Planning Commission Hearing.

6. Architecture: ~~Building color and materials shall be as shown on plans as approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director Director~~. ***Exterior color of the home shall be modified to a white tone closer to the color of the existing home at 206 Surf. Color selection shall be submitted and approved by the Community Development Director. Condition modified by Planning Commission on May 1, 2018***

11. Geotechnical Engineering Report: The applicant shall comply with all recommendations contained in the geotechnical engineering report, prepared by Earth Systems Pacific (October 28, 2016, updated with amendment letter dated March 9, 2018). Plans submitted for a building permit shall be stamped by a licensed geotechnical engineer and should be updated to consider any changes to the site or adjacent properties that may affect the geotechnical recommendations for the construction of the site. ***Geotechnical Engineer shall be engaged to provide construction compaction monitoring with pre- and post construction inspections of existing home at 206 Surf. A preconstruction meeting shall be scheduled with Planning staff to review expectations related to monitoring of the adjacent structure during site preparation/grading activities, where attendance by the General Contractor, and Geotechnical Engineer is mandatory.*** A copy of ***Geotechnical construction inspection contract, including compaction monitoring*** and all inspection reports by the geotechnical engineer shall be provided to the Community Development Director. ***Condition modified by Planning Commission on May 1, 2018.***

24. ***Maintenance access to 206 Surf:*** ***Prior to issuance of building permit, property owner shall provide agreement with property owner of 206 Surf to provide necessary access for maintenance to the south wall of the existing home that is just inside the property line. Access shall be granted with a seven-day 24 hour notification, unless there is an emergency. Agreement shall be recorded and run with the land continue in full force and effect as long as the home 206 Surf is located within the side yard setback area. Agreement requires pre-approval by the Community Development Director and will need to be recorded prior to issuance of the building permit. Condition added by Planning Commission on May 1, 2018.***

25. ***Driveway design shall not be altered from plans dated April 20, 2018 as presented to the Planning Commission on May 1, 2018. Driveway paving shall be pervious pavement if suitable for the site and soil conditions as determined by Geotechnical Engineers. Condition added by Planning Commission on May 1, 2018.***

26. ***Solar Panels:*** ***Should solar panel installation be proposed at any time in the future, they shall be located such that they are not visible from the Embarcadero. Condition added by Planning Commission on May 1, 2018***

B-2 Concept Plan Review

Site Location: 2996 Alder Avenue, Morro Bay, CA
Proposal: Request for a review of the proposed project to provide the applicant with feedback and direction. The proposal includes three apartment units totaling 3,783 sf over a single level ground floor parking structure. The proposed building height is 29.6 feet. The site is the vacant lot on the corner of Alder Ave and Sequoia Street in the Ocean Heights neighborhood. This project is in the R-4/SP zoning district and is not within the appeals jurisdiction of the California Coastal Commission.
CEQA Determination: Categorically exempt, Section 15303, Class 3.b.
Staff Recommendation: Review and provide feedback and direction
Staff Contact: Nancy Hubbard, Contract Planner, 805-7732-6211, nhubbard@morrobayca.gov
https://youtu.be/hJAFPMWc06Q?t=1h23m

Hubbard notified the Commission the project was noticed as an action item, but the applicant and staff agreed it should be presented as a conceptional review. Hubbard noted there's no resolution or action required other than the Commission's recommendation and comments.

Hubbard presented the staff report.

The Commission presented their questions to staff.

Chairperson Luhr opened the Public Comment period.
https://youtu.be/hJAFPMWc06Q?t=1h35m31s

Stevenson, representative for the applicant, presented his report to the Commission.

Mary Jo Rogers, lives across the street from the project on Birch Avenue. Rogers stated she knows the property was going to be developed and doesn't have a problem with it. The concern she has is there are 2 sets of condos and 1 apartment building across the street from the project & where she lives. Rogers noted there are no street parking in the evenings and on the weekends. Rogers stated there are too many apartments in the area already. Rogers stated she opposes the project.

Bernie Melvin, 2998 Elm Avenue, stated he doesn't live near the project but his comments pertain to the density of the neighborhood and the height of the building. Melvin is concerned about the parking, setback and height.

Anita Ayuk (sp?) 2988 Birch Avenue, doesn't have an objection for building on the site but feels this project is not compatible for the area. Also spoke of the parking issues in the area. Ayuk doesn't approve of the project.

Linda Merrill, Morro Bay resident, asked if the Commission received the letters she and her husband wrote to the Commission.

Chairperson Luhr responded the Commission has received the letters.

Merrill opposes the project and let the Commissioners know she and her neighbors care for the quality of life and this project would not be a good fit.

The Commission presented their questions to the applicant.

Discussion between Commissioners and staff.

Chairperson Luhr closed the Public Comment period.
https://youtu.be/hJAFPMWc06Q?t=1h59m28s

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT
https://youtu.be/hJAFPMWc06Q?t=2h38m50s

Graham notified the Commissioners of future agendas and asked if there would be a quorum for the July 3rd meeting.

Chairperson Luhr discussed how the Commission felt about placing the Public Comment further in the Agenda.

Graham commented the Commission would be alright to move around the items on the agenda, but he would have to research to see if there is a process to have the items set that way. Graham will probably place it on the next agenda as a discussion.

G. ADJOURNMENT

The meeting adjourned at 8:45 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 15, 2018, at 6:00 p.m.

_____
Gerald Luhr, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA NO: B-1

MEETING DATE: August 21, 2018

Staff Report

TO: **Planning Commissioners** **DATE: July 26, 2018**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: **235 Marina; Conditional Use Permit (#UP0-495)** and **Coastal Development Permit (#CP0-555)** for the demolition and reconstruction of a single-family residence in the R-2/PD/S.4 zoning district and within the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 21-18** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received June 7, 2018 (Exhibit B).

OWNER: Nick DiBenedetto

APPLICANT: Ken Scott

DESIGNER: Daniel Sotelo, EDP, Inc.

LEGAL DESCRIPTION/APN: 066-301-045

PROJECT DESCRIPTION:
The Applicant is requesting Conditional Use Permit and Coastal Development approval for the demolition of an existing 632 sq. ft. single-family residence (SFR) and a detached 280 sq. ft. garage. The Applicant proposes to construct a 1,599 sq. ft. two-story SFR with an attached 400 sq. ft. garage and a 65.5 sq. ft. deck on the 2,466 sq. ft. parcel located within the R-2/PD/S.4 zoning district and within the Coastal Commission Appeal Jurisdiction.

Prepared By: JG Department Review: _____

PROJECT SETTING:
The project is located in the Bayfront neighborhood, designated as Planning Area 6 in the Local Coastal Plan. The parcel at 235 Marina Street lies to the west of Main Street, east of the Embarcadero, south of Pacific Street, and north of Driftwood. The virtually flat rectangular-shaped 2,466 sq. ft. lot is located in the R-2/PD/S.4 Duplex Residential Zoning District and in a Planned Development and Special Design Criteria Overlay zone. Development in the immediate neighborhood includes single family residential development adjacent to the subject parcel along the north side of Marina Street and multi-family residential to the south and behind to the north. The site is located within the Coastal Commission Appeals Jurisdiction.

Adjacent Zoning/Land Use			
North:	R-2/PD/S.4 Duplex Residential	**South:**	R-2/PD/S.4 Duplex Residential
East:	R-2/PD/S.4 Duplex Residential	**West:**	R-2/PD/S.4 Duplex Residential Use

Site Characteristics	
Site Area	Approximately 2,466 square feet
Existing Use	Single-Family Residential
Terrain	Virtually Flat and Developed
Vegetation/Wildlife	Ornamental landscaping
Archaeological Resources	N/A
Access	Marina Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed-Use Area A
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	Planned Development (PD)
Special Treatment Area	Special Design Criteria (S.4)
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located in the Coastal Zone within Appeals Jurisdiction

PROJECT ANALYSIS:

Background

County Assessor records indicate the existing single-family residence was originally built in 1930 similar to other homes in the neighborhood at that time. As required by the California Environmental Quality Act (CEQA) for structures built more than 50 years ago, an historical analysis was completed by LSA Associates, Inc. The report concluded that there were no significant findings to support inclusion of the structure in the California Register of Historical Resources and the property does not qualify as a historical resource (Exhibit D).

The residential use is consistent with the surrounding residential uses and with the General Plan designation of Mixed-Use Area A and with the Duplex Residential (R-2) Zoning District.

Permit Requirements

Title 17 of the Morro Bay Municipal Code establishes land use and zoning permitting requirements. The project at 235 Marina Street proposes to demolish the existing SFR and replace it with a new SFR in the Coastal Commission Appeal Jurisdiction with a Planned Development Overlay. This project requires Planning Commission approval of both a Coastal Development Permit and a Conditional Use Permit.

New SFRs west of Main Street and within the Coastal Commission Appeal Jurisdiction require a Regular Coastal Development Permit approved by the Planning Commission (MBMC Section 17.58.020).

Development within the Planned Development (PD) Overlay zone and requests to

modify development standards on projects within a PD Overlay zone require a Conditional Use Permit (MBMC Section 17.40.030).

Land Use Designation and Zoning Overlays

Mixed Use Overlay: The site's Low/Medium density land use designation also has a Mixed Use Area "A" overlay. Land Use Element Policy LU-69 states that major developments involving new structures or additions of more than 50% of the existing total floor area or 2,000 square feet, whichever is greater, shall have priority for visitor serving uses. Existing uses are allowed to remain subject to that development standard. This project proposes a total residential structure of less than 2,000 square feet so is allowed to remain a residential use.

Planned Development: The project site has a Planned Development (PD) overlay. This overlay is applied to parcels, which because of location, size, or public ownership warrant special review. The overlay is applied to several residential parcels in the southwest area of the City overlooking the Embarcadero. The PD overlay is intended to allow for modifications of or exemptions from the development standards of the primary zone where the modification results in a better design, more consistent design with the neighborhood or other public benefit. This flexibility could be applied to allow a reduction in the front setback if the Planning Commission finds this results in better design and greater compatibility with neighboring development. (See *setbacks* discussion below.)

S.4 Overlay: The S.4 Overlay is applied to maintain and enhance the visual quality of an area and requires special design review of architecture and landscaping.

Setbacks

The Applicant proposes an 11 ft. front setback (where 20 ft. is the requirement in the R-2 zone) in order to maintain the continuous visual streetscape along the existing row of homes. The posts for the second story front deck and the covered front porch area have a proposed setback of 11 ft. where the setback to the front of the garage is proposed to be 14'6". The reduction in setback to the face of the garage creates a situation where there is only 18-feet between the face of garage and back of sidewalk, creating the potential for vehicles parked in the driveway to extend over the sidewalk. To alleviate the driveway parking issue, staff has added planning condition no. 7 (Exhibit A) requiring the project design to provide for a 20'-foot deep driveway measured from the face of garage to the back of sidewalk. The existing residence to be demolished has a front setback of 9'2". The existing homes on the block have the following setbacks:

Address	Setback
245	8'6"

239	11'0"
235	*9'2" (existing) 11'0" (proposed)*
229	12'0"
225	5'0"
219	12'0"

The reduction in the front-yard setback is consistent both with the development pattern present on adjacent lots (See Exhibit C) and with Section D: Building Orientation of the Residential Design Guidelines. As previously stated, the Planning Commission has the authority to allow for the reduction in the front setback if the modification allows for better design and more harmonious development.

Zoning Ordinance Standards		
	Standards	**Proposed**
Front Setback	20 feet	**11 feet**
Side-Yard Setback	3 feet	3'7"
Rear Setback	5 feet	11'4"
Height	25 Feet	23'6"
Lot Coverage	Max. 50%	47%
Parking	2 Car Garage	2 Car Garage

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 remains visually compatible with the immediate neighborhood and maintains architectural integrity with design and material consistency on all facades.
- *Scale and Mass*: The proposed residence is consistent with the predominant development pattern of the residential development in the immediate neighborhood.

- *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. In cases where setbacks are varied in the neighborhood, new homes should match those of adjacent homes.
- *Garage Placement and Design* – Because the garage is the predominant feature of the street frontage, it has been designed with architectural and visual interest. The Applicant also proposes to utilize decorative permeable paving materials on the driveway.
- *Building Materials* – Building materials are proposed to be consistently applied and harmonious with adjacent colors and materials throughout the property and consistent with neighboring residential development.
- *Architectural Elements* – The architectural elements are proportional to the overall home design and balanced on the building elevation.
- *Privacy* – Due to the small parcel sizes and setback requirements of the block, there is potential impact to the privacy of the adjacent residential development to the north and east.
- *Landscaping* – The proposed landscape plan is fairly minimal and utilizes drought tolerant plantings with a drip irrigation system.

Permit Requirements

Section 17.40.030 of the Morro Bay Municipal Code (MBMC) requires approval of a conditional use permit for development within the Planned Development (PD) Overlay Zone. MBMC section 17.58.030 requires approval of a Regular Coastal Development Permit for construction of a single-family home within the Coastal Commission Appeal Jurisdiction. Approval of a Conditional Use Permit and Coastal Development Permit require that the following findings be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Morro Bay Municipal Code.

> *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 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 a single-family dwelling, which is an allowed use in the R-2 zone. The surrounding neighborhood is developed with both single and multi-family development.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 10, 2018, 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 15303 Class 3. The exemption applies to the construction of a single-family residence in a residential zone and the project will have no potentially significant environmental impacts. 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 Zoning Ordinance allows single-family residential development in the R-2 Duplex Residential Zoning District.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-495 and Coastal Development Permit #CP0-555 for the proposed residential development at 235 Marina Street, as shown on plans date stamp received June 7, 2018, by adopting Planning Commission **Resolution 21-18** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 21-18

Exhibit B – Plan Reductions
Exhibit C – Photosimulation
Exhibit D – Historical Analysis

RESOLUTION NO. PC 21-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-555) AND CONDITIONAL USE PERMIT (UP0-495) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 235 MARINA 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 April 17, 2018, for the purpose of considering Coastal Development Permit CP0-555 and Conditional Use Permit UP0-495 for construction of a new single-family residence at 235 Marina (APN 066-301-045); and

WHEREAS, the Planning Commission at its April 17, 2018 meeting continued Coastal Development Permit CP0-555 and Conditional Use Permit UP0-495 to a date uncertain; and

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on August 21, 2018, for the purpose of considering Coastal Development Permit CP0-555 and Conditional Use Permit UP0-495 for construction of a new single-family residence at 235 Marina (APN 066-301-045); and

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

WHEREAS, a reduction in the front setback is allowed with Planning Commission approval pursuant to Section 17.40.030(D) of the Morro Bay Municipal Code (MBMC); and

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), exempting construction of one single family residence. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Conditional Use Permit and Planned Development 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 Applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.
3. The project proposes a single-family dwelling which is an allowed use in the R-2 zone. The surrounding neighborhood is developed with both single and multi-family development.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-555 and Conditional Use Permit UPO-495 for property located at 235 Marina subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 10, 2018 for the project at 235 Marina Street (APN:066-301-045) depicted on plans received by the City on June 7, 2018, as part of Coastal Development Permit CP0-555 and Conditional Use Permit UP0-495, 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 on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

7. Garage Setback: The applicant shall be required to redesign the project to accommodate a 20-foot distance between the face of the garage and back of the sidewalk to accommodate the parking of vehicles, without encroachment into the sidewalk.

PUBLIC WORKS CONDITIONS

1. Frontage Improvements: Street trees must be 15 gallons. A 5 gallon tree is acceptable if placed on private property. The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, 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.

2. 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. Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. (Already Received Stormwater Form)

3. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.

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. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where

appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

6. 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.
7. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway. 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.

8. Add the following Notes to the Plans:
    a. 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.
    b. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITION

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

FIRE CONDITIONS

1. Sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090(L)(1)) is required. Applicant shall submit 3 sets of plans to Morro Bay Public Services for review.

2. Carbon Monoxide Detector: 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 installed and maintained in accordance with NFPA 720 and the manufacturer's instructions (CRC R315.2)

3. 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.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of August, 2018 on a motion by _____and seconded by _____ and passed on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of August, 2018.

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA

GENERAL NOTES

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
2. FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PLANS OR PERMITS APPROVED FOR THE PROJECT THE BUILDING DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK.
3. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT PUBLIC IMPROVEMENT STANDARDS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT.
4. THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL WEATHER ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK, ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION, MAIL DISTRIBUTION, ETC, TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK.
5. ON-SITE HAZARDS TO PUBLIC SAFETY SHALL BE SHIELDED BY CONSTRUCTION FENCING. FENCING SHALL BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND OCCUPIED, POTENTIAL HAZARDS HAVE BEEN MITIGATED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN INSTALLED.
6. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH PUBLIC IMPROVEMENT STANDARDS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
7. ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL, AGGREGATE BASE MATERIAL, AND MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.
8. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND A MINIMUM OF ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
9. A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. RECORD DRAWINGS SHALL BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS MAY BE PRESENT WHEN THE FINAL INSPECTION IS MADE BY THE CITY.
10. AN ENGINEER OF WORK AGREEMENT AND AN ENGINEER CHECKING AND INSPECTION AGREEMENT ARE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE BUILDING DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE ENGINEER OF WORK AGREEMENT. CONSTRUCTION SHALL NOT PROCEED WITHOUT AN ENGINEER OR WORK.
11. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
12. A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY. THE ENCROACHMENT PERMIT MAY ESTABLISH ADDITIONAL UTILITY AND TRAFFIC CONTROL REQUIREMENTS.
13. THE CITY INSPECTOR ACTING ON BEHALF OF THE BUILDING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER OF WORK.
14. THE STRUCTURAL SECTION SHALL BE BASED ON SOILS TESTS TAKEN AT THE TIME OF CONSTRUCTION AND USING A TRAFFIC INDEX OF FOR MARINA STREET. THE STRUCTURAL SECTION SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ROAD CONSTRUCTION.
15. HYDROSEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES (OTHER THAN PAVED OR GRAVEL SURFACES) PRIOR TO THE FINAL INSPECTION.
16. FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE CITY, IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL:
    - 16.a. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE CITY BUILDING DEPARTMENT OR,
    - 16.b. DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED;

    PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR CITY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY, ANY MITIGATION MONITORING REQUIRED BY SAID PERMITS WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
17. WHEN THE PROJECT SITE EARTHWORK IS NOT INTENDED TO BALANCE THEN A SEPARATE GRADING PERMIT FOR THE SENDING OR RECEIVING PROPERTY MAY BE REQUIRED. A COPY OF THE PERMIT/S OR EVIDENCE THAT NO PERMITS ARE REQUIRED SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO COMMENCING PROJECT EARTHWORK.

PROJECT AIR QUALITY

DURING GROUND DISTURBING ACTIVITIES, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS, BUT NOT LIMITED TO:

A. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE

B. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHALL BE USED WHENEVER POSSIBLE.

C. ALL DIRT STOCK PILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.

D. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.

E. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THEN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.

F. ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL LINDENS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY APCD.

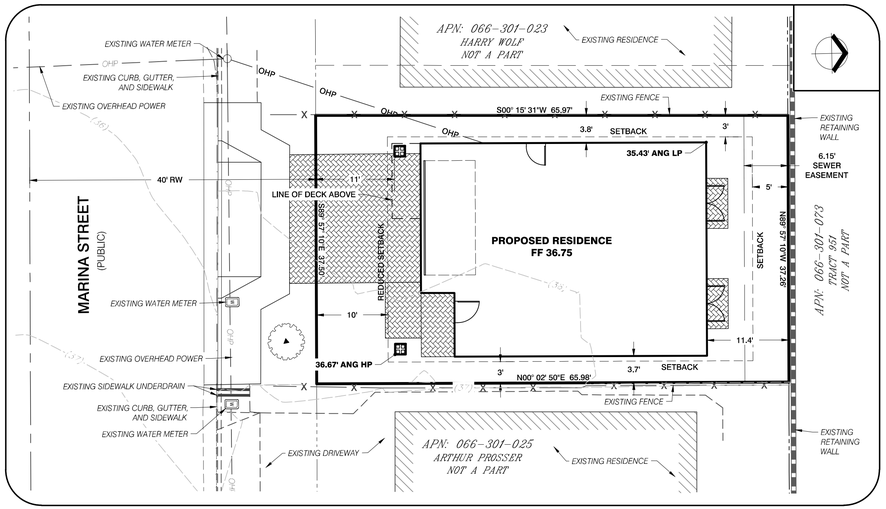
G. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

H. VEHICLES SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.

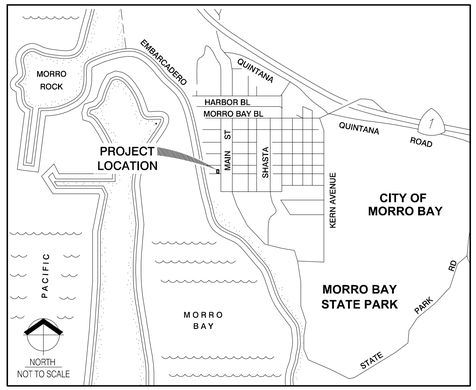
I. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHALL MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114.

J. INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.

K. SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHALL BE USED WHERE FEASIBLE.



SITE PLAN
SCALE: 1"=10'



VICINITY MAP
NTS

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE
- CITY BUILDING AND CONSTRUCTION ORDINANCE -TITLE 19
- CITY FIRE CODE ORDINANCE
- CITY LAND USE ORDINANCE
- GRADING 2016 APPENDIX CHAPTER 33

FIRE SAFETY PLAN

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE PROPERTY OWNER, OR APPROVED OWNER'S AGENT, SHALL RECEIVE AN APPROVED SIGN OFF FROM THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT AND SHALL SHOW THE DEPARTMENT OF PLANNING AND BUILDING PROOF OF THIS SIGN OFF.

FIRE SPRINKLER PLAN

PRIOR TO ISSUANCE OF A BUILDING PERMIT, A FIRE SPRINKLER PERMIT SHALL BE SUBMITTED OR A FIRE SPRINKLER CONTRACTOR SHALL CALL THE BUILDING DEPARTMENT STATING THAT A SPRINKLER PLAN IS BEING PREPARED.

CITY OF MORRO BAY NOTICES

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 OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

SHEET INDEX

No.	SHEET	DESCRIPTION
1	CS	COVER SHEET
2	NS1	NOTE SHEET
3	NS2	NOTE SHEET
4	C1	EXISTING CONDITIONS
5	C2	GRADING PLAN
6	C3	EROSION CONTROL PLAN
7	C4	LANDSCAPE PLAN
8	A1.1	FLOOR PLAN
9	A1.2	FLOOR PLAN
10	A3.1	ELEVATIONS
11	A3.2	ELEVATIONS

CIVIL ENGINEER/DRAFTSMAN

DANIEL SOTELO, PE
ENGINEERING DESIGN
PROFESSIONALS, INC.
1292 LAGUNA LANE
SAN LUIS OBISPO, CA 93405
TEL. 805-602-6167

LAND SURVEYOR

MICHAEL B. STANTON
MBS LAND SURVEYS
3563 SUELDO STREET, SUITE Q
SAN LUIS OBISPO, CA 93401
TEL. 805-594-1960

PROJECT STATISTICS

SITE SUMMARY

SITE AREA:	2,466 SF
PROPOSED:	1,233 SF
LOT COVERAGE:	50% (FOOTPRINT (INCLUDING DECK)=1,170 SF) 1,170/2466=47.0%

MAXIMUM LOT COVERAGE: 50% MAXIMUM LOT COVERAGE
LOT COVERAGE 47% < 50% MAX LOT COVERAGE

LANDSCAPE COVERAGE:	53.4% LANDSCAPE COVERAGE (1,318/2466)
HARDSCAPE COVERAGE:	0% HARDSCAPE COVERAGE (0/2466)

BUILDING SUMMARY

USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY:	R-3/U-1
ZONING:	R-2/PD/S-4
CONSTRUCTION:	TYPE VB, SPRINKLERED
NUMBER OF STORIES:	TWO

AVERAGE NATURAL GRADE (ANG)

HIGHEST ELEVATION @ FRONT OF BUILDING=36.67
LOWEST ELEVATION @ REAR OF BUILDING=35.43
AVERAGE NATURAL GRADE = (36.67+35.43)/2 = 36.05

BUILDING HEIGHT VERIFICATION

MAX ALLOWABLE BUILDING HEIGHT FROM ANG = 25'-0"
MAX ALLOWABLE BUILDING HEIGHT= 36.05+25 = 61.05
ACTUAL BUILDING HEIGHT = 36.75+23.50 = 60.25 < 61.05

BUILDING AREA:	SFD FLOOR AREA:	1,599 SF (TOTAL LIVING)
	SFD GARAGE:	400 SF
	DECK:	57 SF

TOTAL BUILDING FOOTPRINT (EXCLUDING DECK): 1,149 SF

SETBACKS	REQUIRED	ACTUAL
FRONT	20'	11' (REDUCED SETBACK)
LEFT SIDE	3'	3.8'
RIGHT SIDE	3'	3.7'
BACK	5'	11.4'

EARTHWORKS

CUT = 2 CY
FILL = 62 CY
NET = 60 CY FILL

FLOOD ZONE INFORMATION

THE ENTIRE PROPERTY LIES WITHIN ZONE X, AN AREA OF UNDETERMINED FLOOD HAZARD PER FEMA PANEL NO. 06079C1026H, EFFECTIVE DATE 5/16/2017.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CENTERLINE OF MARINA STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N 89° 57' 10" W PER 111 RS 33

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH AMRK FV1160. BEING A 2" BRASS CAP STAMPED "RCE 11727" IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PACIFIC STREET AND EMBARCADERO.

ELEVATION=12.64' NAVD 88

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
805.602.6167 | EDPINCORPORATED.COM

COVER SHEET

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE:	DRAFTER:	CHECKED:	SCALE:
6/6/2018	DS	DS	NTS

SHEET
CS
SHEET 1 OF 11 SHEETS

UP0-495/CP0-555

CODES AND STANDARDS

ALL WORK SHALL CONFORM WITH THE:
2013 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)
2013 CEC (2011 NEC AND CALIFORNIA AMENDMENTS)
2013 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)
2013 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)
2013 CENC AND T-24.

SECTION 120

1. 1403(D)(1) ALL SWINGING DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS OR TO UNCONDITIONED AREAS, SUCH AS GARAGES, SHALL BE FULLY WEATHER-STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT INFILTRATION.
2. 1403(D)(1) ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE WHEN TESTED IN ACCORDANCE WITH ASTM E282-73 AND SHALL BE CERTIFIED AND LABELED.
3. 1403(D)(2) ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACK-DRAFT DAMPERS OR AUTOMATIC DAMPERS.
4. 1404(D)(1) ALL TRANSVERSE DUCT, PLENUM, AND FITTED JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS.
5. 1401(D)(2) INSULATION OF ALL DUCTS SHALL CONFORM TO THE PROVISIONS OF SECTION 1005 OF THE UNIFORM MECHANICAL CODE, CURRENT EDITION.
6. 1406(A) INDICATE THE MAKE AND MODEL NUMBER OF THE HOT WATER HEATER ON THE PLANS. THE UNIT MUST BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION. (AMERICAN APPLIANCE G.V.F. 433-T).
7. 1406(D) RECIRCULATING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES, OR UNHEATED SPACES OTHER THAN BETWEEN FLOORS OR IN INTERIOR WALLS SHALL BE INSULATED TO PROVIDE MAXIMUM LOSS OF NOT MORE THAN 50 BTU/HR. PER LINEAR FOOT FOR LARGER SIZES.
8. 1406(F) SHOWER HEADS, LAVATORY AND SINK FAUCETS MUST BE OF A MAKE AND MODEL NUMBER CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.

CARPENTRY

1. WOOD FRAMING MEMBERS TO BE AS FOLLOWS OR EQUAL EXCEPT AS SHOWN ON DRAWINGS:
A. POSTS NO. 2 DOUGLAS FIR
B. COLUMNS NO. 2 DOUGLAS FIR
C. JOISTS, BEAMS, AND STRINGERS NO. 2 DOUGLAS FIR
D. BLOCKING, BRIDGING, 2X4 STUDS UTILITY GRADE DOUGLAS FIR
E. STUDS 2X6 AND LARGER NO. 2 DOUGLAS FIR
F. SILLS, SLEEPERS, PLATES, AND NAILING
BLOCKS ON OR EMBEDDED IN CONCRETE PRESSURE TREATED DOUGLAS FIR
G. DECKING (NOT EXPOSED) UTILITY GRADE DOUGLAS FIR
H. DECKING (EXPOSED) NO. 2 DOUGLAS FIR
I. RAFTERS NO. 2 DOUGLAS FIR
J. HEADERS (INTERIOR) NO. 2 DOUGLAS FIR
K. HEADERS (EXTERIOR) NO. 2 DOUGLAS FIR
3. OTHER SIZES AS NOTED ON PLANS
4. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL MISCELLANEOUS STEEL TO BE A-36, FABRICATED IN ACCORDANCE WITH AISC.
6. STEEL BOLTS TO BE A-307 OR BETTER. USE A-36 THREADED ROD WHEN COUPLING BOLT TO HOLDOWN & WHEN EPOXY IS REQUIRED.
7. ALL WELDING TO BE WITH E60XX OR E70XX ELECTRODES IN ACCORDANCE WITH AWS. (CERTIFIED WELDER).
8. ALL JOISTS OR BEAMS FRAMING INTO (NOT BEARING ON) BEAMS, HEADERS OR GIRDERS SHALL BE SUPPORTED WITH "U" TYPE "SIMPSON" OR EQUAL JOIST BEAM HANGERS. ALL POST-BEAM AND POST-FOOTING CONNECTIONS TO BE MADE WITH "SIMPSON" POST CAP AND POST BASE, AS REQUIRED.
9. BLOCK SOLID BETWEEN JOISTS AND RAFTERS AT BEARING WALLS. CROSS BRIDGE OR SOLID BLOCKING AT 8'-0" ON CENTER MAXIMUM WHEN DEPTH THICKNESS RATIO IS SIX TO ONE.
10. ALL PLYWOOD TO BE STANDARD GRADE WITH EXTERIOR GLUE. MINIMUM ROOF NAILING TO BE 8D AT 6-6-12" ON CENTER. MINIMUM FLOOR NAILING TO BE 10D AT 6-6-10" ON CENTER. STAGGER JOINTS ½". PLYWOOD INDEX I.D. FOR FLOORS AND ROOFS 32/16. CBC 23 03
11. DOUBLE FLOOR JOISTS UNDER BEARING PARTITIONS. CBC 2308.8.4
12. BUILDER SHALL PROVED A MINIMUM OF 22"X30" ACCESS READILY ACCESSIBLE TO ATTIC SPACES AND A MINIMUM OF 30"X30" ACCESS WITH ATTIC MOUNTED FURNACE. 30" HEADSPACE IS REQUIRED. UMC 708.
13. MINIMUM CEILING HEIGHT IN HABITABLE AREAS TO BE 7'-6". HALLS MAY BE REDUCED TO 7'-0".
14. MINIMUM WIDTH FOR A CORRIDOR IS 36 INCHES. CBC 11338.3
15. ALL EXTERIOR DOORS OR DOORS TO UNHEATED SPACES TO BE WEATHER-STRIPPED AND HAVE A SOLID CORE.
16. BUILDER TO PROVIDE VAPOR BARRIERS FOR FLOORS AND CEILINGS OF 15 LB. BUILDING PAPER OR KRAFT PAPER, FOIL BACK OR KRAFT BACK INSULATION AND 4 MIL POLYETHYLENE ON WARM SIDE OF INSULATION. REQUIRED TO 1 PERM.
17. SUPPORTING COLUMNS AND OTHER SUPPORTING ELEMENTS IN GARAGE(S) AND CARPORT(S) BENEATH ANOTHER STORY SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION AND ARE JACKETED CBC 714 AND 721.2.4.3
18. INSTALL TRUSS TIE-DOWNS AT EACH RAFTER TAIL, "SIMPSON" H-1 CLIPS,
19. DECK AND BALCONY GUARDRAILS TO BE MINIMUM OF 36" HIGH AND OPEN GUARDRAILS AND STAIR RAILING SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL DESIGN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH. CBC 1009
20. STAIRWAY TO HAVE MAXIMUM RISE 7" AND MINIMUM RUN 11" CBC 1009.3. PROVIDE HANDRAIL FOR STAIRS WITH 4 OR MORE RISERS, GRIP PORTION OF HANDRAIL SHALL BE GREATER THAN 1-1/4" AND LESS THAN OR EQUAL TO 2" IN CROSS SECTIONAL DIMENSIONS CBC 1012. GUARDRAILS ARE REQUIRED FOR STAIRS AND PORCHES OVER 30" ABOVE GRADE CBC 1013. MINIMUM HEADROOM 80" CBC 1009.2. MINIMUM WIDTH 36". CBC 1009.1.
21. GUARDRAILS, STAIR HANDRAILS, OR BALCONY RAILING SHALL BE DESIGNED TO RESIST A HORIZONTAL FORCE OF 50 LBS. PER LINEAL FOOT APPLIED AT THE TOP OF THE RAILING CBC 1607A.7
22.
MAXIMUM FLOOR LEVEL CHANGE AT DOOR IS 0.75" (¾" HANDICAPPED ACCESS REQUIRED) EXCEPT IF STAIRS OR WHEN EXTERIOR LANDINGS ARE USED AND DOOR DOES NOT SWING OVER TOP STEP. CBC 1133B.2.4.
23. SILLS OF NON-BEARING PARTITIONS OR NON-SHEAR PARTITIONS MAY BE ATTACHED TO CONCRETE SLAB WITH RAMSET PINS #3320 OR #3348 AT 2'-0" ON CENTER. CHARGE TO BE USED SHALL BE DETERMINED BY DENSITY OF SLAB.
24. PROVIDE BRACING FOR EXTERIOR AND MAIN CROSS-STUD PARTITIONS. (FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION ONLY) CBC 2308.9.3
25. BEARING WALLS SHALL BE BRACED AT EACH END OF OR AS NEAR AS POSSIBLE, AT EVERY 25' LINEAL WALL. THIS 1X6 NOTCHED BRACING TO RUN DIAGONALLY IN A STRAIGHT LINE FROM TOP PLATE TO THE BOTTOM PLATE AT AN ANGLE AS NEAR AS POSSIBLE TO 45 DEGREES BUT ALWAYS AT SUFFICIENT ANGLES TO INCLUDE 4 STUD SPACES.
26. PROVIDE LATERAL CROSS-BRACE AT PLATE LINE OF GARAGE (FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION ONLY).
27. MANUFACTURERS CERTIFICATION OF GLU-LAM BEAMS SHALL BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB SITE AT THE TIME OF INSPECTIONS CBC 2303.1.3.
28. ALL PLUMBING WALLS TO BE OF 2X6 MATERIALS EXCEPT WHERE NECESSARY.
29. ALL LUMBER SHALL HAVE A GRADE MARKED WITH A STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED PER CBC 2303.1.1.
30. TRUSSES TO BE FABRICATED IN A SHOP OF AN I.C.C. APPROVED FABRICATOR IN ACCORDANCE WITH CBC 2303.4 AND 1704A.2.2
31. LAP ALL DOUBLE TOP PLATES PER FRAMING PLAN AT SPLICES.
32. SILLS TO BE OF PRESSURE-TREATED AT CONCRETE CBC 2304.11.2.4.
33. FOUNDATION VENTS EQUAL TO ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA CBC 1203.3
34. ACCESSIBLE WATER CLOSET COMPARTMENTS MUST HAVE 36" WIDTH AND 48" CLEAR IN FRONT OF THE WATER CLOSET. CBC 11 27A.2.1
35. RAFTERS SPANS SHALL COMPLY WITH AF&PA SPAN TABLES FOR JOISTS AND RAFTERS AND CBC TABLES 2308.10.3 (1-6)
36. FLOOR JOISTS SHALL COMPLY WITH SPAN CBC TABLES 2308.8 (1) & (2).
37. CEILING JOIST SPANS SHALL COMPLY WITH CBC TABLES 2308.10.2 (1) & (2).
38. PROVIDE DRAFT STOPS AT ALL DUCTS, VENTS, FIREPLACE FLUE, AND VERTICAL FRAMED SHAFTS AS PER CBC 717.3
39. PROVIDE FIRE BLOCKING AT FLOOR, CEILING COVES AND SOFFITS AS PER UMC 708.2.
40. PROVIDE WEATHER PROTECTION PER CBC 1405.2.
41. ALL NAILING SHALL BE IN COMPLIANCE WITH CBC TABLE 2304.9.1.
42. PROVIDE FIRESTOPS PER CBC 708 INCLUDING BUT NOT LIMITED TO CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED AREAS WITH CONCEALED SPACES AT CEILING AND FLOOR LEVELS, AND AT 10' INTERVALS ALONG THE WALL LENGTH. ALSO PROVIDE FIRE STOPS AT ALL OPENINGS AROUND VENTS, PIPES DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOORS TO CEILINGS OR ATTICS
43. FIREPLACES: ALL FIREPLACES SHALL HAVE APPROVED CLOSEABLE METAL GLASS DOORS. OUTSIDE COMBUSTION AIR IS NOT REQUIRED ON INTERIOR FIREPLACES INSTALLED OVER A CONCRETE SLAB

ROOFING

1. IN ALL AREAS WHERE FIRE PROTECTION IS PROVIDED BY CALIFORNIA DEPARTMENT OF FORESTRY, THE ROOF COVERING SHALL BE MINIMUM CLASS 'C' LISTED OR NON-COMBUSTIBLE TILE. CBCSECTION 1505
2. IN CALIFORNIA DEPARTMENT OF FORESTRY FIRE PROTECTION AREAS, THE INSTALLER OF THE ROOF COVERING SHALL PROVIDE CERTIFICATION TO THE BUILDING OWNER, AND TO THE INSPECTION AUTHORITY HAVING JURISDICTION.
3. ALL ROOFING SHALL BE APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS OVER A 15LB ASPHALT FELT DRY SHEET. USE 30 LB. FELT AT CLAY OR CONCRETE TILE ROOFING. WOOD SHAKES TO BE INTERLACED WITH AN 18" WIDE STRIP OF 30 LB A.S.F.
4. ROOF COVERINGS AND INSTALLATION SHALL CONFORM TO CBC 1507 AND TABLES 1507.3.7, 1507.4.3(1-2), 1507.8
5. ALL FLASHINGS TO BE IN COMPLIANCE WITH CBC 1503.2 & 1507.
6. PROVIDE RAFTER TIES AT EXPOSED ROOF (PITCHED CEILING), EITHER MECHANICAL TIES AT RIDGE, 2 FT. O.C. OR EQUIVALENT MATERIAL CBC 2308.10.4.
7. ROOF BRACING AND PURLINS SHALL BEAR TO PARTITIONS CBC 2308.10.5

SHEET METAL

1. PROVIDE AND INSTALL SHEET METAL DUCTS FROM ALL HOODS AND EXHAUST FANS TO OUTSIDE
2. ALL REQUIRED FLASHINGS TO BE 26 GA. GALVANIZED METAL, INCLUDING GUTTERS AND DOWNSPOUTS.
3. HEATING DUCTS TO BE INSTALLED WITHOUT IMPINGEMENT ON BUILDING SURFACE.
4. ALL METHODS OF FLASHING AND COUNTER FLASHING CHIMNEY, PARAPETS, BALCONIES, LANDING, EXTERIOR STAIRWAYS, ROOF TO WALL CONNECTIONS SHALL BE IN COMPLIANCE WITH CBC 1507.5.6
5. PROVIDE AN APPROVED FLASHING FOR EXTERIOR OPENINGS AND PARAPET WALLS CBC 1405.10.2
PLUMBING
1. PROVIDE AND INSTALL PLUMBING AND FIXTURES AS INDICATED ON PLANS ACCORDING TO STATE AND LOCAL PLUMBING CODES
2. NO PLUMBING VENTS ARE TO BE LOCATED WITHIN 3 FEET FROM A PROPERTY LINE.
3. WATER CLOSETS TO BE WATER SAVER TYPES: AMERICAN STANDARD #2122.448 OR EQUAL.
4. PROVIDE INSECT AND RODENT PROOFING WHERE ALL PLUMBING, WIRING AND VENTS PASS THROUGH THE PLATE
5. PROVIDE A WATER HEATER WITH A PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END NOT MORE THAN 2 FEET OR LESS THAN 6" ABOVE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. UPC 1007(E)
6. WATER HEATERS CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED ON AND 18" HIGH PLATFORM IF LOCATED IN A RESIDENTIAL GARAGE. ALL WATER HEATERS WITHIN A CABINET SHALL HAVE COMBUSTION AIR AS REQUIRED
7. PROVIDE SEISMIC ANCHOR OR STRAP AND WRAP WATER HEATER
8. LAVATORY / SINK FIXTURES FLOW SHALL NOT EXCEED 2.2 GALLONS PER MINUTE AT 40 PSI
9. WATER HEATER EQUIPMENT CERTIFIED BY CEC (2-5307)(A) TITLE 24 CAC
10. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE
11. SHOWER STALL MUST CONFORM TO THE REQUIREMENTS OF UPC (1024 IN.) (THRESHOLD 2" - 9" DEEP)
12. MAIN PLUMBING DRAIN SIZE AND LOCATION SHALL CONFORM TO UPC (FOUR WATER CLOSETS REQUIRE A 4" DIAMETER DRAIN PIPING) (PIPING SHALL BE PVC)
13. WATER PRESSURE NOT TO EXCEED 80 PSI. IF WATER PRESSURE EXCEEDS 80 PSI OR AS DETERMINED BY BUILDING OFFICIALS, A PRESSURE RELIEF VALVE (PRV) SHALL BE USED
14. ALL OVERHEAD POTABLE WATER PIPING, AND ANY BRANCH FEED PIPES LOCATED IN OUTSIDE WALLS SHALL BE CONSTRUCTED OF TYPE I RIGID COPPER
15. OVERHEAD POTABLE WATER PIPING LOCATED IN ATTIC SPACES, IN UNDER FLOOR AREAS, AND EXTERIOR WALLS SHALL BE COVERED WITH INSULATION PROVIDING A MINIMUM RESISTANCE FACTOR OF R-4.0 OR GREATER. THE R-3 PIPE INSULATION SHALL BE IN ADDITION TO WALL INSULATION REQUIRED BY CALIFORNIA ENERGY STANDARDS
16. ALL OVERHEAD POTABLE WATER PIPING, AND ANY BRANCH FEED PIPES LOCATED IN OUTSIDE WALLS SHALL BE OF TYPE "L" PEX
17. WHERE CONDENSATE OR DEFROST LIQUIDS ARE GENERATED IN AN ATTIC OR FURRED SPACE AND DAMAGE MAY RESULT FROM OVERFLOW, A SECONDARY WATER-TIGHT PAN OF CORROSION RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE. THE PAN SHALL BE PROVIDED WITH A MINIMUM 3/4" Ø DRAIN WHICH IS TRAPPED AND VENTED PER THE UPC AND SHALL BE DISCHARGED AT A POINT WHICH CAN BE READILY OBSERVED (CBC 1203)
18. HOT WATER, COLD WATER AND GAS PIPING SHALL BE BONDED TO MAIN ELECTRICAL PANEL IN AN APPROVED MANNER [NEC 250-80]
19. INDIRECT WASTE LINES SHALL BE DISCHARGED INTO THE BUILDING DRAINAGE SYSTEM BY MEANS OF AN AIR GAP.

UTILITY

1. CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING
2. L.P.G. APPLIANCES SHALL NOT BE IN A BELOW GROUND PIT, BASEMENT OR OTHER SIMILAR LOCATIONS
3. APPLIANCES INSTALLED IN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT SHALL BE PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS
4. APPLIANCES GENERATING A GLOW, SPARK OR FLAME MUST BE AT LEAST 18 INCHES ABOVE FLOOR LEVEL IN A GARAGE
5. PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR AND CEILING FOR GAS BURNING EQUIPMENT
6. GAS COOKING APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES. SEC. 2-3552(I) TITLE 24 CMC

HEATING AND AIR CONDITIONING

1. DUE TO CLIMACTIC VARIATIONS IN LOCATION, BUILDER OR HEATING CONTRACTOR TO PROVIDE HEAT LOSS CALCULATIONS AND LAYOUT.
2. SPECIFY HEATING TYPE AND FUEL AS SELECTED BY OWNER. BUILDER TO MAKE NECESSARY CHANGES IN PLANS TO ACCOMMODATE CHIMNEYS, VENTS, ETC. TO BE LOCATED AND INSTALLED AS REQUIRED.
3. ALL DUCTS TO BE INSTALLED WITHOUT IMPINGEMENT ON BUILDING SURFACES.
4. PROVIDE FURNACE ACCESS AND CLEARANCE AS REQUIRED BY 1997 UMC AND OTHER APPLICABLE CODES.
5. BUILDER TO PROVIDE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES.
6. HEATING SYSTEM TO PROVIDE 70° F @ 3-0" ABOVE FLOOR IN EACH HABITABLE ROOM. CBC 310.11
7. WARM AIR FURNACES ARE NOT PERMITTED IN A BEDROOM, BATHROOM, OR CLOSETS.
8. THERMOSTATICALLY CONTROLLED HEATING AND COOLING SYSTEMS (EXCEPT HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM IN WHICH THE OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTATS SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
9. FOR FURNACE AND WATER-HEATERS LOCATED IN ATTIC OR UNDER-FLOOR SPACES PROVIDE THE FOLLOWING :
A. AN ACCESS OPENING AND PASSAGE WAY OF SUFFICIENT SIZE TO PERMIT REMOVAL OF THE LARGEST PIECE OF THE FURNACE OR WATER HEATER (30" X 30" MIN.) ACCESS OPENING TO BE WITHIN 20' OF UNIT.
B. ATTIC PASSAGE WAY TO HAVE CONTINUOUS FLOORING, 24" WIDE MINIMUM.
C. A LEVEL WORKING PLATFORM OF NOT LESS THAN 30" IN DEPTH IN FRONT OF FIREBOX OR FURNACE OR IF FURNACE TEMPERATURE LIMIT CONTROL, VENT COLLAR, AIR FILTER, FUEL CONTROL VALVE, OR AIR HANDLING UNIT IS NOT SERVICEABLE FROM FIREBOX SIDE A CONTINUOUS FLOOR NOT LESS THAN 24" IN WIDTH SHALL BE PROVIDED FROM THE PLATFORM, FIREBOX SIDE, TO AND IN FRONT OF THIS EQUIPMENT.
D. UNDER FLOOR FURNACE IS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE SLAB 3" MIN., ABOVE ADJOINING GROUND.
E. SUSPENDED FURNACES MUST HAVE MIN. 6" CLEARANCE TO GROUND.
F. FURNACE ROOM SHALL BE 12" WIDER THAN FURNACE. MIN. CLEAR WORKING SPACE TO BE 3" ON SIDES, BACK, AND TOP.
G. A 30" DEEP WORKING SPACE SHALL BE PROVIDED ALONG ENTIRE FRONT OF FIRE BOX SIDE OF FURNACE WHEN DOOR IS OPEN.
H. AN UNOBSTRUCTED ACCESS WORKING SPACE NOR LESS THAN 24" IN WIDTH AND 30" IN HEIGHT SHALL BE PROVIDED AT AIR FILTERS, FUEL CONTROL VALVES, VENT COLLARS, AIR HANDLING UNITS AND EXTERNALLY MOUNTED CONTROLS (15" IN THE LEAST DIMENSION IF EQUIPMENT CAN BE SERVICED FROM OPENING WITHOUT REMOVING PERMANENT CONSTRUCTION).
10. HEAT PUMPS: SHALL BE INSTALLED WITH A CONTROL TO PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE. SUPPLEMENTARY HEATER OPERATION IS PERMITTED DURING TRANSIENT PERIODS, AS START-UPS FOLLOWING ROOM THERMOSTATS SET-POINT ADVANCE, AND DURING DEFROST. SUPPLEMENTARY HEAT MAY BE DERIVED FROM ANY SOURCE OF ELECTRIC RESISTANCE HEATING OR COMBUSTION HEATING.
11. IN ALL BATHS AND UTILITY AREAS NOT HAVING OPENABLE WINDOWS, INSTALL EXHAUST FANS CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR PER ROOM.
12. WHERE A COOLING COIL OR COOLING UNIT IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE IS CAPABLE OF RESULTING FROM CONDENSATE OVERFLOW, AN ADDITIONAL WATER TIGHT AN OR CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TO CATCH THE OVERFLOW. CONDENSATE OR WASTE WATER SHALL DRAIN BY MEANS OF AN INDIRECT WASTE PIPE.

LIGHTING

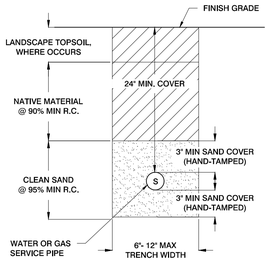
1. LIGHTING IN KITCHEN AND BATHROOMS SHALL BE SEPARATELY SWITCHED TO APPROVED FIXTURES WITH A MINIMUM EFFICIENCY OF AT LEAST 40 LUMENS PER WATT (FLUORESCENT FIXTURES).
2. ALL RECESSED LIGHT FIXTURES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE IC RATED UNITS (INSULATION ZERO CLEARANCE TYPE) AND NO PENETRATION OR REMOVAL OF INSULATION SHALL BE ALLOWED.
3. FLUORESCENT LIGHTING SHALL BE USED FOR GENERAL LIGHTING IN A BATHROOM OR ADJACENT ROOM WITH BATHROOM PLUMBING SUCH AS A LAVATORY AREA.

ELECTRICAL

1. ALL ELECTRICAL WIRING AND INSTALLATIONS SHALL BE AS REQUIRED BY STATE AND LOCAL ELECTRICAL CODES.
2. EACH DWELLING SHALL BE PROVIDED WITH AN APPROVED SMOKE DETECTION UNIT LOCATED AS SHOWN ON PLANS. THE UNIT SHALL BE INSTALLED IN AN AREA THAT IS CENTRALLY LOCATED GIVING EGRESS TO ALL ROOMS THAT ARE USED AS SLEEPING AREAS. CARE SHOULD BE EXERCISED TO ENSURE THAT INSTALLATION DOES NOT INTERFERE WITH THE OPERATING CHARACTER OF THE DETECTOR. WHEN ACTIVATED THE DETECTOR SHALL PROVIDE AN AUDIBLE ALARM TO BE HEARD IN ALL SLEEPING AREAS. CONNECT TO HOUSE CURRENT AND PROVIDE BATTERY BACK-UP CBC 907.2.11.4 LOCATION OF SMOKE DETECTOR TO BE PER CBC 907.2.11
3. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CONNECT TO HOUSE CURRENT AND PROVIDE BATTERY BACK-UP CBC 420.4.1 / 420.4.1.1 / 420.4.1.2
4. PROVIDE AN ATTIC LIGHT SWITCH TO ATTIC LIGHT AT 5'-0" ABOVE FINISH FLOOR.
5. ALL WIRING TO BE ROMEX.
6. PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE AT OR NEAR THE FURNACE OR WATER HEATER CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED ACCESS OPENING.
7. ALL BATHROOM AND KITCHEN RECEPTACLES WITHIN 6'-0" OF SINK SURFACE SHALL G.F.I. CIRCUIT PROTECTION NEC 210-8
8. IN DINING AREA, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12" NEC 210-52(B).
9. ELECTRICAL OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT AROUND THE PERIMETER WALL OF ANY HABITABLE ROOM IS THERE NO MORE THAN 6' MEASURED HORIZONTALLY FROM SUCH AN OUTLET, INCLUDING ANY WALL 2' OR WIDER. (BATHROOM AND UTILITY ROOMS EXCEPTED). NEC 210-52(A).
10. AT LEAST ONE (1) WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN HALLWAYS, BATHROOMS STAIRWAYS, ATTACHED GARAGES, AND AT OUTDOOR ENTRANCES. AT LEAST ONE (1) LIGHTING OUTLET OUTLET SHALL BE INSTALLED IN AN ATTIC UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT USED FOR STORAGE OR CONTAINING EQUIPMENT NEC 210-70.
11. CEILING MOUNTED LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE MIN 18" FROM EDGE OF SHELVES MEASURED HORIZONTALLY RECESSED AND FLUORESCENT FIXTURES MIN. 6". PENDANT LIGHTS ARE NOT PERMITTED. NEC 410-7.
12. 200 AMP ELECTRICAL METER WITH #4 UFER GROUND TO FOUNDATION FOR EACH DWELLING.
13. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN KITCHEN MOUNTED +44" ABOVE FINISH FLOOR (TYP). OUTLETS SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG THE COUNTER AREA WIDER THAN 12". ON ANY PENINSULA / EATING BAR OUTLETS SHALL BE MOUNTED AT +12" ABOVE FINISH FLOOR AND SHALL BE LOCATED NO FARTHER THAN 24" AWAY FROM ANY POINT ALONG PENINSULA / EATING BAR. AT EATING BAR FACING KITCHEN SET GFIC AT +39", TURN OUTLET SIDEWAYS TO CLEAR COUNTER.
14. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT +42" ABOVE FINISH FLOOR (TYP).
15. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT +44" ABOVE FINISH FLOOR (TYP).
16. PROVIDE 110 V CEILING OUTLET FOR GARAGE DOOR OPENER.
17. PROVIDE WATERPROOF GFIC OUTLETS AT +18" ABOVE FINISH GRADE IN FRONT AND REAR OF BUILDING.
18. PROVIDE GFIC OUTLETS AT +27" ABOVE FINISH FLOOR ON ISLAND (SIDES OF ISLAND UNIT).
19. GFIC OUTLETS AT +44" ABOVE FINISH FLOOR IN LAUNDRY ROOM AT COUNTER.
20. PROVIDE GAS, 220V OUTLET, AND 110V OUTLET TO STOVE, COOK TOP, AND / OR OVENS (TYP). ALSO PROVIDE ELECTRICAL FOR EXHAUST HOOD ABOVE COOKTOP (TYP)
21. EQUIPMENT REGULATED BY THIS CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT. PROVIDED A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES.
22. ALL ELECTRICAL DISCONNECT MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. MARKINGS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND ENVIRONMENT INVOLVED. IDENTIFICATION IS TO BE SPECIFIC ie. LIVIN ROOM LIGHTS, RESTROOM RECEPTACLES, ETC.
23. SMALL APPLIANCE OUTLETS: IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 21 0.L1 (C)(I) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52(A), ALL COUNTERTOP OUTLETS COVERED BY 210.52(C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT.
24. LAUNDRY AREAS: IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE LAUNDRY. NO OTHER OUTLETS SHALL BE ON THIS CIRCUIT.
EXCEPTION NO.1: IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY 210.52, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN 210. 70 (A) (1), EXCEPTION NO.1, SHALL BE PERMITTED.
EXCEPTION NO.2: THE RECEPTACLE OUTLET JOR REFRIGERATION EQUIPMENT SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED 15 AMPERES OR GREATER. PROVIDE CLEARANCES AROUND THE FAN AS REQUIRED BY THE 2010 CMC AND OTHER APPLICABLE CODES.
LIGHTING NOTES: LIGHTING IN KITCHEN AND BATHROOMS SHALL BE SEPARATELY SWITCHED TO APPROVED FIXTURES WITH A MINIMUM EFFICIENCY OF AT EAST 40 LUMENS PER WATT (FLUORESCENT TYPE FIXTURES). ALL RECESSED LIGHT FIXTURES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE 'IC' RATED UNITS (INSULATION ZERO CLEARANCE TYPE) AND NO PENETRATION OR REMOVAL OF INSULATION SHALL BE ALLOWED. FLUORESCENT LIGHTING SHALL BE USED FOR GENERAL LIGHTING IN A BATHROOM OR ADJACENT ROOM WITH BATHROOM PLUMBING SUCH AS LAVATORY AREA.
25. ALL METAL PIPING SYSTEMS IN OR ATTACHED TO THE STRUCTURE SHALL BE PROPERLY GROUNDED AND BONDING JUMPERS ARE TO BE SIZED PER CEC TABLE 250.122
26. ALL FRAMES OF ELECTRIC RANGES, WALL MOUNTED OVENS, COUNTER MOUNTED COOKING UNITS, CLOTHES DRYERS AND OUTLET OR JUNCTION BOXES THAT ARE PART OF THE CIRCUIT FOR THESE APPLIANCES SHALL BE PROPERLY GROUNDED.

WINDOWS

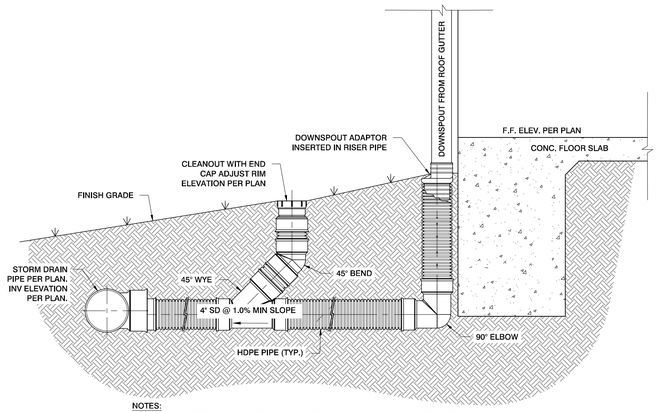
1. SAFETY GLAZING SHALL BE PER CBC 2406 AND LOCATED IN BUT NOT LIMITED TO THE FOLLOWING AREAS, (A) ALL DOORS; (B) WITHIN 24" OF DOORS; (C) WITHIN 18" OF FLOORS; (D) WITHIN TUB / SHOWER ENCLOSURES; (E) WITHIN HOT TUBS, WHIRLPOOL, SAUNA, SAUNA AND STEAM ROOMS; (F) GLAZING IN PORTION OF BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING DRAIN.
2. ALL GLASS TO BE DUAL GLAZED, EXCEPT IN GARAGE.
3. ALL SKYLIGHTS WITHIN DWELLING TO BE DUAL GLAZED. IF JOB BUILT, A 1/16" PLASTIC PANEL MAY B



*NATIVE MATERIAL MAY SUFFICE FOR BEDDING AND INITIAL BACKFILL - SEE SOILS REPORT

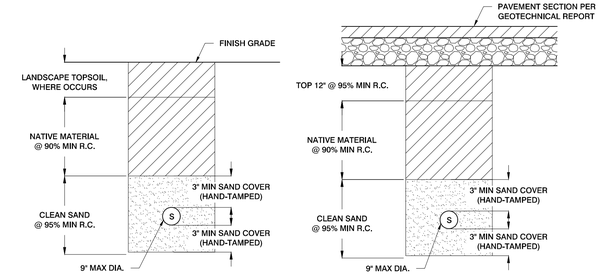
NOTES:
1. NO TREES OR LARGE BUSHES ARE TO BE PLANTED OVER WATER/GAS SERVICES
2. WATER SERVICE PIPE AND FITTINGS ARE TO BE SCHEDULE 40 PVC W/SOLVENT-WELD JOINTS
3. GAS SERVICE PIP/FITTINGS SHALL BE PER THE GAS COMPANY
4. THIS DETAIL IS FOR NON-VEHICULAR AREAS. IN AREAS SUBJECT TO VEHICULAR TRAFFIC, MINIMUM DEPTH SHALL BE INCREASED TO 30" AND BACKFILL REQUIREMENTS SHALL BE AS SHOWN ON THE STORM DRAIN/SEWER TRENCH* DETAIL FOR VEHICULAR AREAS

1 WATER/GAS SERVICE TRENCH (2" DIA. AND SMALLER PIPES)
NTS



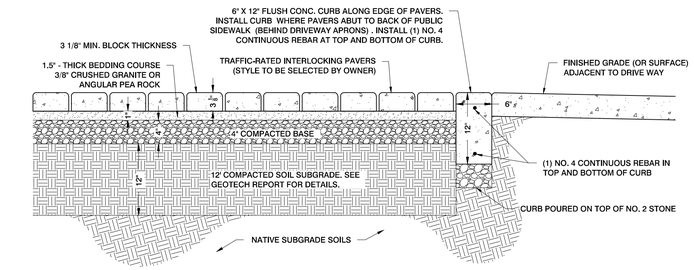
NOTES:
1. ALL PIPES/FITTINGS LOCATED WITHIN 5 FEET OF FOUNDATION SHALL BE WATER TIGHT
2. ALL PIPES/FITTINGS LOCATED WITHIN OR ABOVE FOUNDATION ZONE OF INFLUENCE SHALL BE WATER TIGHT. CONTRACTOR TO VERIFY ZONE OF INFLUENCE LOCATION WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION
3. ALL PIPES/FITTING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
4. DO NOT GLUE DOWNSPOUT ADAPTER TO STORM DRAIN RISER - USE SMALL AMOUNT OF LUBRICANT OR GREASE TO SEAL CONNECTION AND ALLOW FOR FUTURE ADAPTER
5. CLEANOUTS, FITTINGS, AND PIPE TO BE TRAFFIC RATED IF LOCATED IN AREAS NEAR OR IN VEHICULAR TRAFFIC

2 TYPICAL DOWNSPOUT TIE IN
NTS



NOTES:
1. NO TREES OR LARGE BUSHES ARE TO BE PLANTED OVER SEWER/STORM DRAIN PIPE
2. NATIVE MATERIAL MAY SUFFICE FOR BEDDING AND INITIAL BACKFILL - SEE SOILS REPORT
3. CONTRACTOR TO INSTALL PIPE PIPE PER MANUFACTURER'S SPECIFICATIONS
4. CONTRACTOR TO VERIFY MANUFACTURER'S MIN COVER AND LOADING REQUIREMENTS PRIOR TO CONSTRUCTION

3 STORM DRAIN/SEWER TRENCH (3" DIA. AND LARGER PIPES)
NTS



NOTES:
1. PAVING BLOCKS SHALL BER CERTIFIED VEHICLE-LOAD- RATED BY THE MANUFACTURER.
2. SUB-BASE, BASE, AND BEDDING COURSES SHALL BE ADEQUATELY COMPACTED.
3. EDGE RESTRAINT IS REQUIRED AT PERIMETER OF PAVERS - CONCRETE CURBS ARE RECOMMENDED ALONG EDGES OF DRIVEWAYS.
4. PAVER SECTION TO BE REVIEWED FOR APPROVAL BY GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

4 PAVER PAVING
NTS

CITY OF MORRO BAY NOTICES

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 OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

FLOOD ZONE INFORMATION

THE ENTIRE PROPERTY LIES WITHIN ZONE X, AN AREA OF UNDETERMINED FLOOD HAZARD PER FEMA PANEL NO. 06079C1026H, EFFECTIVE DATE 5/16/2017.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CENTERLINE OF MARINA STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N 89° 57' 10" W PER 111 RS 33

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH AMRK FV1160. BEING A 2" BRASS CAP STAMPED "RCE 11727" IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PACIFIC STREET AND EMBARCADERO.

ELEVATION=12.64' NAVD 88

DISCLAIMER NOTE:

EXISTING UTILITY LOCATIONS SHOWN HERON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

UNDERGROUND UTILITY NOTES

1. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.
2. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO TO TEN DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

GRADING AND VEGETATION REMOVAL

TO CONTROL EROSION, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN THE SILTATION OF WATER COURSE OR UNCONTROLLABLE EROSION (16.08.300 C.2)

EARTHWORK QUANTITIES

AREA OF DISTURBANCE = 0.07 AC

ESTIMATED CUT: 2 CY±
ESTIMATED FILL: 62 CY±
NET: 60 CY± FILL

MAX CUT: 0.5'
MAX FILL: 1.5'

NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF, AND SHALL BID ACCORDINGLY.

GENERAL NOTES

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY BUILDING DEPARTMENT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
2. FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PLANS OR PERMITS APPROVED FOR THE PROJECT THE CITY BUILDING DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
3. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT CITY OF MORRO BAY BUILDING DEPARTMENT STANDARDS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT.
4. THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL WEATHER ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK. ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION, MAIL DISTRIBUTION, ETC, TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK.
5. ON-SITE HAZARDS TO PUBLIC SAFETY SHALL BE SHIELDED BY CONSTRUCTION FENCING. FENCING SHALL BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND OCCUPIED, POTENTIAL HAZARDS HAVE BEEN MITIGATED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN INSTALLED.
6. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE CITY PUBLIC IMPROVEMENT STANDARDS. TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
7. ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL, AGGREGATE BASE MATERIAL, AND MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.
8. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND A MINIMUM OF ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
9. A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. RECORD DRAWINGS SHALL BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS MAY BE PRESENT WHEN THE FINAL INSPECTION IS MADE BY THE CITY .
10. AN ENGINEER OF WORK AGREEMENT AND AN ENGINEER CHECKING AND INSPECTION AGREEMENT ARE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE BUILDING DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE ENGINEER OF WORK AGREEMENT. CONSTRUCTION SHALL NOT PROCEED WITHOUT AN ENGINEER OF WORK.
11. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
12. A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE CITY RIGHT-OF-WAY. THE ENCROACHMENT PERMIT MAY ESTABLISH ADDITIONAL UTILITY AND TRAFFIC CONTROL REQUIREMENTS.
13. THE CITY INSPECTOR ACTING ON BEHALF OF THE CITY BUILDING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER OF WORK.
14. HYDROSEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES (OTHER THAN PAVED OR GRAVEL SURFACES) PRIOR TO THE FINAL INSPECTION.
15. FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE CITY , IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL:
   15.a. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE CITY BUILDING DEPARTMENT OR,
   15.b. DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED;
   PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR CITY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY, ANY MITIGATION MONITORING REQUIRED BY SAID PERMITS WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
16. WHEN THE PROJECT SITE EARTHWORK IS NOT INTENDED TO BALANCE THEN A SEPARATE GRADING PERMIT FOR THE SENDING OR RECEIVING PROPERTY MAY BE REQUIRED. A COPY OF THE PERMIT/S OR EVIDENCE THAT NO PERMITS ARE REQUIRED SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO COMMENCING PROJECT EARTHWORK.

PROJECT PRE-CONSTRUCTION MEETING

PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE REPRESENTATIVE OF THE CITY OF MORRO BAY, THE CIVIL ENGINEER OF RECORD, THE SOILS ENGINEER OF RECORD, THE GRADING CONTRACTOR OF RECORD, THE OWNER/DEVELOPER, AND OTHERS REQUIRED TO IMPLEMENT AND TO SUPPORT THIS PROJECT. THE OWNER/DEVELOPER SHALL COORDINATE THIS MEETING WITH THE CITY REPRESENTATIVE AND OTHER PARTIES.

OBSERVATION AND TESTING PROGRAM

THE SOILS ENGINEER OF RECORD SHALL OBSERVE THE FOLLOWING TASKS:

1. PLACEMENT, BACKFILL, AND COMPACTION OF FILL MATERIAL

BI-WEEKLY REPORTS ARE REQUIRED BY THE SOILS ENGINEER OF RECORD TO THE GRADING INSPECTOR, MONITORING THE JOB PROGRESS INCLUDING THE STATUS OF EROSION & SEDIMENTATION MONITORING.

A FINAL REPORT IS REQUIRED FOR ENGINEERING GRADING INCLUDING ALL COMPACTION REPORTS.

PROJECT SURVEY MONUMENTS

EXISTING SURVEY MONUMENTS SHALL BE TIED OUT OR REPLACED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS

GRADING NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED UNDER "APPLICABLE CODES" HEADING.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY AND OTHER AFFECTED AGENCIES, THE CONTRACTOR SHALL NOTIFY THE CITY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED, AND ARRANGE FOR INSPECTION.
3. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT NO. XXXXXX BY GEOSOLUTIONS, INC. , DATE XX/X/201X FILED WITH THE CITY OF MORRO BAY.
4. SOILS ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION WHEN A SOILS REPORT IS OBTAINED. THE CITY POLICY REGARDING PAD CERTIFICATION SHALL BE FOLLOWED. WHEN APPLICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE UBC AND CITY ORDINANCES.
5. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
6. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER.
8. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.
9. REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.
10. ALL DISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
11. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.
12. MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND PERIMETER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
14. ALL CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT.
15. ENGINEERING REPORTS FOR CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL BE SUBMITTED TO THE FIELD INSPECTOR.

LEGEND

EXISTING		PROPOSED	
(00.00) EG	EXISTING GROUND	00.00 FG	FINISH GRADE
(00.00) EP	EDGE OF PAVEMENT	00.00 FL	FLOW LINE
(00.00) FL	FLOW LINE	00.00 HP	HIGH POINT
(00.00) AC	ASPHALT CONCRETE	00.00 GB	GRADE BREAK

LEGEND

PROPERTY BOUNDARY
RIGHT OF WAY
PROPERTY LINE
SECTION LINE
CENTER LINE
EASEMENT
EXISTING BACK OF CURB
EXISTING FACE OF CURB
EXISTING LIP OF CURB
(100) EXISTING MAJOR CONTOUR LINE
(101) EXISTING MINOR CONTOUR LINE
X X X EXISTING FENCE
EXISTING EDGE OF SIDEWALK
BUILDINGS
CONCRETE
BACK OF CURB
FACE OF CURB
CURB LIP
FLOW LINE
GRADE BREAK
SAWCUT
SIDEWALK
SETBACK

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE, VOLS 1 & 2
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- CITY STANDARD SPECIFICATIONS: CURRENT EDITION
- CITY ENGINEERING STANDARDS: CURRENT EDITION
- CITY FIRE CODE ORDINANCE
- CITY LAND USE ORDINANCE
- GRADING 2016 APPENDIX CHAPTER 33

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 811 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
OR
1-800-227-2600

SITE DATA

APN No.	ACREAGE:	ZONING
066-301-045	0.06	R2 S4 PD

TOPOGRAPHIC SURVEY

PROJECT No. 17-165
DATED: JUNE 16, 2017
AS PREPARED BY: MBS LAND SURVEYS

GEOTECHNICAL REPORT

PROJECT No. XXXX
DATED: XX/X/201X
AS PREPARED BY: XXXXXX, INC

STORM WATER PROJECT INFORMATION

PROJECT NAME	MARINA RESIDENCE
APPLICATION NUMBER	TBD
ADDRESS AND APN	235 MARINA, APN: 066-301-045
NAME OF APPLICANT	KEN SCOTT
NAME OF OWNER	NICK DIBENEDETTO
PROJECT PHASE NUMBER	N/A
PROJECT TYPE	SINGLE FAMILY RESIDENCE
PROJECT AREAS	
TOTAL PROJECT SITE AREA	2,466 SF
TOTAL NEW IMPERVIOUS SURFACE AREA	1,149 SF
TOTAL REPLACED SURFACE AREA	1,516
TOTAL NEW PERVIOUS AREA	0 SF
CALCULATION OF NET IMPERVIOUS AREA	782 SF
ACKNOWLEDGEMENT OF THE PERFORMANCE REQUIREMENTS THAT APPLY	
PR NO. 1 - SITE DESIGN AND RUNOFF REDUCTION	EXEMPT, SRF PROJECT GENERATES LESS THAN 2,500 SF OF IMPERVIOUS AREA
PR NO. 5 - LARGE PEAK FLOW CONTROL	EXEMPT, SRF PROJECT GENERATES LESS THAN 2,500 SF OF IMPERVIOUS AREA

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
805.692.6167 / EDPINCORPORATED.COM

NOTE SHEET

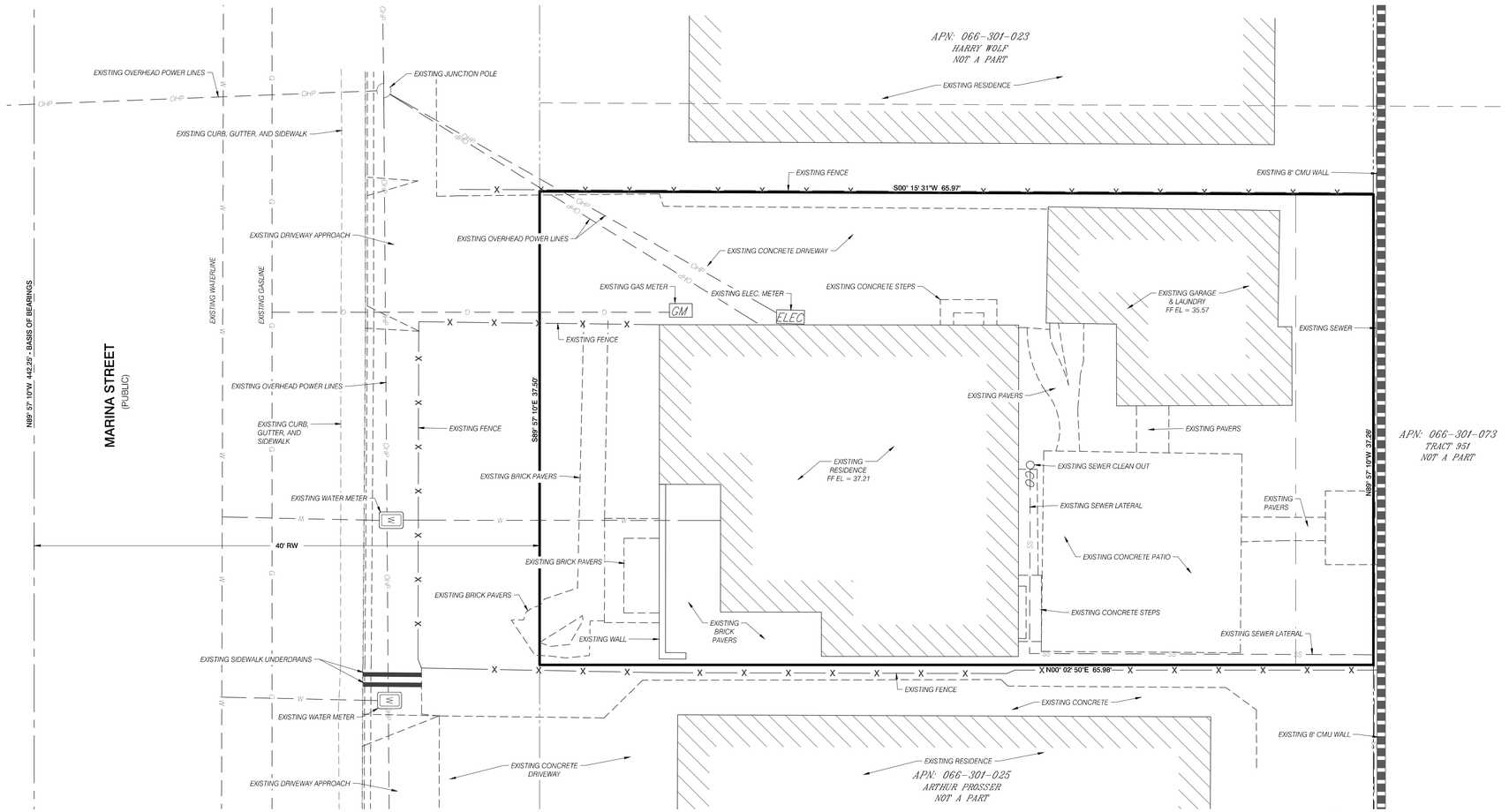
MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE: 6/6/2018 | DRAFTER: DS | CHECKED: DS | SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
PRELIMINARY
CIVIL
STATE OF CALIFORNIA
6/6/2018

SHEET
NS2
SHEET 3 OF 11 SHEETS

UP0-495/CP0-555



FLOOD ZONE INFORMATION

THE ENTIRE PROPERTY LIES WITHIN ZONE X, AN AREA OF UNDETERMINED FLOOD HAZARD PER FEMA PANEL NO. 06079C1026H, EFFECTIVE DATE 5/16.2017.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CENTERLINE OF MARINA STREET BETWEEN FOUND MONUMENTS AS SHOWN, BEARING N 89° 57' 10" W PER 111 RS 33

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH AMRK FV1160. BEING A 2' BRASS CAP STAMPED "RCE 11727" IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PACIFIC STREET AND EMBARCADERO.

ELEVATION=12.64' NAVD 88

DISCLAIMER NOTE:

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SITE DATA

APN No.	ACREAGE:	ZONING
066-301-045	0.06	R2 S4 PD

TOPOGRAPHIC SURVEY

PROJECT No.	17-165
DATED:	JUNE 16, 2017
AS PREPARED BY:	MBS LAND SURVEYS

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

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EXISTING CONDITIONS

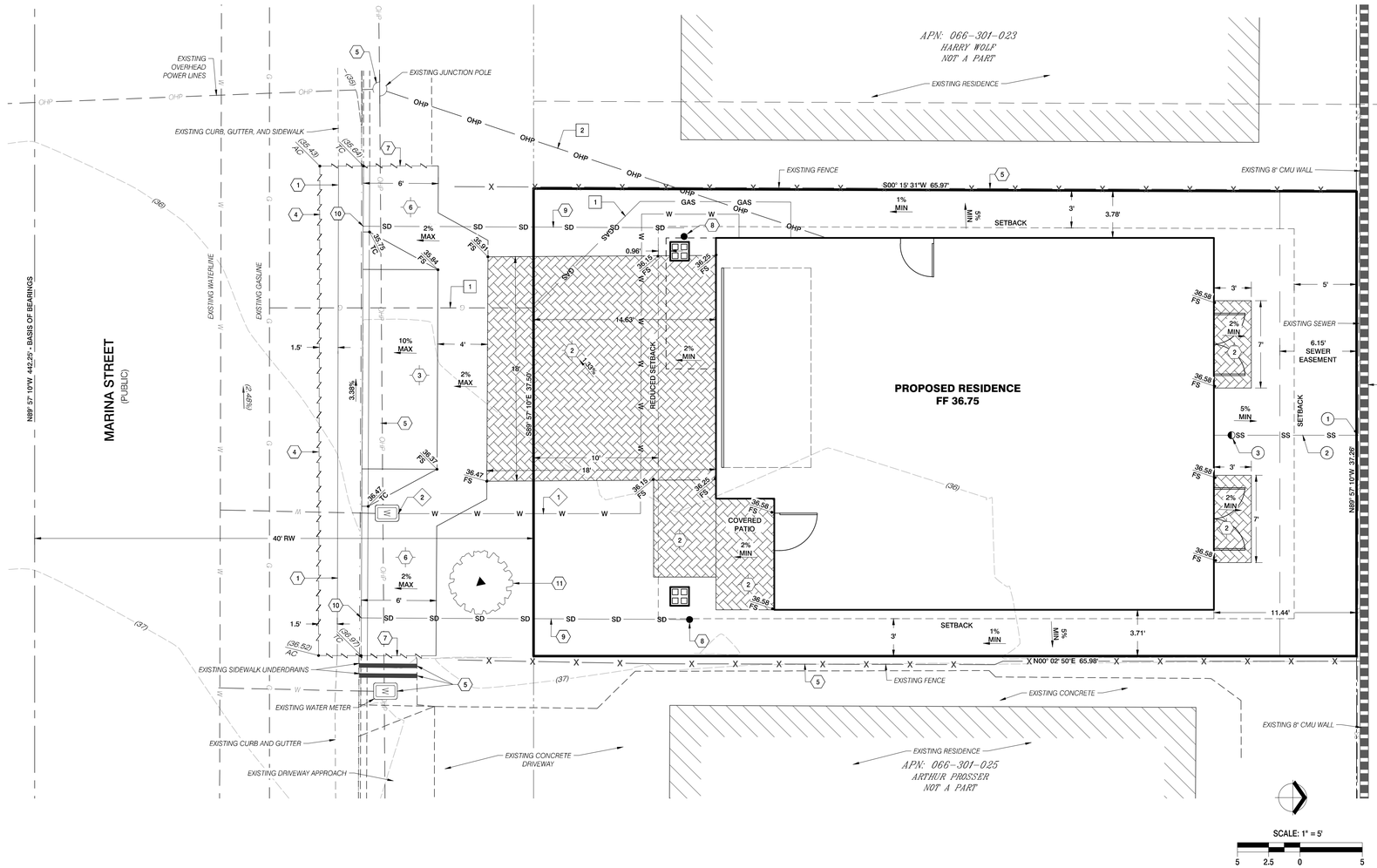
MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE:	DRAFTER:	CHECKED:	SCALE:
6/6/2018	DS	DS	1"=5'

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
PRELIMINARY
CIVIL
STATE OF CALIFORNIA
6/6/2018

SHEET
C1
SHEET 4 OF 11 SHEETS

UP0-495/CP0-555



LEGEND

EXISTING		PROPOSED	
(00.00) FG	EXISTING GROUND	00.00 FG	FINISH GRADE
(00.00) EP	EDGE OF PAVEMENT	00.00 FL	FLOW LINE
(00.00) FL	FLOW LINE	00.00 HP	HIGH POINT
(00.00) AC	ASPHALT CONCRETE	00.00 GB	GRADE BREAK

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPERTY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT
	EXISTING BACK OF CURB
	EXISTING FACE OF CURB
	EXISTING LIP OF CURB
(100)	EXISTING MAJOR CONTOUR LINE
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	EXISTING EDGE OF SIDEWALK
	BUILDINGS
	CONCRETE
	BACK OF CURB
	FACE OF CURB
	CURB LIP
	FLOW LINE
	GRADE BREAK
	SAWCUT
	SIDEWALK
	SETBACK

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER COMB STANDARD B-1, TYPE A-2. PAVEMENT SECTION SHALL BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
2. CONSTRUCT PAVER WALKWAYS, PATIO, AND DRIVEWAY PER GEOTECHNICAL RECOMMENDATIONS, MANUFACTURER'S SPECIFICATIONS, AND DETAIL 4, SHEET NS2.
3. CONSTRUCT RESIDENTIAL DRIVEWAY WITH CURB & GUTTER PER COMB STANDARD B-6. PAVEMENT SECTION SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT.
4. SAWCUT CLEAN EDGE AND REMOVE EXISTING ASPHALT. MEET AND MATCH EXISTING ASPHALT WITH 3" AC OVER TYPE II AGGREGATE BASE COMPACTED TO 95% MIN. RELATIVE COMPACTION PER COMB STANDARD A-1 AND GEOTECH REPORT.
5. PROTECT IN PLACE.
6. CONSTRUCT 6' SIDEWALK PER COMB STANDARD B-5 AND GEOTECH REPORT.
7. CONSTRUCT FLUSH TRANSITION BETWEEN EXISTING AND PROPOSED SIDEWALK. CONTRACTOR TO GRIND EXISTING SIDEWALK IF DEEMED NECESSARY BY THE CITY ENGINEER. DOWEL PROPOSED SIDEWALK INTO EXISTING SIDEWALK WITH NO. 4 X 18" SMOOTH BARS.
8. CONNECT ROOF DRAINS TO ADS EXPANDABLE DOWNSPOUT ADAPTER WITH CLEAN OUT OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS AND DETAIL 2, SHEET NS2.
9. INSTALL 4" HDPE ADS N-12 WATER TIGHT STORM DRAIN PIPE OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS AND DETAIL 3, SHEET NS2.
10. CONSTRUCT 4" DRAIN PIPE PER COMB STANDARD C-8.
11. PLANT 5 GALLON "RAY HARTMAN" STREET TREE.

WATER CONSTRUCTION NOTES

1. 2" PVC (SCH 40, OR EQUAL) WITH PRESSURE REGULATOR WATER SERVICE FROM METER TO RESIDENCE PER "WATER/GAS SERVICE TRENCH" DETAIL 1, SHEET NS2. VERIFY 1" IS ADEQUATE SIZE WITH FIRE SPRINKLER ENGINEER PRIOR TO CONSTRUCTION, AND ADJUST ACCORDINGLY.
2. NEW 1" METER TO BE SET IN EXISTING WATER METER BOX PER CITY OF MORRO BAY WATER CONNECTION STANDARD W-3. VERIFY 1" IS ADEQUATE SIZE WITH FIRE SPRINKLER ENGINEER PRIOR TO CONSTRUCTION, AND ADJUST ACCORDINGLY.

SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SEWER MAIN PER COMB DETAIL S-1. EXISTING SEWER LATERAL TO BE LOCATED AND REMOVED PRIOR TO CONSTRUCTION. SEWER INVERT ELEVATION TO BE FIELD VERIFIED PRIOR TO SEWER LATERAL CONSTRUCTION.
2. 4" PVC (SCH 40, OR CPC APPROVED MATERIAL) GRAVITY SEWER LATERAL AT 2% MIN. SLOPE FROM POINT OF CONNECTION TO NEW RESIDENCE PER COMB DETAIL S-1. WITH END-OF-RUN SEWER CLEAN OUT W/ LID PER COMB DETAIL S-2 AND BACK WATER VALVE. 4" SEWER CLEAN OUT TO BE PLACED A MINIMUM OF 2' FROM STRUCTURE.
3. 4" SEWER CLEANOUT

UTILITY CONSTRUCTION NOTES

1. INSTALL PE GAS SERVICE (SIZE PER GAS CO.) FROM EXISTING GAS MAIN TO RESIDENCE. TRENCH AND BACK FILL SHALL BE PER "WATER/GAS SERVICE TRENCH" DETAIL 1, SHEET NS2 AND PER COMB STANDARD W-6. VERIFY THE TRENCH DETAIL SATISFIES GAS COMPANY REQUIREMENTS PRIOR TO TRENCHING. EXISTING GAS LATERAL TO BE LOCATED AND REMOVED PRIOR TO CONSTRUCTION.
2. OVERHEAD UTILITIES TO BE INSTALLED PER UTILITIES COMPANY DIRECTION

SITE DATA

APN No.	ACREAGE:	ZONING
066-301-045	0.06	R2 S4 PD

TOPOGRAPHIC SURVEY

PROJECT No.	17-165
DATED:	JUNE 16, 2017
AS PREPARED BY:	MBS LAND SURVEYS

GEOTECHNICAL REPORT

PROJECT No.	XXXX
DATED:	XXXX
AS PREPARED BY:	XXXXXX GEOTECHNICAL, INC.

EARTHWORKS

CUT = 2 CY
FILL = 62 CY
NET = 60 CY FILL

FLOOD ZONE INFORMATION

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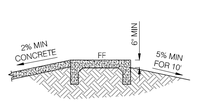

BUILDING SLAB SECTION

STORM WATER PROJECT INFORMATION

PROJECT NAME	MARINA RESIDENCE
APPLICATION NUMBER	TBD
ADDRESS AND APN	235 MARINA, APN: 066-301-045
NAME OF APPLICANT	KEN SCOTT
NAME OF OWNER	NICK DIBENEDETTO
PROJECT PHASE NUMBER	N/A
PROJECT TYPE	SINGLE FAMILY RESIDENCE
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PR NO. 1 - SITE DESIGN AND RUNOFF REDUCTION	EXEMPT, SRF PROJECT GENERATES LESS THAN 2,500 SF OF IMPERVIOUS AREA
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REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING
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GRADING AND UTILITY PLAN

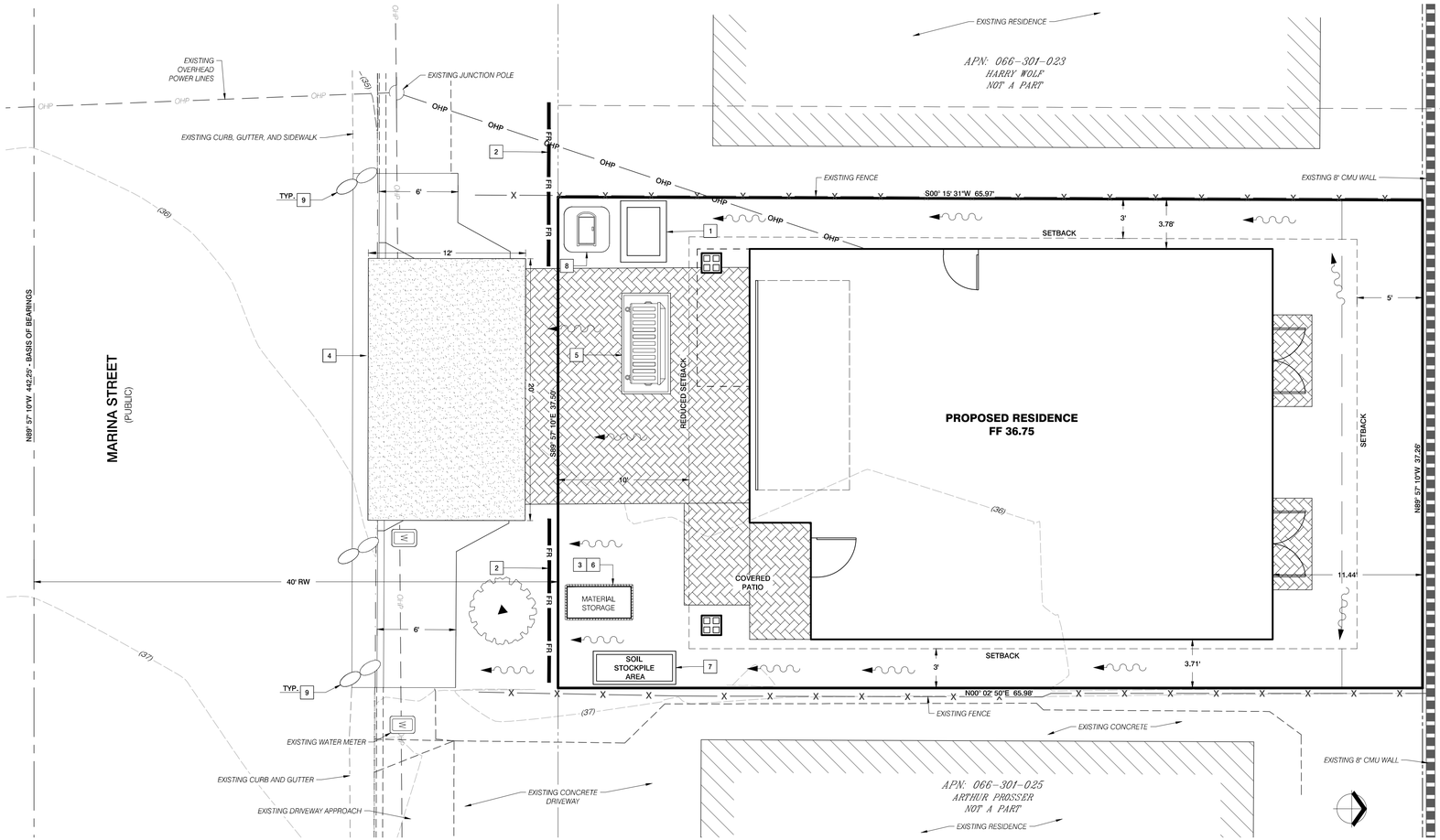
MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE: 6/6/2018
DRAFTER: DS
CHECKED: DS
SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
PRELIMINARY
CIVIL
STATE OF CALIFORNIA
6/6/2018

SHEET
C2
SHEET 5 OF 11 SHEETS

UP0-495/CP0-555



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT
- EXISTING BACK OF CURB
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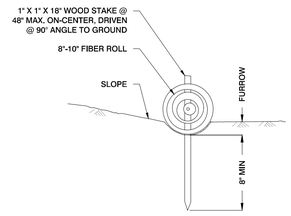
- EXISTING LIP OF CURB
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING FENCE
- EXISTING EDGE OF SIDEWALK
- BUILDINGS
- CONCRETE
- BACK OF CURB
- FACE OF CURB
- CURB LIP
- FLOW LINE
- GRADE BREAK
- SAWCUT
- SIDEWALK
- SETBACK
- DRAINAGE FLOW DIRECTION



FIBER ROLL DETAIL

EROSION CONTROL NOTES

1. INSTALL CONCRETE WASTE MANAGEMENT (WM-8) PRIOR TO THE PLACEMENT OF CONCRETE AND STUCCO, REFER TO WM-8 DETAIL, THIS SHEET
2. INSTALL FIBER ROLLS (SE-5) TO SLOW DRAINAGE AND TRAP SEDIMENT, PER FIBER ROLL DETAIL, THIS SHEET
3. MATERIAL DELIVERY AND STORAGE AREA, REFER TO CASQA WM-1
4. STABILIZED TRUCK ENTRANCE, REFER TO CASQA TC-1
5. MATERIAL WASTE DUMPSTER. DUMPSTER TO BE COVERED NIGHTLY AND PROTECTED FROM RAIN, REFER TO CASQA SD-32
6. STORAGE AREA FOR WASTE, VEHICLES, SERVICE LOADING/UNLOADING OF MATERIALS, FUELING AND WATER STORAGE, REFER TO CASQA SD-34, WM-01
7. SOIL STOCKPILE AREA, REFER TO CASQA WM-03
8. PORTA-POTTIE AREA
9. INSTALL GRAVEL BAG CHECK DAMS, REFER TO CASQA SE-4

SITE DATA

APN No.	ACREAGE:	ZONING
066-301-045	0.06	R2 S4 PD

TOPOGRAPHIC SURVEY

PROJECT No.	17-165
DATED:	JUNE 16, 2017
AS PREPARED BY:	MBS LAND SURVEYS

BEST MANAGEMENT PRACTICES: https://www.casqa.org

1. TEMPORARY SOIL STABILIZATION (EROSION CONTROL)	
SCHEDULING	EC-1
PRESERVATION OF EXISTING VEGETATION	EC-2
HYDRAULIC MULCH	EC-3
HYDROSEEDING	EC-4
SOIL BINDERS	EC-5
STRAW MULCH	EC-6
GEOTEXTILES, PLASTIC COVERS, EROSION CONTROL BLANKETS/MATS	EC-7
WOOD MULCHING	EC-8
EARTH DIKES/DRAINAGE SWALES AND LINED DITCHES	EC-9
OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES	EC-10
SLOPE DRAINS	EC-11
2. TEMPORARY SEDIMENT CONTROL	
SILT FENCE	SE-1
SEDIMENT/DESILTING BASIN	SE-2
SEDIMENT TRAP	SE-3
CHECK DAM	SE-4
FIBER ROLLS	SE-5
GRAVEL BAG BERM	SE-6
STREET SWEEPING AND VACUUMING	SC-07
SANDBAG BARRIER	SE-8
STRAW BALE BARRIER	SE-9
STORM DRAIN INLET PROTECTION	SE-10
CHEMICAL TREATMENT	SE-11
3. WIND EROSION CONTROL	
WIND EROSION CONTROL	WE-1
4. TRACKING CONTROL	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC-1
STABILIZED CONSTRUCTION ROADWAY	TC-2
ENTRANCE/OUTLET TIRE WASH	TC-3
5. MATERIAL, WASTE STORAGE AND/OR CLEANING ACTIVITIES	
MATERIAL USE	WM-2
STOCKPILE MANAGEMENT	WM-03
SPILL PREVENTION AND CONTROL	WM-04
PAVING AND GRINDING OPERATIONS	NS-03

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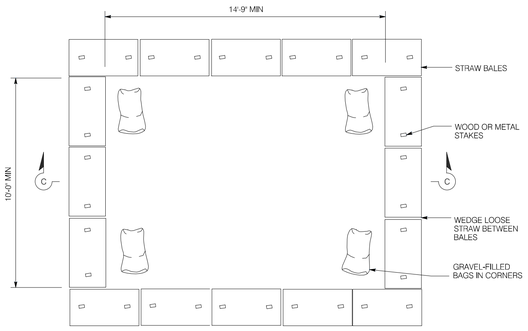
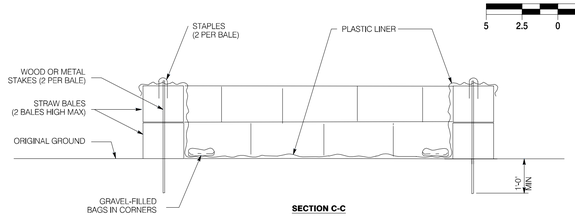


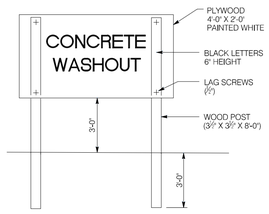
PLAN

TEMPORARY CONCRETE WASHOUT FACILITY

(ON GRADE)

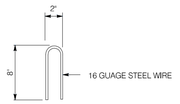


SECTION C-C



CONCRETE WASHOUT

SIGN DETAIL



STAPLE DETAIL

NOTES:

1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32'-10" OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS FOR BELOW GRADE CONCRETE WASHOUT FACILITY.

WM-8 - CONCRETE WASTE MANAGEMENT

NOTES:

1. EFFECTIVE SOIL COVER MUST BE PROVIDED ON ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
2. ALL CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED SHALL BE COVERED AND BERMED
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MONITORING THE APPROVED EROSION CONTROL AND SEDIMENTATION CONTROL PLAN
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MONITORING CASQA BEST MANAGEMENT PRACTICES.
4. ACCESS ROADS WILL BE CLEANED DAILY IF NECESSARY AND PRIOR TO ANY RAIN EVENT

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
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ENGINEERING DESIGN PROFESSIONALS, INC.
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EROSION CONTROL PLAN

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN # 066-301-045

DATE: 6/6/2018
DRAFTER: DS
CHECKED: DS
SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
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SHEET
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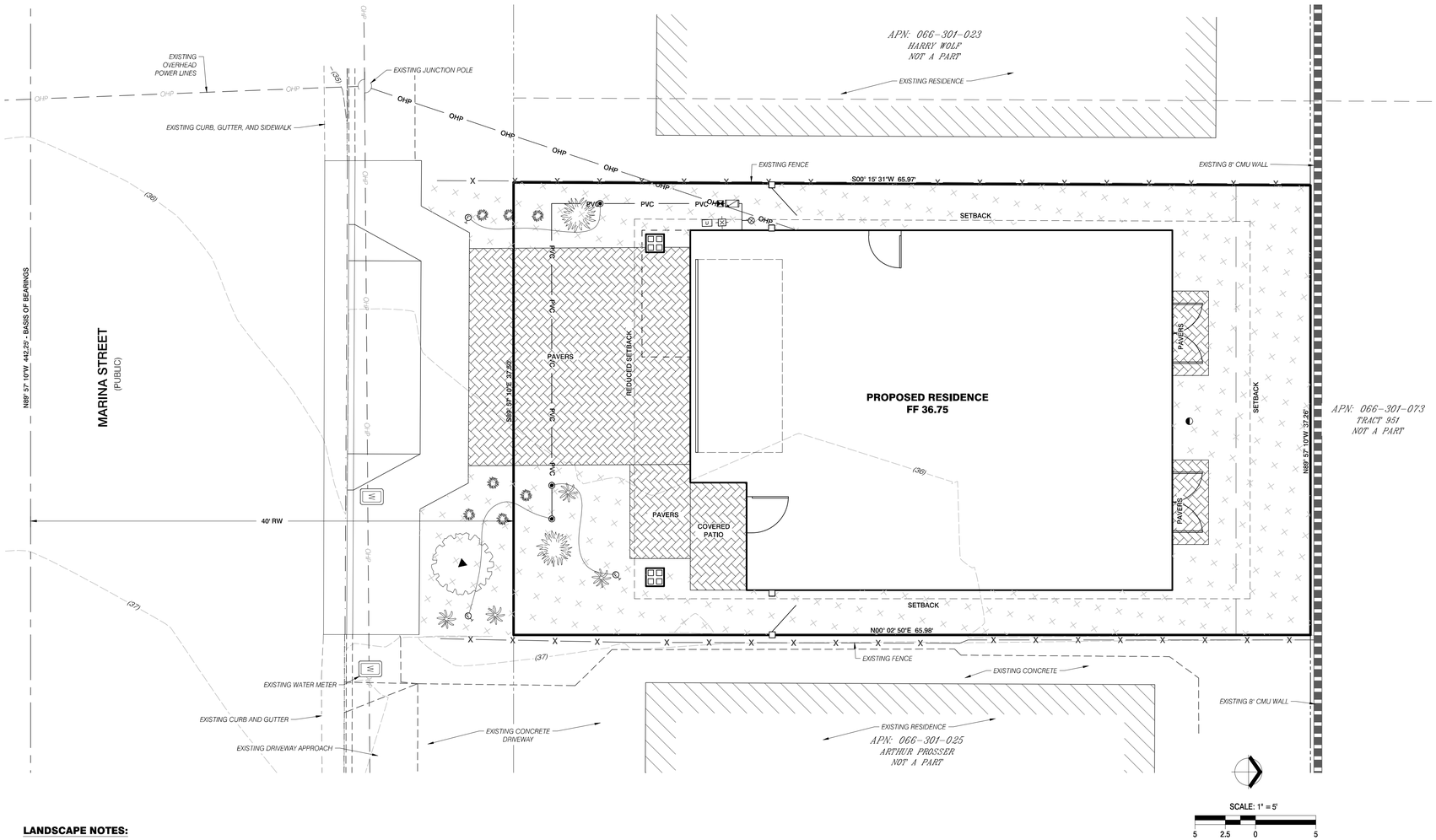

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- EXISTING MAJOR CONTOUR LINE (100)
- EXISTING MINOR CONTOUR LINE (101)
- EXISTING FENCE
- EXISTING EDGE OF SIDEWALK
- BUILDINGS
- CONCRETE
- BACK OF CURB
- FACE OF CURB
- CURB LIP
- FLOW LINE
- GRADE BREAK
- SAWCUT
- SIDEWALK
- SETBACK

IRRIGATION LEGEND

- RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30 PSI PRESSURE REGULATOR. 0.2 GPM-5GPM
- PIPE TRANSITION POINT TO DRIP BOX, PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER 6" DRIP BOX
- NETAFIM TLFV-1, AUTOMATIC FLUSH VALVE, WITH INSERT INLET
- BUCKNER-SUPERIOR B401 BENT NOSE GARDEN VALVE. 3/4"X3/4" FEMALE NPT HOSE BIBB, RED BRASS
- BEBCO 825Y 1" REDUCE PRESSURE BACKFLOW PREVENTER
- RAIN BIRD ESP4-SMTEI 4 STATION INDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL.
- RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE
- PVC — IRRIGATION MAINLINE: 1" PVC CLASS 315 SDR 13.5
- IRRIGATION LATERAL LINE: PBC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

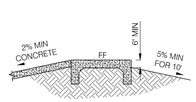
LANDSCAPE LEGEND

- AGA AFR
- SAL MIC
- FES GLA
- 3" OF HEAVY CHIPPED CEDAR OR REDWOOD BARK. CONFIRM WITH OWNER.

LANDSCAPE NOTES:

1. IRRIGATION SHALL CONSIST OF DRIP IRRIGATION THROUGHOUT, WITH AN AUTOMATIC CONTROLLER THAT IS WEATHER-BASED THROUGH A WIRELESS RAIN SENSOR. HYDRO-ZONES SHALL BE USED TO GROUP PLANT OF SIMILAR NEEDS AND EXPOSURE
2. SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION MEASURE WHEREVER POSSIBLE
3. ALL PLANTED AREAS SHALL RECEIVE 3" OF HEAVY CHIPPED CEDAR OR REDWOOD BARK. CONFIRM WITH OWNER. USE JUTE NETTING AND SHREDDED BARK ON ANY SLOPES 3:1 OR STEEPER.
4. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKE-OFF FROM THE PLAN WHICH SHALL PREVAIL IF DISCREPANCIES OCCUR.
5. ALL SOIL PREP AND PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS PROVIDED AT CONSTRUCTION DOCUMENT PHASE. PROVIDE AMENDMENT FOR EACH PLANTING HOLE PER SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE ADEQUATE DRAINAGE FROM ALL PLANTER AREAS. CONSULT WITH GENERAL CONTRACTOR.
7. NO SUBSTITUTION WILL BE ALLOWED WITHOUT APPROVAL OF OWNERS. CONTRACTOR SHALL EXHAUST ALL REASONABLE SOURCES BEFORE REQUESTING A SUBSTITUTION.
8. ALL PLANTS SHALL BE NURSERY GRADE. PLANTS ARE SHOWN AT MATURE DIAMETERS.
9. SITE CONDITIONS MAY REQURE ADJUSTMENT OF PLANT LOCATIONS.
10. PLAN IS SCHEMATIC FIELD CONDITIONS MAY BE VARY.
11. PROVIDE GOPHER BASKETS FOR PLANTS 1 GALLON AND LARGER

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600



BUILDING SLAB SECTION

HYDROZONE INFORMATION TABLE

HYDROZONE#	HYDROZONE DESCRIPTION	PLANT WATER USAGE	IRRIGATION TYPE	AREA (S.F.)	%LANDSCAPE AREA
	TOTAL LANDSCAPE AREA			315	100%
ZONE 1	DROUGHT TOLERANT SHRUB PLANTING	LOW WATER USE PLANTS	DRIP	315	100%

ETWU ESTIMATED TOTAL WATER USE

EQUATION: ETWU = ETO X 0.62 X [((PF X HA)/IE + SLA]; CONSIDERING PRECIPATATION ETWA = (ETO-EPPT) X 0.62 X [((PF X HA)/IE) + SLA]

IRRIGATION EFFICIENCY (IE) DEFAULT VALUE FOR OVERHEAD IS 0.75, AND FOR DIRP IS 0.81

PLANT WATER USE TYPE	PLANT FACTOR (PF)
VERY LOW - VL	0-0.1
LOW - L	0.2-0.3
MEDIUM - M	0.4-0.6
HIGH - H	0.7-1.0
SLA	1.0

HYDROZONE	IRRIGATION TYPE	PLANT WATER USE TYPE(S) (VL,L,M,H)	PLANT FACTOR (PF)	HYDROZONE AREA (HA) SF WITHOUT SLA	IRRIGATION EFFICIENCY (IE)	(PF X HA (SF))/ IE
ZONE 1	DRIP	L	0.30	315	0.81	117
			TOTAL:	315		117

RESULTS

MAWA = GALLONS	ETWU = GALLONS	ETWU COMPLIES WITH MAWA
4,286	2,894	4,286 > 2,894

PLANT INFORMATION

SHRUBS	BOTANICAL NAME/COMMON NAME	CONT	HABIT HXW	WUCOLS
SAL MIC	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	1 GAL	2-3' X 2-3'	UNKNOWN
AGA AFR	AGAPANTHUS AFRICANUS 'IMPROVED PETER PAN' / LILY OF THE NILE	5 GAL	1-1.5' X 1-1.5'	L

GRASS	BOTANICAL NAME/COMMON NAME	CONT	HABIT HXW	WUCOLS
FES GLA	FESTUCA GLAUCA/ 'ELIJAH BLUE'	1 GAL	H<1' X 1-2'	L

WATER CALCULATIONS FOR NEW REHABILITATED RESIDENTIAL LANDSCAPES

MAWA MAXIMUM APPLIED WATER ALLOWANCE

CITY:	MORRO BAY
CITY ETO:	39.9 INCHES/YEAR
OVERHEAD LANDSCAPE AREA:	0
DRIP LANDSCAPE AREA:	315 SF
SPECIAL LANDSCAPE AREA (SLA)	0 SF
TOTAL LANDSCAPE AREA:	315 SF

RESULTS:

MAWA = (ETO) X (0.62) X [(0.55 X LA) + (1.0 - 0.55) X SLA)]	4,286	GALLONS

SITE DATA

APN No.	ACREAGE:	ZONING
066-301-045	0.06	R2 S4 PD

TOPOGRAPHIC SURVEY

PROJECT No. 17-165
DATED: JUNE 16, 2017
AS PREPARED BY: MBS LAND SURVEYS

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
805.602.6167 | EDPINCORPORATED.COM

LANDSCAPE PLAN

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

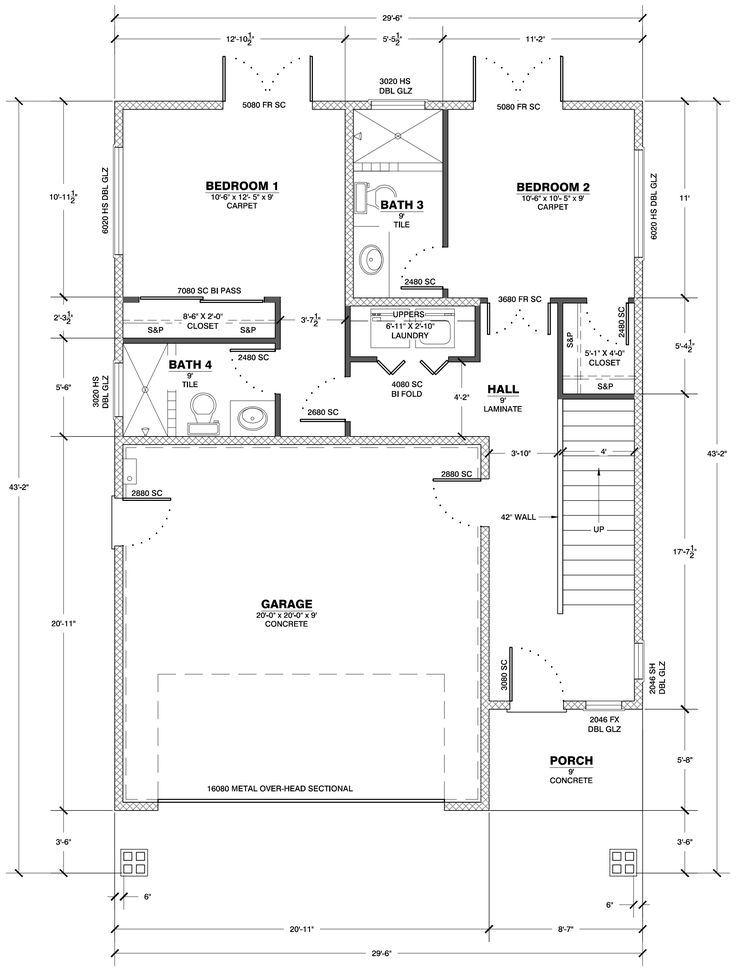
DATE: 6/6/2018
DRAFTER: DS
CHECKED: DS
SCALE: 1"= 5'

SHEET C4
SHEET 7 OF 11 SHEETS

UP0-495/CP0-555

FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING DESIGN PROFESSIONALS, INC. WITH ALL DISCREPANCIES PRIOR TO CONSTRUCTION
2. REFER TO FLOOR PLANS AND ELEVATIONS FOR CEILING HEIGHTS
3. ALL DIMENSIONS ARE TO FRAMING, NOT FINISHED WALL
4. FLOOR LEVEL CHANGE AT DOORS SHALL NOT EXCEED 1/2"
5. FIRE STOPS TO BE INSTALLED IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH AND IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENING WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.
6. EXTERIOR HEADERS SHALL BE 6 x 10 #1 DF UNLESS SPECIFIED OTHERWISE. INTERIOR HEADERS SHALL BE 4 x 8 #2 DF UNLESS OTHERWISE SPECIFIED
7. PROVIDE 2"X6" STUDS IN PLUMBING WALLS TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS PER CBC
8. PROVIDE SOLID BLOCKING AT STUDS FOR ITEMS INCLUDING BUT NOT LIMITED TO CABINETS, MIRRORS, SHELVING, COUNTERS, CASEWORK, AND FURNITURE
9. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT HARD SURFACE UP TO THE CEILING OR PER OWNER'S DIRECTION (HARD SURFACE TO BE A MIN. OF 72" ABOVE DRAIN INLET PER CBC)
10. WATER HEATER: AN ON-DEMAND RECIRCULATING (INSULATED HOT WATER LOOP) SYSTEM SHALL BE INSTALLED
11. SHOWER AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION
12. DRYER VENT SHALL COMPLY WITH CBC SECTION 504.3, SHALL BE VENTED TO OUTSIDE, AND SHALL EXCEED 14 FEET DISTANCE WITH MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET UNLESS MECHANICALLY ASSISTED BY A BOOSTER FAN. TERMINATION OF VENT SHALL COMPLY WITH SECTION 504.3 OF CBC AND FAN MANUFACTURERS SPECIFICATIONS
13. IF A GAS LOG LIGHTER IS INSTALLED, FLUE DAMPER TO BE PERMANENTLY BLOCKED OPEN PER CBC
14. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2" X 1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST PER CBC
    - 14.1. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.
    - 14.2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES
    - 14.3. WOOD BURNING FIREPLACES SHALL BE PROVIDED WITH (1) LAYER OF 5/8" TYPE "X" DRYWALL LINING THE INSIDE OF THE FIREPLACE VENT PIPE OR CHASE FROM CEILING PENETRATION TO ROOF SHEATHING
    - 14.4. ALL FIREPLACES SHALL HAVE APPROVED COLLAPSIBLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR. OUTSIDE COMBUSTION AIR IS NOT REQUIRED ON INTERIOR FIREPLACES INSTALLED OVER CONCRETE SLAB ON GRADE. MANUFACTURER'S INSTALLATION GUIDE TO BE ON-SITE FOR BUILDING INSPECTION
15. IF APPLICABLE FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES, UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.
16. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM CLEAR FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FLOOR
17. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE OF ONE-HOUR FIRE RESTRICTIVE CONSTRUCTION ON THE GARAGE SIDE PER CBC
    - 17.1. FIREWALL IS REQUIRED TO EXTEND FROM FLOOR TO ROOF SHEATHING PROVIDED A COMPLETE SEPARATION BETWEEN THE GARAGE AND SFD OR THE CEILING AND ALL BEARING WALLS OF CEILING ARE REQUIRED TO BE COVERED WITH FIRE RATED DRYWALL.
    - 17.2. WHEN THE CEILING IN THE GARAGE IS REQUIRED TO BE ENTIRELY PROTECTED, THE WALLS, BEAMS OR POSTS SUPPORTING THE CEILING ARE TO BE PROTECTED WITH EQUIVALENT FIRE RESTRICTIVE CONSTRUCTION PER CBC
    - 17.3. IF THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE CEILING AND ALL SUPPORTING ELEMENTS AND POSTS MUST BE FIRE PROTECTED AND JACKETED FOR PROTECTION AGAINST MECHANICAL DAMAGE PER CBC 704.2.5 AND 6.
18. GARAGE DOORS WHICH OPEN INTO A LIVING AREA SHALL BE PROTECTED BY A 1 3/8" TIGHT FITTING, SELF - CLOSING, SOLID CORE DOOR, OR A TIGHT FITTING, SELF-CLOSING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES PER CBC
19. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
    - 19.1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
    - 19.2. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF POOL EDGES
    - 19.3. WITHIN TUB ENCLOSURES
    - 19.4. WITHIN HOUT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING DURFACE AND DRAIN INLET
20. INSTALLED SKYLIGHTS SHALL BE TEMPERED GLASS
21. ALL FINISHES TO BE SPECIFIED BY OWNER



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'

STAIR NOTES

NOTES:

1. STAIRWAY WIDTH ABOVE THE HANDRAIL -- SHALL NOT BE LESS THAN 36", STAIRWAY WIDTH BELOW THE HANDRAIL SHALL NOT BE LESS THAN 31-½" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE THE HANDRAIL IS INSTALLED ON BOTH SIDES.
2. HANDRAILS MAY NOT PROJECT -- MORE THAN 4-½" ON EITHER SIDE OF THE STAIRWAY.
3. THE MINIMUM HEADROOM -- SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR OR LANDING.
4. THE MAXIMUM RISER HEIGHT -- SHALL BE 7-¾", THE RISER HEIGHT MAY NOT VARY MORE THAN 3/8" IN A FLIGHT OF STAIRS.
5. THE MINIMUM TREAD DEPTH -- SHALL BE 10" MEASURED FROM THE NOSING OF THE ADJACENT TREADS. THE TREAD DEPTH MAY NOT VARY MORE THAN 3/8".
6. THE STAIR PROFILE -- OF THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 9/16", A NOSING OF NOT LESS THAN ¾" BUT NOT MORE THAN 1-¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
7. THERE SHALL BE A FLOOR OR LANDING -- AT THE TOP AND BOTTOM OF EACH STAIRWAY (NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS). A LANDING IS REQUIRED EVERY 12' OF VERTICAL RISE. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED, EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS REQUIRED EVERY 147" OF VERTICAL RISE.
8. ILLUMINATION -- SHALL BE PROVIDED FOR INTERIOR AND EXTERIOR STAIRS, LANDINGS, AND TREADS. INTERIOR STAIRWAYS SHALL HAVE AN ARTIFICIAL LIGHT SOURCE LOCATED AT EACH LANDING OF THE STAIRWAY. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. EXTERIOR STAIRWAYS SHALL HAVE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL HAVE AN ARTIFICIAL LIGHT SOURCE AT THE BOTTOM LANDING OF THE STAIRWAY
9. USABLE SPACE UNDER STAIRS SHALL BE CONSTRUCTED FOR 1-HOUR FIRE-RESISITIVE CONSTRUCTION (1/2 IN TYPE "X" GYPSUM BOARD MIN.)

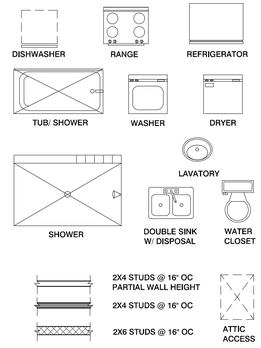
HANDRAILS:

1. HANDRAILS SHALL BE PROVIDED -- ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH 4 OR MORE RISERS.
2. THE HEIGHT -- SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.
3. HANDRAILS SHALL BE CONTINUOUS -- FOR THE LENGTH OF THE STAIRWAY, FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS SHALL RETURN OR TERMINATE -- IN NEWEL POSTS OR SAFETY TERMINALS.
4. HANDRAILS ADJACENT TO A WALL -- SHALL HAVE A SPACE OF NOT LESS THAN 1-½" BETWEEN THE WALL AND THE HANDRAIL.
4. THE HANDGRIP PORTION OF THE HANDRAIL SHALL BE EITHER TYPE I OR TYPE II AS DESCRIBED IN CRC SEC. R311.7.7.3, THE HANDGRIP SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

GUARDRAILS:

1. OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4".
2. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
3. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE OPENINGS LESS THAN 4-3/8".
4. GUARDRAILS SHALL BE INSTALLED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING RAMPS, STAIRS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
5. SHALL BE DETAILED SHOWING ADEQUACY OF CONNECTIONS TO RESIST THE LIVE LOADS PRESCRIBED IN CRC TABLE R301.5
6. SHALL HAVE A HEIGHT OF NOT LESS THAN 42" MEASURED VERTICALLY ABOVE THE WALKING SURFACE. ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS LOCATED ON THE OPEN SIDE OF STAIRS MAY HAVE A HEIGHT NOT LESS THAN 34".

LEGEND



AREAS

LOWER LEVEL - LIVING	617 SF
2ND LEVEL - LIVING	982 SF
TOTAL LIVING	1,599 SF
GARAGE	400 SF
DECK	57 SF

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
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FLOOR PLAN

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE: 6/6/2018
DRAFTER: DS
CHECKED: DS
SCALE: 1/4"=1'

SHEET
A1.1
SHEET 8 OF 11 SHEETS

UP0-495/CP0-555

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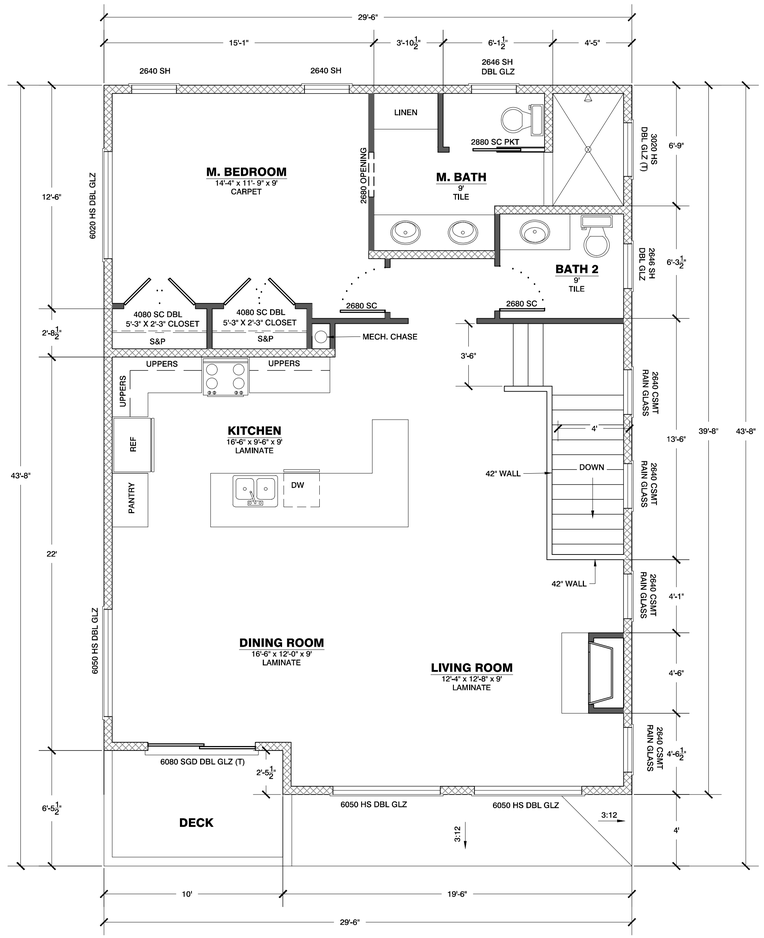
20. INSTALLED SKYLIGHTS SHALL BE TEMPERED GLASS
21. ALL FINISHES TO BE SPECIFIED BY OWNER



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'

STAIR NOTES

NOTES:

1. STAIRWAY WIDTH ABOVE THE HANDRAIL -- SHALL NOT BE LESS THAN 36". STAIRWAY WIDTH BELOW THE HANDRAIL SHALL NOT BE LESS THAN 31-½" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE THE HANDRAIL IS INSTALLED ON BOTH SIDES.
2. HANDRAILS MAY NOT PROJECT -- MORE THAN 4-½" ON EITHER SIDE OF THE STAIRWAY.
3. THE MINIMUM HEADROOM -- SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR OR LANDING.
4. THE MAXIMUM RISER HEIGHT -- SHALL BE 7-¾", THE RISER HEIGHT MAY NOT VARY MORE THAN 3/8" IN A FLIGHT OF STAIRS.
5. THE MINIMUM TREAD DEPTH -- SHALL BE 10" MEASURED FROM THE NOSING OF THE ADJACENT TREADS. THE TREAD DEPTH MAY NOT VARY MORE THAN 3/8".
6. THE STAIR PROFILE -- OF THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 9/16", A NOSING OF NOT LESS THAN ¾" BUT NOT MORE THAN 1-¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
7. THERE SHALL BE A FLOOR OR LANDING -- AT THE TOP AND BOTTOM OF EACH STAIRWAY (NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS). A LANDING IS REQUIRED EVERY 12' OF VERTICAL RISE. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED, EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS REQUIRED EVERY 147" OF VERTICAL RISE.
8. ILLUMINATION -- SHALL BE PROVIDED FOR INTERIOR AND EXTERIOR STAIRS, LANDINGS, AND TREADS. INTERIOR STAIRWAYS SHALL HAVE AN ARTIFICIAL LIGHT SOURCE LOCATED AT EACH LANDING OF THE STAIRWAY. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS FOUR OR MORE RISERS. EXTERIOR STAIRWAYS SHALL HAVE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL HAVE AN ARTIFICIAL LIGHT SOURCE AT THE BOTTOM LANDING OF THE STAIRWAY
9. USABLE SPACE UNDER STAIRS SHALL BE CONSTRUCTED FOR 1-HOUR FIRE-RESISITIVE CONSTRUCTION (1/2 IN TYPE "X" GYPSUM BOARD MIN.)

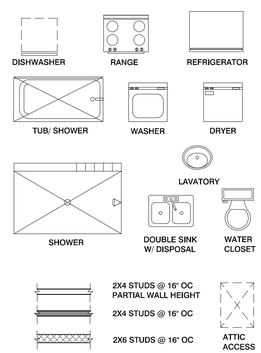
HANDRAILS:

1. HANDRAILS SHALL BE PROVIDED -- ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH 4 OR MORE RISERS.
2. THE HEIGHT -- SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING.
3. HANDRAILS SHALL BE CONTINUOUS -- FOR THE LENGTH OF THE STAIRWAY, FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS SHALL RETURN OR TERMINATE -- IN NEWEL POSTS OR SAFETY TERMINALS.
4. HANDRAILS ADJACENT TO A WALL -- SHALL HAVE A SPACE OF NOT LESS THAN 1-½" BETWEEN THE WALL AND THE HANDRAIL.
4. THE HANDGRIP PORTION OF THE HANDRAIL SHALL BE EITHER TYPE I OR TYPE II AS DESCRIBED IN CRC SEC. R311.7.7.3, THE HANDGRIP SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

GUARDRAILS:

1. OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4".
2. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
3. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE OPENINGS LESS THAN 4-3/8".
4. GUARDRAILS SHALL BE INSTALLED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING RAMPS, STAIRS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
5. SHALL BE DETAILED SHOWING ADEQUACY OF CONNECTIONS TO RESIST THE LIVE LOADS PRESCRIBED IN CRC TABLE R301.5
6. SHALL HAVE A HEIGHT OF NOT LESS THAN 42" MEASURED VERTICALLY ABOVE THE WALKING SURFACE. ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS LOCATED ON THE OPEN SIDE OF STAIRS MAY HAVE A HEIGHT NOT LESS THAN 34".

LEGEND



AREAS

LOWER LEVEL - LIVING	617 SF
2ND LEVEL - LIVING	982 SF
TOTAL LIVING	1,599 SF
GARAGE	400 SF
DECK	57 SF

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
805.602.6167 | EDPINCORPORATED.COM

FLOOR PLAN

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

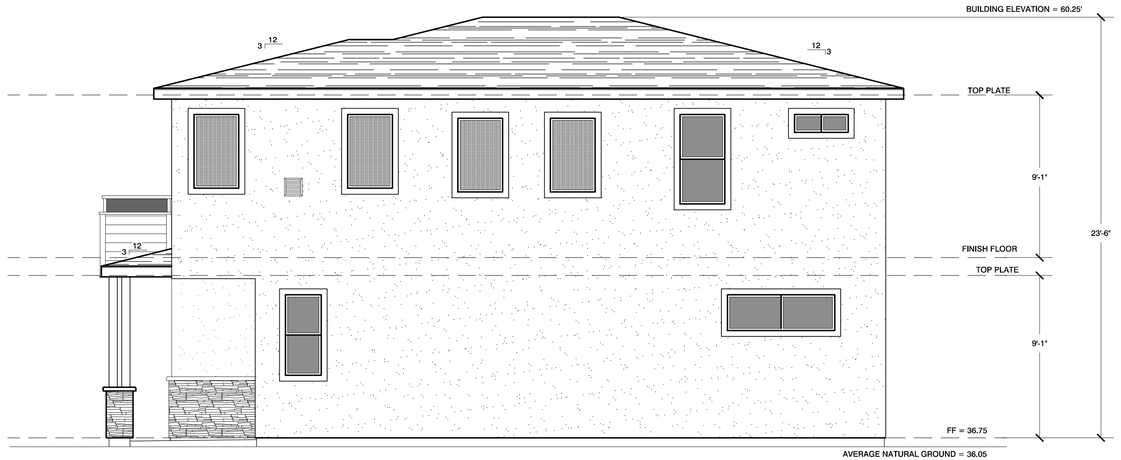
DATE:	6/6/2018
DRAFTER:	DS
CHECKED:	DS
SCALE:	1/4"=1'

SHEET
A1.2
SHEET 9 OF 11 SHEETS

UP0-495/CP0-555

FRONT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/4" = 1'

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
SAN LUIS OBISPO CA
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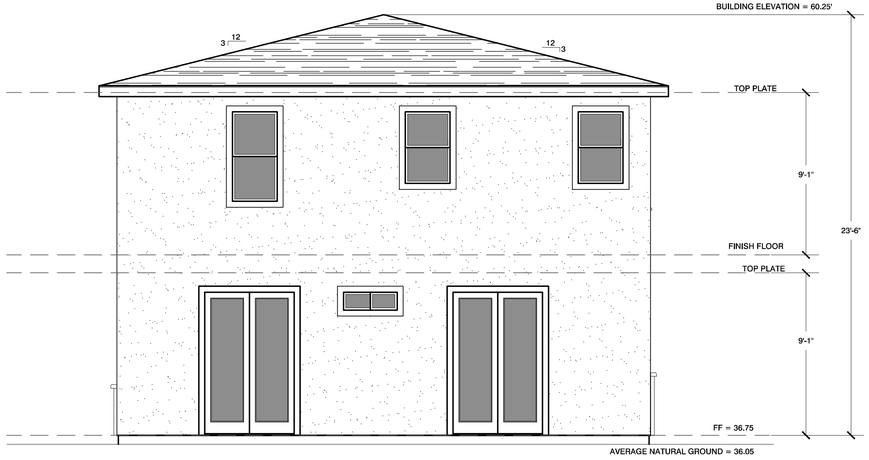
ELEVATIONS

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE:	DRAFTER:	CHECKED:	SCALE:
6/6/2018	DS	DS	1/4"=1'

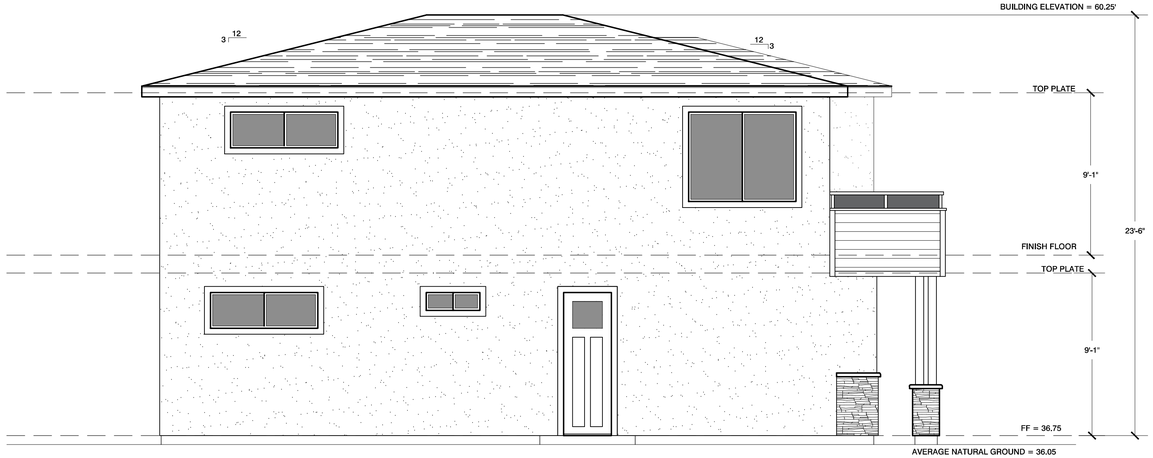
SHEET
A3.1
SHEET 10 OF 11 SHEETS

UP0-495/CP0-555



REAR ELEVATION

SCALE: 1/4" = 1'



LEFT ELEVATION

SCALE: 1/4" = 1'

REV	DATE	DESCRIPTION
A	1/2/2018	CDP - FIRST SUBMITTAL
A	6/6/2018	CDP - SECOND SUBMITTAL

ENGINEERING
DESIGN
PROFESSIONALS, INC.
SAN LUIS OBISPO CA
805.602.6167 | EDPINCORPORATED.COM

ELEVATIONS

MARINA STREET RESIDENCE
235 MARINA STREET
MORRO BAY, CA
APN# 066-301-045

DATE:	6/6/2018
DRAFTER:	DS
CHECKED:	DS
SCALE:	1/4"=1'

SHEET
A3.2
SHEET 11 OF 11 SHEETS

UP0-495/CP0-555

EXHIBIT C

RECEIVED
MAR 12 2018
City of Morro Bay
Community Development Dept.

LSA

BERKELEY
CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

March 9, 2018

Daniel Sotelo
Engineering Design Professionals, Inc.
3590 Sacramento Drive #120
San Luis Obispo, CA 93405

Subject: Historical Resource Evaluation of 235 Marina Street, Morro Bay, San Luis Obispo County, California (LSA Project No. EDP1801)

Dear Mr. Sotelo:

This letter and attached State of California Department of Parks and Recreation (DPR) 523 Series forms present the results of a California Register of Historical Resources (CRHR) eligibility evaluation conducted by LSA Associates, Inc. (LSA) for the single-family residence and detached garage at 235 Marina Street (project site) in Morro Bay, San Luis Obispo County, California.

The project site contains a 632-square-foot single-story residence built in 1930. The 2,968-square-foot (0.068 acre) rectangular parcel (APN 066-301-045) is in an urban residential setting and contains a 280-square-foot detached single-car garage, also built in 1930. A210-square-foot addition to the residence was built in 1938, and a remodel was completed in 1975. There is evidence of additions to the garage, but records do not indicate when these occurred. The surrounding area consists of single-family and multi-family residences of various sizes, on irregular parcels with consistent setbacks.

The purpose of this study is to evaluate whether the residential property at 235 Marina Street is eligible for inclusion in the CRHR, thereby qualifying as a historical resource under the California Environmental Quality Act (CEQA) (California Public Resources Code [PCR] §21084.1). To conduct the evaluation, LSA completed background research, including a map and literature review; research at city and county offices in San Luis Obispo and Morro Bay; and an eligibility evaluation of the buildings in the project site through the application of the California Register significance criteria.

REGULATORY FRAMEWORK

California Environmental Quality Act (CEQA)

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). CEQA states that it is the policy of the State of California to "take all action necessary to provide the people of this state with… historic environmental qualities… and preserve for future generations examples of the major periods of California history" (PRC §21001(b), (c)). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064.5(b)).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14(3) §15064.5; PRC §21083.2). If feasible, adverse effects to the significance of historical resources must be avoided or the effects mitigated (CCR Title 14(3) §15064.5(b)(4)). CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (California Office of Historic Preservation 2001b:6; see also CCR Title 14(3) §15126.5 (a)(1)).

The term CEQA uses to define or to describe a significant cultural resource is "historical resource," which is defined as any resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in the California Register of Historical Resources;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or
- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

California Register

"Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (CCR Title 14(3) § 15064.5(a)(3)). Archaeological resources may also be considered historical resources. For a cultural resource to qualify for listing in the California Register it must be significant under one or more of the following criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Criterion 2: Associated with the lives of persons important in our past;

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to being significant under one or more of these criteria, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and be able to convey the reasons for its significance (CCR Title 14 §4852(c)). Generally, a cultural resource must be 50 years or older to be eligible for the California Register.

FINDINGS AND CONCLUSIONS

LSA's background research and field survey identified one property over 50 years of age in the project site at 235 Marina Street: a single-family residence and a detached single-car garage. Attached to this letter are DPR523 Series forms that contain a historical background of the project site, including a context statement that identifies the ownership history, construction dates, occupants, and land use patterns for the project site and surrounding area.

Based on the findings of the background research and field review, the application of the significance criteria supports the conclusion that the building and detached garage do not appear eligible for inclusion in the CRHR under any criteria due to a lack of significant associations. The single-family residence and detached garage do not appear to qualify as a "historical resource" for the purposes of CEQA (as defined at PRC §21084.1).

Sincerely,

LSA Associates, Inc.

Amber Long, M.A.
Cultural Resources Manager
Architectural Historian/Historian

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z
Review Code Reviewer Date

 Resource Name: 235 Marina Street

P1. Other Identifier: N/A

P2. Location ☐ Not for Publication ☒ Unrestricted:

- **a. County:** San Luis Obispo
- **b. USGS 7.5' Quad:** *Morro Bay South* **Date:** 2003; **T**29S**/R**10E**;** Section 36.
- **c. Address:** 235 Marina Street **City** Morro Bay **Zip** 93442
- **d. UTM:** Zone 10S; 695182.04**mE**/3915552.14**mN**
- **e. Other Locational Data:** Assessor's Parcel Number 066-301-045.

P3a.Description: This resource is a single-story, single-family residence with a detached single-car garage and storage addition, built in 1930 in the Minimal Traditional style. In 1975 the residence underwent a remodel resulting in the Craftsman Bungalow/Pueblo Revival style present today (San Luis Obispo County Assessor, 1975). The residence and garage are situated on a 2,968-square-foot rectangular lot on the north side of Marina Street in Morro Bay. The residence is set back approximately 15 feet from Marina Street. The detached garage is situated behind the residence, on the west side of the parcel, and is set back approximately 50 feet from Marina Street. The parcel is situated in a residential urban setting and is zoned as "Duplex Residential, Planned Development, Design Criteria" and has a land use designation of "Mixed Use Area A", defined by the City General Plan as prioritizing visitor-service recreational and commercial uses first, and residential uses as a secondary land use (City of Morro Bay 1988, 1997, 2010). The residence consists of a low-pitched, cross-gabled roof with a front-facing gable, and wide eaves with decorative wooden knee braces. Clad in stucco siding, the primary (south) façade consists of a trio of 12-light aluminum windows. The outer windows are fixed, while the center window includes a casement window. The partial-width porch consists of a flat roof with projecting wooden roof beams extending through the façade. (see Continuation Sheets)

P3b. Resource Attributes: (HP2) Single-family property, (HP4) Ancillary building

P4. Resources Present: ☒ Building

P5a. Photograph:

P5b. Description of Photo: 235 Marina Street. View to south. LSA photograph, 2/21/2018

P6. Date Constructed/Age and Source:
Historic Built 1930, Remodeled 1975, San Luis Obispo County Assessor.

P7. Owner and Address:
Nick DiBenedetto
16632 Coral Cay Lane
Huntington Beach, California 92649

P8. Recorded by:
Amber Long, M.A.
LSA
285 South Street, Suite P
San Luis Obispo, California 93401

P9. Date recorded: February 21, 2018

P10. Survey Type: Intensive

P11. Report Citation: Long, Amber. 2018. *Historical Resource Evaluation of 235 Dunes Street, Morro Bay, San Luis Obispo County, California.* LSA, San Luis Obispo, California.

Attachments: :☒**Location Map** :☒**Continuation Sheet(s)** :☒**Building, Structure, and Object Record**
DPR 523A (1/95)

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: 6Z
Resource Name: 235 Marina Street

B1. Historic Name: N/A
B2. Common Name: 235 Marina Street
B3. Original Use: Single-family residence
B4. Present Use: Singe-family residence
B5. Architectural Style: Craftsman Bungalow/Pueblo Revival
B6. Construction History: San Luis Obispo County Assessor's Office records indicate that the residence and detached garage were built in 1930 (estimate). In 1938, a 210 square foot addition was approved at the rear of the house. In 1975, the residence underwent a remodel and the façade was completely changed. The porch and front door were moved to the right side of the residence and partially enclosed, and new windows were installed. The architectural style was changed from Minimal Traditional to Craftsman Bungalow/Pueblo Revival (DiBenedetto, personal files). (See Continuation Sheets)

B7. Moved? No
B8. Related Features: Detached garage
B9. a. Architect: Unknown
b. Builder: Unknown

B10. Significance: Themes: Depression-Era Residential Development **Area:** Morro Bay
Period of Significance: 1930 **Property Type:** Single family residence **Applicable Criteria:** N/A

Historic Context:

See Continuation Sheets.

B11. Additional Resource Attributes: (HP2)--Single-family property, (HP4)--Ancillary building

B12. References:

Angel, Myron

1883 *History of San Luis Obispo County*. Thompson & West, Oakland California. Reprinted 1979, Valley Publishers, Fresno, California.

Archaeological Consulting

1985 *Preliminary Cultural Resources Reconnaissance for the Proposed Morro Bay Hotel.* Salinas, California.

See Continuation Sheets.

B13. Remarks: None

B14. Evaluator:
Amber Long, M.A.
LSA
285 South Street, Suite P
San Luis Obispo, California 93401

Date of Evaluation: February 21, 2018

(This space reserved for official comments.)

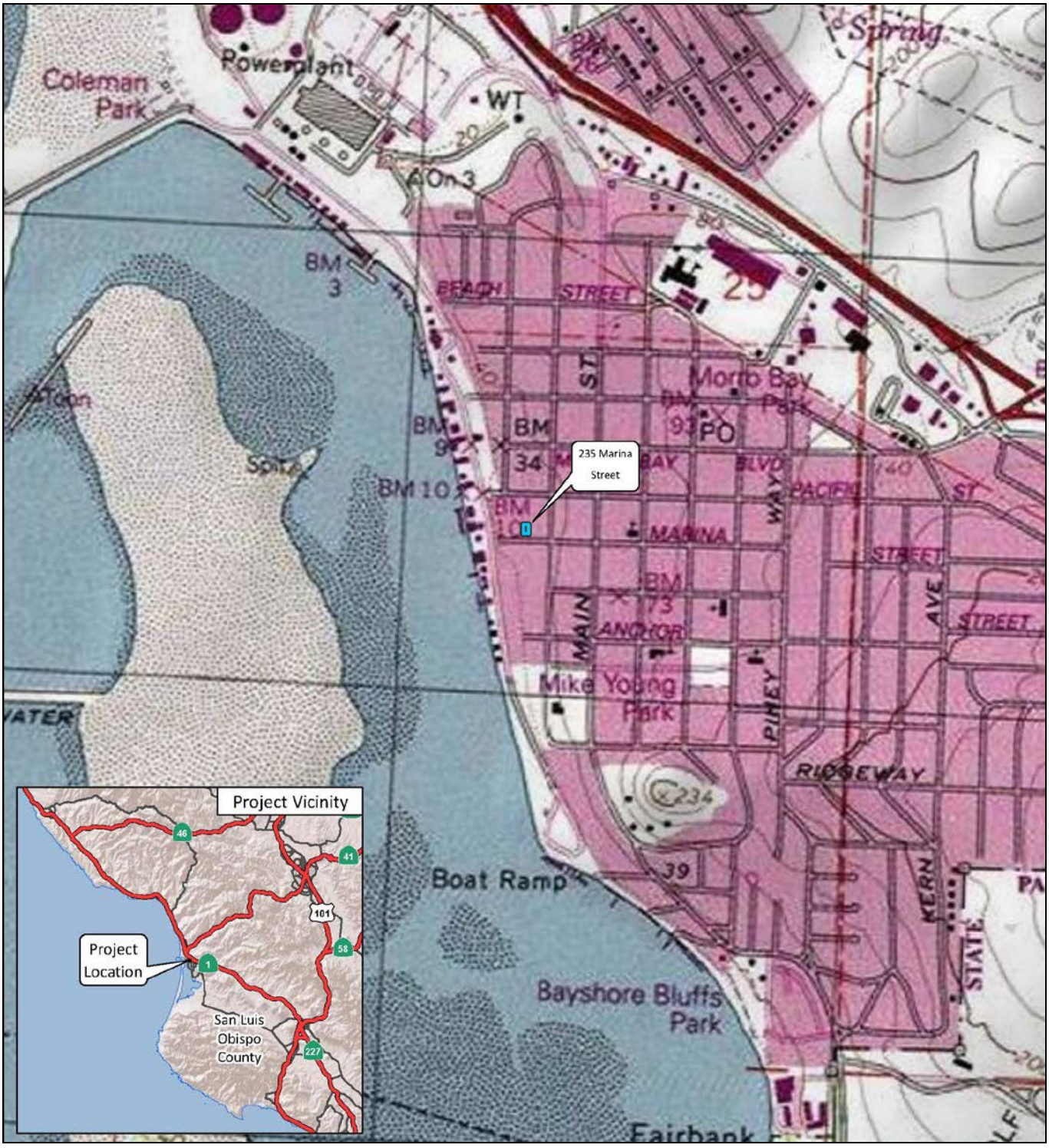
DPR 523B (1/95)

EXHIBIT D

State of California C The Resources Agency	**Primary #**
DEPARTMENT OF PARKS AND RECREATION	**HRI#**
LOCATION MAP	**Trinomial**

Page 3 **of** 15 **Resource Name:** 235 Marina Street

Map Name: USGS 7.5-minute *Morro Bay South, Calif.*; **Scale:** 1:24,000 **Date of Map:** 2003



DPR 523J (1/95)

State of California C The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
CONTINUATION SHEET **Trinomial**

Recorded by: Amber Long **Date:** February 21, 2018

P3a. Description (continued)

The porch is partially enclosed and accessed by a concrete walkway and three concrete and red brick steps. The porch façade includes one double-hung metal-framed window with decorative spindles. The entry to the porch consists of a pointed archway with a half-height wooden gate that mimics the shape of the arch. The wooden gate includes matching decorative spindles. Inside the partially enclosed porch, the ceiling is lined with wooden beams; there is an 8-light, metal-sash casement window, and a 9-panel wooden door. The floor of the porch is red brick. The right-hand (east) side of the porch is open. The west façade consists of one 20-light, wood-framed, fixed window on the right hand side of the façade. Next to the window the footprint of the building bumps out where a fireplace may have been, although no chimney is present at the roof line to verify this. Towards the left-hand side of the façade is a 12-light wood-framed, fixed window, and a back door with a 9-light window, accessed by two concrete and brick steps with one metal rail. The north (rear) façade of the residence consists of two aluminum-framed sliding windows, and a utility cabinet under the main gable. To the left is the addition from 1938 which consists of a low pitched shed-style roof, one large aluminum-framed sliding window, and an exterior wooden door accessed by two concrete and brick steps. The east façade runs along the fence line and was not accessible for observation. The Residential Building Record at the County Assessor's office indicate that the 1938 addition built the residence out to the fence line on the east façade of the residence. The residence sits on a raised concrete foundation.

The single-car detached garage is located down a concrete driveway on the west side of the parcel and sits at the rear of the parcel. The garage has a low-pitched gabled roof with decorative knee braces and moderate, open eaves. The primary (south) façade contains a pair of barn style doors with decorative wood trim. The west façade lies on the property line and consists of vertical tongue and groove siding. The north (rear) façade is stucco with no other defining features) The east façade is accessed from the driveway by a tall, narrow, wooden gate with a round detail on top. The east façade consists of a wooden access door to the garage interior, and an addition extending eastward into the backyard. The addition consists of a flat roof with a moderate overhang creating a shallow, full-width porch supported by three unadorned columns. The east façade of the addition consists of a wooden exterior door and a small square, wood-framed, fixed window. The north (rear) façade of the addition consists of an exterior entry point that has been boarded over. The backyard consists of concrete pavers and a craftsman-style wood trellis leading from the pavers to an area overgrown with shrubs and small rocks.

B6. Construction History (continued)

In 1989, a special encroachment permit was approved to allow the owners to maintain landscaping and a fence in the City right-of-way (San Luis Obispo County Clerk, 1989).

The following permits for 235 Marina Street are on file with the City of Morro Bay Building Department:

December 7, 1970	Electrical Permit #16319 – L. H. Riggs, permit for electrical wiring
September 21, 1972	Electrical Permit #16946 – Jack McAfee, permit for electrical service
July 11, 1975	Permit, no number – Phillippe and Maria Dahlem, permit for an alteration, details hard to read
March 8, 1977	Permit #18494 – Phillippe Dahlem, permit for a new fence
October 26, 1978	Permit, no number – Phillippe Dahlem, permit for a 4' by 10' gate
February 28, 2017	Permit #B00-031-415 – Germaine C. McAfee Trust, permit for new electrical

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Recorded by: Amber Long **Date:** February 21, 2018

B10. Significance (continued)

Morro Bay

The project site is located in the former Rancho Moro y Cayucos, an 8,845-acre rancho that combined ranchos Moro and Cayucos, which were granted by Mexican Governor Juan B. Alvarado to Martin Olivera and Vicente Feliz, respectively. The ranchos were later combined by James McKinlay, a Monterey-based businessman and Scottish immigrant who came to California in 1824. Rancho Moro y Cayucos contained lands that what would later become the communities of Morro Bay, Morro Beach, and Cayucos. McKinlay was an absentee landowner based in Monterey, and by 1854, he was in financial distress due to the disruption of the business climate and familial-based networks of the Mexican period by the United States' annexation of California from Mexico in 1846, the Gold Rush in 1848, and statehood in 1850 (Jones 1994:29-30). In 1860, McKinlay fought off the foreclosure of Rancho Moro y Cayucos via a loan from Domingo Pujol, a San Francisco-based attorney. Over time, McKinlay steadily lost control of his ranch by mounting indebtedness to Pujol. An 1877 court ruling granted Pujol a clear title to Rancho Moro y Cayucos, which he then subdivided into small farms and diaries. This remained the dominant land-use pattern until the 1920s (Angel 1979:214; Jones 1994:30, 32).

In the 1870s, the Town of Morro was established, quickly developing around a pier and embarcadero. Schooners plying the coast would stop and purchase or trade for locally produced goods such as dairy products, potatoes, barley, wheat, beans, peas, and wool (Jones 1994:30). Treacherous sailing and landing conditions at Morro Bay due to heavy silting relegated the town to a backwater with a population of only 100 people in 1875 (Schmicking 2012:5).

For most of the early-to-mid-20th century, Morro Bay remained agricultural in nature with beans, potatoes, wool, butter, and cheese as the main commodities (Schmicking 2012:4-5; Jones 1994:35; USGS 1897, 1900, 1943, 1951). The modern history of Morro Bay began with the establishment of Morro Road connecting the community of Atascadero with the beaches at Morro Bay, and the state highway connecting Monterey to San Luis Obispo. The area was soon discovered by tourists, and, in 1913, the Atascadero Colony was established by developer Edward Gardner Lewis, who offered residents "the healthful enjoyment of country life" (Jones 1994:36). Lewis wanted to offer the citizens of Atascadero relief from summertime heat through easy coastal access, and he established the Atascadero Beach Estates development along the beaches north of Morro Bay. The state highway opened in 1921, but in 1924, Lewis' plans came to an end when he filed for bankruptcy. However, his vision spurred the growth of Morro Bay during the 1920s, and in 1933, the Atascadero-Morro Road was built. Designated as State Route 125-A, this road spurred the population of Morro Bay to over 800 by 1930 (Jones 1994:43; Schmicking 2012:5). Today, the Atascadero-Morro Road is modern State Route 41 (E.G. Lewis Highway).

Unlike many towns across America, the Great Depression did not slow Morro Bay down, and, in fact, development accelerated into the 1930s (Gates and Bailey 1982:45). Two oil companies opened their doors, providing local jobs: Standard Oil Company (1930) and Texaco (1936). A local newspaper, the *Morro Bay Sun*, was founded in 1932. In addition, the Works Progress Administration (WPA) embarked on multiple projects in Morro Bay, including filling in the northern entrance channel to the harbor, working on the new northern breakwater, constructing a causeway to Morro Rock, and renovating the golf course. In 1934, the State of California acquired the land to establish Morro Bay State Park and Campground (Ibid, 136).

The treacherous sailing conditions at Morro Bay continued to prevent more diversified economic growth of the community. Before World War II, the main port along the San Luis Obispo County coast was at Port San Luis near Avila Beach. During World War II, the military dredged Morro Bay, which widened the mouth of the bay, deepened the channel, and made smoother sailing into and out of the harbor (USGS 1900, 1943). The dredging of Morro Bay (now routinely conducted by the Army Corps of Engineers) improved the harbor and increased the productivity of the local commercial fishing industry. By the 1980s, however, the commercial and recreational fishing business had outpaced sustainable fish population levels. By the early 1990s, the fishing industry had collapsed (Schmicking 2012:24). In response to development pressures, economic growth, and a desire for more local governance, the Town of Morro Bay incorporated as a city in 1964. Today, Morro Bay relies upon a combination of tourism and limited recreational and commercial offshore fishing. Morro Bay State Park protects area wildlife and provides opportunities to explore the area.

State of California C The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
CONTINUATION SHEET **Trinomial**

Recorded by: Amber Long **Date:** February 21, 2018

B10. Significance (continued)

235 Marina Street

In March of 1930, Nicholas J. Shields sold the "south half of block 19 as laid down and designated on a plat of said Town of Morro made by March and McAlister" to Maude and A. Manford Brown (San Luis Obispo County Clerk, 1930). The south half of block 19 included lot 16, which encompassed the current parcel, and two other parcels (Sanborn Map Company, 1932). In April of 1937, Mr. Brown married Mrs. Dorothy M. Huskey (divorced) and transferred the property to her in June of the same year (San Luis Obispo Daily Telegram, 1937). Mr. Brown passed away in 1941 and Mrs. Huskey presumably married A. R. West, as the grant deed from October 4, 1948 cites that "Dorothy West (Huskey)" and A. R. West sold the property to Mamie and Wesley Reber (San Luis Obispo Telegram Tribune, 1941). On October 20, 1948, the Rebers sold the property to Dora Gardner, a widow. Ms. Gardner sold the property to Herman and Hattie Dreyer. Hattie passed away in May of 1963, giving Herman sole ownership, and Herman granted the property to his daughter Roberta Shaw in October of 1963 on the condition that he could enjoy the property for the duration of his life (San Luis Obispo County Assessor, 1963). In December of 1970, Ms. Shaw sold the property to Lawrence and Mary Riggs, who in turn sold the property to the Phillippe and Maria Dahlem in May of 1972. In 1990, the Dahlem's transferred the property into their living trust. In July of 1994, Marie Dahlem, then a widow, transferred the property out of the living trust and filed a gift deed to Germaine C. McAfee and Jules Dahlem, each with a fifty percent interest. In August of 1997, Monique Dahlem, Jules Dahlem's wife, filed a quitclaim deed to her interest in the property, and Jules transferred his interest to Germaine. Germaine McAfee then transferred the property into her living trust. In May of 2017, Germaine McAfee sold the property to Cynthia Williams and Nicholas DiBenedetto, trustees of the Williams-DiBenedetto Trust, and the current owners of 235 Marina Street.

California Register of Historical Resources Significance Evaluation

The residential property at 235 Marsh Street is evaluated here under the significance criteria of the California Register of Historical Resources (CRHR). Research indicates that 235 Marsh Street is associated with the early Depression Era residential development of Morro Bay in the 1930s, a pattern of events that made a significant contribution to the broad patterns of the history of Morro Bay and San Luis Obispo County. However, the Great Depression did not slow down the rural economy of Morro Bay in the same way as it did many other parts of the state, due in part to its agricultural based economy and federal investment through the WPA. In 1975, the residence at 235 Marina Street underwent a remodel, completely changing the architectural style of the primary façade and removing all traces of the original Minimal Traditional style.

No evidence was identified to elevate the property in associative stature to this time period; it does not possess specific, important associations within this context that distinguish it from the other buildings with similar design, construction history, and use. Based on this, 235 Marina Street is not significant under **Criterion 1, Event**. Background research in government records and city directories indicated the property was owned by A. Manford Brown, who was a prominent realtor and responsible for subdividing many parcels in Morro Bay to spur development (San Luis Obispo Telegram Tribune, 1941). A. Manford Brown was also credited as the founder of Kettleman City (San Francisco Chronicle, 1931). However, research could not place Mr. Brown as a resident of 235 Marina Street. Newspaper articles describing his marriage to Dorothy Huskey refer to his long-time residence as being located on the Bay Front. The residence at 235 Marina Street is located on the bluff above the bay, far enough away that it would not be described as the "Bay Front." Furthermore, the Residential Building Record from the County Assessor describes the fixtures in the house as cheap and of substandard construction which could be further evidence that A. Manford Brown, a prominent citizen and successful developer, did not live at 235 Marina Street. No further associations with individuals important to the history of Morro Bay were identified. Based on this, 235 Marina Street is not significant under **Criterion 2, Person**. The residential property at 235 Marina Street was remodeled in 1975 to the current Craftsman Bungalow/Pueblo Revival style, removing all evidence of the original Minimal Traditional features, as shown in the photograph from 1962. Background research indicates neither the original construction nor the remodel is the work of an important, creative individual; it does not possess high artistic values; and is not part of an existing or proposed historic district. Based on this, 235 Marina Street is not significant under **Criterion 3, Design/Construction.**

B10. Significance (continued)

California Register of Historical Resources Significance Evaluation (continued)

The residential property at 235 Marina Street was built in 1930 using common materials and construction methods at the time, both well understood and documented in contemporary architectural publications. The property architect and builder are unknown, and the property underwent an addition in 1938 and a remodel in 1975. Therefore, it is not likely that the residence or detached garage will provide information important to prehistory or history. Based on this, 235 Marina Street is not significant under **Criterion 4, Information Potential.**

Integrity

The property at 235 Marina Street is not significant under any of the criteria of the CRHR; therefore, its integrity was not assessed.

Conclusion

The residential property at 235 Marsh Street consists of a single-story Minimal Traditional style single-family residence and a detached garage built in 1930, and remodeled in 1975 to the current Craftsman Bungalow/Pueblo Revival style. The property was originally used as, and still remains, a single-family residence. Based on background research and field survey, the residential property at 235 Marina Street does not appear eligible for inclusion in the CRHR under any of the eligibility criteria due to a lack of significant historical associations. For this reason, the residential property at 235 Marina Street is not a historical resource for the purposes of the California Environmental Quality Act (California Public Resources Code §21084.1).

B12. References (continued)

Archaeological Consulting

1985 *Preliminary Cultural Resources Reconnaissance for the Proposed Morro Bay Hotel.* Salinas, California.

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C.A. Singer & Associates, Inc.

2001a *Cultural Resources Survey and Impact Assessment for a Commercial Property at 360 Dune Street in the City of Morro Bay, San Luis Obispo County, California.* Cambria, California.

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City of Morro Bay

1970-2017 Permit Application Records for 235 Marina Street, Morro Bay. On file at City of Morro Bay Public Services Department, Morro Bay, California.

1988 *City of Morro Bay General Plan: Land Use, Open Space and Conservation Elements.* Morro Bay, California. Electronic document, https://www.morro-bay.ca.us/DocumentCenter/ Home/View/493, accessed February 22, 2018.

1997 *Morro Bay Land Use Map*. Morro Group, Inc. Revised February. Electronic document, http://www.morro-bay.ca.us/DocumentCenter/Home/View/441, accessed February 20, 2018.

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B12. References (continued)

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Legion Archaeological Research

1980 *Diablo Can yon Power Plant Early Warning System Cultural Resources Literature Search and Report on the Field Investigation of Selected Pole Sitings.* San Rafael, California.

Map of Morro

1889 *Map Showing the Lands of March and McAlister.* On file at the San Luis Obispo County Surveyor's Office.

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Sanborn Map Company

1932 *Morro Bay, California*. Sheet 2. Sanborn Map Company, Perris New York.

San Francisco Chronicle

1931 Mention "Kettleman City, With $10,000,000 Assessment Roll, Founded on a 'Hunch'", 27 January. San Francisco, California.

San Luis Obispo County Assessor

1930-1977 Residential Building Record for 235 Marina Street, Morro Bay. On file at San Luis Obispo County Assessor, San Luis Obispo, California.

San Luis Obispo County Clerk-Recorder

1930-2017 Deed history in Official Records for 235 Marina Street, Morro Bay. On file at San Luis Obispo County Clerk-Recorder, San Luis Obispo, California.

San Luis Obispo Daily Telegram

1937 Mention "Mrs. Huskey and A. Manford Brown Married Here", 19 April. San Luis Obispo, California.

San Luis Obispo Telegram Tribune

1941 Obituary. "Prominent Oil Developer Dies", 17 July. San Luis Obispo, California

Schmicking, Darin

2012 *An Analysis of Coastal Marine Impacts Caused by Prehistoric and Historic Fishing Practices in Moro Bay*, Ca. Social Sciences Department, College of Liberal Arts, California Polytechnic University, San Luis Obispo, California. Electronic document, http://digitalcommons.calpoly.edu/cgi/viewcontent.cgi?article=1088&context=socssp, accessed March 10, 2015.

B12. References (continued)

Science Applications International Corporation

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U.S. Geological Survey

2003 *Morro Bay South Quadrangle*. 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D. C.

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, front (south) façade, view to the north. LSA Photograph 2/21/2018.

Detail of 235 Marina Street, south façade, view to the northwest. LSA Photograph 2/21/2018.

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DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

 Resource Name: 235 Marina Street

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, enclosed porch detail, view to the west. LSA Photograph 2/21/2018.

DPR 523L (1/95)

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, west façade and detached garage, view to the northeast. LSA Photograph 2/21/2018.

235 Marina Street, detail of detached garage, west façade, view to the northeast. LSA Photograph 2/21/2018.

DPR 523L (1/95)

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, backyard with view of the north façade of the residence (left), east façade of addition to garage (center) and north wall of the parcel (right), view to the west. LSA Photograph 2/21/2018.

235 Marina Street, north (rear) façade, view to the south west. LSA Photograph 2/21/2018.

DPR 523L (1/95)

State of California C The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
CONTINUATION SHEET Trinomial

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, backyard with view of garage addition (foreground), rear wall of garage (back right), and rear façade of residence (left), view to the southwest. LSA Photograph 2/21/2018.

235 Marina Street, view from rear of backyard with garage addition in foreground (right) and rear (north) façade of residence in the background (left), view to the south. LSA Photograph 2/21/2018.

DPR 523L (1/95)

State of California C The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
CONTINUATION SHEET **Trinomial**

 Resource Name: 235 Dunes Street

Recorded by: Amber Long **Date:** February 21, 2018

P5a. Photograph:

235 Marina Street, backyard with view of garage addition (left), landscaping, and rear wall of parcel, view to the north. LSA Photograph 2/21/2018.

235 Marina Street, view of primary façade before the remodel, view to the northwest. McAfee Photograph, 3/2/1962.

AGENDA NO: B-2

MEETING DATE: August 21, 2018

Staff Report

TO: **Planning Commissioners** **DATE: August 13, 2018**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: **535 Atascadero Road; Tentative Parcel Map (S00-125) and Coastal Development Permit (#CP0-490) and Conditional Use Permit (#UP0-443)** Request for Tentative Parcel Map, Conditional Use Permit, and Coastal Development Permit approval for a lot split located in the R-4/PD Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 23-18** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated June 1, 2018 (Exhibit B).

APPLICANT:

Marc Eisemann

ADDRESS/APN:

535 Atascadero Road
068-231-020

PROJECT DESCRIPTION:

The Applicant is requesting Tentative Parcel Map, Coastal Development Permit, and Conditional Use Permit approval for the reconfiguration of the existing parcel into two lots. Parcel 1 would be 9,178 square feet and is developed with an existing single-family residence. Parcel 2 would be 9,179 square feet and would have the potential for future multi-family residential development.

Prepared By: JG Department Review:

PROJECT SETTING:

The project is located within Planning Area No. 3 of the Local Coastal Plan, within the R-4/PD High Density Residential Zoning District, and outside of the Coastal Commission Appeal Jurisdiction. The average slope varies; Parcel 1 has an average slope of approximately 9% and Parcel 2 has an average slope of approximately 12% both of which slope down to the south.

The project site is located along the Atascadero Road/Highway 41 frontage road to the south, along Hill Street to the west, adjacent to multifamily development to the north, and adjacent to a private common drive that provides access to four parcels ranging in size from 8,500 sq. ft. to 10,500 sq. ft., each of which is developed with single-family homes.

Site Characteristics	
Site Area	18,357 square feet
Existing Use	Single-Family Residential
Terrain	Slopes southerly up to 12%
Vegetation/Wildlife	Annual grasses
Archaeological Resources	Known resources within 300 feet
Access	Hill Street and Atascadero Road Frontage

Adjacent Zoning/Land Use			
North:	R-4/PD High Density Residential	**South:**	R-4/PD High Density Residential
East:	R-4/PD High Density Residential	**West:**	R-4/PD High Density Residential

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	High Density Residential
Base Zone District	R-4 (Multiple Residential-Hotel-Professional)
Zoning Overlay District	PD (Planned Development)
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside of the Coastal Commission Appeal Jurisdiction

PROJECT ANALYSIS

The proposed project is located at the corner of the Atascadero Road (Highway 41) frontage road and Hill Street. The proposed Tentative Parcel Map consists of creating two (2) parcels by splitting an existing parcel. A 6-foot-wide public utility easement and public pedestrian easement will be located along the westerly edge of both proposed parcels. Prior to final map recordation, a 6 foot electrical easement must be obtained from the adjacent parcel owner to the north for the benefit of proposed Parcel 1. If permission is not obtained, the electrical service to Parcel 1 shall be undergrounded prior to map recordation.

The proposed project would not result in any new residential development at this time. The future construction of high density residential development on the proposed Parcel 2 would require Regular Coastal Development Permit (MBMC Section 17.58.030) and Conditional Use Permit (MBMC Section 17.40.030) approval by the Planning Commission.

Creating four or less parcels requires the approval of a Parcel Map, which does not require City Council approval, although the project may be appealed to the Council.

Planning Condition number 1 has been added to Resolution no. 23-18 (Exhibit A) that requires the Applicant to update the project information area on the Final Parcel Map to accurately reflect the proposed lot sizes of Parcels 1 and 2 prior to map recordation. Parcel 1 will be 9,178 sq. ft. and Parcel 2 will be 9,179 sq. ft.

Subdivision Design

The Subdivision Ordinance, Section 16.36.050 requires a minimum lot size of 6,000 sq. ft. for a standard subdivision in the R-4 Residential Zoning District. The existing lot is 18,357 sq. ft. and the requested subdivision would result in two standard parcels that would be 9,178 sq. ft. and 9,179 sq. ft. respectively. Each lot would be in compliance with the depth to width ration of 3:1 and would also be in compliance with the minimum permissible lot width of 40 ft. The average slope of the lots is less than 15% therefore no special subdivision design criteria has been applied to the project.

Public Improvements

Future development of Parcel 2 shall trigger the required installation of undergrounded utilities (water, gas, electric, sewer, and private sewer laterals), street improvements (curb, gutter, and sidewalks including a curb ramp at the corner per Cal Trans requirements) and the installation of a fire hydrant. The

Public Works Department has conditioned the project to require the payment of parkland in-lieu fees.

Subdivision Review Board
The Subdivision Review Board reviewed the proposed Parcel Map on January 30, 2018 and found the application complete and was able to make the required findings for approval. The group discussed the completeness and accuracy of the tentative map, the overall design of the subdivision and conformity with all pertinent requirements of the Morro Bay Municipal Code, the provisions for public improvements, and the provisions for public areas (Section 16.16.060).

Coastal Development Permit and Conditional Use Permit Findings
As noted above, the project requires Planning Commission approval of a Regular Coastal Development Permit subject to the following required findings:

1. The project is an allowable use in its zoning district and is also in accordance with the Certified Local Coastal Plan and the General Plan
2. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.
3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Subdivision Map Act Findings

1. The proposed Tentative Parcel Map to create two residential lots is consistent with the General Plan and Local Coastal Plan.
2. The site is physically suited for the type and density of development because it allows for future development of high density residential development.
3. The project is not likely to cause substantial environmental damage because it is a minor division of land.
4. The subdivision is not likely to cause serious public health problems.
5. The subdivision will not conflict with easements acquired by the public at large because the subdivision includes a pedestrian access easement along the westerly property lines to allow for sidewalk access around the required and future driveway aprons.

PUBLIC NOTICE:
Notice of this item was published in the San Luis Obispo Tribune newspaper on August 10, 2018, 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 that the project is categorically exempt pursuant to Section 15315, Class 15 which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

With the recommended conditions of approval, the proposed project is consistent with the General Plan and the Local Coastal Plan and would not have a significant impact on the environment. The project is consistent with the Zoning and Subdivision Ordinances of the City of Morro Bay and would, in fact, further the City's goals for more orderly development consistent with the density allowances associated with the R-4 residential zoning district.

RECOMMENDATION:

Staff recommends that the Planning Commission conditionally approve the project as depicted on the Tentative Parcel Map dated June 1, 2018 by adopting Planning Commission Resolution No. 23-18 subject to the associated Conditions of Approval.

EXHIBITS:

Exhibit A – Planning Commission Resolution 23-18
Exhibit B – Tentative Parcel Map Reductions

EXHIBIT A

RESOLUTION NO. PC 23-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-490), CONDITIONAL USE PERMIT (UP0-443), AND SUBDIVISION (S00-125) TO ALLOW FOR THE CREATION OF TWO PARCEL FROM ONE EXISTING PARCEL AT 535 ATASCADERO ROAD

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 August 21, 2018, for the purpose of considering Coastal Development Permit CP0-490, Conditional Use Permit UP0-443, and Subdivision S00-125 for a lot split at 535 Atascadero Road (APN 068-231-020); and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15315, Class 15, which exempts minor land divisions in urban areas zoned for residential, commercial, or industrial uses into four or fewer parcels. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Conditional Use Permit and Coastal Development Permit Findings

1. The project is an allowable use in its zoning district and is also in accordance with the Certified Local Coastal Plan and the General Plan
2. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.
3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Subdivision Map Act Findings

1. The proposed Tentative Parcel Map to create two residential lots is consistent with the General Plan and Local Coastal Plan.
2. The site is physically suited for the type and density of development because it allows for future development of high density residential development.
3. The project is not likely to cause substantial environmental damage because it is a minor division of land.

4. The subdivision is not likely to cause serious public health problems.
5. The subdivision will not conflict with easements acquired by the public at large because the subdivision includes a pedestrian access easement along the westerly property lines to allow for sidewalk access around the required and future driveway aprons.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-490, Conditional Use Permit UPO-443, and Subdivision S00-125 for property located at 535 Atascadero Road subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 13, 2018 for the project at 535 Atascadero Road (APN:068-231-020) depicted on Tentative Parcel Map Number MB-15-0103 dated June 1, 2018, as part of Coastal Development Permit CP0-490 and Conditional Use Permit UP0-443 and subdivision S00-125, 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. The Applicant shall update the proposed Final Parcel Map areas listed in the project information section of the Tentative Parcel Map to reflect the actual proposed areas. Specifically, Parcel 1 shall be 9,178 sq. ft. and Parcel 2 shall be 9,179 sq. ft.

PUBLIC WORKS CONDITIONS

1. Supporting Documents: All final map shall be submitted with supporting documents (i.e. closure calculations, surveys, recorded deeds, etc.)

2. Sewer Impact: The applicant shall conduct an engineering assessment to determine potential impacts of the proposed 2 Parcels on the existing sewage collection line. Since the developer will be adding additional impacts to water and sewer line segments which have deficiencies identified in the 2006 Sewer Collections System Master Plan, the applicant shall either construct improvements or propose payment of a prorate fair share Development Impact Fee based on the results of the engineering assessment. Note: a new sewer master plan is in preparation by the City's One Water Consultant.

3. Parkland In-Lieu Fees: Prior to recordation of the Final Map requirements of the City of Morro Bay for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met (MBMC Section 16.52.050). Based on maximum buildout of Parcel 2, 5 units, the fee-in-lieu is estimated to be $36,626.16.

EXHIBIT A

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of August, 2018 on a motion by _____and seconded by _____ and passed on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Planning Secretary

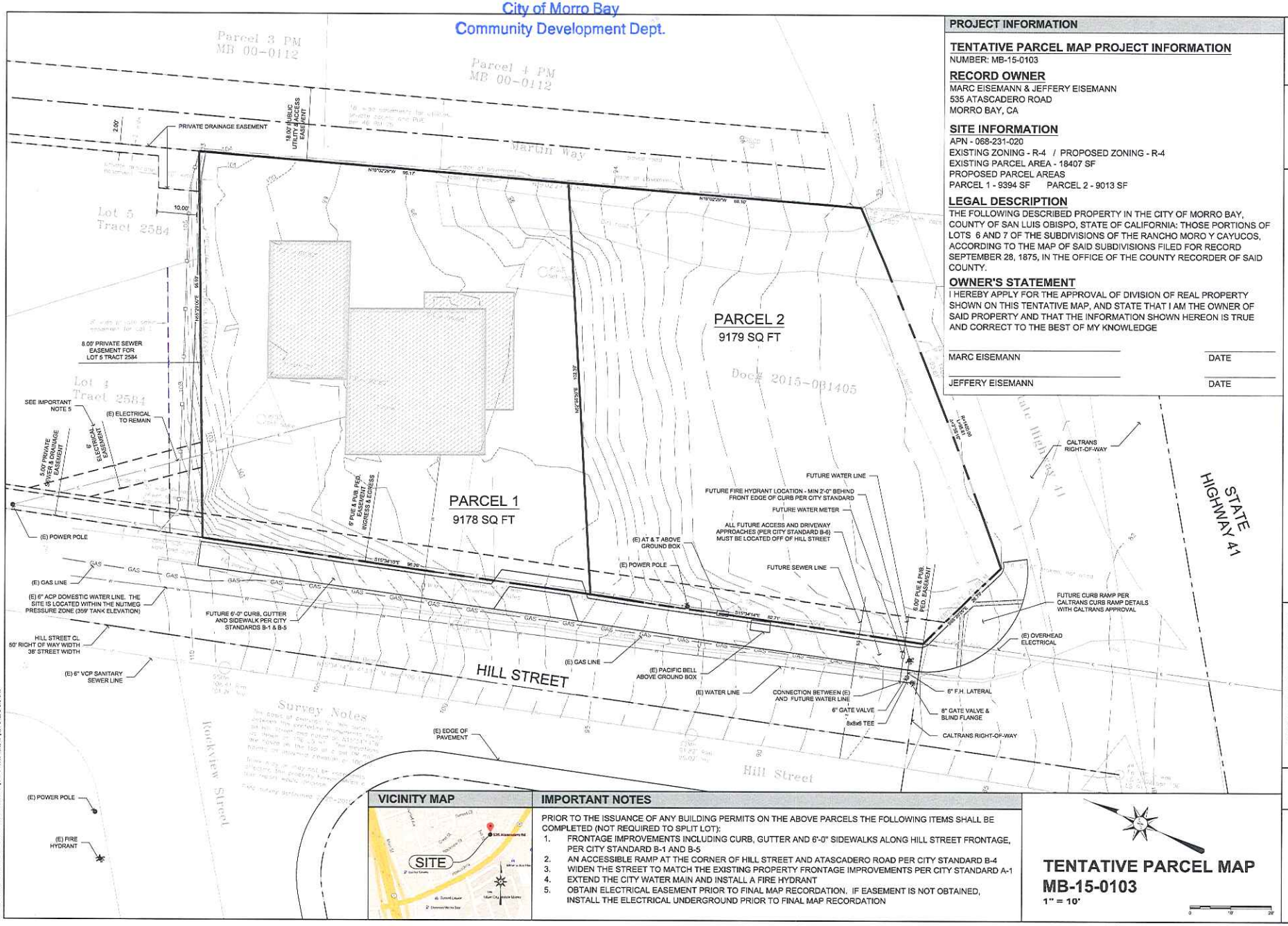
The foregoing resolution was passed and adopted this 21st day of August, 2018.

RECEIVED

JUN 07 2018

City of Morro Bay
Community Development Dept.

EXHIBIT B



PROJECT INFORMATION

TENTATIVE PARCEL MAP PROJECT INFORMATION
NUMBER: MB-15-0103

RECORD OWNER
MARC EISEMANN & JEFFERY EISEMANN
535 ATASCADERO ROAD
MORRO BAY, CA

SITE INFORMATION
APN - 068-231-020
EXISTING ZONING - R-4 / PROPOSED ZONING - R-4
EXISTING PARCEL AREA - 18407 SF
PROPOSED PARCEL AREAS
PARCEL 1 - 9394 SF PARCEL 2 - 9013 SF

LEGAL DESCRIPTION
THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA: THOSE PORTIONS OF LOTS 6 AND 7 OF THE SUBDIVISIONS OF THE RANCHO MORO Y CAYUCOS, ACCORDING TO THE MAP OF SAID SUBDIVISIONS FILED FOR RECORD SEPTEMBER 28, 1875, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT
I HEREBY APPLY FOR THE APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP, AND STATE THAT I AM THE OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

MARC EISEMANN _____ DATE _____

JEFFERY EISEMANN _____ DATE _____

VICINITY MAP

IMPORTANT NOTES

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON THE ABOVE PARCELS THE FOLLOWING ITEMS SHALL BE COMPLETED (NOT REQUIRED TO SPLIT LOT):

1. FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER AND 6'-0" SIDEWALKS ALONG HILL STREET FRONTAGE, PER CITY STANDARD B-1 AND B-5
2. AN ACCESSIBLE RAMP AT THE CORNER OF HILL STREET AND ATASCADERO ROAD PER CITY STANDARD B-4
3. WIDEN THE STREET TO MATCH THE EXISTING PROPERTY FRONTAGE IMPROVEMENTS PER CITY STANDARD A-1
4. EXTEND THE CITY WATER MAIN AND INSTALL A FIRE HYDRANT
5. OBTAIN ELECTRICAL EASEMENT PRIOR TO FINAL MAP RECORDATION. IF EASEMENT IS NOT OBTAINED, INSTALL THE ELECTRICAL UNDERGROUND PRIOR TO FINAL MAP RECORDATION

TENTATIVE PARCEL MAP
MB-15-0103
1" = 10'

M.E. Designs
Civil & Structural Engineering
Drafting & Design
610 10th Street, Suite D 805.610.9545 (office)
Paso Robles, CA 93446 805.237.0480 (fax)
www.medesigns.us

PLAN PREPARED FOR:
MARC EISEMANN
535 ATASCADERO ROAD
MORRO BAY, CA

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of M.E. Designs and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of M.E. Designs and Marwan Shiha is prohibited.

PROJECT NO: —
FILE NAME: EISEMANN 03-12 - LOT SPLIT DWG
DRAWN BY: JPM
DATE: 6/7/2018 12:13 PM

SHEET TITLE:
TENTATIVE PARCEL MAP

SHEET NUMBER:
TM-1

TENTATIVE PARCEL MAP - TM-1

AGENDA NO: B-3

MEETING DATE: August 21, 2018

Staff Report

TO: **Planning Commissioners** **DATE: August 3, 2018**

FROM: **Joan Gargiulo, Assistant Planner**

SUBJECT: **3400 Toro Lane; Coastal Development Permit (#CP0-566)** Request for Coastal Development Permit approval for the construction of a new Single-Family Residence with an attached Accessory Dwelling Unit at 3400 Toro Lane in the R-1/S.2A zoning district and within the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:
CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 22-18** (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received May 31, 2018 (Exhibit B).

APPLICANTS:
Greg and Jeanne Frye

ARCHITECT:
Christopher Parker

ADDRESS/APN:
3400 Toro Lane
065-091-023

PROJECT DESCRIPTION:
The Applicant is requesting Coastal Development Permit approval for the construction of a 1,386 sq. ft. single-family residence with an attached 600 sq. ft. accessory dwelling unit, an attached 491 sq. ft. garage, and 484 sq. ft. of patio area in the R-1/S.2A residential zoning district and within the Coastal Commission Appeal Jurisdiction.

Prepared By: JG Department Review:

PROJECT SETTING:

The project is located within the North Morro Bay Neighborhood, designated as Planning Area No. 1 in the Local Coastal Plan, within the R-1/S.2A Residential Zoning District, and within the Coastal Commission Appeal Jurisdiction. The parcel at 3400 Toro Lane is in an ocean side residential neighborhood at the far northern end of the City, located to the west of Highway 1 and north of Yerba

Buena Street. Development in the area includes one-story residential development in keeping with the height limitations of the S.2A and S.2B overlays. The vacant coastal lot is 6,047 sq. ft., irregularly shaped and slopes generally down to the north and also down to the west in the area of the unimproved Toro Lane right-of-way.

Site Characteristics	
Site Area	6,047 square feet
Existing Use	Single-Family Residential
Terrain	Undeveloped and sloping gently to the north
Vegetation/Wildlife	Annual grasses
Archaeological Resources	None identified
Access	Yerba Buena Street and Toro Lane

Adjacent Zoning/Land Use			
North:	R-1/S.2A Single-Family Residential	**South:**	R-1/S.2A Single-Family Residential
East:	R-1/S.2A Single-Family Residential	**West:**	R-1/S.2A Single-Family Residential

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	S.2A
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located within the Coastal Commission Appeal Jurisdiction

Zoning Ordinance Standards		
	Standards	**Proposed**
Front Setback	15 feet	141 feet
Exterior Side-Yard Setback	15 feet	15 feet
Interior Side-Yard Setback	5 feet	5 feet
Garage Entry Setback	15 feet	15 feet
Rear Setback	5 feet	5 feet
Height	17 feet	16’ 10”
Lot Coverage	Max. 50%	41%
Parking	2 Car Garage	2 Car Garage

PROJECT ANALYSIS

Coastal Commission Appeal Jurisdiction

The project site is located within the Coastal Commission Appeal Jurisdiction because of its location within 300 feet of the inland extent of any beach. The public may appeal the Planning Commission’s decision to the City Council, whose decision could then be appealed to the Coastal Commission. If the Planning Commission approves the project and there is no public appeal, then the Coastal Commission could appeal it themselves. Projects located within the Appeal Jurisdiction must be found to be in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act.

Visual Impacts

The project site is visible from Toro Lane, Highway One, Morro Strand Beach, and the Northpoint Natural Area. Views of the ocean from Highway One are generally obstructed in this area, due to the line of residences on Beachcomber Drive and Toro Lane. To mitigate adverse visual impacts in this area of the City, the S.2A Overlay limits the maximum height of site development to 14 feet for flat roofs and 17 feet for pitched roofs. The project, designed with a 4:12 roof pitch, is in compliance with this requirement (see Exhibit B). The project has also been conditioned to require the undergrounding of utility service to reduce visual impacts (See Planning Condition 10).

Special Treatment Overlay Zone
The purpose of the S.2A overlay zone is to preserve the existing character of physical development in the area west of Highway One, north of Azure Street, and south of Tract 2110 (the northern most end of Toro Lane).

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 (See exhibit C).

- *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 overall design is compatible with the residential development in the neighborhood, architectural integrity is maintained with design and material consistency on all façades, and the front entry and porch are visible from the street.
- *Scale and Mass*: The proposed project is proportional with regard to scale and mass with the surrounding residential development. The proposed gross 2,477 sq. ft. residential structure is compatible with the neighboring homes in size and its presentation to the street frontage.
- *Surface Articulation* – The proposed development provides adequate surface articulation through the use of numerous gabled roof lines, varied front setbacks, two offset single-car garage doors, and various windows.
- *Building Orientation* – Residences should contain visible front entryway, and shall be located on the lot in a similar manner as adjacent homes. The covered front porch entry way orients the building to Toro Lane. The height and bulk at the exterior side setback (along Toro Lane), the interior side, and rear setbacks are similar to the homes in the surrounding area and is positioned on the lot in a similar manner.
- *Garage Placement and Design* – The living area of the home should be the most prominent feature of the front façade. The garage should not exceed 50% of the front elevation and the design should mitigate the impact of the garage and driveway on the street scape. The proposed residence is

consistent with this guideline through the varied setbacks of two single-car garage doors on a structure with approximately 70 ft. of building frontage.

- *Building Materials* – Building materials are proposed to be consistently applied and harmonious on each wall plane
- *Architectural Elements* – The architectural elements within the design are in proportion and balanced in relation to the overall home design and feature a series of gabled roofs covered in dark charcoal asphalt composition shingles. The proposed exterior finish is blue, horizontally aligned cement-board siding with taupe trim and white garage doors and white vinyl windows.
- *Privacy* – While it is not possible to ensure complete privacy between homes, the proposed design does attempt to minimize the impacts to the adjacent residences through the thoughtful placement of windows on the northern elevation and the removal of a proposed deck at the rear in an attempt to alleviate the privacy concerns of the neighbor to the west.

Permit Requirements

Title 17 of the MBMC establishes land use and zoning permit requirements. The project at 3400 Toro Lane proposes construction of a single-family residence with an attached accessory dwelling unit within the Coastal Commission Appeal Jurisdiction. Per Section 17.58.020 of the Morro Bay Municipal Code, a regular Coastal Development Permit, approved by the Planning Commission, is required for this project.

Coastal Development Permit Findings

As noted above, the project requires Planning Commission approval of a Regular Coastal Development Permit subject to the following required findings:

1. The approved project is consistent with the applicable provisions of the certified Local Coastal Program.

The conditionally approved project is consistent with the applicable provisions of the certified Local Coastal Program (LCP) as the project is residential development in a residential zone and consistent with the density standards set forth in Chapter II of the LCP.

2. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Public access to the Coast is available on the adjacent parcel to the north

as well as multiple access points within a ¼ mile both to the north and to the south of the project site.

PUBLIC NOTICE:
Notice of this item was published in the San Luis Obispo Tribune newspaper on August 10, 2018, 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 15303 Class 3. 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.

RECOMMENDATION:
Staff recommends that the Planning Commission approve the project as depicted on site development plans date stamped received May 31, 2018 by adopting Planning Commission Resolution No. 22-18 subject to the associated Conditions of Approval.

EXHIBITS:
Exhibit A – Planning Commission Resolution 22-18
Exhibit B – Plan Reductions
Exhibit C - Photosimulations

RESOLUTION NO. PC 22-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-566) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 3400 TORO LANE

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 August 21, 2018, for the purpose of considering Coastal Development Permit CP0-566 for construction of a new single-family residence at 3400 Toro Lane (APN 065-091-023); and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), exempting construction of one single family residence. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Permit Finding

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.

Coastal Access Finding

1. The project is consistent with the public access and public recreation policies of Chapter 3 of the Coastal Act because the location of the proposed structure is located in close proximity to multiple points of public Coastal Access.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-566 for property located at 3400 Toro Lane subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 3, 2018 for the project at 3400 Toro Lane (APN:065-091-023) depicted on plans received by the City on May 31, 2018, as part of Coastal Development Permit CP0-566 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 on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

6. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.

7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.

8. Interior Garage Dimensions: The laundry facilities shall not be located in the garage. Each garage parking space shall have clear dimensions of not less than 10 feet by 20 feet.

9. Landscpaing: The Applicant shall submit a landscpaing plan using drought tolerant/native coastal landscpaing and drip irrigation to be submitted at time of building permit applciation and to the satisfaction of the Director.

10. Utility Undergrounding: Prior to final occupancy clearance, the applicant shall install all utility distribution and service lines underground.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: Projects with more than 2,500sf of new or redeveloped impervious area are subject to Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from these requirements. Submit Performance Requirement No. 1 Certification.

2. Sewer Lateral: Indicate and label new or 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.

3. 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).

4. Erosion and Sediment Control Plan: 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.

5. Water Meter: Indicate and label new or existing water meter on plans.

6. 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.

7. 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.

8. 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. 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 Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITION

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.

9. BUILDING PERMIT APPLICATION. To apply for building permits submit three (3) sets of construction plans to the Building Division.

10. The Title sheet of the plans shall include:

    a. Street address, lot, block, track and Assessor Parcel Number.
    b. Description of use.
    c. Type of construction.
    d. Height of the building.
    e. Floor area of the building(s).
    f. Vicinity map.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 California Green Code (CGBC), and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The

Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances**.** If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

1. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

FIRE CONDITIONS

1. 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.

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). Applicant shall submit sprinkler plans to Morro Bay Community Development Department for review

3. 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)

4. Address identification. All new and existing single family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

5. Hydrant location: Fire Hydrant Locations and Distribution shall be in accordance with 2016 California Fire Code.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of August, 2018 on a motion by _____and seconded by _____ and passed on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson Gerald Luhr

ATTEST

_____
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of August, 2018.

PUBLIC WORKS

NO WORK WITHIN NOR ANY USE OF ANY PUBLIC RIGHTS OF WAY SHALL OCCUR WITHOUT AN ENCROCHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY'S PUBLIC SERVICES OFFICE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

ANY DAMAGE TO ANY OF THE CITY'S FACILITIES (SUCH AS CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS) RESULTING, DIRECTLY OR INDIRECTLY FROM CONSTRUCTION OPERATIONS RELATED TO THIS PROJECT SHALL BE REPAIRED AT NO COST TO THE CITY.

NO GRADING IS PROPOSED FOR PROJECT, ASIDE FROM FOOTING EXCAVATION.

DUST CONTROL: TO PREVENT DUST AND WIND BLOWN EARTH PROBLEMS DURING FOOTING EXCAVATION, CONTRACTOR TO KEEP SOIL MOIST USING NON-POTABLE WATER

EROSION CONTROL: STRAW WADDLES TO BE PLACED FOR EROSION CONTROL DURING CONSTRUCTION AROUND ANY AREAS OF EXCAVATION

STORMWATER

APPENDIX A

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all SFR development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	**New Residence and A.D.U.**
Project Address	**3400 Toro Lane**
Assessor's Parcel Number(s)	**065-091-023**
Name of Applicant	**Greg Frye**
Applicant email address:	**gjfrye@gmail.com**
Applicant phone:	**(805) 235-6503**
Project Type (e.g. single-family residential, commercial, etc.)	**SINGLE FAMILY RESIDENCE**
Section 2: Area Information (ft²)	
Total Project Area	**6,047 Sq. Ft.**
Total Existing impervious surface area	**0 Sq. Ft.**
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	**2,487 Sq. Ft.**
b. Driveways	**568 Sq. Ft.**
c. Patios	**484 Sq. Ft.**
d. Parking Lots	
e. Other	
Total Gross Impervious Area	**3,539 Sq. Ft. Impervious Area**
If Gross Impervious Area <2,500 ft², write "EXEMPT". Otherwise continue to Sec. 3	
Section 3: PR Determination	
Net Impervious Area (from page 7)	**3,539 Sq. Ft. Impervious Area**
Performance Requirements (from Flow Chart)	**Performance Req. #1**

LANDSCAPE LEGEND

3/4" GRAVEL ROCK COVER OVER WEED BLOCK

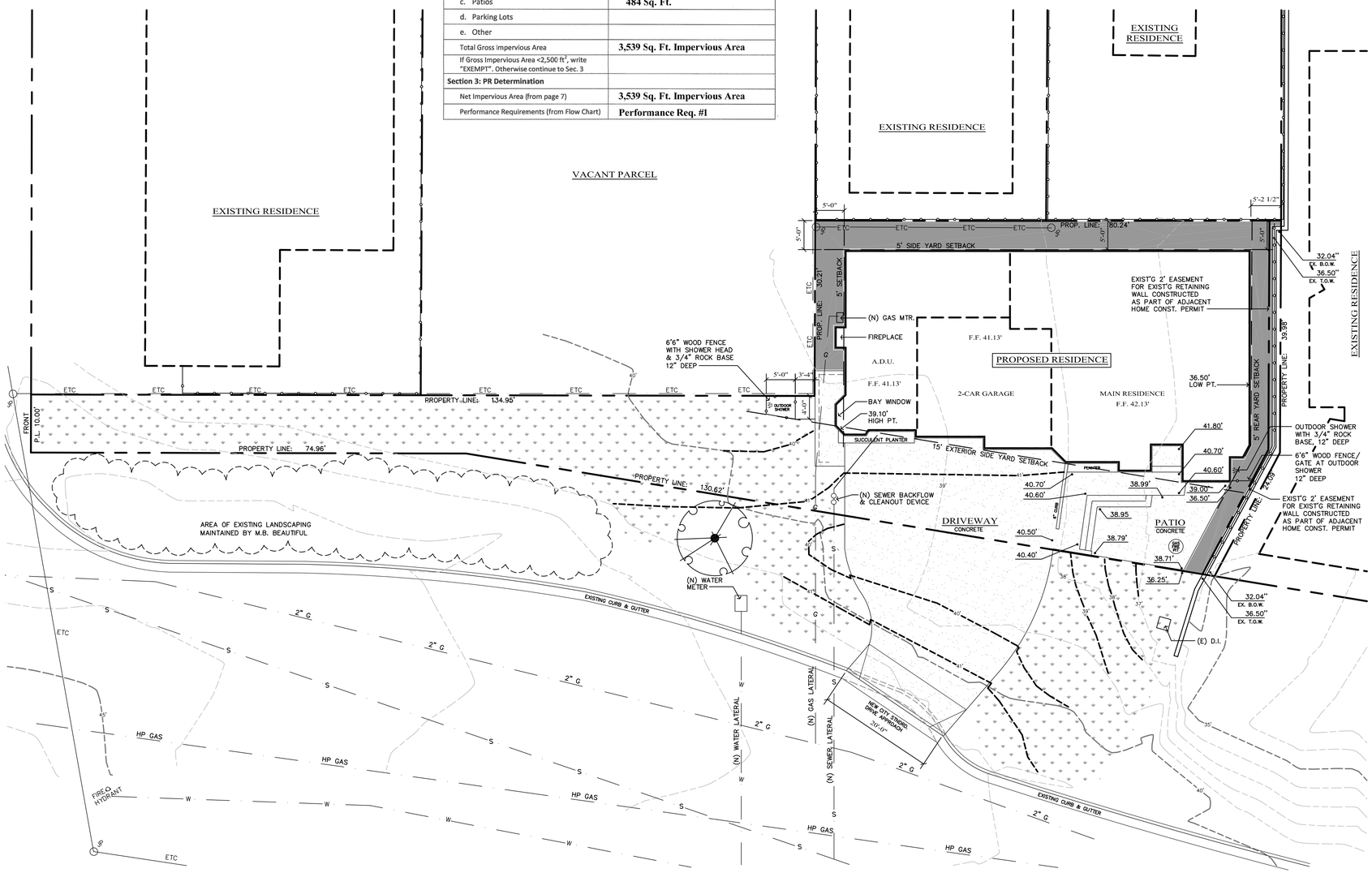
EXISTING NATURAL / NATIVE GRASSES

AREA OF EXISTING LANDSCAPING MAINTAINED BY M.B. BEAUTIFUL

CITY STREET TREE: AUSTRALIAN TEATREE LEPTOSPERMUM LAEVIGATUM 5 GALLON

BLDG. CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA ENERGY CODE
CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA FIRE CODE
CALIFORNIA REFERENCE STANDARDS CODE



SITE PLAN / LANDSCAPE PLAN

SCALE: 1" = 10'-0"

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW SINGLE STORY RESIDENCE WITH AN ACCESSORY DWELLING UNIT AND AN ATTACHED 2-CAR GARAGE, LOCATED ON A VACANT PARCEL.

PROJECT INFO.

APN:		065-091-023
ZONING:		R-1, S.2A
OCCUPANCY:		R-3 SFR
CONSTRUCTION TYPE:		TYPE V, SPRINKLED
LOT SIZE:		6,047 SQ. FT.
LOT COVERAGE: (PROPOSED)	(2,477 SQ. FT.)	41%
IMPERVIOUS AREA: (PROPOSED)	(3,539 SQ. FT.)	59%
PROPOSED MAIN RESIDENCE:		1,386 SQ. FT.
PROPOSED ACCESSORY DWELLING:		600 SQ. FT.
TOTAL:		1,986 SQ. FT.
PROPOSED ATTACHED GARAGE:		491 SQ. FT.
PROPOSED OPEN PATIO/ENTRY (FRONT):		412 SQ. FT.
PROPOSED OPEN PATIO/ENTRY (SIDE):		72 SQ. FT.
PROPOSED DRIVEWAY: (IN PROP. BOUNDARY)		568 SQ. FT.
HEIGHTS:		4:12 ROOF PITCH
EXISTING LOW GRADE POINT:		36.50'
EXISTING HIGH GRADE POINT:		39.10'
AVERAGE NATURAL GRADE:		37.80'
ALLOWABLE HEIGHT:	(17')	54.80'
PROPOSED HEIGHT:	(16'-10")	54.63'

FIRE DEPT. REQ'S

1. FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH 2016 CALIF. 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.

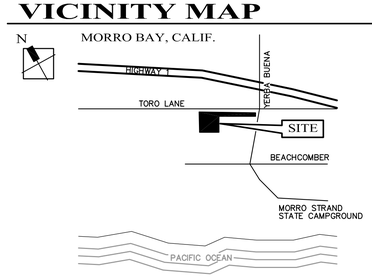
2. AUTOMATIC FIRE SPRINKLERS: AN AUTOMATIC FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH NFPA 13-D, CALIF. FIRE CODE (SECTION 903) AND MORRO BAY MUNICIPLE CODE (SECTION 14.08.090). APPLICANT SHALL SUBMIT APRINKLER PLANS TO MORRO BAY COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW.

3. 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 INSTRUCTION (CRC R315.2)

4. ADDRESS IDENTIFICATION: ALL NEW AND EXISTING SINGLE FAMILY RESIDENCES AND ADU's SHALL HAVE THEIR OWN APPROVED ADDRESS NUMBERS OR BUILDING NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (CFC 505). PROVIDE APPROVED ADDRESS NUMBERS 4 INCHES HIGH WITH 1/2 INCH STROKE IN CONTRASTING NUMBERS.

5. HYDRANT LOCATION: FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH 2016 CALIF. FIRE CODE.

VICINITY MAP



SHEET INDEX

A1.1	SITE PLAN / LANDSCAPE PLAN, PROJ. INFO.
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
TOPO	TOPOGRAPHY SURVEY

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LICENSED ARCHITECT * CHRISTOPHER P. PARKER * C 30121 * STATE OF CALIFORNIA * 06-30-19

CONSULTANTS

PROJECT

NEW RESIDENCE

FOR THE

FRYE'S

3400 TORO LANE
MORRO BAY, CALIF.

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	17-108
Drawn By	CPP
Dwg. Date	05/31/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

SITE PLAN PROJECT INFO.

SHEET NO.

A1.1

GENERAL NOTES

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND PROJECT DRAWINGS AND SPECIFICATIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.

SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORMTO SIMILAR WORK ON PROJECT. WHENEVER THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON THE DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

TYPICAL DETAILS AND NOTES SHALL APPLY, UNLESS SHOWN OTHERWISE ON PLANS.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, BASED ON THE UNIFORM BUILDING CODE, AND ANY OTHER REGULATORY AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS. WHENEVER THERE IS A CONFLICT BETWEEN CODES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

THE CONTRACTOR SHALL RETAIN A COPY OF THE CRC ON THE JOB SITE.

THE CONTRACTED DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS, NOR ISSINUATE ACCEPTANCE.

THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT THE COMPONENT PARTS OF THE STRUCTURE.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE NECESSARY.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTH WORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.

CONTRACTOR SHALL:
- LOCATE ALL EXISTING UTILITES, WHETHER OR NOT SHOWN ON THE DRAWINGS, AND PROTECT THEM FROM DAMAGE.
- COMPLY WITH ALL LAWS AND REGULATIONS REGARDING PROTECTION OF THE PUBLIC AND THE WORKMEN DURING CONSTRUCTION.
- BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT RELATIVE TO PROSECUTION OF THIS WORK.

ALL TRADE NAMES CALLED ON DRAWINGS MAY BE CHANGED FOR ANOTHER APPROVED EQUAL. DOCUMENTATION SHALL BE SUBMITTED AND WRITTEN APPROVAL GIVEN BEFORE INSTALLATION / SUBSTITUTION.

WHERE DESIGN AND DETAILS OF TRUSSES, ETC., ARE TO BE PROVIDED BY FABRICATOR, CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS PREPARED AND CERTIFIED BY A CIVIL OR STRUCTURAL ENGINEER TO THE DESIGNER AND TO THE UILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY, AND DEFEND THE OWNER, DESIGNER, HIS CONSULTANTS, THEIR OFFICERS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGNER, HIS CONSULTANTS, THEIR OFFICERS, EMPLOYEES, AND AGENTS.

UNLESS OTHERWISE NOTED, ANCHOR BOLTS ARE TO BE FULL DIAMETER CUT THREAD BOLTS, MADE FROM GRADE A-36 STEEL, BY AN AMERICAN MANUFACTURER.

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE OF THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRELOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.

OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE DESIGNER SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PEFORMED BY DESIGNER DURING ANY PHASE SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENTS) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLEY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS OR IN THE SPECIFICATIONS (CONTRACT DOCUMENTS) BEFORE PROCEEDING WITH WORK.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.

ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN VARIOUS TRADES COMPRISING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.

ONLY "APPROVED" WORKING DRAWINGS (AND OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES. CONTRACTORS USING UNAPPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.

PAINTING

ALL PAINTING WORK, WHICH INCLUDES BACK PRIMING, SEALING, FILLING, PAINTING, STAINING, LACQUERING OR OTHER WORK REASONABLY INCIDENTAL TO THE PAINTING OF ALL EXTERIOR AND INTERIOR WOODWORK, PLYWOOD, PLASTER, SHEET METAL, IRONWORK, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDED STANDARDS AS SET FORTH IN THE "PAINTING SPECIFICATIONS" OF THE PAINTING CONTRACTORS ASSOCIATION OF AMERICA.

COLORS OF ALL AREAS BEING PATCHED AND REPAIRED SHALL MATCH EXISTING.

COATINGS (EX., PAINT) WITH LOW HYDROCARBON CONTENT SHALL BE USED WHENEVER POSSIBLE.

FURNISH LABOR, MATERIALS, TOOLS, LADDERS, SCAFFOLDING, AND OTHER EQUIPMENT NECESSARY TO PROPERLY EXECUTE A COMPLETE JOB OF EXTERIOR AND INTERIOR PAINTING.

PAINTING CONTRACTOR SHALL NOT APPLY ANY PAINT OR FINISH TO SURFACES NOT IN PROPER CONDITION FOR FINISHING. PAINTING OR FINISHING OF ANY SURFACE WILL BE CONSIDERED ACCEPTANCE OF THAT SURFACE BY THE PAINTING CONTRACTOR.

ALL PAINT MATERIALS SELECTED FOR COATING SYSTEMS FOR EACH TYPE OF SURFACE SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. MANUFACTURER, COLOR, LOCATION AND TEXTURE SHALL BE OWNER SPECIFIED OR SELECTED.

PAINTING CONTRACTOR SHALL FURNISH DROP CLOTHS AND LAY CLOTHS IN AREAS WHERE PAINTING IS BEING DONE TO PROTECT FLOORS AND OTHER ADJOINING WORK FROM DAMAGE DURING PAINTING. IN CASES WHERE COVERING CANNOT BE USED, CONTRACTOR SHALL NOTIFY WORK LEADER AND REQUEST WORK TO BE PROTECTED IN A SATISFACTORY MANNER. PAINT DROPPINGS SHALL BE REMOVED AND ANY DAMAGED SURFACES SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

CONTRACTOR SHALL PROPERLY PREPARE ALL SURFACES BEFORE PAINTING BY CLEANING, FILLING, REMOVING DUST, SEALING KNOTS, ETC., TO INSURE SMOOTH AND UNIFORM SURFACES WITHOUT BLEMISHES AND TO INSURE MAXIMUM DURABILITY OF THE FINISH.

GENERAL: BEFORE PAINTING, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS, OR PROVIDE CAREFUL PROTECTION FOR SUCH ITEMS. UPON COMPLETION OF EACH SPACE, REPLACE THE ABOVE ITEMS. IF NECESSARY, REMOVE DOORS FOR FINISHING TOP AND BOTTOM EDGES; DO NOT REMOVE HINGES. ONLY SKILLED MECHANICS SHALL BE USED FOR REMOVING AND REPLACING THE ABOVE ITEMS.

WOOD: SANDPAPER TO A SMOOTH, EVEN SURFACE AND THEN DUST OFF. AFTER SEALING OR PRIMING FOR STAIN COAT HAS BEEN APPLIED, THOROUGHLY FILL NAIL AND OTHER HOLES, AND CRACKS WITH PLASTIC WOOD OR PUTTY; FOR NATURAL-FINISH WORK, PUTTY SHALL BE COLORED TO MATCH WOOD. COVER KNOTS WITH SHELLAC.

STEEL AND IRON: REMOVE GREASE, RUST SCALE, AND DIRT. TOUCH-UP ANY CHIPPED OR CORRODED PLACES ON ITEMS WHICH HAVE BEEN SHOP COATED.

FLOW THE FINISHES ON SMOOTHLY, WITH THE PROPER THICKNESS, WITHOUT RUNS, SKIPS, SAGS, OR DEFECTS. PAINT NEATLY AROUND GLASS AND OTHER TERMINATION EDGES. WORK ONLY DURING FAVORABLE WEATHER AND LIGHTING CONDITIONS. NO PAINTING TO BE DONE UNLESS SURFACES ARE THOROUGHLY DRY AND SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS. ONLY SKILLED MECHANICS TO BE EMPLOYED.

IS STAINS, DISCOLORS, OR UNDERCOATS SHOW THROUGH FINAL COAT, WORK SHALL BE COVERED BY ADDITIONAL COATS UNTIL FINISH IS UNIFORM IN COLOR.

PAINTING CONTRACTOR SHALL PROTECT PAINTING WORK AT ALL TIMES. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE FROM PREMISES ALL ACCUMULATED MATERIALS AND RUBBISH CAUSED BY THE PAINTING OPERATION, AND LEAVE WORK IN A CLEAN, ORDERLY, AND ACCEPTABLE CONDITION.

FOUNDATION NOTES

ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D-1557 MODIFIED TO THREE LAYERS. (JETTING OF SOILS TO OBTAIN COMPATION IS PROHIBITED.)

PRIOR TO PLACING CONCRETE, THE FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE BUILDING DEPARTMENT INSPECTOR.

CONTINUOUS FOOTING SHALL EXTEND 18" MIN. BELOW THE LOWEST ADJACENT GRADE ON THE EXTERIOR SIDE, AND SHALL EXTEND 18" MIN. ON THE INTERIOR SIDE. REFER TO FOUNDATION DETAILS FOR MORE EXACT FOOTING DEPTHS.

ISOLATED FOOTINGS SHALL EXTEND AT LEAST 18" BELOW THE LOWEST ADJACENT GRADE.

ALL SLEEVES BELOW FOOTINGS MUST BE POURED IN PLACE PRIOR TO POURING FOOTINGS.

UNDER ALL CONCRETE SLABS ON GRADE PROVIDE A 4" MINIMUM SAND BLANKET IN WHICH AN IMPERVIOUS MEMBRANE OF MINIMUM 6 MIL. VISQUEEN IS EMBEDED AT MID DEPTH.

PROVIDE INTERIOR SLAB CONTROL JOINTS FOR ANY SLAB ON GRADE HAVING A WIDTH AND/OR DEPTH OF 25' OR GREATER.

SEE SITE PLAN AND ELECTRICAL PLAN FOR ANY UNDER-SLAB UTILITIES.

ALL ELECTRICAL AND PLUMBING LOCATIONS MUST BE VERIFIED WITH THE OWNER, OR THE OWNER'S AGENT, PRIOR TO PLACINGTHE SLAB.

NO WOOD OR STEEL STAKES SHALL BE LEFT OR ABANDONED IN FOOTINGS AFTER CONCRETE HAS SET. WHERE STAKES FORM VOIDS, VOIDS SHALL BE FILLED WITH NON-SHRINK GROUT. ALL REINFORCING STEEL SHALL CLEAR STAKES BY 2" MINIMUM.

ALL EMBEDMENT HARDWARE SUCH AS HOLDOWN BOLTS, STRAPS, AND POST BASES SHALL BE IN-PLACE AND TIED PRIOR TO POUR AND INSPECTIONS.

HOLES IN SILL PLATES OR LEDGERS FOR ANCHOR BOLTS SHALL BE THE BOLT SHANK DIAMETER +1/16". NO OVERSIZING IS ALLOWED OTHER THAN THIS. IF HOLES OF GREATER SIZE EXIST, CONTRACTOR TO FILL THE SPACE AROUND THE ANCHOR BOLT WITH A QUICK-SETTING, SHRINKAGE RESISTANT, DRY PACKING PRODUCT.

UNLESS OTHERWISE NOTED, ANCHOR BOLTS ARE TO BE FULL DIAMETER CUT THREAD BOLTS, MADE FROM GRADE A-36 STEEL, BY AN AMERICAN MANUFACTURER.

DE-WATER FOOTINGS AS REQUIRED TO MAINTAIN DRY WORKING CONDITIONS.

FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE. THE SIDES AND BOTTOMS, WHICH ARE TO HAVE CONCRETE CONTACT, MUST BE MOISTENED SEVERAL TIMES JUST PRIOR TO POURING AGAINST THEM.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A-615 AS FOLLOWS (UNLESS SHOWN OTHERWISE):
- #4 BARS AND SMALLER SHALL BE GRADE 40
- #5 BARS AND LARGER SHALL BE GRADE 60

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

PLACING OF STEEL SHALL BE IN ACCORDANCE WITH THE 2001 CALIFORNIA RESIDENTIAL CODE.

ALL REINFORCING STEEL SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO PLACING CONCRETE OR MASONRY.

CONCRETE COVER OVER REINFORCING STEEL BARS SHALL BE AS FOLLOWS:
- POURED AGAINST EARTH - 3" CLEAR
- EXP. TO EARTH BUT POURED AGAINST FORMS 2" CLEAR
- MAIN BARS ON COLUMNS AND BEAMS - 2" CLEAR
- STRUCTURAL SLAB - 1" CLEAR
- EXT. FACE OF WALLS AND COLUMNS - 1½" CLEAR
- INTERIOR FACE OF WALLS AND COLUMNS - 1" CLEAR
- SLABS ON GRADE - AT CENTER

ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D-1557 MODIFIED TO THREE LAYERS. (JETTING OF SOILS TO OBTAIN COMPATION IS PROHIBITED.)

PRIOR TO PLACING CONCRETE, THE FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE BUILDING DEPARTMENT INSPECTOR.

CONTINUOUS FOOTING SHALL EXTEND 18" MIN. BELOW THE LOWEST ADJACENT GRADE ON THE EXTERIOR SIDE, AND SHALL EXTEND 18" MIN. ON THE INTERIOR SIDE. REFER TO FOUNDATION DETAILS FOR MORE EXACT FOOTING DEPTHS.

ISOLATED FOOTINGS SHALL EXTEND AT LEAST 18" BELOW THE LOWEST ADJACENT GRADE.

ALL SLEEVES BELOW FOOTINGS MUST BE POURED IN PLACE PRIOR TO POURING FOOTINGS.

UNDER ALL CONCRETE SLABS ON GRADE PROVIDE A 4" MINIMUM SAND BLANKET IN WHICH AN IMPERVIOUS MEMBRANE OF MINIMUM 6 MIL. VISQUEEN IS EMBEDED AT MID DEPTH.

PROVIDE INTERIOR SLAB CONTROL JOINTS FOR ANY SLAB ON GRADE HAVING A WIDTH AND/OR DEPTH OF 25' OR GREATER.

SEE SITE PLAN AND ELECTRICAL PLAN FOR ANY UNDER-SLAB UTILITIES.

ALL ELECTRICAL AND PLUMBING LOCATIONS MUST BE VERIFIED WITH CONTINUOUS REINFORCING BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 40 DIAMETERS IN MASONRY AND 30 BAR DIAMETERS IN CONCRETE, OR 24", WHICHEVER IS GREATER.

IF DOWELS ARE REQUIRED, PROVIDE REINFORCING THE SAME SIZE AND SPACING AS THE MOST STRINGENT REINFORCING, AND LAP 30 DIAMETERS OR 24" MINIMUM.

ALL BENDS TO BE MADE COLD.

DO NOT WELD REINFORCING STEEL.

USE EPOXY AT ALL REBAR TO EXISTING CONCRETE PER ASTM C 881, TYPE 3, GRADE 3.

STAGGER SPLICES IN REINFORCING STEEL, UNLESS SPECIFICALLY NOTED OTHERWISE.

FABRICATION, ERECTION, AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE OF SANDARD PRACTICE.

MINIMUM RADIUS OF BENDS FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
#3 - 1⅜", #4 - 1½", #5 - 1⅞"

5/8" ANCHOR BOLTS SHALL HAVE A MINIMUM EMBED OF 7".

CONCRETE

ALL CONCRETE, AND CONCRETE WORK, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE (ACI 318), AND THE ACI MANUAL OF CONCRETE PRACTICE. STRENGTH DESIGN USED FOR ALL CONCRETE GRADES.

CONCRETE STRENGTH SHALL BE AS FOLLOWS:
- CONTINUOUS FOOTINGS 2500 PSI
- SLAB ON GRADE 2500 PSI

ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II. (FLY ASH COMPLYING WITH ASTM C618, CLASS F, MAY BE USED TO REPLACE CEMENT UP TO 15% BY WEIGHT.)

MAXIMUM SIZE OF AGGREGATE SHOULD BE 1". 1½" MAY BE USED IN CONTINUOUS FOOTINGS OR ISOLATED PADS.

CONCRETE SHALL BE CURED BY KEEPING IT WET FOR 10 DAYS, OR BY AN APPROVED CURING METHOD.

MAXIMUM CONCRETE SLUMP TO BE 3 INCHES (+/- 1 INCH) FOR SLABS ON GRADE, AND 4 INCHES (+/- 1 INCH) FOR ALL OTHER WORK.

UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, CONSTRUCTION AND COLD JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS, AND SHALL BE LOCATED SUCH THAT THE AREA WITHIN THE JOINTS DOES NOT EXCEED 400 SQ. FT.

WOOD CONSTRUCTION

STRUCTURAL LUMBER SHALL BE GRADE-MARKED DOUGLAS FIR (D.F.) LARCH PER STANDARD GRADING AND DRESSING RULES #17 OF WEST COAST LUMBER INSPECTION BUREAU AND/OR U.B.C. STD. 23-1, WITH MAXIMUM MOISTURE CONTENT OF 19%, UNLESS NOTED OTHERWISE.

GRADE
- JOISTS, BEAMS, & PURLINS 6" AND WIDER .....NO. 1
- 4" AND WIDER POSTS OR COLUMNS .....NO. 1
- 4" WIDE BEAMS AND HEADERS .....NO. 2
- JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER STUDS, TOP PLATES, SILL PLATES AT BEARING WALLS, AND LEDGERS OF ALL WIDTHS .....NO. 2
- 2x4 AND 3x4 STUDS .....NO. 2
- BLOCKING, NON-BEARING SILL PLATES, AND MISC. .....NO. 3

COMMON NAILS SHALL BE USED. BOX NAILS, IF INCREASED IN NUMBER BY 33%, MAY ALSO BE USED.

ALL NAILING SHALL COMPLY WITH CALIFORNIA RESIDENTIAL CODE.

PLYWOOD SHALL BE GRADE-MARKED PER AMERICAN PLYWOOD ASSOC. P.S. 1 CDX STRUCTURAL II (24/0) MINIMUM, OR AS NOTED ON PLANS. PLYWOOD SHALL CONFORM TO UBC STD. 23-2. IF EXPOSED TO WEATHER, USE EXTERIOR GRADE WITH EXTERIOR GLUES.

ROOFING SHALL NOT BE APPLIED UNTIL PLYWOOD DIAPHRAGM AND NAILING HAS BEEN INSPECTED.

FRAMING OF EXTERIOR WALLS SHALL BE 2x4 #2 D.F. STUDS AT 16" O.C. AND INTERIOR WALLS SHALL BE 2x4 #2 AT 16" O.C. WITH CORNER STUDS. CONSTRUCTION SHALL CONFORM TO CBC SEC. 2320.11 (UNLESS NOTED OTHERWISE). STUDS TO BE FULL HEIGHT FROM FOOTING TO FLOOR OR ROOF; FLOOR TO FLOOR; OR FLOOR TO ROOF (UNO).

LAP ALL DOUBLE TOP PLATES 4'-0", AND PROVIDE A MINIMUM OF (12) - 16d 0.162" x 3.5" COMMON OR 0.148" x 3.5" SCREW SHANK AT ALL SPLICES. SILLS TO BE D.F. PRESSURE TREATED AT CONCRETE.

FABRICATED WOOD TRUSSES SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE.

2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS, RAFTERS, OR TRUSSES AT ALL SUPPORTS.

JOISTS SHALL BE BLOCKED AT SUPPORTS, AND BRIDGED OR BLOCKED AT INTERVALS OF 8', WHERE JOISTS ARE 2" x 8" OR DEEPER.

FIREBLOCK AT FLOOR, CEILING COVES AND SOFFITS.

FIREBLOCKING, 2" THICK, SHALL BE PLACED IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT MID-HEIGHT OF EACH 10' HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS AND MIDSPAN.

NO WOOD SHALL BE PLACED NEARER TO 6" TO EARTH AT SLABS (8" AT POSTS), UNLESS IT IS FOUNDATION GRADE REDWOOD OR PRESSURE TREATED.

SILLS OR PLATES BEARING ON CONCRETE OR MASONRY, WHICH IS WITHIN 48" OF EARTH, SHALL BE PRESSURE TREATED (P.T.) AND SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 5/8" DIA. x 10" A.B. A-36 BOLTS AT 6' O.C. MAX AND 12" MIN. FROM ENDS. TWO BOLTS MINIMUM PER PIECE. (INTERIOR NON-BEARING, NON-SHEAR, STUD WALL SILL PLATES MAY BE SECURED TO CONCRETE SLABS WITH "HILTI" TYPE DN72536 SHOT PINS AT 16" O.C. INSTALLATION SHALL CONFORM TO I.C.B.O. REPORT NO. 1290)

ALL BOLTS BEARING ON WOOD SHALL HAVE A STANDARD CUT WASHER UNDER HEAD AND NUT, UNLESS NOTED OTHERWISE.

CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS, AND UNDER HEADS OF LAG BOLTS. DOUBLE CUT WASHERS SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.

LAG BOLTS (AND SCREWS) SHALL BE PREDRILLED 1/16" LESS THAN SHANK DIAMETER TO FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.

HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.

ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, ETC.

STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.

NAILS SHALL NOT BE DRIVEN CLOSER THAN 1/2 OF THEIR LENGTH, NOT CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 LENGTH, EXCEPT FOR SHEATHING.

SUB-BORE WHEN NAILS TEND TO SPLIT WOOD. SUB-BORE FOR 20d AND LARGER NAILS. DRILL DIAMETER SHALL BE 0.75 TIMES NAIL DIAMETER.

METAL FRAMING ANGLES, ANCHORS, CLIPS, STRAPS, TIES, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE CO." OR AN APPROVED EQUAL.

PLYWOOD USED IN ROOFS, FLOORS, AND DECKS SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PLYWOOD SHEETS SHALL BE STAGGERED.

IN GENERAL, PLYWOOD PANEL EDGES (FOR SHEAR WALLS, ROOFS, FLOORS, AND DECKS) SHALL BEAR ON FRAMING MEMBERES (2x MINIMUM) AND BUTT ALONG THEIR CENTER LINES.

PLACE BEAMS WITH NATURAL CAMBER UPWARD.

BORED HOLES:
A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED INTO ANY STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING PARTITIONS, OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLE SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH. WHEN BORED HOLES EXCEED THE ABOVE CRITERIA, THEN REINFORCE THE PLATE, SILL, OR STUDS AS FOLLOWS:

PLATES:
1 1/2" x 1/8" STRAP EACH SIDE OF PLATE NAILED WITH 4-16d NAILS EACH SIDE OF HOLE. HOLES OVER 33% OF PLATE WIDTH ARE NOT PERMITTED IN ANY PLATE. ANY PIPE OR CONDUIT REQUIRING A HOLE LARGER THAN 33% OF THE PLATE WIDTH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

SILLS:
SPLICE IN A MANNER SIMILAR TO PLATES ABOVE, AT HOLES BETWEEN 25% AND 33% OF SILL WIDTH. SILLS MAY BE COMPLETELY CUT ON EACH SIDE OF PIPE CONDUIT PROVIDED AN ADDITIONAL ANCHOR BOLT OR 6-16d NAILS ARE PLACED WITHIN 9" OF THE END OF THE SILL, EACH SIDE OF THE PIPE OR CONDUIT.

STUDS:
BLOCK ON EACH SIDE OF STUD WITH BLOCK OF SAME MATERIAL AND DIMENSION OF STUD. EXTEND 2 STUD WIDTHS EACH SIDE OF HOLE AND PROVIDE 3-16d NAILS TO STUD EACH SIDE OF HOLE. BORED HOLES GREATER THAN 33%, BUT LESS THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED, WHERE EACH STUD IS DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLE STUDS ARE SO BORED AND EACH BORED STUD IS REINFORCED AS ABOVE.

CUTTING AND NOTCHING:
IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING TO A DEPTH NOT GREATER THAN 40% DEPTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

HOLES AND NOTCHES IN JOISTS:
NOTCHES IN THE TOP AND BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF SPAN, OR WITHIN 18" OF SUPPORTS.

HOLES BORED IN JOISTS SHALL NOT EXCEED ONE SIXTH OF JOIST DEPTH AND SHALL BE LOCATED WITHIN MIDDLE 2/3 OF SPAN AND WITHIN THE MIDDLE THIRD OF JOISTS DEPTH.

THE USE OF CHAIN SAWS FOR CUTTING FRAMING MEMBERS IS PROHIBITED WITHOUT THE APPROVAL OF THE DESIGNER.

CAL GREEN NOTES:

EXISTING SITE DRAINAGE IS TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. STRAW WADDLES ARE TO BE INSTALLED TO PREVENT SOIL RUN-OFF FROM SLOPING AREA.

INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS: (1) WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. (2) A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWER HEADS SHALL NOT EXCEED MAXIMUM FLOW RATES, AND PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

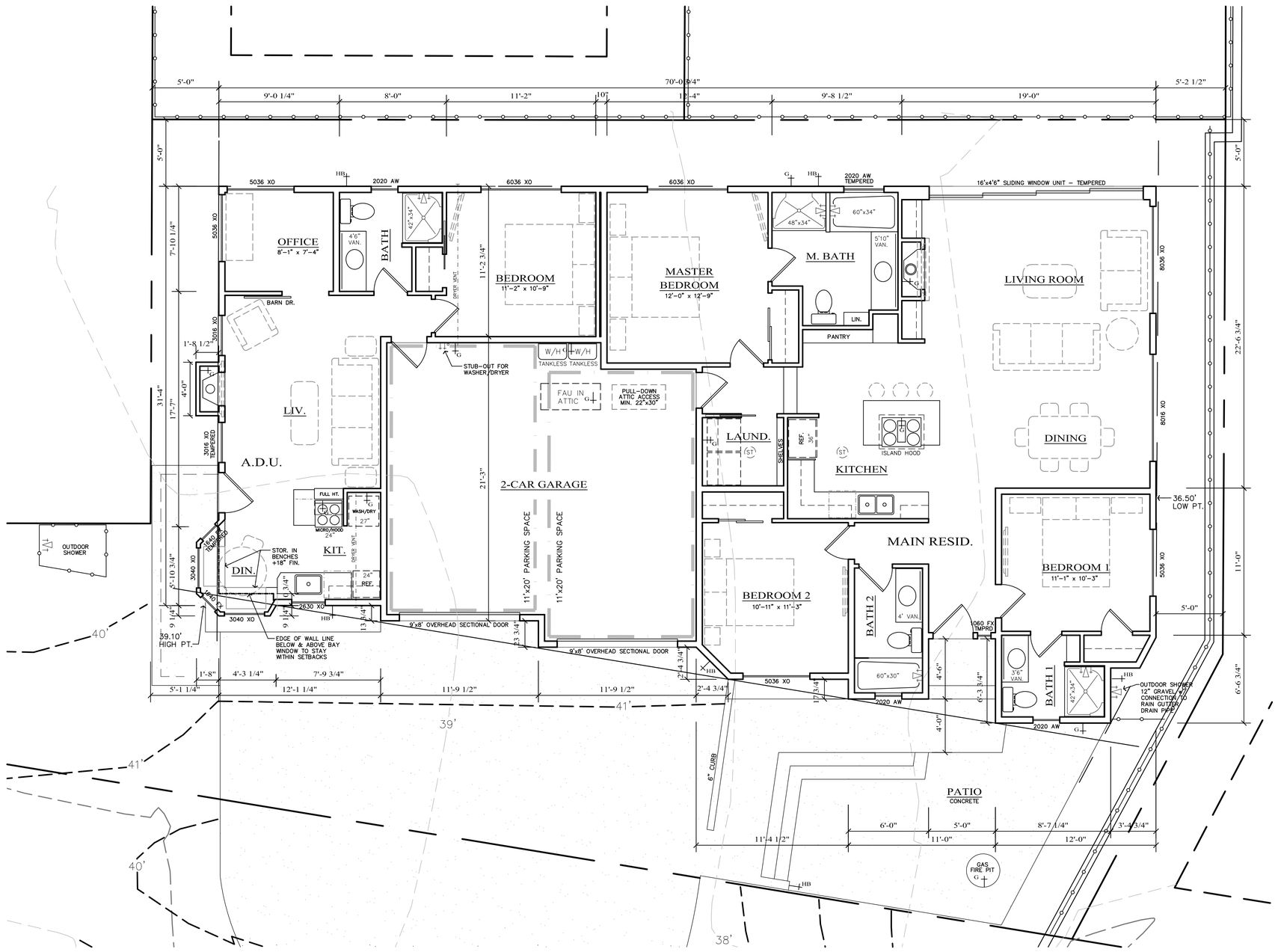
OUTSIDE WATER USE: AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

ENHANCED DURABILITY AND REDUCED MAINTENANCE: JOINTS AND OPENINGS; ANNULAR SPACED AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

CONST. WASTE REDUCTION, DISPOSAL & RECYCLING: A MIN. OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONST. WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

BUILDING MAINT. & OPERATION: AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

FIREPLACES: ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINAN



FLOOR PLAN

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

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STAMPS

LICENSED ARCHITECT * CHRISTOPHER P. PARKER * C 30121 * STATE OF CALIFORNIA * 06-30-19

CONSULTANTS

PROJECT

NEW RESIDENCE

FOR THE

FRYE'S

3400 TORO LANE
MORRO BAY, CALIF.

DRAWING PHASE

DESIGN DEVELOPMENT

-

Project No.	17-108
Drawn By	CPP
Dwg. Date	05/31/18
Updated	-
Scale	AS NOTED

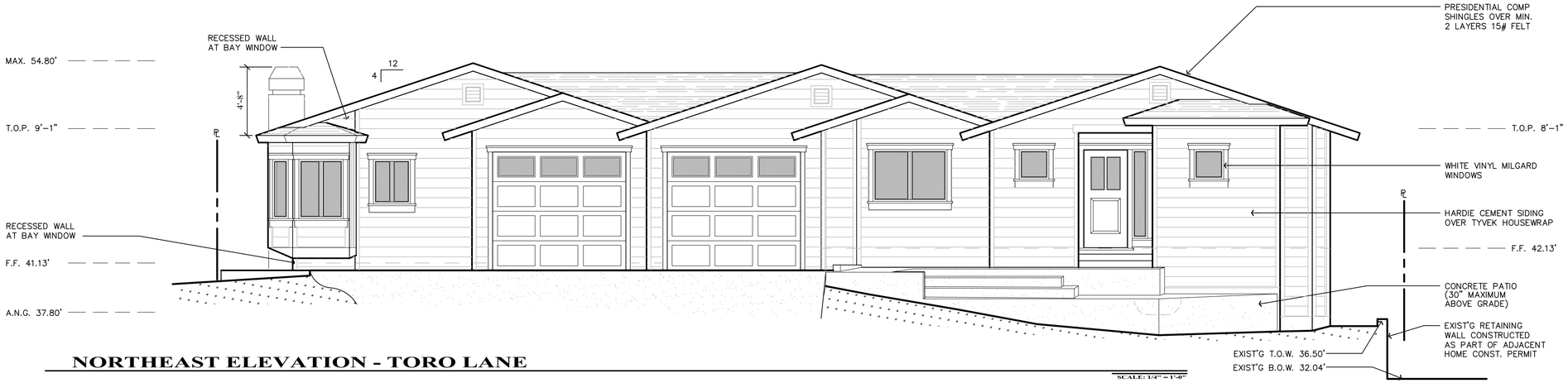
REVISIONS

SHEET TITLE

FLOOR PLAN

SHEET NO.

A2.1



NORTHEAST ELEVATION - TORO LANE

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

NORTHWEST ELEVATION

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

SOUTHEAST ELEVATION

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

SOUTHWEST ELEVATION

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

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Dwg. Date	05/31/18
Updated	-
Scale	AS NOTED

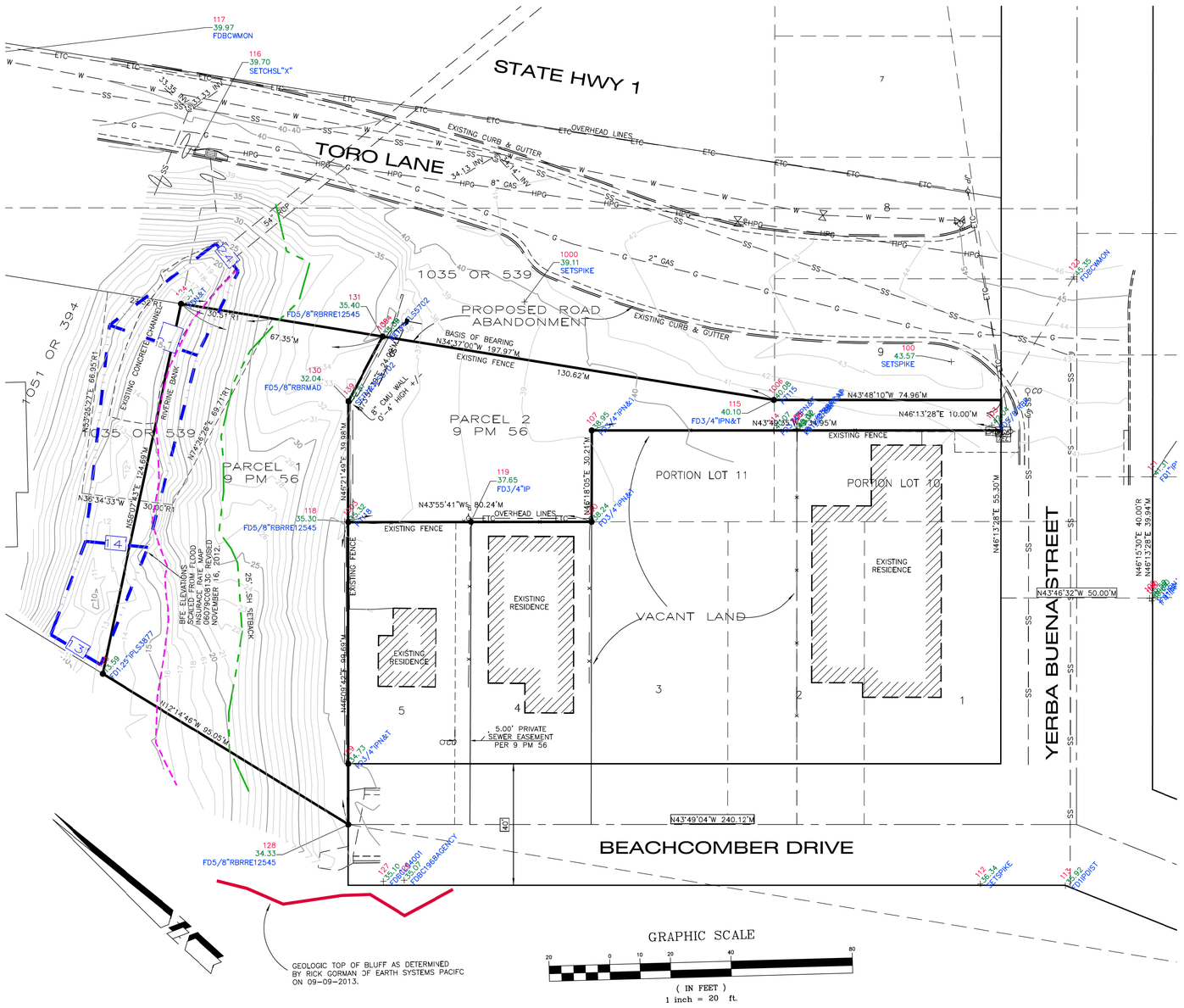
REVISIONS

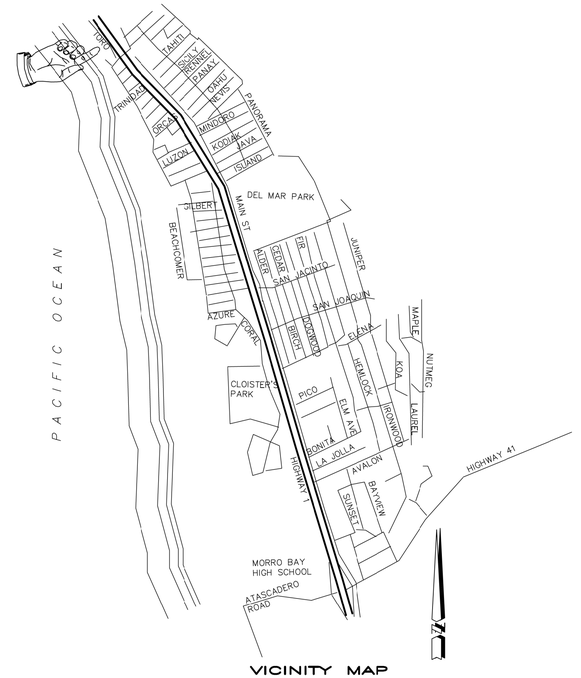
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.1





VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI=1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTEE AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. ALL PROPERTY CORNERS HAVE BEEN FOUND AND RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- RIVERENE BANK
- 25' ESH SETBACK
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

SITE DATA:

ADDRESS: TORO LANE, MORRO BAY

ASSESSOR'S PARCEL NO. APN 065-091-019

FLOOD ZONE:

A PORTION OF PARCEL 1 LIES WITHIN ZONE AE. BASED ON FEMA FLOOD INSURANCE MAP 06079C0813G, REVISED NOVEMBER 16, 2012.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTHEASTERLY LINES OF PARCELS 1 & 2
BEARING N 34° 37' 00" W.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND CALTRANS 1" IRON PIPE "PM 31.94", 227.00 FEET SOUTHERLY OF THE CENTERLINE OF YERBA BUENA STREET, 2.98 FEET SOUTHERLY OF CARSONITE POST AND 13.38 FEET WESTERLY OF CHAIN LINK FENCE.

ELEVATION=48.74' NAVD 88

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 8, 2012 AND UPDATED OCTOBER 5, 2017.

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 STATE OF CALIFORNIA

TOPOGRAPHIC MAP

PARCELS 1 & 2 OF PARCEL MAP MB-72-197 AS SHOWN ON MAP FILED IN BOOK 9 AT PAGE 56 OF PARCEL MAPS, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF GREG FRYE

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

October 10, 2017 JOB #12-168

M:\12-168 Toro Lane-GRID-Morro Bay\Civil 3D\Toro Lane-Topo-10-4-2017.dwg, 24X36, Oct 10, 2017 7:52am, JBlackwell

EXHIBIT C

Existing Parcel

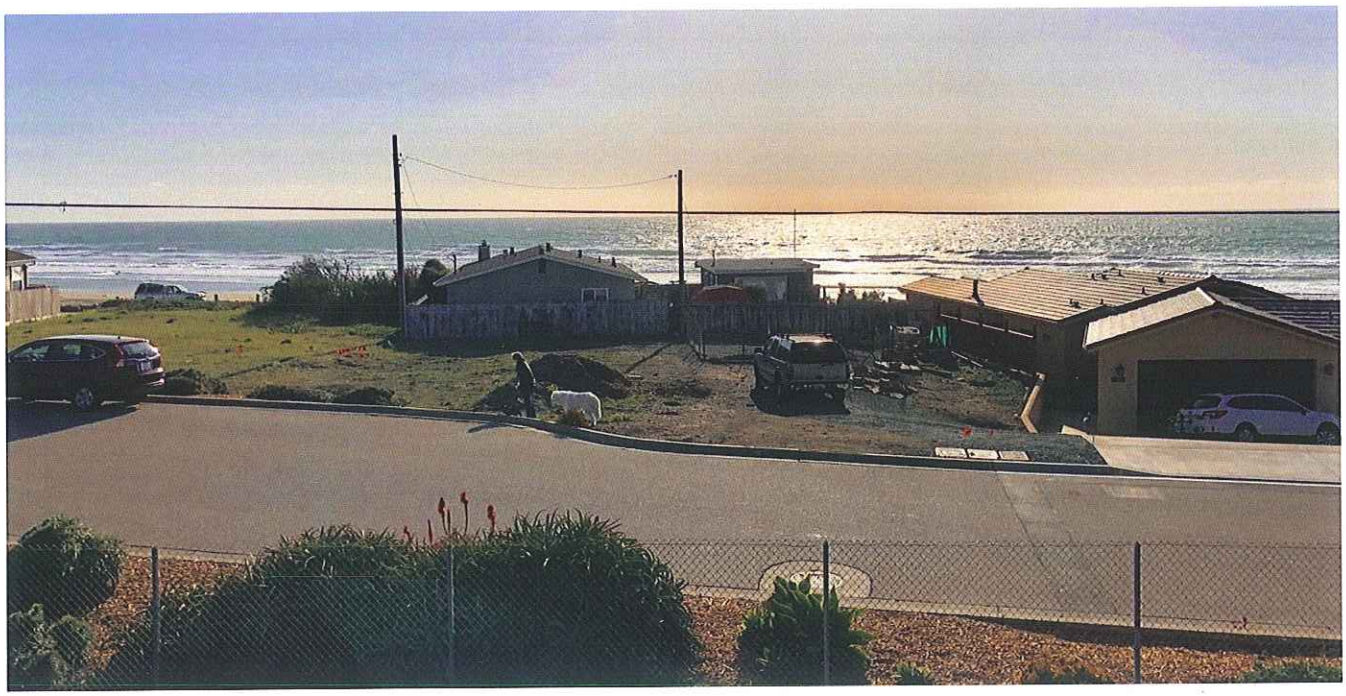
Proposed Residence

RECEIVED
JUN 01 2018
City of Morro Bay
Community Development Dept.

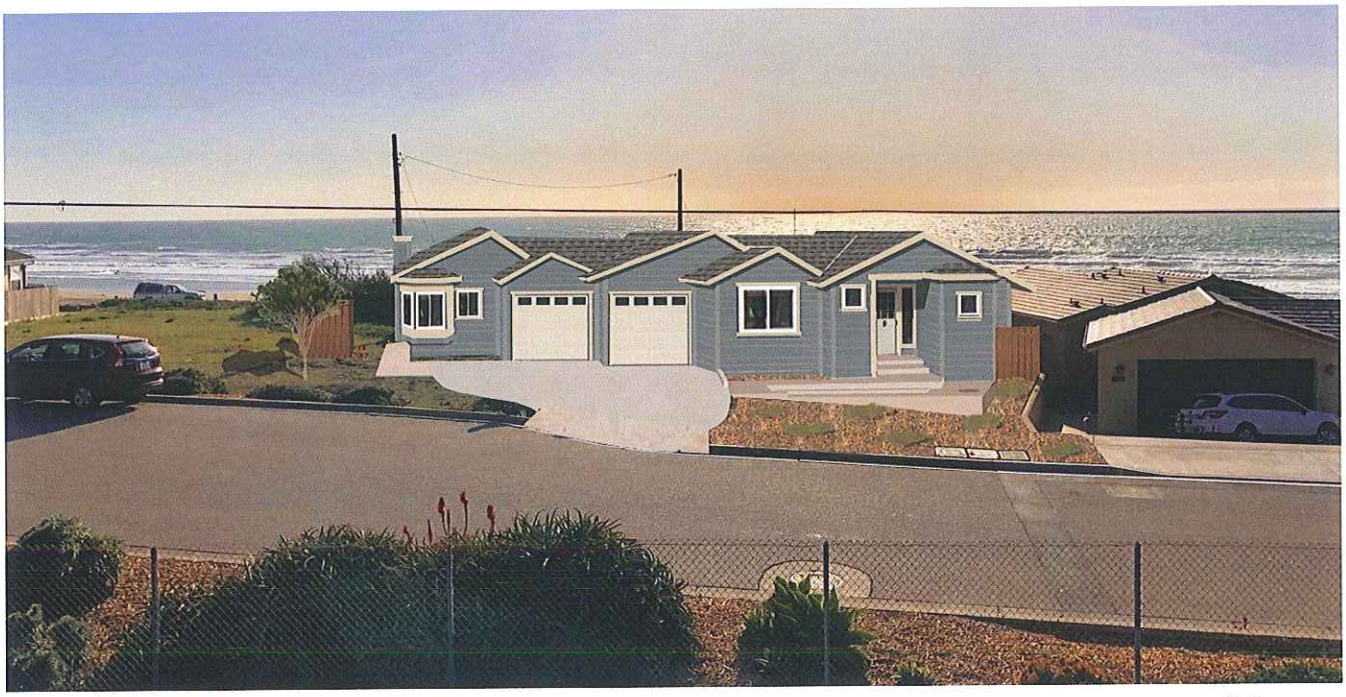
New Residence for the Frye's

Toro Lane - Morro Bay, CA APN: 065-091-023

EXHIBIT C



Existing Parcel



Proposed Residence

RECEIVED
MAY 31 2018
City of Morro Bay
Community Development Dept.

New Residence for the Frye's

Toro Lane - Morro Bay, CA APN: 065-091-023

AGENDA NO: B-4

MEETING DATE: August 21, 2018

Staff Report

TO: **Planning Commissioners** **DATE: August 13, 2018**

FROM: **Cindy Jacinth, Senior Planner**

SUBJECT: 833 Embarcadero Road: Concept Plan approval of Conditional Use Permit #UP0-509 for demo/reconstruct of existing two-story visitor-serving commercial building known as Off the Hook. The new Harborwalk Plaza project includes existing ground floor restaurant, retail space, and second floor office space to be replaced with a new 7,994 sf two story 25-foot tall building that will include ground floor retail, public restrooms, restaurant, and 8 boutique hotel rooms on the second floor. Project also proposes to replace the existing side-tie dock and gangway, install 10ft bayside lateral access, and redesign the children's play area in courtyard as public benefit.

RECOMMENDATION:

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

Adopt Planning Commission Resolution 25-18 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated May 28, 2018 (Exhibit F).

APPLICANT/AGENT: TLC Family Enterprises, Applicant / Chris Parker, CP Parker Architect, Agent

LEGAL DESCRIPTION/APN: City lease sites 87/88 and 87W/88W / APN: 066-322-001

PROJECT SUMMARY: The Applicant is seeking Concept Conditional Use Permit approval to demolish the existing Off the Hook building at 833 Embarcadero and replace with a new two-story 25 foot building consisting of restaurant space, a yogurt shop, public restrooms, and ground floor retail. The second floor would be constructed as an 8-room boutique hotel. The existing side-tie dock is proposed to be replaced with the existing gangway. In addition the open courtyard area on the north side of the building is proposed to be redesigned for enhanced public benefit including a children's play area. This project is located in the WF/PD/S.4 zoning district and in the Coastal Commission Original Jurisdiction.

PROJECT SETTING:

The location is a City lease site (87/88/ 87W/88W) which is occupied with a two-story visitor-serving commercial building known as "Off the Hook".

Prepared By:___CJ_____ Department Review: _____

Adjacent Zoning/Land Use			
North:	Waterfront (WF/PD, S.4) / visitor-serving retail uses	South:	Waterfront (WF/PD, S.4) visitor-serving retail uses
East:	Commercial Visitor-Serving(C-VS, PD/S.4), Commercial, Centennial Plaza, giant Chessboard	West:	Harbor

Site Characteristics	
Overall Site Area	Approx 10,700 sf
Existing Use	City land and water lease – Existing use is visitor-serving commercial on first floor. The existing second floor iss office space. On the water lease is an existing side-tie dock system.
Terrain	Land portion previously developed and paved surface
Vegetation/Wildlife	An eelgrass survey was performed on October 8, 2014 which did not find any eelgrass growing in the proposed project area. Previous survey performed in 2010 also did not find evidence of eelgrass habitat.
Access	Embarcadero
Archaeological Resources	No known resources.

Development Standards	
Setbacks: Front Side Rear	Front setback is average of 5' and 10' setback at second floor. Rear setback is 0 feet. Side setback to south of building is 5'10" and north is approx.. 37'. 10 foot setback required for lateral access. Project provides 10 foot lateral access and is compliant with all setbacks
Sloping Roof requirement minimum 80% at 4:12	Two-story roof-top area: 4,178sf. 89% of roof area (3,379sf) at 4:12 pitch. Project complies with roof requirement
Height maximum; 25 feet only with finding of significant public benefit	Project proposed 25 feet tall and lists several public benefits. See project discussion section.
View Corridor requirement is 30% of lease site	Lease site is 75 feet wide which equals view corridor requirement of 22.5 feet. Public plaza on south side of building meets this requirement. Tables, benches, seating, and play area within this view corridor area limited to 30 inches maximum in height per the Waterfront Master Plan.

Sloping Roof, 4 in 12 for 80%	Existing roofline. Proposed rear addition 4 in 12 on northwest and 4 in 12 shed roof on southwest.. New flat roof addition area is 18%
Lot Coverage – 1st floor 70% max. of land portion. 2nd floor is 70% of allowable first floor coverage.	Proposed lot coverage is 70% 2nd floor proposed lot coverage is 70% of proposed first floor.

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Visitor-serving commercial uses
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay (required to also obtain City Council approval of Concept Plan
Special Treatment Area	S.4
Combining District/Spec. Plan	N/A
Coastal Zone	Coastal Commission original jurisdiction. Applicant required to obtain Coastal Development permit from Coastal Commission prior to issuance of any building permit.
Parking Requirements (MBMC 17.44): Restaurant dining: 1 space/60 sf Outdoor dining (front): 1 space/120 sf Hotel: 1 space/1 room plus 1 space for each group of 10 rooms Side-tie dock: 1 space per 35' of boat tie-down area	Historic parking credit of 58 spaces per City records. Parking demand for retail, restaurant, outdoor dining, frozen yogurt customer area, children's play area, side-tie boat dock, and hotel uses equals 52 parking spaces. Project complies with parking requirements.
View Corridor Requirement & Significant Public Benefit Finding	The lease site is 75 feet wide which requires a 30% view corridor requirement and a finding of significant public benefit to allow an increase in height up to 25 feet.

PROJECT BACKGROUND:

The existing Off the Hook building lease site history includes previous proposals for conversion to hotel or similar use. In 2000, the City issued CUP 36-99 for a project known then as Smuggler's Inn, but the permits expired. In 2007, a similar project known as the Outrigger was proposed (UP0-153) which would have demolished and replaced the existing

building to build a ground floor commercial building with second floor hotel units, but that project also did not go forward. . The most recent permit history of this lease site is shown in the table below. A review of the overall project showed historic uses associated with retail, restaurant, and office uses as well as previous City correspondence memorializing a historic credit of 58 parking spaces.

Year	Permit Number	Description
2007	UP0-153	Outrigger: 6 units hotel project with ground floor commercial. Project did not move forward.
2004	CUP 21-02	Convert upstairs office space to 3-unit Bed & Breakfast project. Project did not move forward.
2000	CUP 36-99	Smugglers Inn: 3-unit Bed & Breakfast project. Permit expired.

PROJECT DESCRIPTION DETAILS:

The existing building includes a first floor restaurant of 3,667sf and retail space of 1510sf with a second floor office space of 1510sf for a total building size of 6,687sf. The project proposal would replace the building and construct a new two story 7,994 sf building consisting of restaurant space, a yogurt shop, three public restrooms, and retail space on the ground floor, along with an 8 unit hotel on the second floor. The hotel rooms will range in size from 248sf to 449sf.

The City, with grant funding by the Coastal Commission, prepared a memo in December 2017 which analyzed the supply of overnight accommodations in the City to determine whether City policies were in compliance with Coastal Act requirements. The memo concluded that the City has an adequate supply of lower-cost hotels and motels throughout the city. However the unique location of overnight accommodations along both sides of the Morro Bay Embarcadero does not currently provide a low-cost accommodation option. Consistent with other hotel projects recently approved on the City's waterfront and LUP Policy 2.07, the project is conditioned to provide 25% of units at a rate equal to the City's low cost threshold which is also consistent with Coastal Act Section 30213 which seeks to ensure that visitor-accommodation facilities in the coastal zone and in unique locations such as Morro Bay estuary include a component for affordable accommodations. The low cost threshold would be established by setting the Lodging rates as the 85% of the average daily rate of all lodging facilities along both sides of the Embarcadero. (Planning condition 6).

The courtyard area will be redeveloped to include a larger children's play structure area increasing overall public benefit. Hotel guests would check in at the first floor retail space along the Embarcadero.

The existing side-tie dock will be replaced along with the gangway. Plans show the dock

system when reconstructed will be relocated to the north approximately 2-3 feet. Also, as part of the dock reconstruction, 9 wood piles will be removed and 1 concrete pile will remain abandoned in place.

Parking Requirements
As summarized in the above development standards table, the proposed project was evaluated for compliance with the City's parking standards related to retail, restaurant, play area, boat slips, and hotel uses. City records show a recognized historic parking credit of 58 parking spaces. The proposed project would create a parking demand of 52 spaces and is therefore compliant with City parking requirements.

Public Access Improvements/ Harborwalk:
As required by the Waterfront Master Plan, the Applicant has included a list of project public benefits in addition to the required view corridor and bayside lateral access improvements.

Coastal public access signage will be provided and is shown on Plan sheet A1.2 which includes the branding of Morro Bay Harborwalk identified on the sign, consistent with recent Council direction.

Public Benefit:
The project public benefit proposed is an expanded and upgraded children's play area; three public restrooms on both sides of the building, public seating, ecological exhibits for public education; energy feature exhibits, and a view-finder/telescope along the Harborwalk for enhanced views of Morro Rock and the bay. An artist rendering of the children's play area and a sample viewfinder is shown on plan sheet A2.1 (Exhibit F). The public educations exhibits are shown on the proposed site plan, which also shows the 10 foot required bayside lateral access. The site plan shows the Applicant proposes outdoor public seating in an area adjacent to the lateral access (Harborwalk). In order to ensure the tables do not encroach into the minimum 10 foot requirement, staff is recommending a condition of approval be added to delineate with railing the outdoor public seating area (Planning condition 4) consistent with the Waterfront Master Plan which encourages outdoor dining, and requires these areas be enclosed by permanent low see-through railings or fences.

As shown on the plans, multiple green features are proposed with this project which include roof-top solar, roof top garden boxes with succulent, rain-water collection/re-use system, grey-water collection/re-use with dual piping for collection and re-use, LED smart lighting systems, and solar shading over west facing glass to reduce energy use along with fire-resistant canvas awnings.

Visual Simulations
The Applicant has submitted two visual simulations which include a view from the Embarcadero and a rear view of the proposed building from the Harborwalk looking south at the building (Exhibit C). In addition, color and materials information was also provided (Exhibit D) which depicts the proposed exterior finishes for the project. These finishes include gray

metal roofing with brown cement siding, and a tan/brown cement shingle. Glass railing are proposed for the second floor hotel balconies. The Waterfront Master Plan design guidelines describe the design goal for the Embarcadero is to enhance the visual experience of visiting the area by bringing about a gradual strengthening of architectural continuity and by encouraging buildings with distinctive visual quality. This design quality or character should reflect the historical and cultural identity of the Embarcadero, of a working fishing community with a variety of character and building types. The project and its proposed materials provide an attractive upgrade to an existing non-descript building. The project is in keeping with the architectural character of the Embarcadero and adds overall ambiance to the waterfront area.

Piling Removal and Seawall Repair:

Included in the project description is reconstruction of the existing side-tie dock system. The existing dock system is proposed to be relocated to the north approximately 2-3 feet. The gangway will also be reconstructed to align with the side-tie docks, as it is currently constructed on the neighboring lease site to the north (known at the Boatyard, 845 Embarcadero). Included in this project scope of work is removal of 9 wood piles and abandonment of 1 existing concrete pile. At the northwest corner of the existing building. The line of the existing seawall is to remain in place, but will be repaired as noted on Plan sheet A1.3 (Exhibit F). A construction plan is provided on plane sheet A1.3 which identifies BMPs and general housekeeping controls and procedures during demolition and construction activities in order to prevent construction debris from entering the bay, and to maintain construction activities within the construction zone. In order to minimize impacts to coastal public access, the applicant proposes a 4 foot wide temporary public access walkway from the street to the bayside to remain open and maintained during construction (Plan sheet A1.3, Exhibit F)

ENVIRONMENTAL:

An eelgrass survey was performed by Tenera dated October 17, 2014 which found no eelgrass growing in the proposed waterfront project area at the Off the Hook building. In addition, a previous dive survey performed in 2010 also did not find any eelgrass habitat. (Exhibit B).

Because the project will be removing 9 wood piles in order to reconstruct the existing side-tie dock system, this project is subject to the requirements of the California Eelgrass Mitigation Policy (CEMP), administered by the National Marine Fisheries Service (NMFS).

CEMP protocols require the applicant to complete a pre-construction survey between 30-60 days prior to start of construction, and a post-construction survey is due 30 days after construction, to determine impact, if any, and corresponding required mitigation. (Planning condition 12). In addition, project construction BMP's have been added to minimize material containment, require piling removal activities be monitored by a qualified biological monitor to ensure impacts to marine mammals are avoided. (See Planning conditions 12-17).

With the above review and implementation of best management practices (BMPs) as incorporated into project conditions, the project would be eligible for a categorical exemption under CEQA, Section 15302, Class 2b where under replacement or reconstruction of commercial structure with a new structure of substantially the same size, purpose, and capacity is allowed for which the proposed Harborwalk Plaza project would qualify for an exemption. In addition, none of the exception found in CEQA Section 15300.2 apply to this project..

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on August 10, 2018, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The proposed project would demolish and reconstruct an existing two story waterfront commercial building and replace with a new two-story building known as the Harborwalk Plaza. New restaurant and retail space would be constructed on the ground floor, along with 8 boutique hotel units on the second floor which will replace existing 2nd floor office space that is currently underutilized. In addition, the project will provide an important connection to the City's Harborwalk by installing a new 10foot wide section of bayside lateral access between the neighboring lease sites from the north and south. New public access amenities include outdoor public seating, remodeled courtyard area with expanded children's play area, 3 public restrooms, educational and ecological exhibits, and viewfinder/periscope along the Harborwalk. With the removal of the rear outdoor dining area, bay views will be opened up through the view corridor. The proposed height of the building would be 25 feet which is allowed in the Waterfront Master Plan with a finding of significant public benefit via the planned

development overlay (MBMC 17.40.030). The project as proposed does not diminish or detract from existing public views of the water or of Morro Rock. The project as proposed, meets development standards, improves views through the site and provides an interesting and varied design that will enhance visitor and pedestrian experience in that it creates the required bayside lateral access as well as provides for new source of lodging accommodations which is conditioned accordingly.

The project as proposed provides for enhanced public access which meets City goals in the Waterfront Master Plan and will add to the ambiance of the waterfront area. It is consistent with the City's General Plan and Local Coastal Program (LCP) and goals of the Downtown Waterfront Strategic Plan. With the incorporation of recommended conditions, staff recommends that Planning Commission forward a favorable recommendation of this Concept Plan to City Council for approval.

EXHIBITS:

Exhibit A – Planning Commission Resolution 25-18
Exhibit B – Eelgrass survey, Tenera Environmental, October 17, 2014
Exhibit C – Photo simulations
Exhibit D - Color and Materials Board.
Exhibit E – Material Specifications
Exhibit F – Plans/ Reductions received May 28, 2018

RESOLUTION NO. PC 25-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-509) FOR DEMOLITION AND RECONSTRUCTION OF TWO-STORY BUILDING WITH 8 UNIT BOUTIQUE HOTEL, RESTAURANT, RETAIL, PUBLIC ACCESS IMPROVEMENTS, INCLUDING CHILDREN'S COURTYARD PLAY AREA AND RECONSTRUCTION OF NEW SIDE-TIE DOCK SYSTEM AND GANGWAY, AT 833 EMBARCADERO, HARBORWALK PLAZA

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on August 21, 2018, for the purpose of considering Concept Plan approval of Conditional Use Permit #UP0-509; and

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

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

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

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

California Environmental Quality Act (CEQA)

A. That for purposes of the California Environmental Quality Act, Case No. UP0-509 is categorically exempt under Section 15302, Class 2b where under replacement of reconstruction of commercial structure with a new structure of substantially the same, size, purpose, and capacity is allowed for which the proposed Harborwalk Plaza project would quality for an exemption. In addition, an eelgrass survey was performed on October 17, 2014 which found no eelgrass growing in the proposed waterfront project area. The project will be subject to marine mammal monitoring during construction with implementation of best management practices (BMPs) as conditioned by Planning conditions 12-17. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that demolition/reconstruction of mixed use two story building of 8 hotel units and ground floor retail, and restaurant uses with reconstructed dock system at 833 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program. In addition, as shown on project plans

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed hotel use, new restaurant, retail, and children's outdoor play area along with reconstructed side-tie dock and gangway will provide a visitor-serving recreational opportunity which will provide additional benefit and improvement to a visitor-serving commercial use and is consistent with the character of the existing development.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibility to the bay while increasing and maintaining commercial fishing industry:

a. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed the maximum height allowed and interesting articulation breaks up the bulk and scale.

b. In the case of granting height greater than 17 feet, the proposed project also provides significant public benefit pursuant to the Planned Development Overlay zone requirements in that the proposed project is creating an expanded and upgraded children's play area, adds three public restrooms on both sides of the building, public seating, ecological exhibits, energy feature exhibits and viewfinder/telescope along the 10 foot Harborwalk with outdoor public seating adjacent to the harborwalk.

c. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the courtyard is improved to allow for easier pedestrian access, enjoyment and better bay views through the removal of the rear dining patio. It preserves and enhances the views as seen from street-ends and around the building.

d. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the pedestrian orientation while maintaining the side tie dock and also with the removal of the rear dining patio which will maintain and enhance views of the bay as well as better views of docked boats.

e. The proposed project recognizes the pedestrian orientation of the Embarcadero and provides an interesting and varied design that will enhance the pedestrian experience in that the new building will open up to the passing pedestrian through creation of 10 foot bayside lateral access where none currently exists and removal of the rear dining patio for better bay views through the view corridor.

f. The project gives its occupants and the public some variety in materials and/or application in that the building will consist of brown cement siding and shingles, gray metal roofing, glass railings at the hotel unit balconies, and rooftop garden boxes.

g. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new structure will provide more horizontal and vertical articulation, with an enhanced

courtyard with new children's play area, removal of outdoor dining area which will increase bay views, and creation of 10 foot wide bayside lateral access also known as the Harborwalk all of which provides articulation that is consistent with the character of the existing development.

h. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the existing and new construction is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration

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

Section 2. Action. The Planning Commission does hereby forward a favorable recommendation for City Council approval of Concept Conditional Use Permit #UP0-509 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 15, 2017, for the project at 725 Embarcadero depicted on plans dated January 19, 2017, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for UP0-359, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

BUILDING CONDITIONS:

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.

2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special

inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

   BUILDING PERMIT APPLICATION. To apply for building permits submit three (3) sets of construction plans to the Building Division.

7. The Title sheet of the plans shall include:
   Street address, lot, block, track and Assessor Parcel Number.
   Description of use.
   Type of construction.
   Height of the building.
   Floor area of the building(s).
   Vicinity map.

   All construction shall conform to the edition of the applicable California Building Code (CBC), California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBC), and City of Morro Bay amendments in effect when the application for construction permit is submitted to the Building Division.

11. PLAN REVISIONS: Building plans shall include a revised site plan clearly delineating the difference between the extent of the lower floor addition and new deck addition above.

12. Fire sprinklers, shall be required by City Codes.

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

BUILDING DIVISION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances**.** If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. Certification of compliance with the soils report shall be submitted to the Building Division prior to foundation approvals. A final report certifying compliance with the soils report or grading plans shall be submitted to the Building Division prior to final approvals.

4. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and building height prior to framing inspection when determined necessary by the Planning Division.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

BUILDING DIVISION:

1. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

Fire Department Conditions:

1. 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.

2. Automatic Fire Sprinklers. The applicant shall provide fire sprinkler protection of all cantilevered water side elements, restaurant space, retail structure, hotel space and trash area, in accordance with Morro Bay Municipal Code (Section 14.08.090(L)) and 2016 California Fire Code (Section 903).

3. Standpipes. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the pier or float system exceeds 150 feet from the standpipe hose connection. (CFC 3604.2, 905, and MBMC 14.52.060)

4. Fire Alarm and Detection Systems. Applicant shall provide an approved fire alarm system, in accordance with NFPA 72 and 2013 California Fire Code (Section 907).

5. Knox key box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). Provide a Knox Box on exterior of the structure, in an approved location. Please obtain a Knox application from Morro Bay Fire Department during business hours.

6. Fire extinguishers. One Provide one wall mounted 2A:10-B:C fire extinguisher, and approved signage, for each 3,000 square feet of light hazard fuel load, Travel distance shall not in accordance with California Code of Regulations, Title 19, Division 1.

7. 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)

8. Address identification. All new and existing single family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

9. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090(I)

   Provide above language in Site Plan General Notes.

Public Works Conditions:

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

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 Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements. Complete and submit identified Stormwater Performance Requirements.

2. Construction Staging Area: Due to the Embarcadero being a busy and space restricted area, show location of construction staging area and corridor to project site. Develop

timeline of staging area (i.e. will staging area be moved during different construction phases).

3. Frontage Improvements: The installation of frontage improvements is required. Update any deteriorated frontage improvements and non ADA compliant frontage. An encroachment permit is required for any work within the Right of Way.

4. Sewer Lateral: Indicate and label new or 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.

5. 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).

6. 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.

7. Water Meter: Indicate and label new or existing water meter on plans.

8. 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.

9. 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.

10. 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. 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.

11. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

Add the following 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 Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Harbor Department Conditions:

1. Applicant shall request in writing to the City to adjust the lease lines as applicable at the appropriate time.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. All utilities shall be undergrounded.

4. Bayside Lateral Public Accessway. The bayside lateral access, also known as the Harborwalk, shall maintain a 10-foot wide coastal access with open unobstructed access at all times with no tables or dining encroachments in order to maximize public access. Any uses that obstruct the lateral access such as private uses or barriers including furniture, planters, ropes, or restaurant seating within the 10 foot lateral access shall be prohibited.

5. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The dock shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).

6. Twenty five percent of hotel rooms shall be set at rates equal to the City's area low-cost threshold pursuant to LUP Policy 2.07 or as otherwise approved consistent with the coastal development permit. The low cost threshold would be established by setting the Lodging rates as the 85% of the average daily rate of all lodging facilities along both sides of the Embarcadero

7. The 30% view corridor located along the north side of the building shall be maintained with no furniture item, table umbrellas or hostess stands to exceed 30 inches in height per the Waterfront Master Plan.

8. The Applicant shall participate toward the development of Centennial Plaza. The amount of contribution to be negotiated as part of future lease site negotiations.

9. Precise Plan shall include a specific sign plan with both commercial tenant and public access signs shown, including but not limited to, plans denoting size and material of sign, location of signs and method of attachment.

10. Precise Plan submittal shall include additional detail regarding the proposed children's play area including, but not limited to a color and materials board and photos simulations.

11. Plans shall ensure lateral access at the south end of the lease site is able to accommodate a connection point to future lateral access to the lease site at 801 Embarcadero.

12. Eelgrass – Applicant shall be subject to the California Eelgrass Mitigation Policy (CEMP) which requires that a pre-construction survey shall be completed within 30-60 days prior to issuance of a building permit. Post-construction survey shall be completed within 30 days of construction completion or as otherwise determined by the National Marine Fisheries Service (NMFS) in order to determine amount of impact if any and CEMP-required annual reporting and mitigations. Any eelgrass habitat shall be documented and reported to the Community Development Director. If the report identifies a reduction in eelgrass coverage then a plan shall be prepared to identify the appropriate mitigations necessary and in line with the specifications for mitigation of eelgrass habitat as provided for in the California Eelgrass Mitigation Policy, dated October 2014

13. A Marine Wildlife Contingency Plan shall be developed and approved by the City of Morro Bay prior to the initiation of pile driving activities. This plan shall describe specific methods that will be used to reduce pile-driving noise. Power to the pile driver shall be ramped up to allow marine wildlife to detect a lower sound level and depart the area before full-power noise levels are produced. The plan shall identify a USFWS-approved biologist to monitor all construction within the water-lease area who shall be retained by the applicant. The plan shall describe on-site marine wildlife monitoring and reporting requirements as well as identify specific conditions when the biological monitor shall be allowed to stop work, such as observance of a marine mammal within 100 feet of the project area. The biologist shall be responsible to monitor for compliance with all environmental mitigation measures, and regulatory permit conditions (as applicable). The approved biological monitor shall be present onsite during construction and shall have the authority to stop construction if any individuals of southern sea otter are seen within 100 feet of the project area. Construction will be allowed to resume after sighted otters have left the 100-foot radius of the project area. The species shall not be disturbed or forced from the project site by equipment, noise, or other disruptive activity. The monitor will have discretionary authority to temporarily halt the project if it is determined that the otter, or other marine mammal, could be affected by the project, even if the animal is beyond the 100-foot boundary. All construction crew employees shall be informed on the requirements of this condition.

14. A project-specific Oil Spill Response and Recovery Plan that includes specifics on reporting and response procedures, available on-site equipment and contracted services, and responsibilities shall be completed and approved prior to the initiation of construction activities. Specifically, the project shall include the following Best Management Practices (BMPs) and shall be included on building plans submitted for approval:

a. No refueling of equipment without adequate containment and spill response equipment. The barge shall have only double contained fuel storage below decks, with the spill containment and clean up kits on-site and easily accessible. Spill containment and clean up kits shall include the following:
b. 150 feet Absorbent Boom 200 square feet Absorbent Tarp (for use during pile driving operations)
c. Barrel Absorbent Pads
d. Container Absorbent Granules
e. Rainwater runoff pollution from equipment stored on deck shall be prevented through ongoing equipment maintenance and appropriate double containment.
f. The work area shall be contained within a boom to prevent debris from falling into the water.
g. All equipment fueling shall take place on the barge, with containment in-place. No refueling between vessels shall occur.
h. An Absorption Tarp shall be placed underneath any portable equipment while in use.
i. No equipment shall be permitted to enter the water with any petroleum products.
j. All equipment used during pile driving operations shall be in good condition without fuel or oil leakage.
k. Should any equipment begin to leak, that equipment shall be removed immediately from the barge and repaired or replaced.
l. All vessels shall have portable, regularly serviced sanitation equipment. No overboard discharge is permitted.

15. Prior to issuance of a building permit, a pile driving plan and hydroacoustical noise mitigation plan shall be submitted to the Community Development Director to ensure that underwater noise generated by pile driving activities is minimized to the maximum extent feasible and does not exceed: (1) an accumulated 187 dB SEL as measured 5 meters from the source; and (2) peak dB above 208 dB as measured 10 meters from the source as determined by the Fisheries Hydroacoustic Working Group. In the instance anything other than a vibratory hammer is to be used for pile driving activities, the plan shall provide for a hydro-acoustical monitor to ensure that underwater noise generated by pile driving activities does not exceed such limits. The plan shall identify the type of method used to install pilings. Vibratory hammers shall be used where feasible; if another method is used, a bubble curtain shall be employed to contain both noise and sediment. The plan shall also provide for additional acoustical BMPs to be applied if monitoring shows underwater noise above such limits (including, but not limited to, alternative pile driving methods (press-in pile placement, drilling, dewatered isolation casings, etc.) and additional noise dampening measures (sound shielding and other noise attenuation devices).

16. Netting or fencing around and underneath the project site shall be installed to catch and remove debris released during and after construction.

17. To reduce potential turbidity-associated impacts, silt screens should be used when and where they will be effective. The relatively high tidal currents within Morro Bay could reduce the effectiveness of silt screens and should be considered prior to placing of these screens.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of August, 2018 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Gerald Luhr

ATTEST

Scot Graham, Secretary

The foregoing resolution was passed and adopted this 21st day of August, 2018.

TENERA Environmental

October 17, 2014

Vi Leage
P.O. Box 5006
San Luis Obispo, CA 93403

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

Subject: Eelgrass (*Zostera* spp.) and *Caulerpa taxifolia* reconnaissance survey at Off the Hook Restaurant at 833 Embarcadero, Morro Bay, CA 93442

Dear Vi and Cathy:

On October 8, 2014 and using SCUBA, Gery Cox and I did not find any eelgrass (*Zostera* spp.) growing in the proposed waterfront project area at the Off the Hook Restaurant (see attached figure). We also did not find any *Caulerpa taxifolia* (invasive green alga) in the same area. *Caulerpa* surveys are often required in waterfront construction projects. Conditions were adequate to search the area thoroughly for both species. A previous dive survey that we completed at the restaurant (then the Outrigger Restaurant) was done in October 2010 where we also did not find any eelgrass or *Caulerpa*. If you have any questions, please do not hesitate to call.

Sincerely,

Scott Kimura

Project Scientist/Manager, Tenera Environmental

Approximate boundary of the area searched for eelgrass (*Zostera*) and *Caulerpa* on October 8, 2014. None was found.

Eelgrass (*Zostera marina*) and *Caulerpa taxifolia* Survey

Outrigger Restaurant Improvement Project

October 30, 2006

Prepared for:

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

Prepared by:

Tenera Environmental
141 Suburban Rd., Suite A2
San Luis Obispo, CA 93401
805.541.0310

Project Description

This report describes the results of an eelgrass (*Zostera marina*) survey conducted on October 10, 2006 immediately offshore of the Outrigger Restaurant located at 833 Embarcadero in Morro Bay, California (**Figure 1**). The purpose of the survey was to describe the abundance and distribution of eelgrass in this section of shore that is proposed for waterfront modifications.

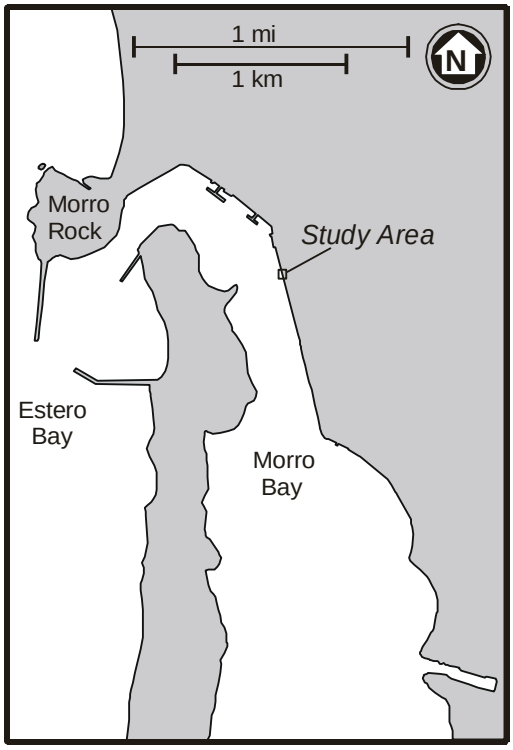


Figure 1. Location of the Outrigger Restaurant Improvement Project.

A portion of the Outrigger Restaurant overhangs water in Morro Bay. The owner of the restaurant leases the property from the City of Morro Bay, which includes portions over the water. The owner wishes to make improvements to the restaurant that includes modifications over and on the water (**Figure 2**). Current plans on and over the water include removing the existing floating dock and ramp. A public boardwalk is proposed directly over the area of the old dock. Lateral access to the boardwalk will be made alongside the restaurant. A new floating dock system is desired to accommodate a greater number of boats, and will extend further offshore than the existing dock. A new ramp will be constructed to access the new dock. Piles would be removed and new piles would be installed where appropriate.

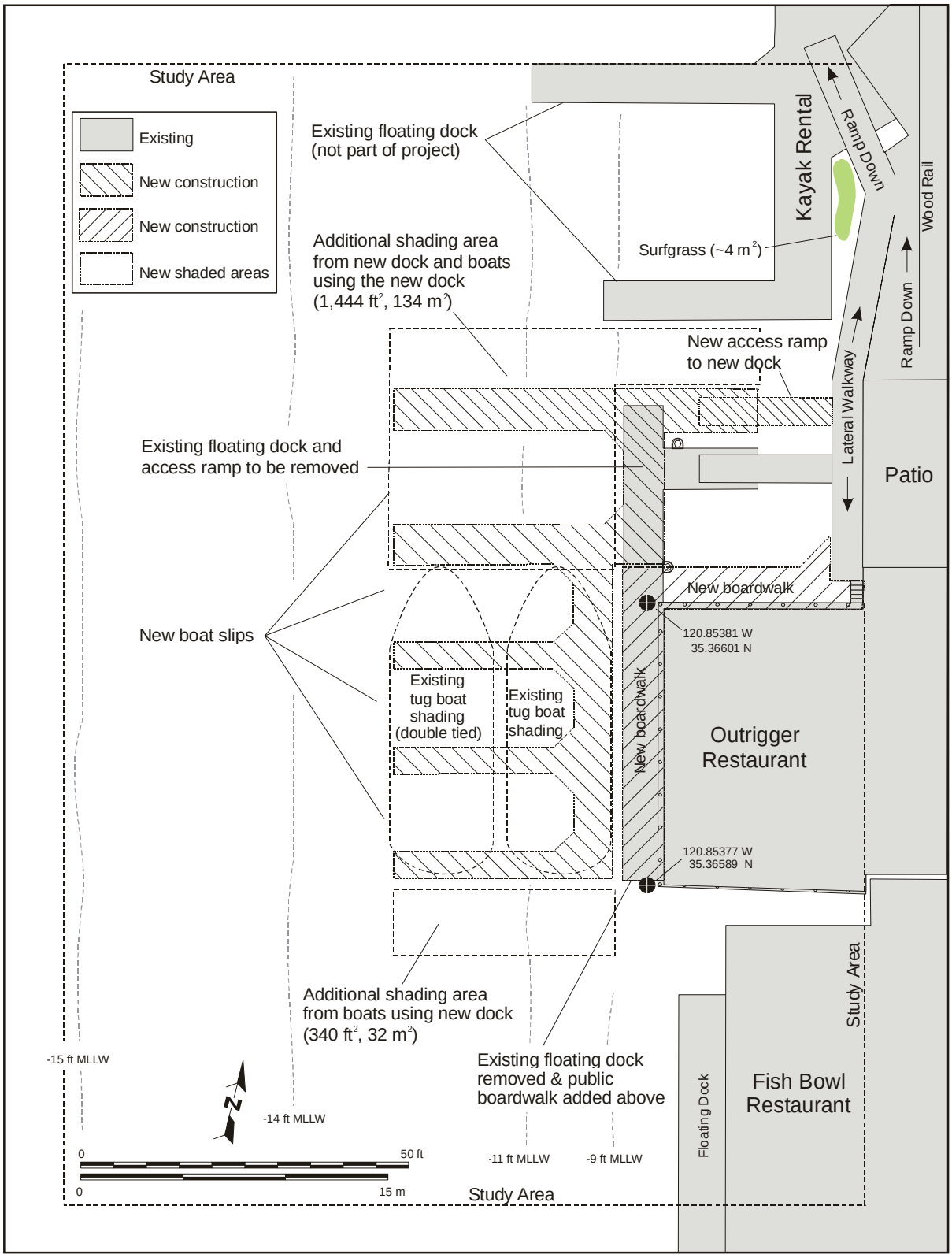


Figure 2. Area of the October 10, 2006 Outrigger Restaurant eelgrass survey, proposed over-the-water modifications, and where eelgrass was found.

Purpose

An eelgrass survey was conducted on October 10, 2006 for the owner of the Outrigger Restaurant as part of the pre-planning stages of over-the-water improvements immediately offshore of the restaurant. The survey consisted of mapping the occurrence of eelgrass and eelgrass habitat and surveying the area for the presence/absence of *Caulerpa taxifolia* (**Figure 2**).

Eelgrass beds are known to occur in the area, and are considered a Special Aquatic Site (SAS) by the U.S. Army Corps of Engineers, California Department of Fish and Game, U.S. Fish and Wildlife Service, and the National Marine Fisheries Service (NMFS). Eelgrass habitat is regulated under Section 404 of the Clean Water Act (CWA), and is also considered Essential Fish Habitat by NMFS. The 1996 amendments to the Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA) set the Essential Fish Habitat (EFH) provisions to identify and protect important habitats of federally managed marine species. Surveys are required to map the extent and location of eelgrass in projects that may affect eelgrass.

The survey included a careful search in the project area to determine the presence/absence of *Caulerpa taxifolia*, a highly invasive green algal species that has been introduced into California. *Caulerpa* easily reproduces by fragmentation, and is therefore susceptible to spreading from waterfront construction projects that disturb the seabed.

Methods

Eelgrass was mapped according to specifications of the Southern California Eelgrass Mitigation Policy (Revision 8), adopted by the National Marine Fisheries Service, U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Two biologists equipped with SCUBA completed the survey. The survey occurred during the incoming high-high tide that occurred mid-day on October 10, 2006. Underwater horizontal visibility during the survey was approximately 15 ft (4.6 m).

The survey area accounted for a 50 ft (15 m) perimeter surrounding all areas of proposed construction (**Figure 2**). The along-shore length of the survey area was approximately 174 ft (53 m). The seaward boundary of the study area was approximately 131 ft (40 m) from shore. The survey area included areas underneath floating docks, ramps, and areas underneath the Outrigger Restaurant and Fish Bowl Restaurant, which overhang water.

Meter tapes were deployed underwater at appropriate locations to ensure the area was evenly searched. Where found, patch sizes of eelgrass were estimated using either a quadrat as a measuring device or a meter tape to estimate the dimensions of the eelgrass

patches. Locations of eelgrass were mapped relative to positions from fixed structures (e.g., pilings, corners of docks).

Eelgrass was also sampled for stem (turion) densities and blade lengths. Stem densities were determined in 0.25 m^2 (2.7 ft^2) quadrats placed in pure stands of eelgrass. The blade nearest each corner of each quadrat was measured for length to the nearest inch (2.5 cm).

Predominant species in the survey area were also recorded while mapping eelgrass and searching for the presence of *Caulerpa*.

Results

Habitat Characterization

The shore bank in the survey area consists of a vertical cement wall from ground level down to about the mean high tide level (**Figure 3**). From there and below, boulder rip-rap abuts the wall and slopes down into the subtidal. The toe of the rip-rap in the survey area generally follows the line that is directly below the seaward extent of the buildings and docks. The toe of the rip-rap underneath the Outrigger Restaurant terminates at a depth of approximately -9 ft (-2.7 m) MLLW where the piles that support the restaurant penetrate into the seabed. The natural seabed offshore of the rip-rap throughout the survey area was fine-grain sand and shell hash.

The biota on the boulder rip-rap was largely barnacles (*Chthamalus* spp. and *Balanus* spp.), rough limpets (*Lottia scabra*), hermit crabs (*Pagurus* spp.), tube snails (*Serpulorbis squamigerus*), and encrusting bryozoans.

The natural seabed offshore from the rip-rap was relatively uniform in being largely open space but inhabited with scattered gaper clams (*Tresus nuttalii*), polychaete worm burrows (possibly *Axiothella rubrocincta*), and patches of sand dollars (*Dendraster excentricus*).

Although bladder chain kelp (*Sargassum muticum*), an introduced species, has been observed to be common in other areas nearby[1], only a few *Sargassum* plants were observed in the present study area. Similarly, only a few giant kelp plants (*Macrocystis pyrifera*) were observed. The *Sargassum* and *Macrocystis* plants were mainly on the boulder rip-rap between the Outrigger Restaurant and kayak dock (**Figure 2**).

Figure 3. View of the Outrigger Restaurant looking south.

[1] Tenera Inc. 2006. Eelgrass (*Zostera marina*) and *Caulerpa taxifolia* Survey, Otter Rock Cafe, Morro Bay, California. Prepared for Cathy Novak, Morro Bay, Calif. May 31, 2006.

Pier pilings were covered mainly with hydroids, encrusting bryozoans (Ectoprocta) of the introduced species *Watersipora subtorquata*, plumose anemones (*Metridium senile*), and strawberry anemones (*Corynactis californica*).

Eelgrass and *Caulerpa* Mapping

A single patch of eelgrass that was approximately 4 m^2 (43 ft^2) in area cover was the only patch found in the survey area, and was between the kayak dock and land (**Figure 2**). The only other eelgrass nearby was outside the study area immediately south of the Fish Bowl Restaurant (area not shown in Figure 2). This second patch of eelgrass was located at the toe of the rip-rap, and was approximately 6 m^2 (65 ft^2) in area cover.

The patch of eelgrass behind the kayak dock was sampled for stem densities and blade lengths in five-0.25 m^2 quadrats placed randomly in the pure stand of eelgrass (**Table 1**). The patch of eelgrass found outside the study area south of the Fish Bowl Restaurant was also sampled in five-0.25 m^2 quadrats placed randomly in the pure stand of eelgrass (**Table 1**).

No *Caulerpa* was found. A separate report on the absence of *Caulerpa* was prepared for the National Marine Fisheries Service and provided to Ms. Cathy Novak who represents the owner of the Outrigger Restaurant.

Discussion

Eelgrass Distribution

As anticipated, no eelgrass was found directly underneath docks, ramps, and buildings overhanging the water, including areas underneath docked boats, due to shading. Only a single patch of eelgrass was found in the survey area. It was located in an open space between the kayak dock and land.

Table 1. Results of eelgrass stem density and blade measurements.

	Behind Kayak Dock		South of Fish Bowl Restaurant	
No. Quads Sampled	5		5	
No. Blades Measured	20		20	
	No. Stems / 0.25 m^2	**Blade Lengths (cm)**	**No. Stems / 0.25 m^2**	**Blade Lengths (cm)**
Average	18.4	87.5	37.6	58.9
Maximum	28.0	121.9	53.0	86.4
Minimum	6.0	45.7	27.0	35.6

Also, no eelgrass was found in the survey area on the natural seabed in open water offshore of the docks and buildings. The reason(s) for the absence of eelgrass immediately offshore remain unknown, but possible factors include inadequate light due to depth and/or current velocities in the open water being to high and regular for seeds to take root.

Figure 4. View looking north of two tug boats double tied to the floating dock fronting the Outrigger Restaurant.

Potential Project Impacts

The eelgrass found in the survey should not be affected by the described construction, due to location. The patch of eelgrass next to land behind the kayak dock and the patch of eelgrass south of the Fish Bowl Restaurant are well away from the proposed modifications.

Shading from docks and boats lessens the amount of suitable habitat for eelgrass. The new dock plus boats using the new dock will shade a greater amount of seabed and potential habitat for eelgrass than what is currently shaded by the existing dock and boats using the dock. The area of seabed that was shaded during the survey and the area that will potentially become shaded with the proposed modifications are portrayed in **Figure 2**. During the survey, two tug boats were tied side-by-side to the existing dock (**Figure 4**). Recognizing that the present dock is used in this manner, about 2,784 ft^2 (166 m^2) of additional seabed would become shaded by the new dock and boats using the new dock, compared to how the existing dock is presently used with the double tie-up of tug boats (**Figure 2**).

View from the Embarcadero

Exhibit C

Proposed Project

Existing Site Photo

HARBORWALK PLAZA

RETAIL, RESTAURANT, HOTEL

FOR

LEASE SITE
87-88 / 87W-88W

TLC FAMILY ENTERPRISES
TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442

View from Harbor Walk

Proposed Project

Existing Site Photo

HARBORWALK PLAZA

RETAIL, RESTAURANT, HOTEL

FOR

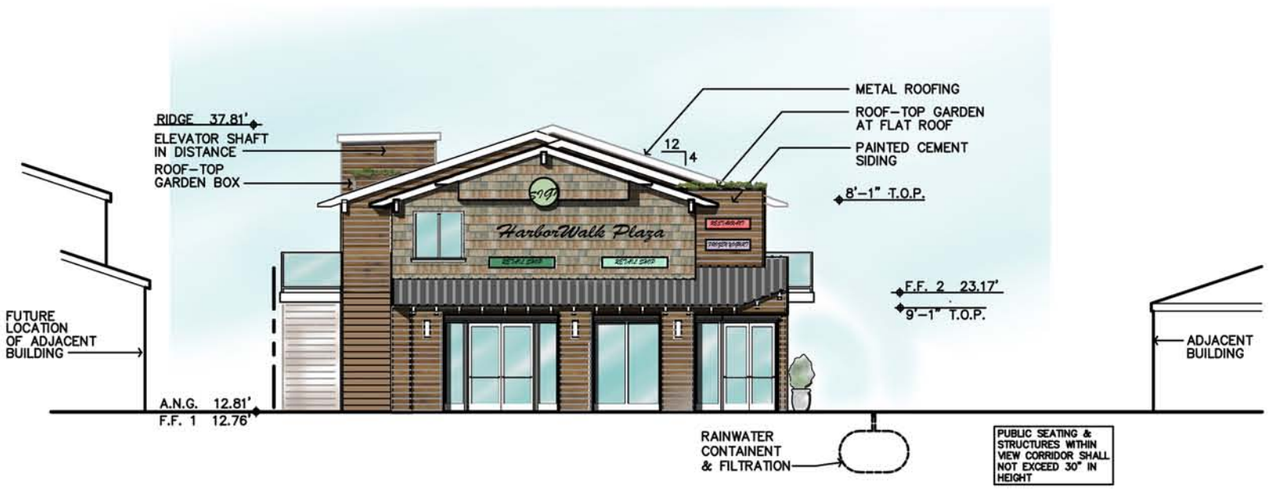
LEASE SITE
87-88 / 87W-88W

TLC FAMILY ENTERPRISES
TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442

COLOR AND MATERIALS BOARD

Exhibit D

COLOR NORTH ELEVATION



COLOR EAST ELEVATION

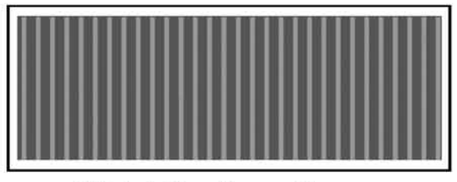
HARBORWALK PLAZA

RETAIL, RESTAURANT, HOTEL

FOR

LEASE SITE
87-88 / 87W-88W

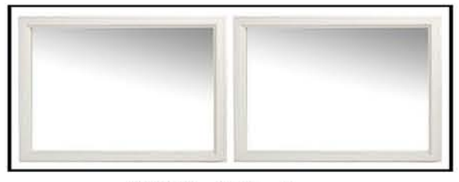
TLC FAMILY ENTERPRISES
TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442



Metal Roofing : Gray

Cement Siding : Brown

Cement Shingle : Tan/Brown



White Window

Glass Railing

GFRC (Glass Fiber Reinforced Concrete)

Information Sheet

Durable, High Quality GFRC–

Created from safe, non-toxic naturally occurring minerals, Glass fiber reinforced concrete (GFRC) is exceptionally durable, and actually strengthens as it ages. It is an economical material that is recyclable and perfect for the world of play environments because it can be molded into almost any shape to convey any theme.

From dinosaurs and sea creatures, to replicas of famous buildings and archeological ruins, GFRC play events can be crafted to function as freestanding elements, or to easily integrate into traditional play systems.

Features and Benefits of GFRC

- GFRC can be cast to practically any shape, size, color or texture.
- Our GFRC is very strong, as the quality glass fiber used has a higher tensile strength than steel.
- GFRC is durable and weathers very well with little maintenance required.
- GFRC stands up to harsh environments, high humidity, and where salt water is present. Since there is no steel present, GFRC will not corrode, or rust.
- GFRC is made of minerals and will not burn, in fact GFRC acts as a thermal regulator, protecting the material behind it from heat and flame.
- GFRC is relatively lightweight, reducing the structural load and making it easier and less expensive to transport and install.
- GFRC is environmentally friendly. Made with naturally occurring minerals, its environmental impact is much less than conventional concrete, stone or other materials.
- GFRC is beautiful, and can successfully mimic the look and feel of natural stone, wood, architectural terra cotta, and a variety of other textures.

Manufactured by
The 4 Kids
4400 Oneal Street
Greenville, Texas 75401

www.the4kids.com
info@the4kids.com
(903) 454-9237
©2012

GFRC (Glass Fiber Reinforced Concrete)

CSI Section 11 68 10 Artificial Rock Play Structures

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Glass fiber reinforced concrete playground fabrications as indicated in the drawings.

1.2 RELATED SECTIONS

A. Section 02881 - Playground Equipment and Structures

B. Section 05500 - Metal Fabrications: Supplementary supports for large items.

1.3 REFERENCES

A. ASTM C 150 - Standard Specifications for Portland Cement; 1999a.

B. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 1999.

C. ASTM G 23 - Standard Practice for Operating Light-Exposure Apparatus (Carbon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials; 1996.

D. ASTM F1487-11- Standard Consumer Safety Performance Specification for Playground Equipment for Public Use

E. ASTM F2373-11 - Standard Consumer Safety Performance Specification for Public Use Playground Equipment for Children 6 Months through 23 Months

F. Consumer Product Safety Council (CPSC) Handbook for Public Playground Safety

1.4 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets on each product to be used, including dimensions, finishes, storage and handling requirements and recommendations, and installation recommendations.

C. Shop Drawings: For custom items, provide drawings showing dimensions, layout, joints, details, and interface with adjacent work; include use zones if critical for proper installation.

D. Samples: For each custom finish specified, two samples, minimum size 6 inches (150mm) square, representing actual product, color, and patterns.

©2014

GFRC (Glass Fiber Reinforced Concrete)

CSI Section 11 68 13 Artificial Rock Play Structures

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Regularly engaged and experienced in the installation of playground structures certified by International Playground Contractors Association (NPCAI).

1.6 DELIVERY, STORAGE, AND HANDLING

A. Transport, lift, and handle units with care, avoiding excessive stress, and preventing damage; use appropriate equipment.

B. Store products until ready for installation, in a clean dry area protected from damage; store units upright.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: The 4 Kids Inc., 4400 Oneal, Greenville, TX 75404. ASD. Tel: (903)454-9237. Fax: (903) 454-3642. Email: info@the4kids.com.

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 MATERIALS

A. Glass Fiber Reinforced Concrete Fabrications: High density concrete made of ASTM C 150 Portland cement, crushed stone, silica sand, and polymers reinforced with continuous filament glass fiber mat and structural reinforcing as required; asbestos free.

1. Color: As selected from manufacturer's selection.
2. Color: To match Architect's sample.
3. Density: 140pcf (2240 kg/cu m).
4. Shell Thickness: 1/2" to 2 inch, nominal
5. Surface Burning Characteristics: Flame spread index of 0, smoke developed index of 5; when tested in accordance with ASTM E 84.

©2014

GFRC (Glass Fiber Reinforced Concrete)

CSI Section 11 68 13 Artificial Rock Play Structures

6. Weather Resistance: No significant loss of strength or change in appearance after 200 hours accelerated weathering conducted in accordance with ASTM G 23.
7. Compressive Strength: Over 5000 psi (34 MPa).

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly constructed.

B. If substrate preparation is the responsibility of another contractor, notify Architect of unsatisfactory preparation before proceeding.

C. Check field dimensions before beginning installation.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Install supplementary temporary and permanent supports as required for proper installation.

3.3 INSTALLATION

A. Install in accordance with applicable code and manufacturer's recommendations; shim where necessary.

B. Patch exposed anchor points to match color and texture of unit.

3.4 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

C. Do not allow access to the structure until protective ground surfacing is in place, and inspections have been completed.

END OF SECTION

©2014

PROJECT INFO.

ADDRESS:
833 EMBARCADERO
MORRO BAY, CA

LEASE SITE:
87–88
87W–88W

PROJECT PROPOSER:
TLC FAMILY ENTERPRISES
TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442

A.P.N.
066–322–001

ZONING:
WF/PD/(S.4)

REQUIRED SETBACKS:
FRONT SETBACK: AVG. OF 5'
10' SETBACK AT SECOND FLR.
SIDEYARD SETBACKS: 0'
ROOF HEIGHT: 25' ABOVE A.N.G. w/ 4:12 ROOF
w/ PUBLIC BENEFIT OF CHILDREN'S PLAY AREA

TWO–STORY ROOF–TOP AREA:		4,178 SQ. FT.
ROOF–TOP WITH 4:12 PITCH:	89%	3,379 SQ. FT.
ROOF–TOP WITH 1/4":12 PITCH:	11%	439 SQ. FT.

AREAS:

LOT AREA: (TOTAL)	10,704 SQ. FT.
LAND LEASE AREA:	6,982 SQ. FT.
WATER LEASE AREA:	3,722 SQ. FT.
MAX. ALLOWABLE COVERAGE:	
1ST FLOOR – 70% OF LAND LEASE:	4,887 SQ. FT.
2ND FLOOR – 70% 1ST FLOOR:	3,421 SQ. FT.
PROPOSED LOT COVERAGE:	
1ST FLOOR:	4,887 SQ. FT.
2ND FLOOR:	3,421 SQ. FT.
PROPOSED HABITABLE AREAS:	
1ST FLOOR:	4,707 SQ. FT.
2ND FLOOR:	3,287 SQ. FT.
TOTAL HABITABLE AREA:	7,994 SQ. FT.

HEIGHTS:

AVERAGE NATURAL GRADE:
LOW POINT: 12.15' / HIGH POINT: 13.47' A.N.G.: 12.81'

ALLOWABLE MAX. HEIGHT: 25' ABOVE A.N.G.	37.81'
PROPOSED FINISH FLOOR 1:	12.76'
PROPOSED FINISH FLOOR 2:	23.17'
PROPOSED ROOF HEIGHT:	37.81'
PROPOSED ELEVATOR ROOF HEIGHT:	37.60'

OCCPANCY AREAS:

GROUND FLOOR:

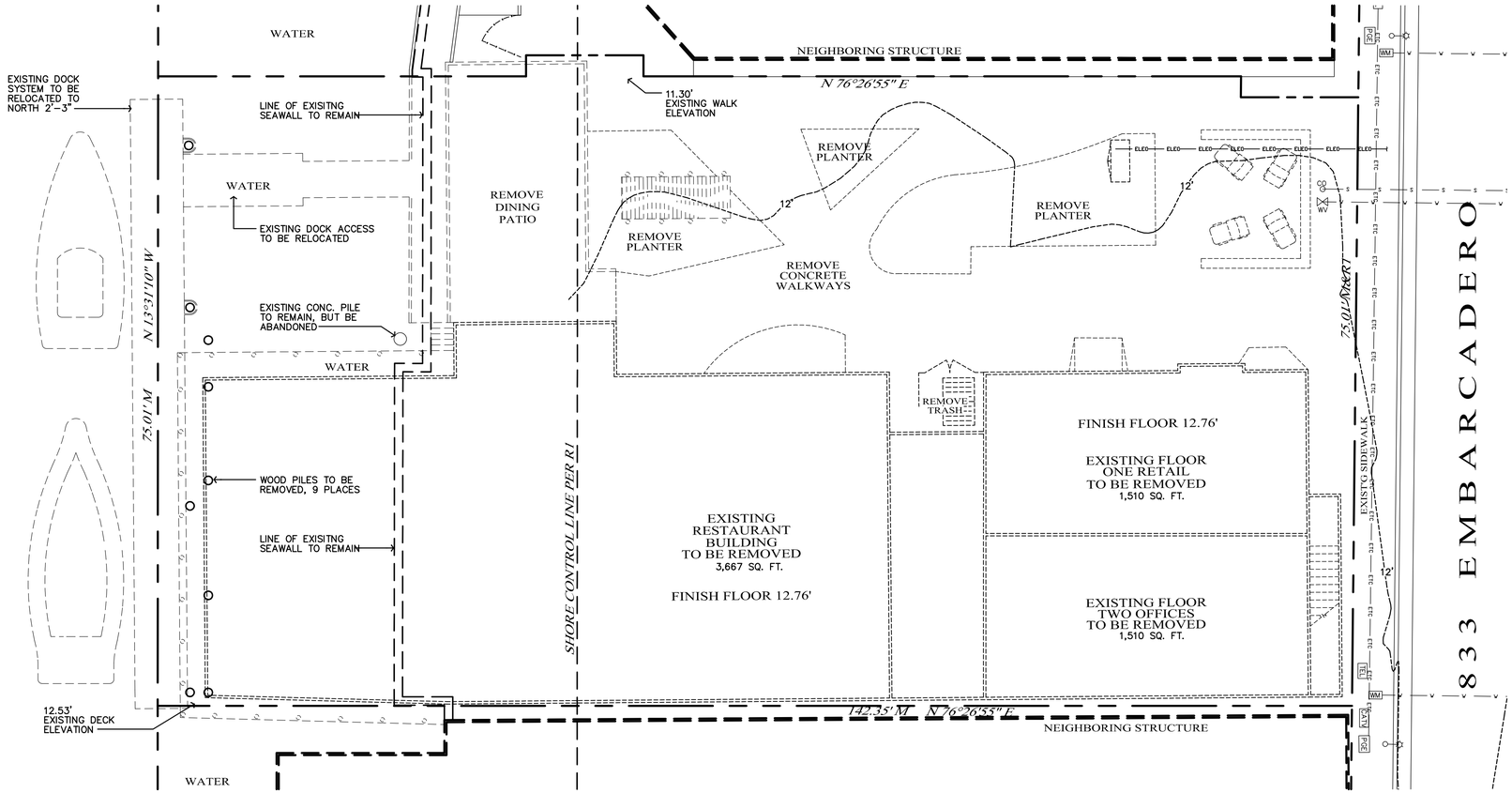
RESTAURANT:	
DINING AREA:	1,302 SQ. FT.
BAR AREA:	80 SQ. FT.
KITCHEN AREAS:	769 SQ. FT.
KITCHEN CLEANUP:	222 SQ. FT.
COVERED OUTDOOR DINING AREA: (PUBLIC STG.)	180 SQ. FT.
OUTDOOR DINING AREA: (PUBLIC SEATING)	287 SQ. FT.
FROZEN YOGURT:	262 SQ. FT.
RETAIL:	1,565 SQ. FT.
COMMON AREAS:	507 SQ. FT.
CHILDREN'S PLAY AREA:	1,150 SQ. FT.
BOAT SLIPS:	70 LIN. FT.

UPPER FLOOR:

HOTEL UNITS:	8 UNITS	3,287 SQ. FT.
OPEN BALCONIES:		1,051 SQ. FT.
COVERED COMMON AREAS:		134 SQ. FT.
OPEN OUTSIDE CORRIDOR:		517 SQ. FT.

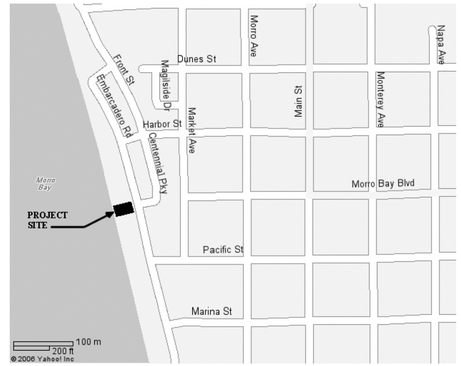
PARKING:

HISTORIC PARKING CREDITS AVAILABLE		58 SPACES
RETAIL – 1 SPACE PER 300 SQ. FT. OF RETAIL AREA (NO STOR/OFF.) 1,400 SQ. FT. / 300 =		4.7 SPACES
RESTAURANT – 1 SPACE PER 60 SQ. FT. OF CUSTOMER AREA		
DINING: 1,302 SQ. FT. / 60 =		21.7 SPACES
OUTDOOR DINING:(PUBLIC SEATING) =		0 SPACES
FROZEN YOGURT: (CUSTOMER AREA) 182 SQ. FT. / 60 =		3.0 SPACES
CHILDREN'S PLAY AREA – 1 SPACE 100 SQ. FT. OF AMUSEMENT AREA 1,150 SQ. FT. / 100 =		11.5 SPACES
BOAT SLIPS – 1 SPACE PER EACH 35' OF BOAT TIE DOWN AREA 70 LIN. FT. / 35' =		2 SPACES
HOTEL – 1 SPACE / UNIT PLUS		8 SPACES
1 SPACE PER EACH 10 ROOMS		0.8 SPACES
2 SPACES PER MANAG. UNIT		0 SPACES
TOTAL SPACES REQUIRED	(51.7)	52 SPACES
HISTORIC PARKING CREDITS AVAILABLE		58 SPACES



EXISTING SITE - DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP

SCALE: N.T.S.

SITE FOOTPRINT AREAS:

TOTAL LOT AREA:		10,704 SQ. FT.
BUILDING FOOTPRINT:	45%	4,887 SQ. FT.
CHILDREN'S PLAY AREA:	11%	1,150 SQ. FT.
BOARDWALK:	7%	744 SQ. FT.
WATER:	7%	760 SQ. FT.
FLATWORK / HARDSCAPE:	26%	2,790 SQ. FT.
PLANTERS / LANDSCAPING:	4%	373 SQ. FT.

NOTE: LANSCAPING WILL ALSO BE SPREAD THROUGHOUT SITE IN POTS & ROOF–TOP GARDENS. SEE A4.1

'GREEN' FEATURES

ROOF–TOP SOLAR

ROOF TOP GARDEN BOXES – SUCCULENTS

RAIN–WATER COLLECTION / RE–USE

GREY–WATER COLLECTION / RE–USE
DUAL PIPING FOR COLLECTION AND RE–USE

LED SMART LIGHTING SYSTEMS
EXTERIOR LIGHTING TO BE NIGHT SKY COMPLIANT, DOWNWARD FACING & SHIELDED FROM ABOVE

SOLAR SHADING OVER WEST FACING GLASS
FIRE–RESISTANT CANVAS AWNINGS

PUBLIC BENEFITS

CHILDREN'S PLAY AREA

PUBLIC RESTROOMS

PUBLIC SEATING

ECOLOGICAL EXHIBITS

ENERGY FEATURE EXHIBITS

VIEW–FINDER / TELESCOPE

PROJECT DESCRIPTION

THIS PROJECT WOULD DEMOLISH AN EXISTING GROUND FLOOR RESTAURANT (3,667 SQ. FT.) AND RETAIL SPACE (1,510 SQ. FT.), AND A SECOND FLOOR OFFICE SPACE (1,510 SQ. FT), AND REPLACE THEM WITH A NEW TWO–STORY STRUCTURE CONSISTING OF RESTAURANT SPACE, A YOGURT SHOP, PUBLIC RESTROOMS, AND RETAIL SPACE ON THE GROUND FLOOR, ALONG WITH AN 8 UNIT HOTEL SPACE ON THE UPPER FLOOR. THE EXISTING SIDE–TIE DOCK WILL BE REPLACED ALONG WITH THE GANGWAY. THE COURTYARD AREA WILL BE REDESIGNED, INCLUDING CHILDREN'S TOYS AND PLAY STRUCTURES CREATING A LARGER CHILDREN'S PARK AREA AND PUBLIC BENEFIT (REFER TO PROJECT INFO ABOVE FOR NEW AREA CALCULATIONS) GUESTS OF HOTEL WILL CHECK–IN WITHIN THE RETAIL SPACE ALONG THE EMBARCADERO

SHEET INDEX

A1.1 PROJECT INFO., DEMOLITION PLAN
A1.2 PROJECT NOTES & REQUIREMENTS
A1.3 CONSTRUCTION PLAN
A2.1 PROPOSED FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS, SECTION
A4.1 ROOF & LANDSCAPE PLAN

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LICENSED ARCHITECT CHRISTOPHER P. PARKER C 30121 STATE OF CALIFORNIA

CONSULTANTS

PROJECT

HARBORWALK PLAZA

RETAIL, RESTAURANT, HOTEL

FOR

LEASE SITE 87-88 / 87W-88W

TLC FAMILY ENTERPRISES
TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442

DRAWING PHASE

C.U.P.

833 EMBARCADERO
MORRO BAY, CALIFORNIA

Project No.	06-110
Drawn By	CPP
Dwg. Date	05/28/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

PROJECT INFO. DEMOLITION PLAN

SHEET NO.

A1.1

FIRE SAFETY REQUIREMENTS

1. **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.
2. **Automatic Fire Sprinklers.** The applicant shall provide fire sprinkler protection of all cantilevered water side elements, restaurant space, retail structure, hotel space and trash area, in accordance with Morro Bay Municipal Code (Section 14.08.090(L)) and 2016 California Fire Code (Section 903).
3. **Standpipes.** Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be provided with hose connections located such that no point on the pier or float system exceeds 150 feet from the standpipe hose connection. (CFC 3604.2, 905, and MBMC 14.52.060)
4. **Fire Alarm and Detection Systems.** Applicant shall provide an approved fire alarm system, in accordance with NFPA 72 and 2013 California Fire Code (Section 907).
5. **Knox key box.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). Provide a Knox Box on exterior of the structure, in an approved location. Please obtain a Knox application from Morro Bay Fire Department during business hours.
6. **Fire extinguishers.** One Provide one wall mounted 2A:10-B:C fire extinguisher, and approved signage, for each 3,000 square feet of light hazard fuel load, Travel distance shall not in accordance with California Code of Regulations, Title 19, Division 1.
7. **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)
8. **Address identification.** All new and existing single family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 506). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.
9. **Elevator Car to Accommodate Ambulance Stretcher.** Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090(I)

STORMWATER CALCULATIONS

APPENDIX C

PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Sections 1 & 2 only.

Section 1: General Information	
Project name	**HarborWalk Plaza**
Project Address	**833 Embarcadero**
Assessor's Parcel Number(s)	**066-322-001**
Name of Applicant	**TLC Family Enterprises**
Applicant email address:	
Applicant phone:	**(805) 748-3145**
Project Type (e.g. single-family residential, commercial, etc.)	**Commercial (Retail, Hotel, Rest.)**
Section 2: Area Information	
Total Project Area	**6,982 Sq. Ft. - Land Lease**
Total Existing impervious surface area	**6,500 Sq. Ft. - To be Replaced**
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	**4,887 Sq. Ft.**
b. Driveways	
c. Patios	**2,081 Sq. Ft.**
d. Parking Lots	
e. Other	
Total Gross Impervious Area	**6,968 Sq. Ft.**
If Gross Impervious Area <15,000 ft², write "EXEMPT". Otherwise continue to Sec. 3	**Exempt**
Section 3: PR Determination	
Watershed Management Zone (App. B)	**Exempt**
Net Impervious Area (from page 10)	**6,968 Sq. Ft.**
Performance Requirements (from Flow Charts)	**Sections 1 & 2**

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HEIGHT CERTIFICATION

A LICENSED SURVEYOR OR ENGINEER SHALL VERIFY PAD ELEVATIONS AND SETBACKS PRIOR TO FOUNDATION INSPECTION, AND BUILDING HEIGHT PRIOR TO FRAMING INSPECTION. CERTIFICATIONS SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

PUBLIC WORKS

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.

NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

PUBLIC SEATING SIGNAGE

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

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

PUBLIC BOARDWALK SIGNAGE

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

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

CONDITIONS OF APPROVAL

SPACE RESERVED FOR FUTURE CONDITIONS OF APPROVAL

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CONSULTANTS

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RETAIL, RESTAURANT, HOTEL

FOR

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DRAWING PHASE

C.U.P.

833 EMBARCADERO
MORRO BAY, CALIFORNIA

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SHEET TITLE

PROJECT NOTES & REQUIREMENTS

SHEET NO.

A1.2

EROSION CONTROL

STRAW WADDLES TO BE INSTALLED AROUND PERIMETER OF PROJECT SITE.

ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND/OR SEDIMENT FROM ENTERING THE BAY

HOUSEKEEPING

THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES. (e.g. CLEAN UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER; REMOVE ALL CONSTRUCTION DEBRIS FROM THE BEACH; ETC).

NOTIFICATION

THE PERMITTEE SHALL NOTIFY PLANNING STAFF OF THE COASTAL COMMISSION'S CENTRAL COAST DISTRICT OFFICE AT LEAST THREE WORKING DAYS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OR MAINTENANCE ACTIVITIES, AND IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OR MAINTENANCE ACTIVITIES.

DAYLIGHT WORK ONLY

ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, AND LIGHTING OF THE BEACH AND OCEAN AREA IS PROHIBITED.

CONSTRUCTION EQUIP.

EQUIPMENT WASHING, SERVICING, AND REFUELING SHALL ONLY BE ALLOWED OFFSITE AT INLAND FACILITIES. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES.

DUST CONTROL

TO PREVENT DUST AND WIND BLOWN EARTH PROBLEMS DURING GRADING, CONTRACTOR IS TO KEEP SOIL MOIST BY USING NON-POTABLE WATER.

CONSTRUCTION METHODS

CONSTRUCTION (INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITIES, AND MATERIALS AND/OR EQUIPMENT STORAGE) IS PROHIBITED OUTSIDE OF THE DEFINED CONSTRUCTION, STAGING, AND STORAGE AREAS.

ALL PUBLIC RECREATIONAL USE AREAS IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER WITHIN THREE DAYS OF COMPLETION OF CONSTRUCTION. ANY NATIVE MATERIALS IMPACTED SHALL BE FILTERED AS NECESSARY TO REMOVE ALL CONSTRUCTION DEBRIS.

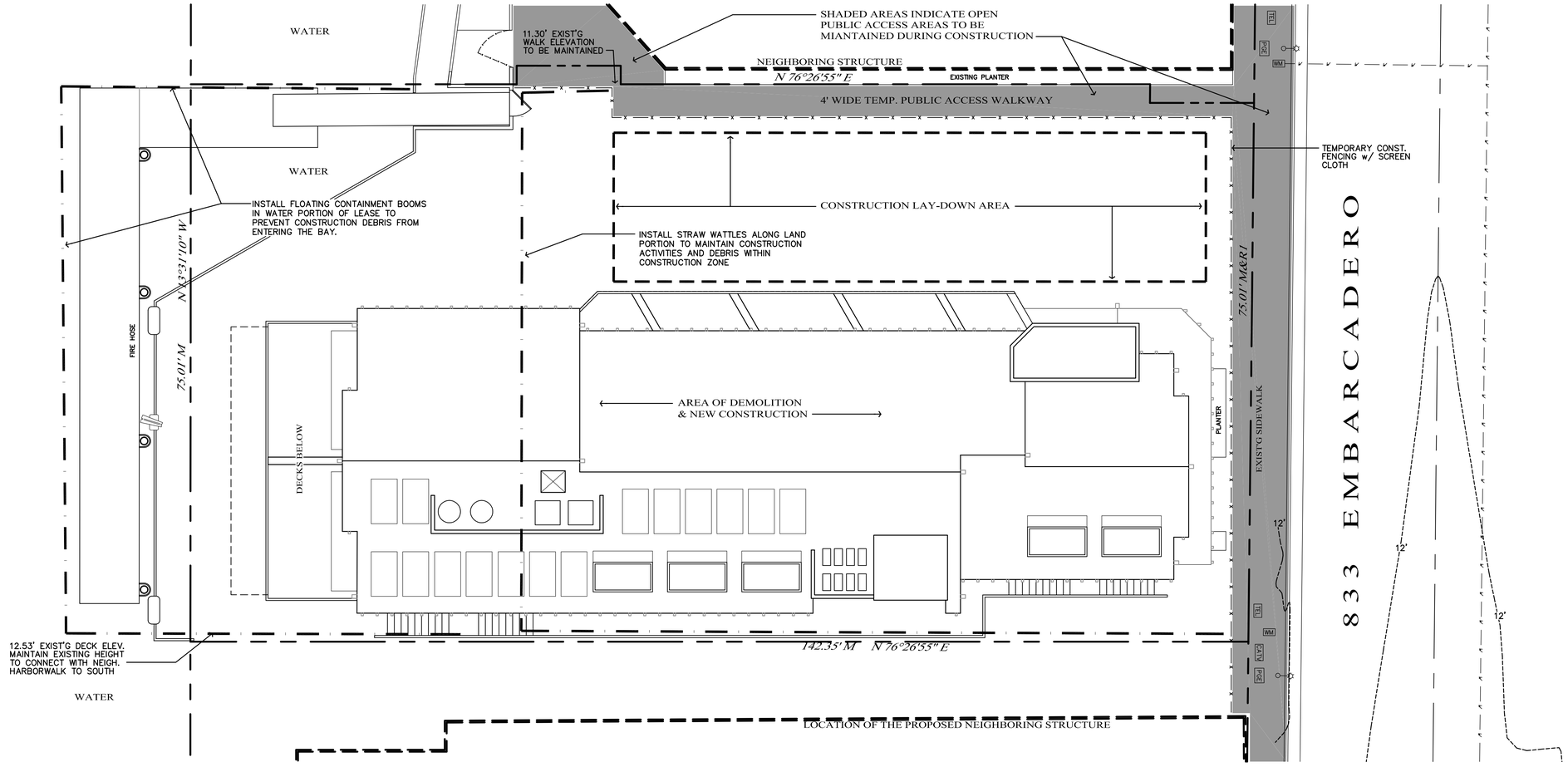
THE PERMITTEE SHALL UNDERTAKE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN. ALL REQUIREMENTS OF THE APPROVED CONSTRUCTION PLAN SHALL BE ENFORCEABLE COMPONENTS OF THE CDP.

CONSTRUCTION SITE DOC'S

COPIES OF THE SIGNED CDP AND THE APPROVED CONSTRUCTION PLAN SHALL BE MAINTAINED ONSITE IN A CONSPICIOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND SUCH COPIES SHALL BE AVAILABLE FOR PUBLIC REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE CDP AND THE APPROVED CONSTRUCTION PLAN, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONST. COORDINATOR

A CONSTRUCTION COORDINATOR SHALL BE DESIGNATED TO BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE REGARDING THE CONSTRUCTION (IN THE CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES), AND THE COORDINATOR'S CONTACT INFORMATION (i.e., ADDRESS, EMAIL, PHONE NUMBERS, ETC.) INCLUDING AT A MINIMUM, A TELEPHONE NUMBER AND EMAIL ADDRESS THAT WILL BE MADE AVAILABLE 24 HOURS A DAY FOR THE DURATION OF CONSTRUCTION, SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE WHERE SUCH CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS AT THE SAME TIME AS LIMITING PUBLIC VIEW IMPACTS AS MUCH AS POSSIBLE, ALONG WITH AN INDICATION THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED IN THE CASE OF QUESTIONS REGARDING THE CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE CONTACT INFORMATION (e.g., NAME, ADDRESS, EMAIL, PHONE NUMBER, ETC.) AND NATURE OF ALL COMPLAINTS RECEIVED REGARDING THE CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

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CONSULTANTS

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RETAIL, RESTAURANT, HOTEL

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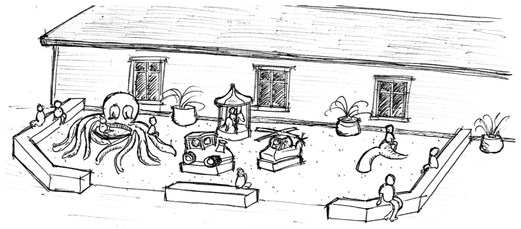
SHEET TITLE

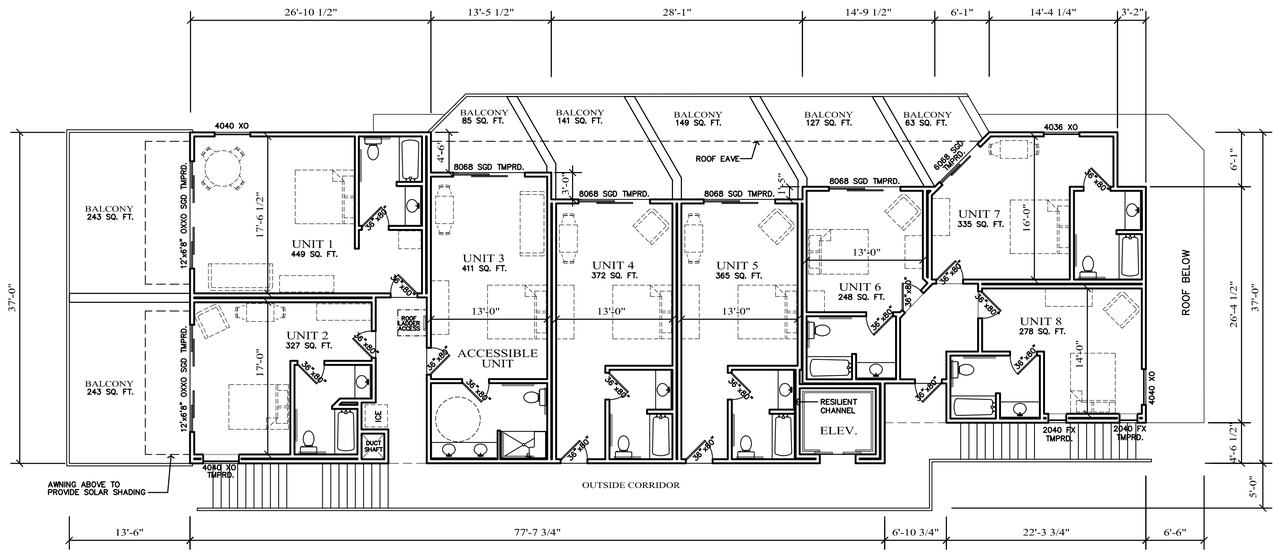
CONSTRUCTION PLAN

SHEET NO.

A1.3



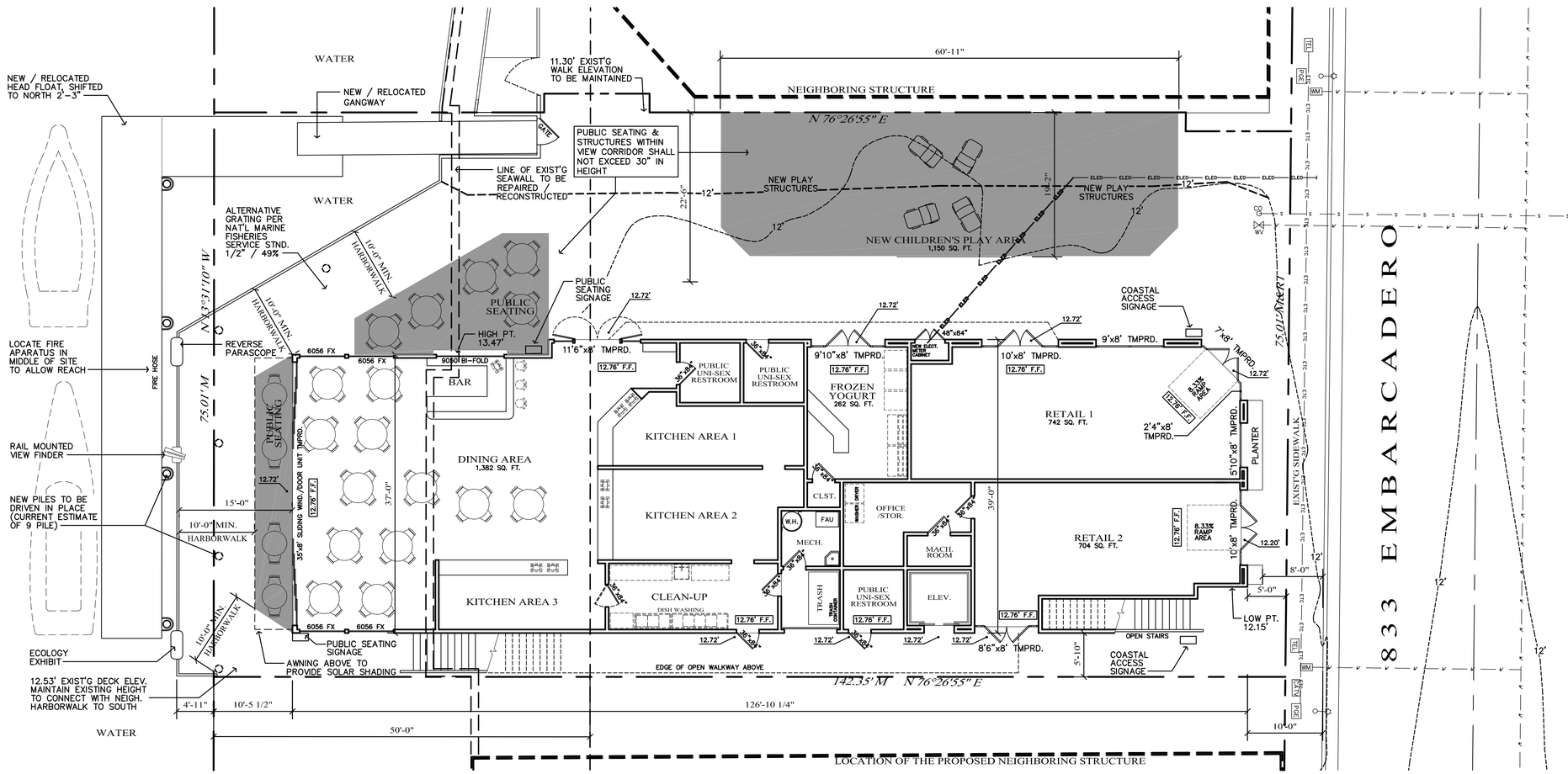
CHILDREN'S PLAY AREA



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SAMPLE VIEWFINDER



PROPOSED SITE / FLOOR PLAN

SCALE: 1/8" = 1'-0"

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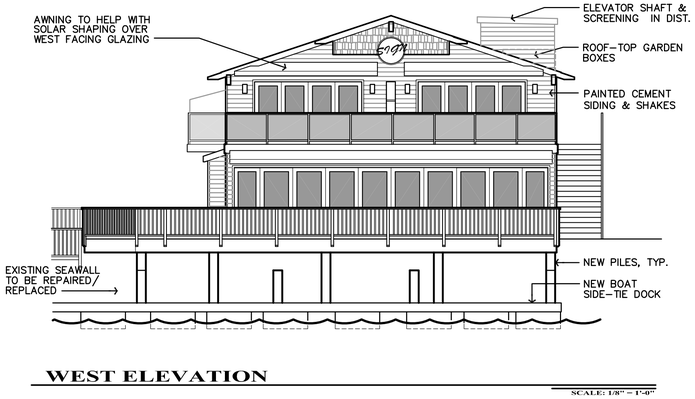
PROPOSED FLOOR PLAN

SHEET NO.

A2.1

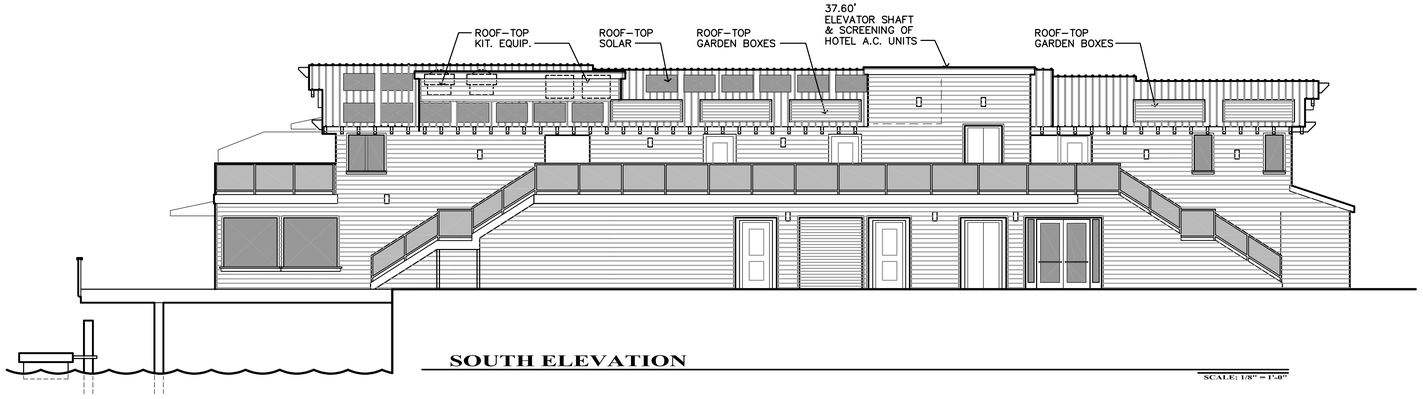
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



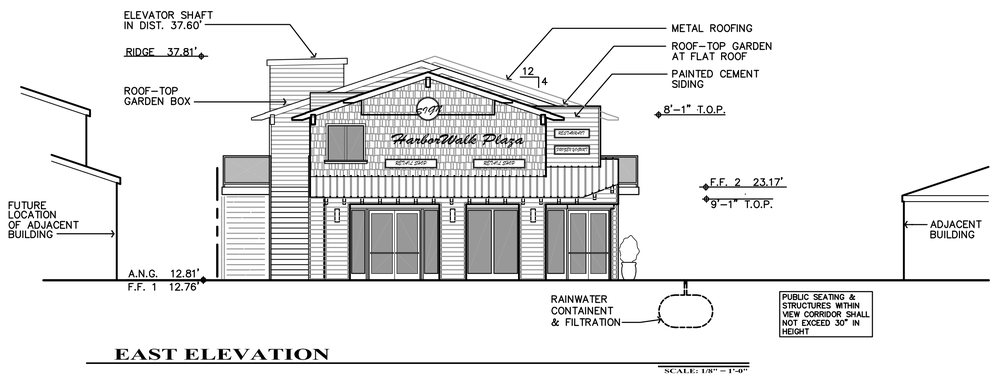
WEST ELEVATION

SCALE: 1/8" = 1'-0"



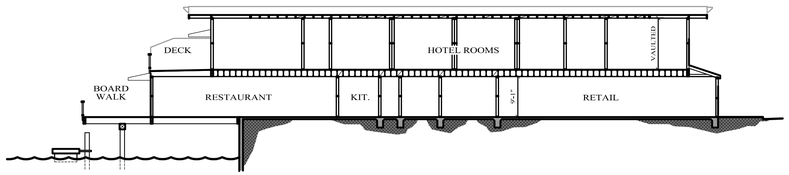
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING SECTION

SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS & BLDG. SECTION

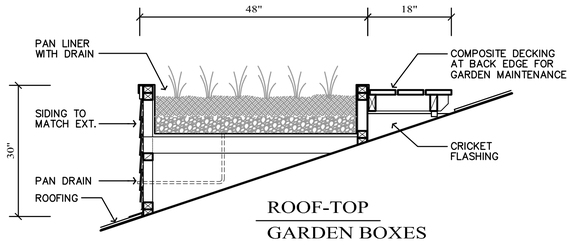
SHEET NO.

A3.1

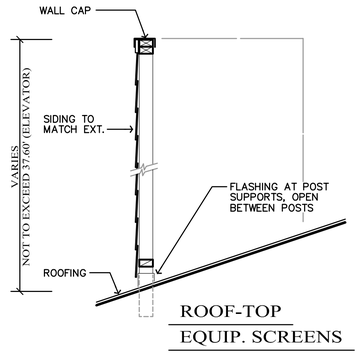
EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING TO BE NIGHT SKY COMPLIANT BY BEING DOWNWARD FACING AND SHIELDED FROM ABOVE

ROOF-TOP PITCH CALCULATIONS:

TWO-STORY ROOF-TOP AREA:		4,178 SQ. FT.
ROOF-TOP WITH 4:12 PITCH:	89%	3,379 SQ. FT.
ROOF-TOP WITH 1/4":12 PITCH:	11%	439 SQ. FT.



ROOF-TOP GARDEN BOXES



ROOF-TOP EQUIP. SCREENS

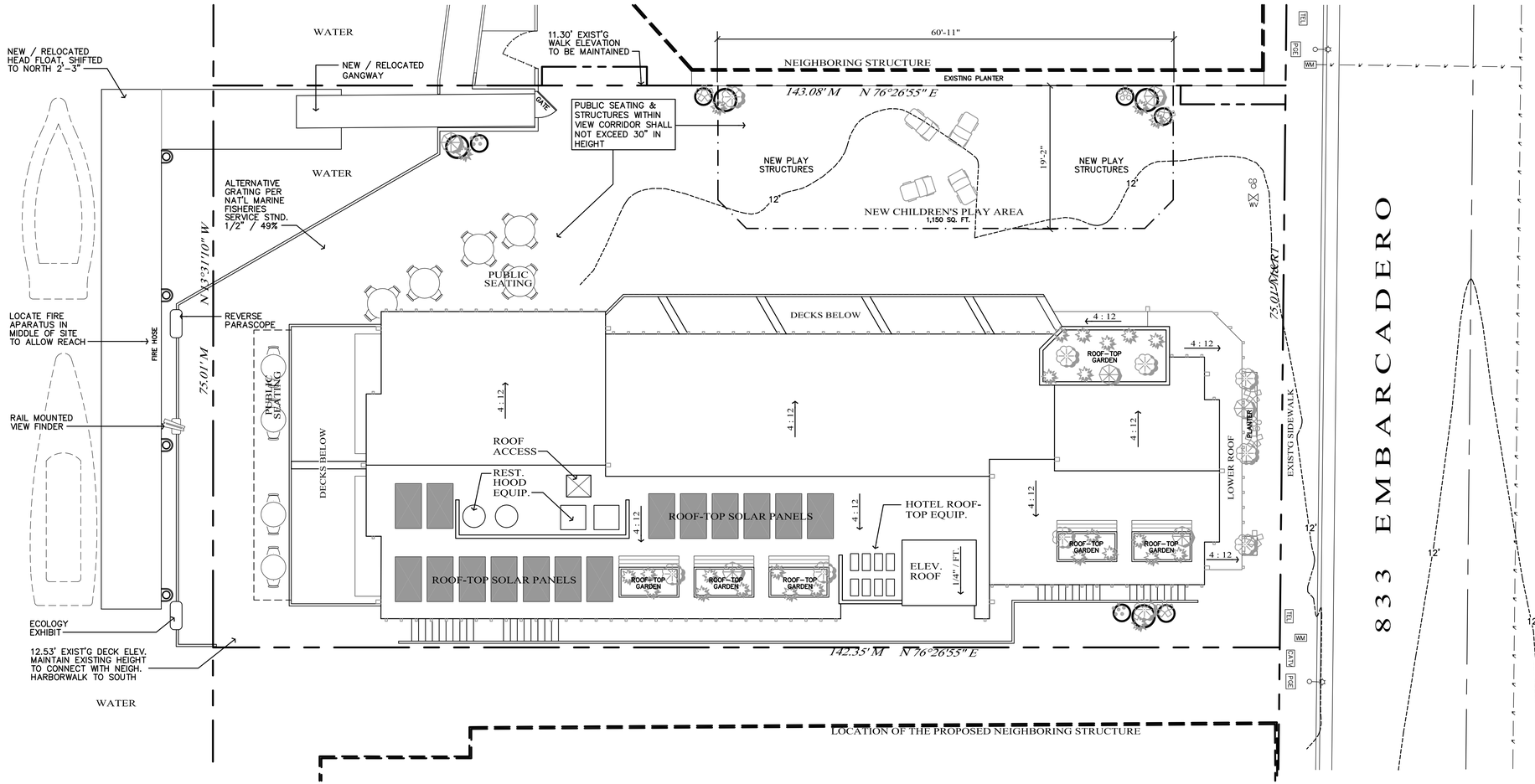
PLANTS	DESCRIPTION	SIZE	WATER USE
	VARIES SUCCULENTS – EXAMPLES SUCH AS ECHEVERIAS, VARIGATED AGAVES, ETHEREAL EUPHORBIAS, DWARF ALOES	VARIES	LOW
	OENOTHERA CALIFORNICA (CALIFORNIA PRIMROSE)	4" POT	LOW
	ERIOGONUM GRANDE VAR. RUBESCENS (SAN MIGUEL ISLAND BUCKWHEAT)	1 GAL.	LOW
	ERGERON GLAUCUS (SEASIDE DAISY)	1 GAL.	LOW
	FESTUCA CAL. "SERPENTINE BLUE" (CALIFORNIA FESCUE)	1 GAL.	LOW
	MUHLENBERGIA RIGENS (DEER GRASS)	1 GAL.	LOW
	GARDEN / PLANTING POT	15 – 25 GALLON	

WATER CONSERVATION

1. CORRECTLY LOCATE IRRIGATION VALVE CIRCUITS TO CORRESPOND TO HYDROZONES.
2. NO TURF TO BE USED ON PROJECT.
3. IRRIGATION VALVE CIRCUITS TO ACHIEVE MATCHED PRECIPITATION RATES THROUGH HYDROZONES.
4. USE OF DROUGHT TOLERANT PLANTS IN LANDSCAPE BEDS.
5. USE OF DEEP LAYER MULCH IN PLANTING BEDS.
6. USE OF DRIP SYSTEM TO CONSERVE WATER.
7. USE OF RAIN SENSORS TO TURN-OFF IRRIGATION SYSTEM DURING INCLEMENT WEATHER.
8. WATER RE-USE / GRAY WATER SYSTEM

LANDSCAPE CALCULATIONS:

LANDSCAPING AT GRADE:	29 SQ. FT.
LANDSCAPING IN POTS:	52 SQ. FT.
LANDSCAPING IN ROOF-TOP GARDENS:	292 SQ. FT.
	373 SQ. FT.



ROOF / LANDSCAPE PLAN

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TRAVIS LEAGE & CHERISE HANSSON
665 KINGS AVENUE
MORRO BAY, CA 93442

DRAWING PHASE

C.U.P.

833 EMBARCADERO
MORRO BAY, CALIFORNIA

Project No.	06-110
Drawn By	CPP
Dwg. Date	05/28/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

ROOF & LANDSCAPE PLAN

SHEET NO.

A4.1

AGENDA NO: B-5

MEETING DATE: August 21, 2018

Staff Report

TO: **Planning Commissioners** **DATE: August 14, 2018**

FROM: **Cindy Jacinth, Senior Planner**

SUBJECT: 725 Embarcadero Road: Precise Plan approval of Conditional Use Permit #A00-041/UP0-359 for conversion of Rose's Landing second floor restaurant use to a 10-room boutique hotel with relocation of existing first floor commercial suite to accommodate first floor hotel lobby. Project proposes improvements to coastal public access along north, west, and south sides of building and associated building façade alterations.

RECOMMENDATION:

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

Adopt Planning Commission Resolution 24-18 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated August 10, 2018 (Exhibit C).

APPLICANT/AGENT: Doug Redican, 725 Embarcadero LLC/ Steve Puglisi Architects

LEGAL DESCRIPTION/APN: City lease sites 82W-85W and 82-85/ 066-352-047

PROJECT DESCRIPTION/ SUMMARY: The Applicant is seeking Precise Plan approval of Conditional Use Permit #A00-041/UP0-359 for conversion of the second floor restaurant of the existing Rose's Landing commercial development to a 10-room boutique hotel. The change of use includes conversion of the entire second floor from restaurant use to 10 boutique hotel rooms with a conversion of one of the first floor commercial lease spaces (Family Fun Zone) to a hotel lobby. The project also proposes improved bayside lateral access increasing from 8 to 10 feet along the west side of the building and enhanced vertical access along the north and south sides of the building. In addition, a second floor 64sf public observation deck is proposed.

The Concept CUP approval on 2/23/2016 for 7 boat slips and new gangway is not a part of the Precise Plan approval request. The Applicant intends to pursue coastal development permit approval for the slips and gangway at a later date at which time a Precise Plan will be submitted.

Prepared By:___CJ_____ Department Review: _____

PROJECT SETTING:

The lease site is located in the Waterfront (WF)/PD/S.4 zoning district and as a City lease site is also located in the original jurisdiction of the California Coastal Commission. The lease site is occupied with a two-story visitor-serving facility which includes various visitor-serving retail uses and the Rose's Landing restaurant on the first floor, and a restaurant, now closed, on the second floor. As a City lease site in a Planned Development (PD) overlay, all projects are required to obtain both Concept Plan and Precise Plan conditional use permit approval.

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Coastal dependent
Base Zone District	WF, Waterfront Zoning district
Coastal Land Use Plan	Planning Area 6 - Bayfront
Zoning Overlay District	PD, Planned Development overlay
Special Treatment Area	S.4
Combining District/Spec. Plan	N/A
Coastal Zone	Coastal Commission original jurisdiction. Coastal Commission approved coastal development permit on 3/8/2018. (#3-17-0581)
Parking Requirements	Retail: 1 space per 300 sf. Hotel: 1 space per room, plus 1 space for each group of 10,

	2 spaces for manager's unit. *Conversion of restaurant use to hotel use does not trigger additional parking spaces or unmet need. Previous proposal to provide dedicated guest parking spaces at public lot across street was denied by Coastal Commission.*

PROJECT HISTORY :

1/5/2016	#UP0-359 PC recommendation to City Council for Concept Plan of new dock project & public access
2/23/2016	#UP0-359 City Council approval of Concept Plan
	CUP amendment to add conversion of 2nd floor restaurant use to hotel
3/21/2017	#A00-041 PC recommendation to City Council for Concept Plan amendment of CUP to include project changes to include new hotel and increased public access
5/23/2017	#A00-041 City Council approval of Concept CUP
3/8/2018	Coastal Commission approval of hotel project and public access (excludes CDP approval for new docks and dedicated parking spaces across the street)
5/23/2018	Precise plan application submitted to the City pursuant to MBMC 17.40.030.

CONCEPT PLAN REVIEW

After the Planning Commission review of the project on 3/21/2017, the City Council reviewed the Concept Plan on May 23, 2017 and approved the project with conditions related to parking and public access. Planning Commission (PC) forwarded a favorable recommendation during its public hearing review on March 21, 2017. City Council accepted PC's recommendation and incorporated the recommended PC conditions which are in the resolution as Planning condition 10 through 16 (Exhibit A). The City Council added four new conditions to the project which are:

1. The applicant shall enter into a lease agreement with the City for use of ten City owned parking spaces in the City lot across the street from Rose's Landing. Said lease agreement shall reserve the ten parking spaces as in interim solution, from 3pm to 11am daily, for hotel guests only. In addition, 1 permanent and signed passenger loading/unloading parking zone space shall be provided in the public right of way immediately in front of the Rose's Landing main entrance.

   Staff comment on status: The Coastal Commission CDP approval prohibits dedication of these ten parking spaces across the street. The Applicant and Staff, after discussion and concurrence from Coastal Staff, is proposing dedicated parking off the Embarcadero in a City-owned lot at the intersection of Market and Pacific Streets.

2. Applicant shall retain the 10 foot accessway on the south side of the building in a manner that retains the circular fountain planter in the center of the plaza. Applicant is allowed to remove one permanent landscape concrete planter on the south side, to be replaced with potted plants, in a manner, location, and number to be submitted to the Community Development Director for review and approval. The public access pathway shall be maintained free and clear, except where the round concrete fountain/planter encroaches into the 10-foot public access path. As recommended by Planning Commission, public benches shall number no more than 4 in the plaza and table seating shall be limited to no more than 3.

   Staff comment on status: Applicant's Precise Plans show 10 foot accessway, removed landscape concrete planter, and complies with the number of benches, and table seating but also shows the circular fountain planter removed which City Council wanted to remain. Plans removed the circular fountain based on Coastal Commission input which wanted it removed in favor of an open pathway leading from street to the bayfront. An inquiry has been sent to Coastal Commission staff to verify this with clarification to be presented at the 8/21/18 Planning Commission meeting.

3. No vessel mooring or boat slip tie-up shall be allowed within protected eelgrass habitat area immediately west of the bayside lateral access walkway and east of the floating docks.

   Staff comment on status: Although the Concept CUP includes approves for docks, the Applicant's CDP approval did not. Therefore, a separate CDP and Precise Plan approval for the dock portion of the project will be necessary. Applicant intends to apply at a later date.

4. Applicant shall agree to participate in a future parking fund or parking district as developed by the City. Item to be included into the Rose's landing lease.

   Staff comment on status: The parking agreement has not been executed yet, but is in process and will be moving forward as an agenda item at a future City Council meeting for approval of the lease

COASTAL COMMISSION APPROVAL/ PROJECT CHANGES

The Coastal Commission approved coastal development permit (CDP) #3-17-0581 on March 8, 2018. During the CDP review of the project by the Coastal Commission, the approval of the project noted the significant vertical and lateral public access improvements, and the provision of providing on-site low-cost accommodations consistent with Coastal Act 30213 and the City's LUP Policy 2.07 which fosters public access specifically on a prime location such as the Embarcadero waterfront. However, the Coastal Commission did express concern with the proposal request to provide dedicated guest parking spaces across the street and specifically

conditioned the project to prohibit the use of this public parking for private use (Special Condition 2a, online link below). The CDP approval also included the creation of a 64 square foot second floor public observation deck to be used for coastal public access, with the remainder of the second floor, including the existing open air deck on the second floor to be converted to a hotel use. Precise plans have been revised to reflect Coastal Commission approvals.

PRECISE PLAN SUBMITTAL

The Precise Plan submittal of Conditional Use Permit #A00-041/UP0-359 proposes some changes from the Concept Plan review but is overall consistent with the previous City approval of the Concept Plan. These changes are intended to incorporate plans changes resulted from Coastal Commission approval In addition, the Applicant has prepared a color and materials board (Exhibit D) which shows the building color and materials to be consistent with the existing building materials. Proposed lighting is also proposed to remain consistent with existing lighting fixtures.

Specifically, in the interior of the building, the Applicant's proposal includes the 10-room boutique hotel with first floor commercial lease changes to accommodate the hotel lobby. The hotel lobby will be located where the current Family Fun Zone is located with entry doors on the south side of the building which was previously reviewed by the PC. The second floor changes that are new include a new 64sf public observation deck at the southwest corner of the building with views of Morro Rock and the bay. The proposed exterior building changes remain the same as Concept Plan approval which include alteration for new window locations, addition of 3 outdoor decks serving hotel rooms on the west side of the building (Exhibit C, plan sheet 3.1), and new signage changes (See Signage discussion below).

Public access changes include previous approved changes to the north, west, and south sides of the building but with additional access improvements, intended to address previous Planning conditions 3, 9, 10, 13, 14, 15, and 19. (Exhibit B, Concept Plan permit) At the north side of the building, the harborwalk will begin by connecting from the existing off-lease public view deck (Plan sheet 4.1, Photo sims 2 and 3). The existing lateral access will be increased from 8 to 10 feet. As shown on plans and in the visual simulations, the existing wood and glass wall will be replaced with a 42" tall metal railing to open up and enhance the public access. Along the southwest area of the building, a new 10 foot section of the harborwalk will be constructed to connect to the plaza on the south side of the building and enable the outdoor restaurant patio to remain and delineated with a low glass/wood wall per previous Planning Commission condition 14. (Plan sheet 4.1, Photo sim 1). The south plaza/courtyard area as shown on Plan sheet P1.1 will be partially repaved to denote a new 10 foot wide coastal access pathway for vertical access to the bay.

The enhancements to coastal public access seek to remedy previous violations noted by the Coastal Commission with regard to previous coastal development permit approvals. In addition, previous Planning Commission and City Council review of the project noted that the existing public access had previous encroachment by restaurant tables, and other tables and

railings that gave the appearance of private access rather than the required public access.

Plaza/ Courtyard Area

During previous review of the project, the Planning Commission and City Council discussed the plaza/courtyard area which is required to be open to provide for the lease site's vertical access requirements[1] and remove obstructions in this area that exceeded the maximum 30 inches in height as required by the Waterfront Master Plan (WMP). The Applicant had previously proposed a 10 foot wide stained or painted concrete path in the center of the plaza area to connect to the harborwalk in an effort to increase public awareness of coastal access while keeping the tables and benches to allow the public free seating to enjoy the plaza. However, the alignment of this path shifted during previous public hearings based on the location of the circular fountain and landscape planters and whether to wrap the pathway around the fountain or adjacent to it. At the May 23, 2017 meeting, the City Council conditioned the project (Council condition 5) to retain the circular fountain and allow for removal of the landscape planter area near the south lease site line and replace with a new planter to aid in screening of the trash enclosure west of the new planter.

Plans submitted for Precise Plan approval still identify the circular fountain to be removed (plan note 41, sheet P1.1) based on Coastal Commission review despite City Council condition to retain. Clarification on the CDP approval has been requested from Coastal Commission staff and will be presented at the 8/21/2018 Planning Commission meeting. The Applicant's plans do include the previous Planning Commission recommended number of public benches and table seating.

Collectively, the enhancements to the existing bayside lateral access further improves upon the lateral and vertical access improvements as approved by the Planning Commission and City Council in 2016 and as conditioned will greatly enhance the public's visual access consistent with the Waterfront Master Plan.

Signage:

The Applicant has submitted a sign program as shown on plan sheet P5.0. Plans note the existing signage is 91.50sf with 54 sf of signage to be removed, 27sf of signage to be added for a total proposed sign area of 64.50 sf. Pursuant to the City's sign ordinance, MBMC 17.68, the maximum allowable signage for a building of this size would be 77 feet based on section 17.68.110.C, which allows for 1 square foot of signage for each one linear foot of building frontage. Although that would appear to make the proposed signage conforming under the City's sign ordinance, the Planning Commission has previously expressed concern with the abundance of signs which give a cluttered and crowded feel to the building's overall aesthetic.

1 As described in the Concept Plan approvals, the Waterfront Master Plan requires a 30% view corridor for a lease site of this width. The plaza area on the south side of the building meets the view corridor requirement and is located entirely within the lease site.

This includes both business signs and information signs such as fabric signs which say "fish n chips", "fish tacos", "all you can eat crab", "carry out – food to go", etc. In addition, the required coastal access signage is dated and not consistent with current sign design standards. The Applicant's original CUP proposal included bringing all coastal access signage up to date and was shown on plans both street side, bayside, and at the second floor view deck. Staff discussion of signage is separated below by private signage and coastal signage:

Business Signage:

Plan sheet P5.0 shows existing metal signs on the building and identifies signs to be removed and those to remain. Each sign included is numbered and correlates to signs shown on plan elevation sheet P3.1. In order to improve the sign appearance, staff is recommending a condition of approval (Planning condition 17) to require removal of non-business signs numbered as sign 10, 16, 17, and 22.

Three new business signs are proposed which are a 3' x 3' projecting wall mounted painted composite sign on Embarcadero Rd that says "Rose's Landing Inn" with the word "Lobby" below it. The existing "La Vida Roca" signs are proposed to be replaced with two new 3' x 2' signs that say "Rose's Landing Inn" which will match the existing Rose's Landing sign on the front of the building.

Coastal Access Signage

The Applicant identifies coastal access signs as sign number 1, 3, 7, 8, 11, 12, and 21. Recent City Council approvals[2] of waterfront conditional use permits have conditioned removal of the business name from the signs and instead branding coastal access signs with "Morro Bay Harborwalk". Planning condition 18 has been added to require that all coastal access signs at Rose's Landing be consistent with other waterfront CUP approvals for a consistent look through the length of the Harborwalk area. The plans show that signs 1, 3, 7, 8, 11, and 12 would be updated and relocated to locations required by the Concept Plan approval (refer to Plan sheet P1.2, Exhibit C). Sign 21 is proposed to remain, however staff recommends this sign be removed, as consistent with Planning condition 18 in order to have consistent updated signage throughout the lease site.

Plan sheet P1.2 identifies location and format of coastal public access signs to be located on the building/ public access areas. This is consistent with previous Planning condition 5 regarding coastal public access signage at the northeast and southeast face of the building on Embarcadero Road as well as at north and south entry points to the Harborwalk.

Docks and Gangway

2 The most recent example of this is 945 Embarcadero, House of Juju Concept CUP #UP0-446 approved by City Council on 3/27/2018.

Although the Concept Plan CUP for Rose's Landing includes approval for 7 new dock slips and gangway, the coastal development permit approval did not include this in the project description and a separate CDP will be required for approval at a later date. This will require a separate Precise Plan approval by Planning Commission for the dock portion of the project, or Planning Commission can choose to require a new concept plan approval depending on the length of time that passes before CDP approval is obtained for the dock slips and gangway portion.

ENVIRONMENTAL:

A Mitigated Negative Declaration (MND) was circulated on January 2, 2015 with a review period that ended on February 2, 2015. Mitigation was recommended for biological resources, cultural resources, greenhouse gas emissions, and hydrology/water quality. The MND prepared for this project was adopted by City Council on February 23, 2016. With the environmental review complete, no changes to the project were made that would require additional environmental review or result in additional impacts. The mitigations incorporated as conditions of approval to the concept plan approval remain on the project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on August 10, 2018, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The previous PC conditions which are incorporated in Resolution 24-18 as Planning conditions 10 through 16 are reflected in the Precise Plan application submitted for approval. Through the coastal development permit review, the Applicant has improved the connections to public access from the street to the bay, thereby rectifying a long-standing issue that the public access was not readily apparent to visitors due to restaurant tables encroaching into the bayside access and excessive patio tables and benches in the view corridor area of the plaza. The Applicant's proposal improves pedestrian access and provides better bay views both from the street ends and at the public viewing deck.

The proposed hotel use is consistent with the commercial visitor-serving use identified in the General Plan and Local Coastal Plan and proposed building changes are consistent with the character of the existing building. The improvements to lateral access are consistent with the Waterfront Master Plan in that they provide for 10 feet of bayside lateral access, improve the plaza area which provides the required view corridor, and dining areas are clearly delineated and separate from public access.

Staff recommends the Planning Commission conditionally approve the Precise Plan CUP #A00-041/UP0-359 for the proposed Rose's Landing Inn project at 725 Embarcadero.

EXHIBITS:

Exhibit A – Planning Commission Resolution 24-18
Exhibit B – Concept Plan CUP approval, May 23, 2017
Exhibit C – Plans/ Reductions dated August 10, 2018
Exhibit D – Color & Materials Board
Exhibit E – Public correspondence received August 15, 2018

Online documents:

5/23/2017 City Council staff report and attachments
http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/4257

3/8/2018 Coastal Commission CDP Hearing staff report and exhibits
https://www.morrobayca.gov/DocumentCenter/View/12198/CCC-staff-report-and-exhibits-CDP-3-17-0581

RESOLUTION NO. 24-18

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE PRECISE PLAN CONDITIONAL USE PERMIT (#A00-41/UP0-359) FOR CONVERSION OF SECOND-FLOOR RESTAURANT-USE TO 10-UNIT HOTEL, AND IMPROVEMENTS TO PUBLIC ACCESS ON BOTH NORTH, WEST AND SOUTH SIDES OF LEASE SITE AT 725 EMBARCADERO, ALSO KNOWN AS LEASE SITE 82-85/82W-85W.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 21, 2017, for the purpose of considering a Major Amendment to the Concept Plan approval of Conditional Use Permit #UP0-359 and adopted PC Resolution 11-17 to forward a favorable recommendation with conditions to the City Council for Concept Plan amendment approval; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on May 23, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), and accepted the Planning Commission recommendation for approval of Concept Plan #A00-041/UP0-359; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on August 21, 2018, for the purpose of considering the Precise Plan approval of Conditional Use Permit #A00-041/UP0-359 (the "Proposed Project") and adopted PC Resolution 24-18 for 725 Embarcadero Road, also known as land lease site 82-85 / 82W-85W (APN #066-351-012, 013, 014, 015) in the WF/PD/S.4 zoning district and in an area within the original jurisdiction of the California Coastal Commission; and

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

WHEREAS, the 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 written and oral testimony and evidence presented to the Commission at and for the above public hearing, the Planning Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. For purposes of the California Environmental Quality Act, Case No. A00-041/UP0-359 is subject to a Mitigated Negative Declaration (MND) based upon potentially significant impacts to Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Hydrology/Water Quality. Any impacts associated with the proposed development will be brought to a less than significant level through the MND. The revised Precise plans did not result in any additional impacts that would require re-circulation and all impacts have been reduced to a level less than significant.

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of the existing second floor restaurant use to a 10 unit boutique hotel use along with improvements to public access at 725 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed hotel use and public access improvements will provide a visitor-serving recreational opportunity which will provide additional benefit and improvement to a visitor-serving commercial use and is consistent with the character of the existing development. In addition, because the project's hotel lobby location provides for internal/external hotel guest circulation both from the southern open plaza and the Embarcadero Road street entrance.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibilty to the bay while increasing and maintaining commercial fishing industry:

   1. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

   2. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen from street-ends and around the building in that the second floor observation deck provides direct views of Morro Rock and the bay, and first floor windscreen along the bayside lateral access is removed and replaced with railing to open up and enhance awareness of coastal public access.

   3. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining commercial visitor-serving retail on the ground floor and limiting hotel

uses to second floor occupancy and also in that the project will provide improved lateral public access to the water while assisting in the Harborwalk plan to continue public access along the waterfront, enhance the public access in the view corridor area along the south plaza area as well as create a second floor public observation deck open to the public is consistent with the character of the existing development.

4. The project gives its occupants and the public some variety in materials and/or application in that the project, including the rear second floor addition and façade improvements retains the original building character.

5. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the public lateral access and south plaza will be accessible to the public and also in that the second floor hotel use, related façade improvements, and public observation deck provides articulation that is consistent with the character of the existing development.

6. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northerly entrance to make the lateral access more inviting to pedestrians. and conversion of second floor use to hotel use along is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration Finding

1. The Planning Commission finds the architectural treatment and general appearance of all buildings, structures and open areas of the Proposed Project are in keeping with the character of the surrounding waterfront area, are compatible with the Waterfront Master Plan design theme adopted by the City, and are not detrimental to the orderly and harmonious development;of the City or to the desirability of investment of occupation in the area.

Precise Plan Finding

1. The Planning Commission finds that pursuant to MBMC Section 17.60.030 the precise plans submitted for approval are in substantial conformance with the concept plan approval granted by the City Council on May 23, 2017.

Section 2. Action. The Planning Commission does hereby Precise Plan Conditional Use Permit #A00-041/UP0-359 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 14, 2018, for the project at 725 Embarcadero depicted on plans dated August 10, 2018, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for Precise Plan CUP #A00-041/UP0-359, 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 ("Director") upon finding the project complies with all applicable provisions of 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 conditions of approval shall be subject to review and approval by the CDM. Any changes to this approved permit determined, by the CDM, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the CDM or as authorized by the Planning Commission or City Council. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the CDM, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

1. Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
2. The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

3. The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

4. The owner shall comply with the City's Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments in order for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

5. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.

6. A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.

7. BUILDING PERMIT APPLICATION. To apply for building permits submit three (3) sets of construction plans to the Building Division.

8. The Title sheet of the plans shall include:

a. Street address, lot, block, track and Assessor Parcel Number.
b. Description of use.
c. Type of construction.
d. Height of the building.
e. Floor area of the building(s).
f. Vicinity map.

All construction will conform to the 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Fire Code (IFC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Energy Code, 2016 California Green Code (CGBC), and Accessibility Standards where applicable and all City codes as they apply to this project.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

BUILDING DIVISION:

1. SITE MAINTENANCE. During construction, the site shall be maintained so as to not infringe on neighboring property, such as debris and dust.

2. ARCHAEOLOGICAL MATERIALS. In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

3. A licensed surveyor or engineer shall verify pad elevations, setbacks, prior to foundation inspection, and/or building height prior to framing inspection when determined necessary by the Planning Division.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY:

BUILDING DIVISION:

1. Prior to building division final approval all required inspections from the other various divisions must have been completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card.

Fire Department Conditions:

1. Fire sprinklers, Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards. (CFC 901.4)

2. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4). Exception 2 may apply when fully sprinklered in accordance with NFPA 13

3. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)

4. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29)

5. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)

6. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official.

7. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.

Public Works Conditions:

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

1. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the site plan. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

2. Sewer Lateral: Indicate and label new or 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 plan approval. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.

3. 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).

4. 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.

5. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Devices are required for fire water systems, irrigation systems on a dedicated water meter, systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is an approved domestic water backflow prevention device.

6. Stormwater Management: Due impervious alterations in the coastal corridor, this project must complete the "Performance Requirement Determination Form" to prove compliance. (See attached form). The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual Per City Council conditions added 5/23/2017, to the greatest extent feasible, the project plans shall consider, include and identify additional stormwater management and educational components to improve stormwater runoff for the project beyond those impacts related to just the construction phase of the project.

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 Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Harbor Department Conditions:

1. Applicant shall request in writing to the City to adjust the lease lines as applicable at the appropriate time.

2. The bridge material shall be submitted for review and approval to the Harbor Director and the Community Development Director prior to issuance of a building permit. Applicant shall retain responsibility for maintenance and legal responsibility if the bridge is made of wood or other highly perishable material.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Bayside Lateral Public Accessway. The existing semi-enclosed public accessway along west side of building shall maintain a minimum 10 foot wide coastal access with open unobstructed access in order to maximize public use and enjoyment. Any uses that obstruct the accessway such as private uses or barriers such as furniture, planters, ropes, or restaurant seating and specifically table seating within the 8 foot coastal accessway shall be prohibited.

4. Final precise plans shall be revised to include coastal public access signs on the northeast and southeast face of the building on Embarcadero Road (street entrance). Signs announcing public coastal access shall be placed at both north and south entry points to the semi-enclosed public access way or as consistent with a Public Access Management Plan as approved by the California Coastal Commission.

5. The Mitigation and Monitoring Plan, previously adopted by the City Council on February 23, 2016, shall remain in full force and effect which has been incorporated as conditions of approval.

6. Second-Floor Public View Deck. Signage shall be added to entrance of public view deck and at street level announcing public access and no purchase required. Form and design of signage shall be consistent with the approved public coastal access signs as approved by the California Coastal Commission. Precise plans submitted for approval to the City shall denote all signage locations.

7. The open courtyard area to the south of the Rose's Landing building shall maintain a 10 foot wide lateral access to provide public access from Embarcadero Road west to the bay. Any existing public tables and benches which impinge on the 10 foot requirement shall be moved to allow for open pedestrian access. Any existing outdoor dining tables on the lease site shall have table signs permanently affixed informing the public that no purchase is required.

8. The 30% view corridor located along the south side of the building shall be maintained with no furniture item, table umbrellas, landscaping, hostess stands, or other objects to exceed 30 inches in height per the Waterfront Master Plan.

9. The Applicant shall participate toward the development of Centennial Plaza. The amount of contribution to be negotiated as part of future lease site negotiations.

10. Improve connections between lateral access on north side of building and existing public view deck seaward of the Front Street terminus.

11. Public access space and private dining shall be clearly delineated and enclosed with railing as required by Waterfront Master Plan.

12. Glass windscreen and roof of the bayside lateral access walkway shall be removed along its length north of the outdoor first floor dining facilities located at southwest end of building.

13. Precise Plan shall include a specific sign plan with both commercial tenant and public access signs shown, including but not limited to, plans denoting size and material of sign, location of signs and method of attachment.

14. Plans shall be revised to the greatest extent feasible, to ensure lateral access at the south end of the lease site is able to accommodate a connection point to future lateral access to Lease Site 18.

15. No unpermitted outdoor display of merchandize shall be allowed in any landscaped area.

16. Remove the 3' ramp and replaced with a 10' wide ramp that extends from the public lateral access way up to the plaza area on the south side of the building.

17. Applicant shall remove from the building the informational signs numbered as 10, 16, 17, and 22 on plan sheet 5.0 presented on project plans and presented in the staff report dated August 14, 2018.

18. Public coastal access signs shall be designed to include Morro Bay Harborwalk instead of identifying business name. Coastal access signs shall be consistent with other waterfront CUP approvals in a blue and white sign format subject to Coastal Commission approval. The outdated brown and white sign numbered as sign #21 on

plan sheet P5.0 shall be removed or otherwise updated to match coastal access signage on this lease site.

City Council Conditions added 2/23/2016:

1. To the greatest extent feasible, the project plans shall consider, include and identify additional stormwater management and educational components to improve stormwater runoff for the project beyond those impacts related to just the construction phase of the project.

2. Plans shall be revised to include a minimum of two benches to be located on the second floor public observation deck.

3. The outdoor trash receptacles located to the south of the building shall be redesigned with a cover and doors in order to be screened and covered from the public view and maintain the view corridor to the satisfaction of the Community Development Director. The redesign shall be included for approval with the Precise Plan submittal.

City Council conditions added 5/23/2017:

4. The applicant shall enter into a lease agreement with the City for use of ten City owned parking spaces in the City lot across the street from Rose's Landing. Said lease agreement shall reserve the ten parking spaces as in interim solution, from 3pm to 11am daily, for hotel guests only. In addition, 1 permanent and signed passenger loading/unloading parking zone space shall be provided in the public right of way immediately in front of the Rose's Landing main entrance.

5. Applicant shall retain the 10 foot accessway on the south side of the building in a manner that retains the circular fountain planter in the center of the plaza. Applicant is allowed to remove one permanent landscape concrete planter on the south side, to be replaced with potted plants, in a manner, location, and number to be submitted to the Community Development Director for review and approval. The public access pathway shall be maintained free and clear, except where the round concrete fountain/planter encroaches into the 10-foot public access path. As recommended by Planning Commission, public benches shall number no more than 4 in the plaza and table seating shall be limited to no more than 3.

6. No vessel mooring or boat slip tie-up shall be allowed within protected eelgrass habitat area west of the immediately west of the bayside lateral access walkway and east of the floating docks.

7. Applicant shall agree to participate in a future parking fund or parking district as developed by the City. Item to be included into the Rose's Landing lease.

PASSED AND ADOPTED by the Planning Commission of the City of Morro Bay at a regular meeting thereof held on this 21st day of August, 2018 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gerald Luhr, Chairperson

ATTEST

Scot Graham, Secretary

Exhibit B

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

May 31, 2017

Doug Redican
725 Embarcadero LLC
1427 Doral Ct.
San Luis Obispo, CA 93401

SUBJECT: Case No.: Major Modification (#A00-041) to UP0-359

SITE: 725 EMBARCADERO ROAD, LEASE SITES 82-85, 82W-85W

Dear Mr. Redican,

At its regular meeting on May 23, 2017, the City of Morro Bay City Council conditionally approved your request for a major modification to Conditional Use Permit #UP0-359 as Concept Plan approval for a conversion of the second floor to a 10-unit hotel, 1st floor hotel lobby, improvements to coastal public access on exterior of building and second floor southwestern outdoor view deck, along with new floating dock, gangway, and 7 boat slips. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

Note this approval is a concept plan approval. Precise plan permit approval of the CUP is required within one year of the date of this approval pursuant to MBMC 17.40.030.H1. Because your project is within the original jurisdiction of the California Coastal Commission, you will also be required to obtain a Coastal Development Permit prior to precise plan approval and building permit application. An unsigned resolution with language approved by the City Council is attached. A copy of the signed resolution approving your project is forthcoming.

If you have any questions, please let me know at 772-6577.

Sincerely,

Scot Graham
Community Development Director

By: Cindy Jacinth
Cindy Jacinth, Associate Planner

enc: Permit, Findings, Conditions of Approval, and Acceptance of Conditions Form

e-copy: Steven Puglisi Architects

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

Major Modification to CONDITIONAL USE PERMIT

CASE NO: #A00-041 to UP0-359

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 725 EMBARCADERO ROAD, LEASE SITES 82-85,82W-85W. APN #066-352-047

APPLICANT: Doug Redican, 725 Embarcadero LLC

APN/LEGAL: #066-352-047

DATE APPROVED: May 23, 2017 APPROVED BY: City Council

CEQA DETERMINATION: Mitigated Negative Declaration adopted 2/23/16. SCH # 2014111065.

DESCRIPTION OF APPROVAL: CUP Modification (A00-041/#UP0-359) of Concept Plan approval for a conversion of the second floor to a 10-unit hotel, 1st floor hotel lobby, improvements to coastal public access at bayside lateral access, including new pedestrian connections to existing lateral access on northwest & southwest of building and second floor southwestern outdoor view deck, along with new floating dock, gangway, and 7 boat slips.

THIS APPROVAL IS BASED UPON THE ATTACHED FINDINGS AND IS VALID ONLY IF CONDITIONS (ATTACHED) ARE MET AND ONLY AFTER THE APPLICABLE APPEAL PERIOD. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

☒ **YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION. CONDITIONAL USE PERMITS APPROVED BY CITY COUNCIL ARE FINAL AS OF DATE OF APPROVAL. THIS PROPERTY IS LOCATED WITHIN THE ORIGINAL JURISDICTION OF THE CALIFORNIA COASTAL COMMISSION, WHICH RETAINS AUTHORITY FOR ISSUANCE OF COASTAL DEVELOPMENT PERMITS AND RELATED COMPLIANCE REVIEW.**

☐ **YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION:** THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste.300, Santa Cruz, CA 95060, 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Dept, 772-6261.

ATTEST: Cindy Jacinth DATE: 5/31/17

THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

NOTICE OF FINAL ACTION ON CONDITIONAL USE PERMIT

NOTICE OF FINAL CITY ACTION on Conditional Use Permit No. UP0-359

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A CONDITIONAL USE PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Doug Redican, 725 Embarcadero LLC

Address: 725 EMBARCADERO ROAD, LEASE SITES 82-85,82W-85W. APN #066-352-047

Project Description: CUP Modification (A00-041/#UP0-359) of Concept Plan approval for a conversion of the second floor to a 10-unit hotel, 1st floor hotel lobby, improvements to coastal public access at bayside lateral access, including new pedestrian connections to existing lateral access on northwest & southwest of building and second floor southwestern outdoor view deck, along with new floating dock, gangway, and 7 boat slips..

Project Location: 725 Embarcadero Road, Morro Bay, CA 93442

APN/Legal: APN #066-352-047 **Lot Area**: 15,906sf

Zoning: Waterfront / PD (Planned Development) overlay/ S.4

LUP/General Plan: Waterfront/ Harbor / Visitor-Serving Commercial

Filing Date: April 21, 2017 **Action Date**: May 23, 2017

Action By: City Council **Action Taken**: Approved with Conditions

☐ THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

☒ THIS SITE IS WITHIN THE COASTAL COMMISSION ORIGINAL JURISDICTION

☐ This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060,415-427-4863

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. #A00-041 TO UP0-359

SITE LOCATION: 725 EMBARCADERO ROAD, LEASE SITES 82-85,82W-85W.
APN #066-352-047

APPLICANT NAME: Doug Redican, Embarcadero LLC

APPROVAL BODY:
- ☐ Public Services Director
- ☐ Zoning Administrator
- ☐ Planning Commission
- ☒ City Council

DATE OF ACTION: 5-23-2017

I, _____ the undersigned, have read and
(*APPLICANT'S NAME - PLEASE PRINT*)

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: A00-041 to UP0-359

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

_____ _____
APPLICANT'S SIGNATURE DATE:

RESOLUTION NO. 23-17

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING A MAJOR AMENDMENT (#A00-041) TO CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-359) FOR CONVERSION OF SECOND-FLOOR RESTAURANT-USE TO 10-UNIT HOTEL, CONSTRUCTION OF NEW GANGWAY, DOCK, AND SEVEN (7) BOAT SLIPS, AND IMPROVEMENTS TO PUBLIC ACCESS ON BOTH NORTH, WEST AND SOUTH SIDES OF LEASE SITE AT 725 EMBARCADERO, ALSO KNOWN AS LEASE SITE 82-85/82W-85W.**

THE CITY COUNCIL
City of Morro Bay, California

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 21, 2017, for the purpose of considering a Major Amendment to the Concept Plan approval of Conditional Use Permit #UP0-359 (the "Proposed Project") and adopted PC Resolution 11-17 to forward a favorable recommendation with conditions to the City Council for Concept Plan amendment approval; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on May 23, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Proposed Project for 725 Embarcadero Road, also known as land lease site 82-85 / 82W-85W (APN #066-351-012, 013, 014, 015) in an area within the original jurisdiction of the California Coastal Commission; and

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

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

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

Section 1: Findings. Based upon all the written and oral testimony and evidence presented to the Council at and for the above public hearing, the City Council makes the following findings:

California Environmental Quality Act (CEQA)

1. For purposes of the California Environmental Quality Act, Case No. UP0-359 is subject to a Mitigated Negative Declaration (MND) based upon potentially significant impacts to Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Hydrology/Water Quality. Any impacts associated with the proposed development will be brought to a less than significant level through the MND. The revised plans did not

result in any additional impacts that would require re-circulation and all impacts have been reduced to a level less than significant.

2. The City Council finds the Applicant's revised bayside lateral access plan which shows an additional 139sf encroachment of unvegetated eelgrass habitat will not caause significant impacts, because it avoids vegetated habitat and also because the access will be required to comply with eelgrass habitat requirements, pursuant to the California Eelgrass Mitigation Policy (CEMP) as implemented by National Marine Fisheries Service (NMFS).

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of the existing second floor restaurant use to a 10 unit boutique hotel use along with improvements to public access and new gangway, dock, seven (7) boat slips at 725 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed hotel use, public access and floating dock and new slips will provide a visitor-serving recreational opportunity which will provide additional benefit and improvement to a visitor-serving commercial use and is consistent with the character of the existing development. In addition, because the project's relocated hotel lobby location provides for internal/external hotel guest circulation both from the southern open plaza and the Embarcadero Road street entrance.

C. The City Council also finds providing 10 reserved parking spaces in the City-owned parking lot across the street, at off-peak hours will not cause adverse impacts to parking availability or create a parking shortage because the hotel use is allowed in this zone district and the parking requirement for hotel use is not only met, but it is a lesser requirement than the existing restaurant use.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibilty to the bay while increasing and maintaining commercial fishing industry:

1. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

2. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral

access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen from street-ends and around the building in that the second floor view deck is removing the glass windscreen at the southwest corner and first floor windscreen along the bayside lateral access.

3. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an public view deck which will maintain and enhance views of the bay.

4. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining commercial visitor-serving retail on the ground floor and limiting hotel uses to second floor occupancy and also in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create a second floor public view deck open to the public is consistent with the character of the existing development.

5. The project gives its occupants and the public some variety in materials and/or application in that the project, including the rear second floor addition and façade improvements retains the original building character.

6. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new docks and public lateral access will be accessible to the public and also in that the second floor hotel use, related façade improvements, and public view deck provides articulation that is consistent with the character of the existing development.

7. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northerly entrance to make the lateral access more inviting to pedestrians. and conversion of second floor use to hotel use along with new construction of dock and slips is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration Finding

The City Council finds the architectural treatment and general appearance of all buildings, structures and open areas of the Proposed Project are in keeping with the character of the surrounding waterfront area, are compatible with the Waterfront Master Plan design theme adopted by the City, and are not detrimental to the orderly and harmonious development;of the City or to the desirability of investment of occupation in the area.

Local Coastal Plan Policy 2.07 - Lower-Cost Visitor Accommodation Finding

The City Council finds that by using the Coastal Commission methodology of determining lower cost, moderate cost and high cost hotel accommodations, that 64% of all hotel rooms in the City met the definition of lower-cost for July 2016 and 81% of all hotel rooms in the City met the definition of lower-cost for August 2016 thereby meeting the requirement of LCP Policy 2.07. In addition, the average daily rate for the State of California was determined by Smith Travel Research (STR) to be $171.48 for July 2016 and $169.74 for August 2016 where the City Average Daily Rate was $141.71 for July 2016 and $120.46 for August 2016 calculated by dividing total monthly receipts by number of rooms using data maintained by the City's Tourism office.

Section 2. Action. The City Council does hereby approve a Major Amendment (#A00-041) to Concept Conditional Use Permit #UP0-359 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 11, 2017, for the project at 725 Embarcadero depicted on plans dated April 4, 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 City Council approved plans submitted for Major Amendment (#A00-041) to UP0-359, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "CDM") upon finding the project complies with all applicable provisions of the 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 conditions of approval shall be subject to review and approval by the CDM. Any changes to this approved permit determined, by the CDM, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the

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

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the CDM or as authorized by the Planning Commission or City Council. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the CDM, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

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

Fire Conditions:

1. Standpipe Plan Submittal. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be located such that no point on the pier or float system exceeds 150 feet from the standpipe hose connection. (CFC 3604.2, 905, and MBMC 14.52.060).
    a. Applicant shall submit plans for a Class 1 Standpipe System, for protection of the floating dock system and boat slips, in accordance with MBMC 14.52.060 CFC 904 and NFPA 303, to Moro Bay Community Development Department for review.

2. Portable fire extinguishers. One portable fisher extinguisher of ordinary (moderate) hazard type shall be provided at each required standpipe hose connection. Additional portable fire extinguishers, suitable for the hazards involved, shall be provided and maintained in accordance with CFC 906. (CFC 4504.4).

    a. Applicant shall provide one (2A-10BC) fire extinguisher and cabinet on the floating dock and depicted on Sheet 1.

3. Construction and operations of marinas, boatyards, yacht clubs, boat condominiums, docking facilities, multiple-docking facilities and all associated piers, docks, and floats shall be in accordance with NFPA 303.

4. Installation and Acceptance Testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before required acceptance testing. (CFC 901.5).

5. Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved. (CFC 901.5.1).

6. Fire sprinklers. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards. (CFC 901.4).

7. Applicant shall submit sprinkler plans for upstairs dining room bar modifications and the new dining deck expansion, to Morro Bay Community Development Department for review.

Public Works Conditions:

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

1. If water service to the dock is planned, then an appropriate backflow prevention device is required to installed, routinely inspected and maintained per MBMC Chapter 13.08 Water Cross-Connections.

2. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

3. Encroachment Permits: A standard encroachment permit may be required if utility connections are required within the City Right of Way. 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.

Add the following Items/Notes to the Plans:

4. 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 located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

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

Harbor Department Conditions:

1. Applicant shall request in writing to the City to adjust the lease lines as applicable at the appropriate time.

2. The bridge material shall be submitted for review and approval to the Harbor Director and the Community Development Manager prior to issuance of a building permit. Applicant shall retain responsibility for maintenance and legal responsibility if the bridge is made of wood or other highly perishable material.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Bayside Lateral Public Accessway. The existing semi-enclosed public accessway along west side of building shall maintain a minimum 10 foot wide coastal access with open unobstructed access in order to maximize public use and enjoyment. Any uses that obstruct the accessway such as private uses or barriers such as furniture, planters, ropes, or restaurant seating and specifically table seating within the 8 foot coastal accessway shall be prohibited.

4. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).

5. Final precise plans shall be revised to include coastal public access signs on the northeast and southeast face of the building on Embarcadero Road (street entrance). Signs announcing public coastal access shall be placed at both north and south entry points to the semi-enclosed public access way or as consistent with a Public Access Management Plan as approved by the California Coastal Commission.

6. Shading of eelgrass – No part of any floating dock, boat structure or other portion thereof shall be located vertically above any existing eelgrass bed as identified on the approved site plan. Nothing shall be allowed to dock, for any length of time, above any existing eelgrass bed. Translucent grating shall be used to the greatest extent feasible on the floating dock area over the unvegetated 5 meter eelgrass buffer, or as otherwise required by the California Eelgrass Mitigation Policy (CEMP).

7. The Mitigation and Monitoring Plan, previously adopted by the City Council on February 23, 2016, shall remain in full force and effect which has been incorporated as conditions

of approval.

8. Second-Floor Public View Deck. Signage shall be added to entrance of public view deck and at street level announcing public access and no purchase required. Form and design of signage shall be consistent with the approved public coastal access signs as approved by the California Coastal Commission. Precise plans submitted for approval to the City shall denote all signage locations.

9. The open courtyard area to the south of the Rose's Landing building shall maintain a 10 foot wide lateral access to provide public access from Embarcadero Road west to the bay. Any existing public tables and benches which impinge on the 10 foot requirement shall be moved to allow for open pedestrian access. Any existing outdoor dining tables on the lease site shall have table signs permanently affixed informing the public that no purchase is required.

10. The 30% view corridor located along the south side of the building shall be maintained with no furniture item, table umbrellas, landscaping, hostess stands, or other objects to exceed 30 inches in height per the Waterfront Master Plan.

11. Applicant shall remove the downstairs hotel unit to retain the 1st floor commercial lease space in order to maintain the pedestrian activity of the Embarcadero with hotel units limited to second floor only. A portion of first-floor floor space may, however, be utilized as a hotel office/reception area or mixed reception/office/retail space if the Applicant so desires.

12. The Applicant shall participate toward the development of Centennial Plaza. The amount of contribution to be negotiated as part of future lease site negotiations.

13. Improve connections between lateral access on north side of building and existing public view deck seaward of the Front Street terminus.

14. Public access space and private dining shall be clearly delineated and enclosed with railing as required by Waterfront Master Plan.

15. Glass windscreen and roof of the bayside lateral access walkway shall be removed along its length north of the outdoor first floor dining facilities located at southwest end of building.

16. Precise Plan shall include a specific sign plan with both commercial tenant and public access signs shown, including but not limited to, plans denoting size and material of sign, location of signs and method of attachment.

17. Plans shall be revised to the greatest extent feasible, to ensure lateral access at the south end of the lease site is able to accommodate a connection point to future lateral access to Lease Site 18.

18. No unpermitted outdoor display of merchandize shall be allowed in any landscaped area.

19. Remove the 3' ramp and replaced with a 10' wide ramp that extends from the public lateral access way up to the plaza area on the south side of the building.

City Council Conditions added 2/23/2016:

1. To the greatest extent feasible, the project plans shall consider, include and identify additional stormwater management and educational components to improve stormwater runoff for the project beyond those impacts related to just the construction phase of the project.

2. Plans shall be revised to include a minimum of two benches to be located on the second floor public observation deck.

3. The outdoor trash receptacles located to the south of the building shall be redesigned with a cover and doors in order to be screened and covered from the public view and maintain the view corridor to the satisfaction of the Community Development Director. The redesign shall be included for approval with the Precise Plan submittal.

City Council conditions added 5/23/2017:

4. The applicant shall enter into a lease agreement with the City for use of ten City owned parking spaces in the City lot across the street from Rose's Landing. Said lease agreement shall reserve the ten parking spaces as in interim solution, from 3pm to 11am daily, for hotel guests only. In addition, 1 permanent and signed passenger loading/unloading parking zone space shall be provided in the public right of way immediately in front of the Rose's Landing main entrance.

5. Applicant shall retain the 10 foot accessway on the south side of the building in a manner that retains the circular fountain planter in the center of the plaza. Applicant is allowed to remove one permanent landscape concrete planter on the south side, to be replaced with potted plants, in a manner, location, and number to be submitted to the Community Development Director for review and approval. The public access pathway shall be maintained free and clear, except where the round concrete fountain/planter encroaches into the 10-foot public access path. As recommended by Planning Commission, public benches shall number no more than 4 in the plaza and table seating shall be limited to no more than 3.

6. No vessel mooring or boat slip tie-up shall be allowed within protected eelgrass habitat area west of the immediately west of the bayside lateral access walkway and east of the floating docks.

7. Applicant shall agree to participate in a future parking fund or parking district as developed by the City. Item to be included into the Rose's landing lease.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 23rd day of May, 2017 on the following vote:

AYES: Irons, Davis, Headding, Makowetski, McPherson
NOES: None
ABSENT: None
ABSTAIN: None

JAMIE L. IRONS, Mayor

ATTEST

DANA SWANSON, City Clerk

Rose's Landing
Embarcadero Hotel Remodel

DIRECTORY

LEASEES: DOUG REDICAN
725 EMBARCADERO ROAD
MORRO BAY, CA 93442
PH: (805) 704-7771

ARCHITECT: STEVEN PUGLISI ARCHITECTS, INC.
569 HIGUERA STREET, SUITE A
SAN LUIS OBISPO, CA 93401
PH: (805) 595-1962
FAX: (805) 595-1980

LAND SURVEYOR: MBS LAND SURVEYS
3563 SUELDO STREET, SUITE Q
SAN LUIS OBISPO, CA 93401
(805) 594-1960

PROJECT DESCRIPTION

A PROPOSAL TO REPLACE THE EXISTING UPPER FLOOR RESTAURANT WITH A 10-ROOM BOUTIQUE HOTEL. ADDITIONALLY, THE HOTEL LOBBY SHALL REPLACE THE CURRENT LEASE SPACE OCCUPIED BY THE ARCADE. WE REQUEST APPROVAL FOR THE ARCADE TO BE MOVED OVER TO THE EXISTING LEASE SPACE OCCUPIED BY THE PSYCHIC GIFT SHOP.

NOTE: THE PROPOSAL FOR 7 BOAT SLIPS AND NEW GANGWAY FOR NON-COMMERCIAL PURPOSES WILL BE FILED UNDER A SEPARATE COASTAL APPLICATION

THE PROJECT INCLUDES:
*EXPANSION OF WATER LEASE SITE 82-85W
*THE EXPANSION OF THE NORTHERLY COASTAL ACCESS BOARDWALK
*NEW COASTAL ACCESS SIGNAGE

THE ORIGINAL BUILDING CHARACTER WILL REMAIN WITH ALTERNATIONS FOR NEW WINDOW LOCATIONS, THE ADDITION OF THREE OUTDOOR DECKS SERVING HOTEL ROOMS TOWARDS THE BAY, AND REMOVAL OF A PORTION OF THE HALF-HEIGHT WALL AND GLASS WIND SCREEN ON THE SOUTH-SIDE OBSERVATION DECK. THE WALL WILL BE REPLACED WITH A 42" HIGH CABLE RAIL SYSTEM.

A 64 SQUARE FOOT EXTENSION ON THE UPPER FLOOR OUTDOOR DECK WILL BE DEDICATED TO PUBLIC OBSERVATION AREA AND THE REMAINDER OF THE UPPER DECK WILL BE PROPOSED FOR HOTEL USE ONLY.

LOW-COST VISITOR SERVING ACCOMMODATIONS:
THE PROPOSED PROJECT WILL INCLUDE LOW-COST VISITOR SERVING ELEMENTS PURSUANT TO THE COASTAL ACT / LUP POLICY 2.07. ELEMENTS OF LOW COST VISITOR SERVING SHALL INCLUDE THE 64 SQUARE FOOT DEDICATED MORRO ROCK VIEW PLATFORM ON THE UPPER FLOOR OF ROSE'S LANDING, AND A PROPOSAL FOR A TOTAL OF TWO HOTEL ROOMS WITH A RATE ADJUSTED FOR $145/NIGHT FOR THE DURATION OF THE CALENDER YEAR AND SHALL BE ALLOWED TO BE MODIFIED PER THE CONSUMER PRICE INDEX PER YEAR. REFER TO CONDITIONS (d) AND (e) SHEET P0.3.

GENERAL SITE INFORMATION

PROJECT ADDRESS: 725 EMBARCADERO ROAD
MORRO BAY, CALIFORNIA

LEASE SITE A.P.N.:
LAND LEASE 82-85
WATER LEASE 82W-85W 066-352-047

ZONING: WATERFRONT (WF)
PLANNED DEVELOPMENT OVERLAY DISTRICT (PD)
AREA 3: EMBARCADERO VISITOR AREA - PER WMP

LAND LEASE LOT SIZE: 10,252.68 S.F.

LAND LEASE LOT COVERAGE 10,252.68 X 70% = 7,176.8 S.F. ALLOWED (BUILDING AREA)
PROPOSED 6,582 SF (64%)

UPPER FLOOR LOT COVERAGE 6582 X 70% = 4,607.4 S.F. ALLOWED (BUILDING AREA)
FLOOR AREA RATIO
PROPOSED 4,006 S.F. (61%)

LAND LEASE EXISTING BUILDING AREA

LOWER FLOOR	
BUILDING AREA	6582 **square feet**
UPPER FLOOR	
BUILDING AREA	3520 **square feet**
OBSERVATION DECK	1879 **square feet**
TOTAL EXISTING BUILDING AREA	**10102 square feet**

LAND LEASE PROPOSED BUILDING AREA

LOWER FLOOR	
BUILDING AREA	6076 **square feet**
(N) HOTEL LOBBY	506 **square feet**
UPPER FLOOR	
(E) BUILDING AREA	3520 **square feet**
(N) HOTEL ROOM ADDITION	486 **square feet**
(N) OPEN PATIOS	647 **square feet**
OBSERVATION DECK	1338 **square feet**
(N) STORAGE/LINEN	126 **square feet**
(N) PUBLIC VIEW DECK	64 **square feet**
TOTAL PROPOSED BUILDING AREA	**10146 square feet**

WATER LEASE EXISTING BUILDING AREA

LOWER FLOOR	
BUILDING AREA	754 **square feet**
(E) COASTAL ACCESS	969 **square feet**
TOTAL EXISTING BUILDING AREA	754 **square feet**
UPPER FLOOR	
(N) OPEN PATIOS	252 **square feet**
(N) COASTAL ACCESS	1596 **square feet**
TOTAL PROPOSED BUILDING AREA	NA

PARKING CREDITS and REQUIREMENTS

CURRENT PARKING CREDITS

Historical Parking Credits	87
Paid In-Lieu Parking Spaces	20
Total Parking Credits	**107**

EXISTING BUILDING PARKING CALCULATION

Building Use/Lease Space	Square Footage	Zoning Ordinace Space per s.f.	Required Parking
Arcade	638 s.f.	100 s.f. gross	6
Kelly's Kandies	780 s.f.	300 s.f. gross	3
Retail Shop	1605 s.f.	300 s.f. gross	5
Psychic	707 s.f.	300 s.f. gross	2
Lower Floor Restaurant & Bar	1135 s.f.	60 s.f. customer use area	19
Lower Outdoor Patio	563 s.f.	60 s.f. customer use area	5
Upper Floor Restaurant	1547 s.f.	60 s.f. customer use area	26
Observation Deck/Outdoor Dining*	1744 s.f.	60 s.f. customer use area / 2	18
Removed Street Parking	-	-	15
		Total Parking Required for Building	**99**

*Note Outdoor Dining Area at Observation Deck to be removed.
See Calculation below

TOTAL PARKING REDUCTION FOR UPPER RESTUARANT / BOAT SLIP AND OUTDOOR DINING AREA REMOVAL

Upper Floor Restaurant	1547 s.f. removed	60 s.f. customer use area	-26.0
Outdor Dining Area	668 s.f. removed	60 s.f. customer use area/2	-6.0
Phychic	400 s.f. removed	300 s.f. customer use area/2	-1.0
		Total Parking Reduction	**-33**

PROPOSED HOTEL PARKING CALCULATION

Hotel Guests	1 per Room	10.0
1 add'l space per 10 rooms		0.0
Employee Parking		2.0
Total Parking Required for Proposed Hotel		**12**

TOTAL PARKING REQ'D FOR (E) BUILDING & PROPOSED HOTEL ADDITION **78**

PROPOSED PARKING STRATEGY FOR HOTEL:

TRANSIENT OCCUPANTS OF THE HOTEL WILL REQUIRE A MINIMUM OF TEN PARKING SPACES AND ONE PERMANENT AND APPROPRIATELY DESIGNATED PASSENGER LOADING ZONE LOCATED DIRECTLY ADJACENT TO THE ENTRANCE OF ROSE'S LANDING. THE PARKING FOR THE HOTEL GUESTS SHALL BE PROVIDED ON THE CITY OWNED PARKING LOT ON THE CORNER OF MARKET AND PACIFIC STREETS, AND A VALET SYSTEM SHALL BE EMPLOYED. A TOTAL OF 10 PARKING SPOTS IN THE LOT SHALL BE SIGNED "RESERVED PARKING FOR GUEST OF THE ROSE'S LANDING INN". REFER TO SHEET P5.0 FOR SIGN DETAILS. REQUIRED EMPLOYEE PARKING SHALL BE LOCATED OFF-SITE.

CITY OF MORRO BAY PUBLIC WORKS GENERAL NOTE:

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

SHEET INDEX

P0.0	TITLE SHEET, PROJECT DESCRIPTION AND BUILDING STATISTICS
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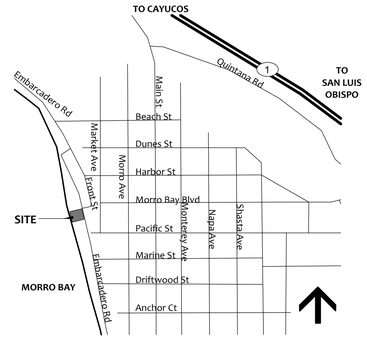
P0.2	CITY OF MORRO BAY - CONDITIONS OF APPROVAL
P0.3	CALIFORNIA COASTAL COMMISSION - CONDITIONS OF APPROVAL
P0.4	SUPPLEMENTAL PROJECT DESCRIPTION
P1.0	EXISTING ARCHITECTURAL SITE PLAN
P1.1	PROPOSED ARCHITECTURAL SITE PLAN
P1.2	PUBLIC ACCESS SITE PLAN
P2.0	EXISTING LOWER and UPPER FLOOR PLANS
P2.1	PROPOSED LOWER and UPPER FLOOR PLANS
P3.0	EXISTING EXTERIOR ELEVATIONS
P3.1	PROPOSED EXTERIOR ELEVATIONS AND BUILDING SECTION
P4.0	EXISTING BUILDING/SITE PHOTOS AND PROPOSED RENDERINGS
P4.1	COASTAL ACCESS ADDITIONAL RENDERINGS
P5.0	EXISITNG AND PROPOSED SIGN PROGRAM
1 of 2	CONSTRUCTION PLAN AND BEST MANAGEMENT PRACTICES
2 of 2	CONSTRUCTION PLAN AND BEST MANAGEMENT PRACTICES



Steven Puglisi
ARCHITECTS
INC
569 Higuera Street
Suite A
San Luis Obispo, CA
93401
Ph: 805.595.1962
Fx: 805.595.1980

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
Doug Redican

SHEET:
TITLE SHEET
PROJECT DESCRIPTION
BUILDING STATISTICS

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC. and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without permission of Steven Puglisi, ARCHITECTS, INC.. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV:

SHEET №
P0.0

RESOLUTION NO. 23-17

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING A MAJOR AMENDMENT (#A00-041) TO CONCEPT PLAN APPROVAL OF CONDITIONAL USE PERMIT (UP0-359) FOR CONVERSION OF SECOND-FLOOR RESTAURANT-USE TO 10-UNIT HOTEL, CONSTRUCTION OF NEW GANGWAY, DOCK, AND SEVEN (7) BOAT SLIPS, AND IMPROVEMENTS TO PUBLIC ACCESS ON BOTH NORTH, WEST AND SOUTH SIDES OF LEASE SITE AT
725 EMBARCADERO, ALSO KNOWN AS LEASE SITE 82-85/82W-85W.**

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

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on March 21, 2017, for the purpose of considering a Major Amendment to the Concept Plan approval of Conditional Use Permit #UP0-359 (the "Proposed Project") and adopted PC Resolution 11-17 to forward a favorable recommendation with conditions to the City Council for Concept Plan amendment approval; and

WHEREAS, the City Council conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on May 23, 2017, pursuant to the Planned Development regulations (Morro Bay Municipal Code (MBMC) section 17.40.030), for the purpose of considering the Proposed Project for 725 Embarcadero Road, also known as land lease site 82-85 / 82W-85W (APN #066-351-012, 013, 014, 015) in an area within the original jurisdiction of the California Coastal Commission; and

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

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

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

Section 1: Findings. Based upon all the written and oral testimony and evidence presented to the Council at and for the above public hearing, the City Council makes the following findings:

California Environmental Quality Act (CEQA)

1. For purposes of the California Environmental Quality Act, Case No. UP0-359 is subject to a Mitigated Negative Declaration (MND) based upon potentially significant impacts to Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Hydrology/Water Quality. Any impacts associated with the proposed development will be brought to a less than significant level through the MND. The revised plans did not result in any additional impacts that would require re-circulation and all impacts have been reduced to a level less than significant.

2. The City Council finds the Applicant's revised bayside lateral access plan which shows an additional 139sf encroachment of unvegetated eelgrass habitat will not caause signnificant impacts, because it avoids vegetated habitat and also because the access will be required to comply with eelgrass habitat requirements, pursuant to the California Eelgrass Mitigation Policy (CEMP) as implemented by National Marine Fisheries Service (NMFS).

Conditional Use Permit Findings

A. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the conversion of the existing second floor restaurant use to a 10 unit boutique hotel use along with improvements to public access and new gangway, dock, seven (7) boat slips at 725 Embarcadero are permitted uses within the zoning district and said structures comply with all applicable project conditions and City regulations and is consistent with the City's Local Coastal Program.

B. The project will not be injurious or detrimental to property and improvements in the neighborhood and the general welfare of the City in that the proposed hotel use, public access and floating dock and new slips will provide a visitor-serving recreational opportunity which will provide additional benefit and improvement to a visitor-serving commercial use and is consistent with the character of the existing development. In addition, because the project's relocated hotel lobby location provides for internal/external hotel guest circulation both from the southern open plaza and the Embarcadero Road street entrance.

C. The City Council also finds providing 10 reserved parking spaces in the City-owned parking lot across the street, at off-peak hours will not cause adverse impacts to parking availability or create a parking shortage because the hotel use is allowed in this zone district and the parking requirement for hotel use is not only met, but it is a lesser requirement than the existing restaurant use.

Waterfront Master Plan Findings

A. The proposed project makes a positive contribution to the visual and public accessibilty to the bay while increasing and maintaining commercial fishing industry:

1. Meets the Waterfront plan height limit and maximum building coverage, bulk, and scale requirements in that the proposed project does not exceed development standards.

2. The proposed project provides the amenities identified in the WF Plan, facilitates pedestrian visual and physical access to the waterfront, and takes advantage of outward views and characteristics of the topography in that the bayside lateral access is improved to allow for easier pedestrian access, enjoyment and better bay views. It preserves and enhances the views as seen from street-ends and around the building in that the second floor view deck is removing the glass windscreen at the southwest corner and first floor windscreen along the bayside lateral access.

3. The proposed project makes a positive contribution to the working fishing village character and quality of the Embarcadero area in that the new project will add to the availability of boat slips in the bay for recreational or commercial boat rental and also with the creation of an public view deck which will maintain and enhance views of the bay.

4. The proposed project maintains the pedestrian orientation of the Embarcadero by maintaining commercial visitor-serving retail on the ground floor and limiting hotel uses to second floor occupancy and also in that the project will provide improved lateral public access to the water and docks while assisting in the Harborwalk plan to continue public access along the waterfront as well as create a second floor public view deck open to the public is consistent with the character of the existing development.

5. The project gives its occupants and the public some variety in materials and/or application in that the project, including the rear second floor addition and façade improvements retains the original building character.

6. The project contains the elements of harmony, continuity, proportion, simplicity, and balance, and its appearance matches its function and the uses proposed in that the new docks and public lateral access will be accessible to the public and also in that the second floor hotel use, related façade improvements, and public view deck provides articulation that is consistent with the character of the existing development.

7. The proposed project does not diminish, either directly or by cumulative impact of several similar projects, the use, enjoyment, or attractiveness of adjacent buildings and provides a visual and pedestrian transition to its immediate neighbor in that the bayside lateral access is existing and will be enhanced by opening up the northerly entrance to make the lateral access more inviting to pedestrians. and conversion of second floor use to hotel use along with new construction of dock and slips is in keeping with the architectural style, massing, materials, scale, and use of its surroundings.

Architectural Consideration Finding

The City Council finds the architectural treatment and general appearance of all buildings, structures and open areas of the Proposed Project are in keeping with the character of the surrounding waterfront area, are compatible with the Waterfront Master Plan design theme adopted by the City, and are not detrimental to the orderly and harmonious development of the City or to the desirability of investment of occupation in the area.

Local Coastal Plan Policy 2.07 - Lower-Cost Visitor Accommodation Finding

The City Council finds that by using the Coastal Commission methodology of determining lower cost, moderate cost and high cost hotel accommodations, that 64% of all hotel rooms in the City met the definition of lower-cost for July 2016 and 81% of all hotel rooms in the City met the definition of lower-cost for August 2016 thereby meeting the requirement of LCP Policy 2.07. In addition, the average daily rate for the State of California was determined by Smith Travel Research (STR) to be $171.48 for July 2016 and $169.74 for August 2016 where the City Average Daily Rate was $141.71 for July 2016 and $120.46 for August 2016 calculated by dividing total monthly receipts by number of rooms using data maintained by the City's Tourism office.

Section 2. Action. The City Council does hereby approve a Major Amendment (#A00-041) to Concept Conditional Use Permit #UP0-359 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated May 11, 2017, for the project at 725 Embarcadero depicted on plans dated April 4, 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 City Council approved plans submitted for Major Amendment (#A00-041) to UP0-359, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Manager (the "CDM") upon finding the project complies with all applicable provisions of the 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 conditions of approval shall be subject to review and approval by the CDM. Any changes to this approved permit determined, by the CDM, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.

4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval. (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.

5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the CDM or as authorized by the Planning Commission or City Council. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the CDM, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Building Conditions:

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

Fire Conditions:

1. Standpipe Plan Submittal. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303. Systems shall be located such that no point on the pier or float system exceeds 150 feet from the standpipe hose connection. (CFC 3604.2, 905, and MBMC 14.52.060).
   a. Applicant shall submit plans for a Class 1 Standpipe System, for protection of the floating dock system and boat slips, in accordance with MBMC 14.52.060 CFC 904 and NFPA 303, to Moro Bay Community Development Department for review.

2. Portable fire extinguishers. One portable fisher extinguisher of ordinary (moderate) hazard type shall be provided at each required standpipe hose connection. Additional portable fire extinguishers, suitable for the hazards involved, shall be provided and maintained in accordance with CFC 906. (CFC 4504.4).
   a. Applicant shall provide one (2A-10BC) fire extinguisher and cabinet on the floating dock and depicted on Sheet 1.

3. Construction and operations of marinas, boatyards, yacht clubs, boat condominiums, docking facilities, multiple-docking facilities and all associated piers, docks, and floats shall be in accordance with NFPA 303.

4. Installation and Acceptance Testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before required acceptance testing. (CFC 901.5).

5. Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved. (CFC 901.5.1).

6. Fire sprinklers. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards. (CFC 901.4).

7. Applicant shall submit sprinkler plans for upstairs dining room bar modifications and the new dining deck expansion, to Morro Bay Community Development Department for review.

Public Works Conditions:

The following Public Works conditions shall be satisfied prior to Building Plan submittal:

1. If water service to the dock is planned, then an appropriate backflow prevention device is required to installed, routinely inspected and maintained per MBMC Chapter 13.08 Water Cross-Connections.

2. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan per MBMC Chapter 14.48: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

3. Encroachment Permits: A standard encroachment permit may be required if utility connections are required within the City Right of Way. 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.

Add the following Items/Notes to the Plans:

4. 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 located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
   a. Any damage to City facilities, i.e. curb/berm , street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

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PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
Doug Redican

SHEET:
CITY OF MORRO BAY CONDITIONS OF APPROVAL

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DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV:

SHEET №
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Harbor Department Conditions:

1. Applicant shall request in writing to the City to adjust the lease lines as applicable at the appropriate time.

2. The bridge material shall be submitted for review and approval to the Harbor Director and the Community Development Manager prior to issuance of a building permit. Applicant shall retain responsibility for maintenance and legal responsibility if the bridge is made of wood or other highly perishable material.

Planning Conditions:

1. A Coastal Development Permit shall be submitted to the Community Development Department prior to issuance of a building permit.

2. Inspection: The applicant shall comply with all City conditions of approval and conditions imposed by the California Coastal Commission and obtain final inspection clearance from the Planning Division at the necessary time in order to ensure all conditions have been met.

3. Bayside Lateral Public Accessway. The existing semi-enclosed public accessway along west side of building shall maintain a minimum 10 foot wide coastal access with open unobstructed access in order to maximize public use and enjoyment. Any uses that obstruct the accessway such as private uses or barriers such as furniture, planters, ropes, or restaurant seating and specifically table seating within the 8 foot coastal accessway shall be prohibited.

4. Floating dock. The floating dock shall be publicly available for general public pedestrian access and either short-term or long-term use by recreational or commercial boats. Signs discouraging the public from walking on the docks during daylight hours are prohibited. The docks shall be open to the general public during at least daylight hours (i.e. one hour before sunrise to one hour after sunset).

5. Final precise plans shall be revised to include coastal public access signs on the northeast and southeast face of the building on Embarcadero Road (street entrance). Signs announcing public coastal access shall be placed at both north and south entry points to the semi-enclosed public access way or as consistent with a Public Access Management Plan as approved by the California Coastal Commission.

6. Shading of eelgrass – No part of any floating dock, boat structure or other portion thereof shall be located vertically above any existing eelgrass bed as identified on the approved site plan. Nothing shall be allowed to dock, for any length of time, above any existing eelgrass bed. Translucent grating shall be used to the greatest extent feasible on the floating dock area over the unvegetated 5 meter eelgrass buffer, or as otherwise required by the California Eelgrass Mitigation Policy (CEMP).

7. The Mitigation and Monitoring Plan, previously adopted by the City Council on February 23, 2016, shall remain in full force and effect which has been incorporated as conditions

of approval.

8. Second-Floor Public View Deck. Signage shall be added to entrance of public view deck and at street level announcing public access and no purchase required. Form and design of signage shall be consistent with the approved public coastal access signs as approved by the California Coastal Commission. Precise plans submitted for approval to the City shall denote all signage locations.

9. The open courtyard area to the south of the Rose's Landing building shall maintain a 10 foot wide lateral access to provide public access from Embarcadero Road west to the bay. Any existing public tables and benches which impinge on the 10 foot requirement shall be moved to allow for open pedestrian access. Any existing outdoor dining tables on the lease site shall have table signs permanently affixed informing the public that no purchase is required.

10. The 30% view corridor located along the south side of the building shall be maintained with no furniture item, table umbrellas, landscaping, hostess stands, or other objects to exceed 30 inches in height per the Waterfront Master Plan.

11. Applicant shall remove the downstairs hotel unit to retain the 1st floor commercial lease space in order to maintain the pedestrian activity of the Embarcadero with hotel units limited to second floor only. A portion of first-floor floor space may, however, be utilized as a hotel office/reception area or mixed reception/office/retail space if the Applicant so desires.

12. The Applicant shall participate toward the development of Centennial Plaza. The amount of contribution to be negotiated as part of future lease site negotiations.

13. Improve connections between lateral access on north side of building and existing public view deck seaward of the Front Street terminus.

14. Public access space and private dining shall be clearly delineated and enclosed with railing as required by Waterfront Master Plan.

15. Glass windscreen and roof of the bayside lateral access walkway shall be removed along its length north of the outdoor first floor dining facilities located at southwest end of building.

16. Precise Plan shall include a specific sign plan with both commercial tenant and public access signs shown, including but not limited to, plans denoting size and material of sign, location of signs and method of attachment.

17. Plans shall be revised to the greatest extent feasible, to ensure lateral access at the south end of the lease site is able to accommodate a connection point to future lateral access to Lease Site 18.

18. No unpermitted outdoor display of merchandize shall be allowed in any landscaped area.

19. Remove the 3' ramp and replaced with a 10' wide ramp that extends from the public lateral access way up to the plaza area on the south side of the building.

City Council Conditions added 2/23/2016:

1. To the greatest extent feasible, the project plans shall consider, include and identify additional stormwater management and educational components to improve stormwater runoff for the project beyond those impacts related to just the construction phase of the project.

2. Plans shall be revised to include a minimum of two benches to be located on the second floor public observation deck.

3. The outdoor trash receptacles located to the south of the building shall be redesigned with a cover and doors in order to be screened and covered from the public view and maintain the view corridor to the satisfaction of the Community Development Director. The redesign shall be included for approval with the Precise Plan submittal.

City Council conditions added 5/23/2017:

4. The applicant shall enter into a lease agreement with the City for use of ten City owned parking spaces in the City lot across the street from Rose's Landing. Said lease agreement shall reserve the ten parking spaces as in interim solution, from 3pm to 11am daily, for hotel guests only. In addition, 1 permanent and signed passenger loading/unloading parking zone space shall be provided in the public right of way immediately in front of the Rose's Landing main entrance.

5. Applicant shall retain the 10 foot accessway on the south side of the building in a manner that retains the circular fountain planter in the center of the plaza. Applicant is allowed to remove one permanent landscape concrete planter on the south side, to be replaced with potted plants, in a manner, location, and number to be submitted to the Community Development Director for review and approval. The public access pathway shall be maintained free and clear, except where the round concrete fountain/planter encroaches into the 10-foot public access path. As recommended by Planning Commission, public benches shall number no more than 4 in the plaza and table seating shall be limited to no more than 3.

6. No vessel mooring or boat slip tie-up shall be allowed within protected eelgrass habitat area west of the immediately west of the bayside lateral access walkway and east of the floating docks.

7. Applicant shall agree to participate in a future parking fund or parking district as developed by the City. Item to be included into the Rose's landing lease.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 23rd day of May, 2017 on the following vote:

AYES: Irons, Davis, Headding, Makowetski, McPherson
NOES: None
ABSENT: None
ABSTAIN: None

JAMIE L. IRONS, Mayor

ATTEST

DANA SWANSON, City Clerk

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LICENSED ARCHITECT STEVEN A. PUGLISI 01238 RENEWAL 08/31/2019 STATE OF CALIFORNIA

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
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SHEET:
CITY OF MORRO BAY CONDITIONS OF APPROVAL

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DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV:

SHEET №
P0.2

I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development. To implement this recommendation, staff recommends a **YES** vote on the following motion. Passage of this motion will result in approval of the CDP as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Motion: *I move that the Commission approve Coastal Development Permit Number 3-17-0581 pursuant to the staff recommendation, and I recommend a yes vote.*

Resolution to Approve CDP: *The Commission hereby approves Coastal Development Permit 3-17-0581 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment**. The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Approved Development.** Coastal Development Permit (CDP) 3-17-0581 authorizes the development expressly proposed by the Applicant (i.e., a 10-unit standard operating hotel and lateral and vertical public access improvements) as described and shown in **Exhibit 3** (including with respect to the room rates for two of the hotel rooms as shown in **Exhibit 4**), and as modified by the conditions of this CDP. The Permittee shall undertake development in accordance with the approved CDP. Any proposed changes to the development shall be reported to the Executive Director. No changes to the approved development shall occur without a Commission-approved amendment to this CDP unless the Executive Director determines that no amendment is legally required.

2. **Revised Plans**. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Applicant shall submit to the Executive Director of the Coastal Commission for review and approval two sets of Final Plans. The Plans shall be in substantial conformance with the plans received by the Commission on December 12, 2017 (and shown in **Exhibit 3**) but modified to reflect the following change:

   (a) Parking. This CDP does not authorize any public parking spaces to be reserved partially (i.e. for certain hours of the day) or entirely (24 hours a day) for private hotel use, including for hotel guests and employees. All references to use of existing public parking spaces, lots, or buildings along the Embarcadero for dedicated hotel parking and any associated signage reserving said parking for hotel guests or employees during any portion of the day shall be removed from the Final Plans.

   (b) The designation of one parking space along the Embarcadero and adjacent to the public plaza for general passenger loading and unloading, limited to 10 minutes per vehicle. The Final Plans shall describe that the curb on this parking space shall be colored yellow and shall also provide for signage to be placed adjacent to the space denoting its use for 10-minute passenger loading and unloading only. Any reference to this space as dedicated for only for hotel guest loading and unloading shall not be included on the Final Plans.

3. **Hotel Units.** By acceptance of this CDP, the Permittee acknowledges and agrees, on behalf of himself and all successors and assigns, that:

   (a) General Occupancy Requirements. All 10 hotel units shall be open and available to the general public. No individual ownership or long-term occupancy of the hotel units shall be allowed.

   (b) Length-of-Stay Provisions. All 10 hotel units shall be open and available to the general public, and shall not be rented to any individual, family, or group for more than 29 consecutive days, and not for more than 14 days between the Friday of Memorial Day weekend and Labor Day inclusive.

   (c) Conversion Prohibited. The conversion of any of the hotel units to limited use overnight visitor accommodation units (e.g., timeshare, fractional ownership, etc.) or to full-time occupancy condominium units or to any other units with use arrangements that differ from the approved project shall be prohibited.

   (d) Low-Cost Units. The two low-cost hotel units shall be available to the general public at rates no higher than as proposed by the Applicant, as allowed to be modified following the Consumer Price Index as specified in subsection (e) below (see **Special Condition 1** and **Exhibit 4**).

   (e) Monitoring Reports for Low-Cost Hotel Units. The Permittee (or his affiliated designee) shall annually provide, for Executive Director review and approval, two copies of a monitoring report for the two low-cost hotel units, beginning one year after occupancy of the hotel, and annually thereafter. The monitoring reports shall include, at a minimum, the average daily rate charged each month during the preceding year for the low-cost units, the occupancy rate for each low-cost unit for each applicable month, a description of proposed low-cost rates for the upcoming year (which shall be allowed to increase at no more than the annual Consumer Price Index each year without a CDP amendment), and an assessment of compliance with the terms and conditions of this CDP regarding the low-cost units. The Permittee (or his affiliated designee) shall be required to make changes as identified in any approved monitoring report as required by the Executive Director to maintain consistency with the terms and conditions of this CDP.

4. **Public Access Management Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit for Executive Director review and approval two full-size sets of a Public Access Management Plan (Access Plan). The Access Plan shall clearly describe the manner in which general public access associated with the approved project is to be provided and managed, with the objective of maximizing public access to the public access areas of the site (including the Bayfront lateral accessway, the second-story observation deck, the vertical accessway/public plaza on the southern side of the hotel, the vertical access adjacent to the Morro Bay Boulevard street end, and the location of benches, wayfinding and public access signs, etc.). The Access Plan shall be substantially in conformance with the public access portion of the plans submitted to the Coastal Commission as shown in **Exhibit 3**, except as modified by these special conditions, and shall at a minimum include the following:

   a. Clear Depiction of Public Access Areas and Amenities. All public access areas and amenities, including all of the areas and amenities described above, shall be clearly identified as such on the Access Plans (including with hatching and closed polygons so that it is clear what areas are available for public access use).

   b. Public Access Signs/Materials. The Access Plan shall identify all signs, handouts, brochures, and any other project elements that will be used to facilitate, manage, and provide public access to the approved project, including identification of all public education/interpretation features that will be provided on the site (educational displays, interpretive signage, etc.). Sign details showing the location, materials, design, and text of all public access signs (including the public access use hours described in **Special**

Condition 4(d)) shall be provided. At a minimum, public access signs shall be placed near the entrance to the public plaza at the Embarcadero, at the Morro Bay Boulevard street end, at the intersection of the Morro Bay Boulevard and the Bayfront lateral access connection, near the intersection of the public plaza and the Bayfront lateral access, and at the stairway entrance to the second-story observation deck. The signs shall be designed so as to provide clear information without impacting public views and site character. All directional signs shall include the Commission's access program "feet" logo and the California Coastal Trail emblem. At least one public access interpretive sign (appropriate to Morro Bay issues, information, and/or history) shall be located at an appropriate location along the lateral accessway.

   c. No Public Access Disruption. Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, barriers to public access (furniture, planters, temporary structures, private use signs, ropes, etc.)) shall be prohibited. The public use areas shall be maintained in a manner that maximizes public use and enjoyment.

   d. Public Access Use Hours. The public access areas and amenities along the Bayfront lateral access and the public plaza (including the vertical connections to the lateral access) shall be open to the general public 24 hours per day and shall be available free of charge. The second-story public observation deck shall also be available free of charge during at least daylight hours (i.e., one hour before sunrise to one hour after sunset).

   e. Public Access Amenities Provided Prior to Occupancy. All public access components of the approved project shall be constructed and ready for use prior to occupancy of the hotel units.

   f. Public Access Areas and Amenities Maintained. The public access components of the project shall be maintained in their approved state in perpetuity.

   The Permittee shall undertake development in accordance with the approved Public Access Plan, which shall govern all general public access to the site pursuant to this coastal development permit.

5. **Construction Plan:** PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit two copies of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:

   (a) Construction Areas. The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on public access, including public parking, and other coastal resources.

   (b) Construction Methods. Construction and staging zones shall be limited to the minimum area required to implement the approved project. The Plans shall limit construction activities to avoid coastal resource impacts as much as possible.

   (c) Construction BMPs. The Construction Plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal resources, including the following:

      (1) Runoff Protection. Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into storm drains or otherwise offsite.

      (2) Equipment BMPs. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site.

      (3) Good Housekeeping. The construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the project site; etc.).

      (4) Erosion and Sediment Controls. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day.

   (d) Construction Site Documents. The Construction Plan shall provide that copies of the signed CDP and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.

   (e) Construction Coordinator. The Construction Plan shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that his/her contact information (i.e., address, phone numbers, email address, etc.) including, at a minimum, a telephone number and an email that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the job site where such contact information is readily visible from public viewing areas while still protecting public views as much as possible, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

   (f) Notification. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least three working days in advance of commencement of construction, and immediately upon completion of construction.

   (g) Daylight Work Only. All work shall take place during daylight hours (i.e., from one hour before sunrise to one hour after sunset), except for interior work. Nighttime work (other than interior work) and lighting of the exterior work area are prohibited.

   The Permittee shall undertake development in accordance with the approved Construction Plan, unless the Commission amends this CDP or the Executive Director determines that no amendment is legally required for any proposed minor deviations. All requirements of the approved Construction Plan shall be enforceable components of the CDP.

6. **Compliance with Local Conditions of Approval.** The proposed development was approved by the City of Morro Bay as a major amendment to Conditional Use Permit A00-041/UP0-359 (see **Exhibit 6**). The City's conditions associated with that action remain in effect. In the event of conflict between any such conditions imposed by the City and the terms and conditions of this CDP (e.g. with respect to hotel parking), the terms and conditions of this CDP shall prevail.

IV. FINDINGS AND DECLARATIONS

A. Project Location and Background

Embarcadero History

Until the mid-1940's, most of the small community of Morro Bay was built on the bluff tops above the Bay's tidal flats. Between 1942 and 1945, the north and south breakwaters at the entrance to the Morro Bay harbor, two "T"-piers, and the inner harbor bulkhead were constructed for a Navy amphibious base. A navigational channel was dredged and the spoils deposited behind the inner harbor bulkhead to create a fill area along the Bay that became known as the Embarcadero. In the late 1940's the Navy base, including all waterfront facilities, was transferred to San Luis Obispo County. Buildings began to be constructed on the Embarcadero, and various docks and piers were occupied by a growing fleet of commercial fishing boats. In 1964, the City of Morro Bay incorporated and assumed jurisdiction over the County's waterfront land and facilities, including the Embarcadero. Trusteeship of State tidelands was also transferred to the City at that time.

Pursuant to the terms of the State tidelands' grant, the underlying tidelands are only to be used for harbor development and for construction of facilities related to fisheries commerce and navigation, as well as for recreational uses, public parks, parking, roads, playgrounds, and businesses incidental to these uses. The City may lease said lands to business owners for stipulated purposes for periods of up to 50 years, though convenient access across said lands to the water and the absolute right to fish must always be reserved.

Morro Bay, and the Embarcadero in particular, are major tourist attractions and prime coastal visitor-serving destinations. The Embarcadero is now largely developed with a variety of visitor-serving (overnight units, restaurants, gift shops, etc.) and coastal-related land uses (i.e., kayak rental, commercial and recreational fishing services, etc.). Parcels on the bayside of the Embarcadero are located on State tidelands and are leased to individual lessees by the City in its capacity as Trustee.

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LICENSED ARCHITECT STEVEN A. PUGLISI 01238 RENEWAL 08/31/2019 STATE OF CALIFORNIA

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
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SHEET:
COASTAL COMMISSION CONDITIONS OF APPROVAL

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DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV.:

SHEET №
P0.3

Supplement to Project Description

Coastal Development Permit Application Number: 3-17-0581

Applicant Name(s): DOUG REDICAN
ROSE'S LANDING

Please be advised that the proposed project description for the above-identified coastal development permit application includes the following safeguards, best management practices, mitigation measures, actions, and procedures for the protection of coastal water quality:

1. **Responsibilities for Use of Preservative-Treated Wood for Piles and Overwater Structures.** The applicant shall comply with the following best management practices for the use of preservative-treated wood ("treated wood") in overwater structures:

   A. The wood preservative selected for use shall minimize the impact on coastal water quality and the aquatic environment.

   B. Chemically-treated Douglas fir piles shall only be used for repair and replacement, or to visibly blend, and/or structurally integrate with, existing overwater structures.

   C. Decking shall consist of wood-alternative materials or AZCA-preserved lumber sealed with a penetrating coating. Alternatives to preserved woods, such as concrete, steel, fiberglass, or naturally decay resistant wood species, shall be prioritized over the use of chemically-treated wood.

   D. All preserved wood piles, and, where feasible, preserved wood structural members, shall be wrapped in, or coated with, water-tight, UV resistant material to prevent leaching of wood-preservative chemicals into the water column, and to prolong the life of the piles and structural timbers. For piles, protection shall extend two feet below the mudline and two feet above OHW, at a minimum, and wrappings shall be secured with corrosive resistant banding or self-tapping screws. Coatings and/or sealants used shall be products that are inert after they have cured and dried. No coal-tar sealants or coal tar-treated wood shall be used unless coated or wrapped with an inert material or product to isolate it from the marine environment.

   E. Design features, such as a protective wearing surfaces or bumpers, shall be installed on fender piles and floating dock pilings, where appropriate, to resist abrasion and preserve the pile-wrap or coating.

   F. The amount of preservative used for the piles shall be the minimum specified by the American Wood Protection Associate to effectively protect the piles. Wood treated to the standards for a higher Use Category (i.e., with a higher preservative retention level) than is necessary for that component shall not be used.

   G. Treated wood and treated wood debris shall be stored a minimum of 50 feet from coastal waters, drainage courses, and storm drain inlets. The treated wood and treated wood debris shall be stored on impervious pavement or an impervious tarp, and covered during rain events.

   H. If treated wood is sanded or sawcut during demolition, installation, or maintenance, all sawdust and debris generated shall be contained and removed.

   I. In order to minimize water quality impacts, piles shall be driven into the substrate, if feasible. If a water-jetting method must be utilized, silt curtains shall be installed in the work area to protect sensitive resources from turbidity.

2. **Responsibilities for Use of Coatings, Construction and Repair of Bulkheads and Overwater Structures.** The applicant shall comply with the following best management practices for the use of corrosion coatings, and repair of bulkheads and overwater structures:

   A. Coatings and sealants shall be composed of products that are inert after they have cured and dried. Fusion Bonded Epoxy, HDPE, and polyurea products are recommended. No coal tar-based sealants shall be used unless they are themselves coated or wrapped with an inert product to isolate them from the marine environment.

   B. Installation and application of epoxy, resin, or cementitious grout/fill shall be conducted when predicted weather and ocean conditions allow effective control and full containment and will remain dry until cured, in order to prevent any leaching of uncured treatment materials into coastal waters. It is preferable to perform the work in dry conditions (low tide) or done off-site in a controlled-environment manufacturing facility, wherever feasible.

   C. All cleaning and preparation of surfaces shall be done using wet vacuum techniques, containment booms or heavy mesh containment netting so that any debris, chips, dust, dirt, and fine particles are collected and disposed of in a location where they will not enter coastal waters.

   D. Preparation of corroded concrete by chipping, v-notching, or demolition shall be conducted while using a wet vacuum or similar technique so that any debris, dust, and fine particles are collected and disposed of in a location where they will not enter coastal waters. Dip nets shall be on-site and used to retrieve debris if it accidentally falls into the water.

   E. Methods to contain any leaks or spills of treatment materials during application shall be planned in advance, and any necessary equipment or supplies shall be readily accessible onsite. Any leaks or spills of anti-corrosion coatings, epoxy fillers, and waterproofing sealants shall be immediately cleaned up.

   F. All pressure-injection and gravity-feed applications of epoxy, resin, or cementitious materials shall be closely monitored visually to ensure that these materials do not leak or spill into coastal waters during application.

   G. Coatings and waterproofing sealants used in the field shall be carefully applied by brush or roller to limit application to the immediate surfaces intended for protection, and to prevent drips or spills into coastal waters.

   H. All anti-corrosion coatings, epoxy fillers, and waterproofing sealants shall be properly stored and contained so that these products will not leak or spill, or otherwise enter the coastal environment.

   I. Piles shall be driven into the substrate, if feasible, in order to minimize water quality impacts. If a water-jetting method must be utilized, silt curtains shall be installed in the work area to contain turbidity where coastal resources, such as benthic communities or eelgrass, may be at risk.

3. **Responsibilities for Building Concrete Foundations: Piles and Bulkheads.** The applicant shall comply with the following best management practices for constructing poured-in-place piles or constructing concrete foundations underwater:

   A. If feasible, the pour location shall be dewatered using a caisson or other barrier. The site shall remain dewatered until the concrete is sufficiently cured to prevent any significant increase in the pH of adjacent waters.

   B. The tremie method may be used to construct concrete structures in-water or underwater. This method uses forms to receive wet concrete under water by inserting a plastic pipe down to the bottom of the form and pumping concrete into the form so that the water is displaced towards the top of the form. Displaced waters shall be pumped off and collected in a holding tank. The collected waters shall then be tested for pH. If the pH is greater than 8.5, the water shall be neutralized with sulfuric acid until the pH is between 8.5 and 6.5. This pH-balanced water can then be returned to the sea if allowed by Fish and Game Code, or disposed of offsite per legal requirements. Solids that settle out during the pH balancing process shall not be discharged to the marine environment and must be disposed of offsite per legal requirements.

4. **Construction Plan.** A Construction Plan shall be provided to the Executive Director that identifies the specific location of all construction areas, all staging areas, all storage areas, all construction access corridors (to the construction sites and staging areas), and all public pedestrian access corridors in site plan view. The Construction Plan shall, at a minimum, include the follow required criteria specified via conspicuous written notes within the Plan:

   A. All areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to minimize construction encroachment on the tidelands and to have the least impact on public access and the marine environment.

   B. The Plan shall specify all construction methods to be used, including all methods to be used to keep the construction areas separated from beach and other public recreational use areas and shall include a final construction schedule.

   C. All erosion control/water quality best management practices to be implemented during construction and their location shall be noted. For the land side of a construction site, silt fences, or equivalent measures, shall be installed at the site perimeter to prevent construction-related runoff and/or sediment from entering coastal waters. For the water

side of a construction site, turbidity curtains shall be used to contain sediment where coastal resources, such as benthic communities or eelgrass, may be at risk.

   D. Floating booms shall be used to contain debris if discharged into coastal waters, and any debris discharged will be removed as soon as possible but no later than the end of each day.

   E. Unless specifically authorized, all work shall take place during daylight hours and lighting of tidelands and water areas is prohibited.

   F. Construction work or equipment operations below the mean high water line shall be minimized to the absolute extent feasible, and, where possible, limited to times when tidal waters have receded from the authorized work areas.

   G. All construction materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment.

   H. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

   I. Equipment washing, refueling, and/or servicing shall not take place on the tidelands or overwater structures to eliminate the possibility that pollutants may enter coastal waters.

   J. For bulkhead and overwater construction projects that will use heavy equipment for more than 30 days, use biodegradable hydraulic fluid and biodiesel as an alternative to petroleum products.

   K. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the tidelands).

   L. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

   M. A copy of the approved Construction Plan shall be kept at the construction job site at all times and all persons involved with the construction shall be briefed on its content and meaning prior to commencement of construction.

   N. The Coastal Commission's District Office shall be notified at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

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

Signature of Applicant or Applicant's Designated Representative — Date: 11-03-2017

Signature of Co-Applicant (if any) or Co-Applicant's Designated Representative — Date

Signature of Co-Applicant (if any) or Co-Applicant's Designated Representative — Date

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LICENSED ARCHITECT STEVEN PUGLISI 01238 RENEWAL 08/31/2019 STATE OF CALIFORNIA

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
Doug Redican

SHEET:
SUPPLEMENTAL PROJECT DESCRIPTION

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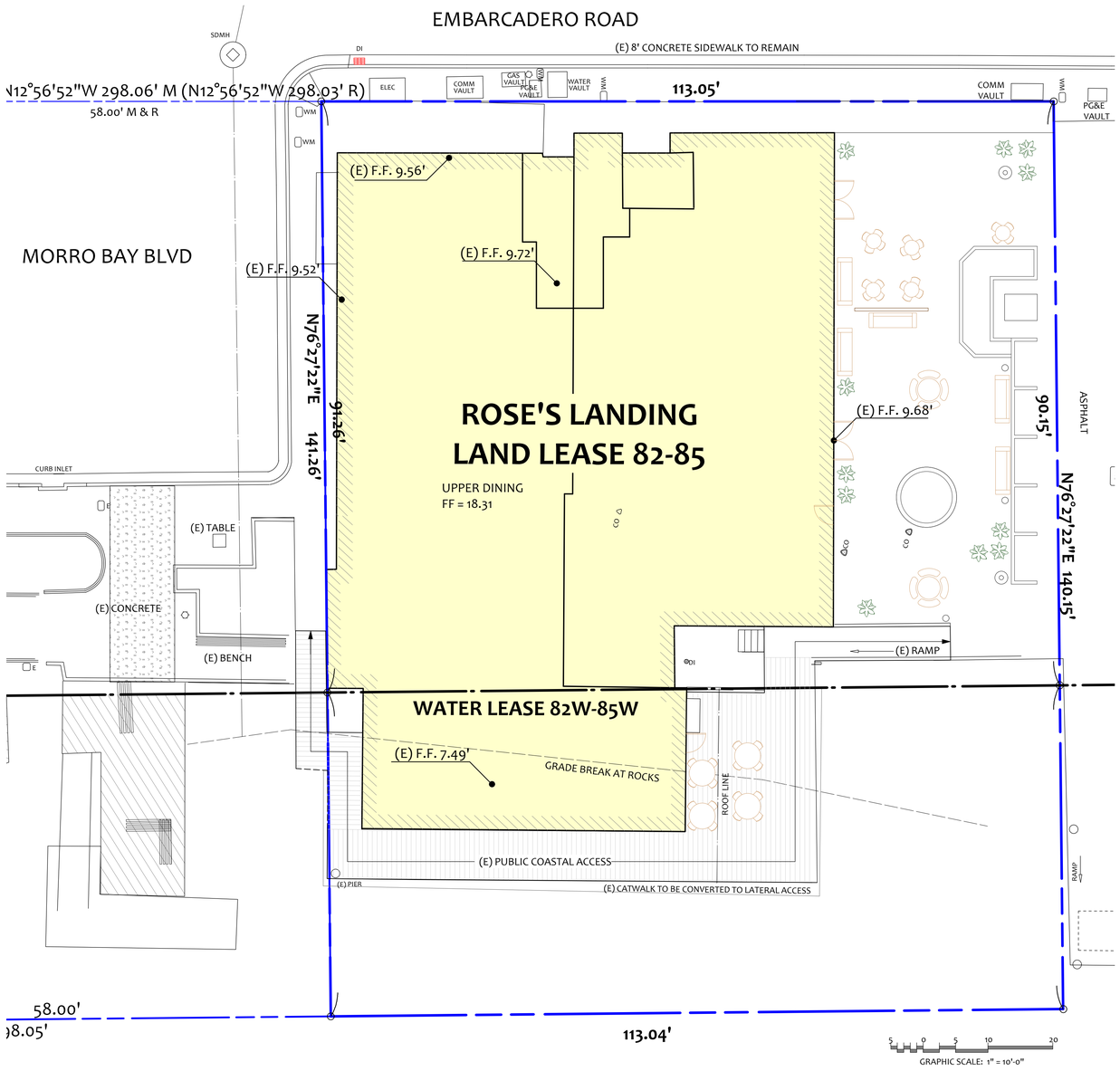
DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV.:

SHEET №
P0.3



EXISTING ARCHITECTURAL SITE PLAN

Scale: 1" = 10'

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Doug Redican

SHEET:
EXISTING ARCHITECTURAL SITE PLAN

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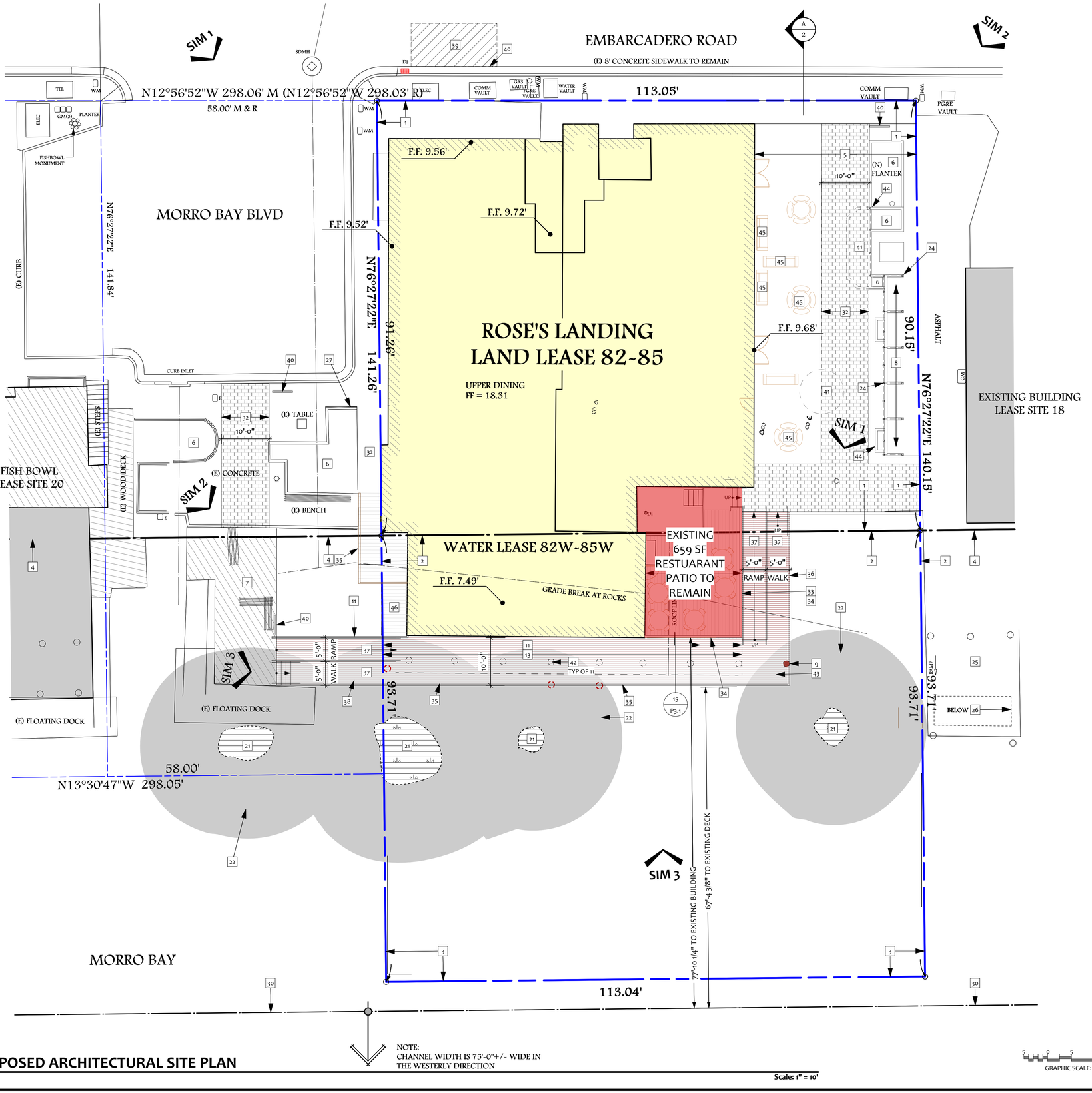
DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV.:

SHEET №
P1.0



PROPOSED ARCHITECTURAL SITE PLAN

NOTE:
CHANNEL WIDTH IS 75'-0"+/- WIDE IN THE WESTERLY DIRECTION

Scale: 1" = 10'

GRAPHIC SCALE: 1" = 10'-0"

BOAT SLIPS SITE PLAN REFERENCE NOTES

1. (E) LAND LEASE LINE
2. (E) WATER LEASE LINE
3. (N) WATER LEASE LINE PER EXHIBIT 'A' LEASE SITE MAP FOR LEASE SITE 19W PREPARED BY MBS LAND SURVEYS
4. SHORE CONTROL EASEMENT
5. (E) PLAZA TO REMAIN
6. (N) PLANTER
7. (E)WOOD PIER AND BENCHES TO REMAIN
8. (E) TRASH ENCLOSURE TO REMAIN AND BE PERMANENTLY PAD-LOCKED
9. (N) PILE FOR COASTAL ACCESS EXTENSION
10. NOT USED
11. (E) 8'0" COASTAL ACCESS TO BE EXTENDED TO 10'-0" PER COASTAL COMM.
12. HATCH INDICATES THE WIDENING OF THE COASTAL ACCESS PATHWAY
13. EXISTING WOOD PLANKINGS ON COASTAL ACCESSWAY TO BE REMOVED AND REPLACED WITH ADA COMPLIANT SEA GRATING "FRP GRATING".
14. NOT USED
15. NOT USED
16. NOT USED
17. NOT USED
18. NOT USED
19. NOT USED
20. NOT USED
21. HATCH INDICATES EXISTING EELGRASS LOCATION PER EELGRASS SURVEY DATED APRIL 2, 2014. TYPICAL
22. SHADED AREA INDICATES THE 5 METER SURROUNDING AREA OF THE EELGRASS HABITAT AREA
23. NOT USED
24. VEGETATIVE SCREENING FOR TRASH ENCLOSURES
25. (E) OBSEVATION DECK TO REMAIN
26. (E) FLOATING DOCK TO REMAIN
27. (N) COASTAL ACCESS SIGN TO INDICATE THROUGH ACCESS. (E) PUBLIC ACCESS AND DINING DECK TO BE REMOVED
28. (E) RESTAURANT DINING PATIO TO REMAIN
29. NOT USED
30. LIMIT OF CHANNEL
31. EXISTING SITE FURNITURE LAYOUT (AS OF 12/30/15)
32. (N) PAVERED COASTAL ACCESS PATHWAY
33. (E) GLASS AND WOOD WALL TO BE REMOVED
34. (N) LOW GLASS AND WOOD WALL ALONG (E) RESTAURANT PATIO
35. (N) 42" TALL METAL RAILING TO REPLACE (E) WOOD AND GLASS WALL
36. (N) 42" TALL METAL RAILING ALONG (N) COASTAL ACCESS
37. (N) COASTAL ACCESS WALKWAY. REFER TO PLAN FOR WIDTHS
38. (N) 144 S.F. 5M HABITAT AREA INTRUSION
39. (N) PASSENGER LOADING ZONE. PAINT CURB YELLOW THE ENTIRE LENGTH
40. IMPROVED COASTAL ACCESS SIGNAGE. FINAL LOCATION AND DETAILS TO BE APPROVED BY COASTAL COMMISSION.
41. (E) CONCRETE PLANTER TO BE REMOVED
42. (E) PIER
43. 47 S.F. 5M HABITAT INTRUSTION
44. (N) 30" TALL CONCRETE PLANTERS AND SUPPORT SYSTEM FOR VINE SCREENING AT TRASH ENCLOSURE. SCREEN SHALL BE LIMITED TO 60" ABOVE PLAZA FINISHED SURFACE
45. (E) CONCRETE FURNITURE WITH A MAXIMUM HEIGHT OF 30"
46. (E) WALKWAY TO BE ABANDONED
47. (N) PASSENGER LOADING ZONE SIGN TO READ: "10 MINUTE PARKING LIMIT"

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LICENSED ARCHITECT STEVEN PUGLISI C 12938 EXPIRATION DATE 08/31/2019 STATE OF CALIFORNIA

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
Doug Redican

SHEET:
PROPOSED ARCHITECTURAL SITE PLAN

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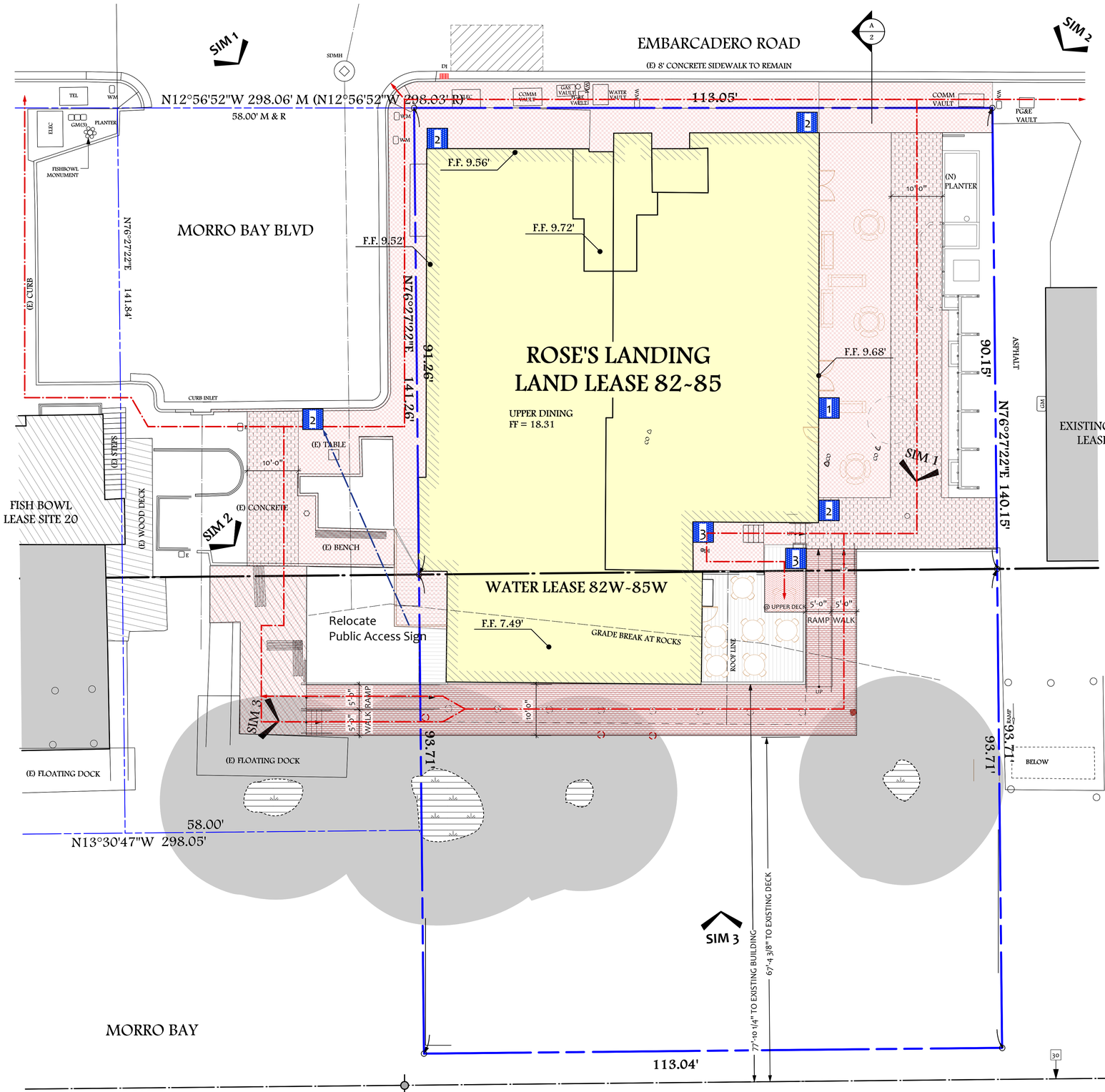
DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV.:

SHEET №
P1.1



PUBLIC ACCESS LEGEND

- WALK-LINE OF PUBLIC ACCESS
- AREA OF PUBLIC ACCESS
- 64 SF UPPER FLOOR PUBLIC VIEWING DECK
- 1 OR 2 — PUBLIC ACCESS SIGNAGE. REFER TO COASTAL ACCESS SIGNAGE THIS SHEET

1

2

3

NOTE:
CHANNEL WIDTH IS 75'-0"+/- WIDE IN THE WESTERLY DIRECTION

GRAPHIC SCALE: 1" = 10'-0"

PROPOSED COASTAL ACCESS MANAGEMENT PLAN

Scale: 1" = 10'

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SHEET:
COASTAL ACCESS MANAGEMENT PLAN

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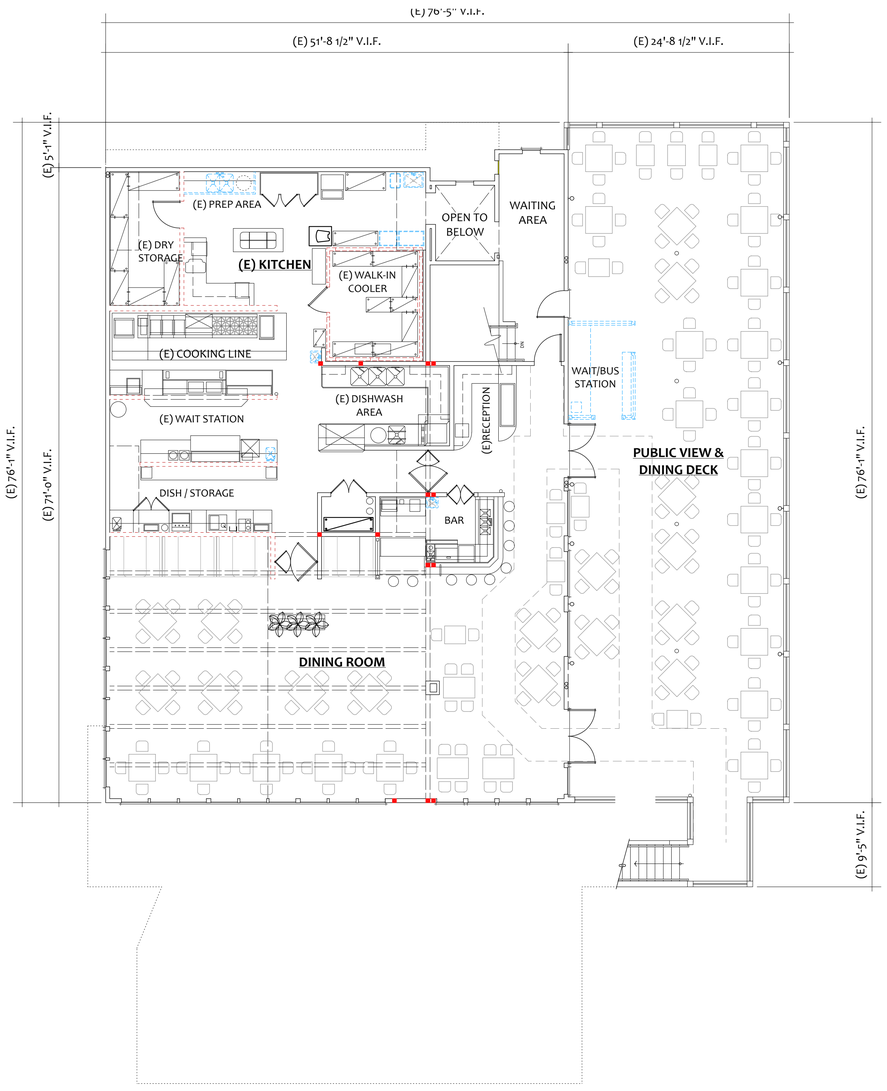
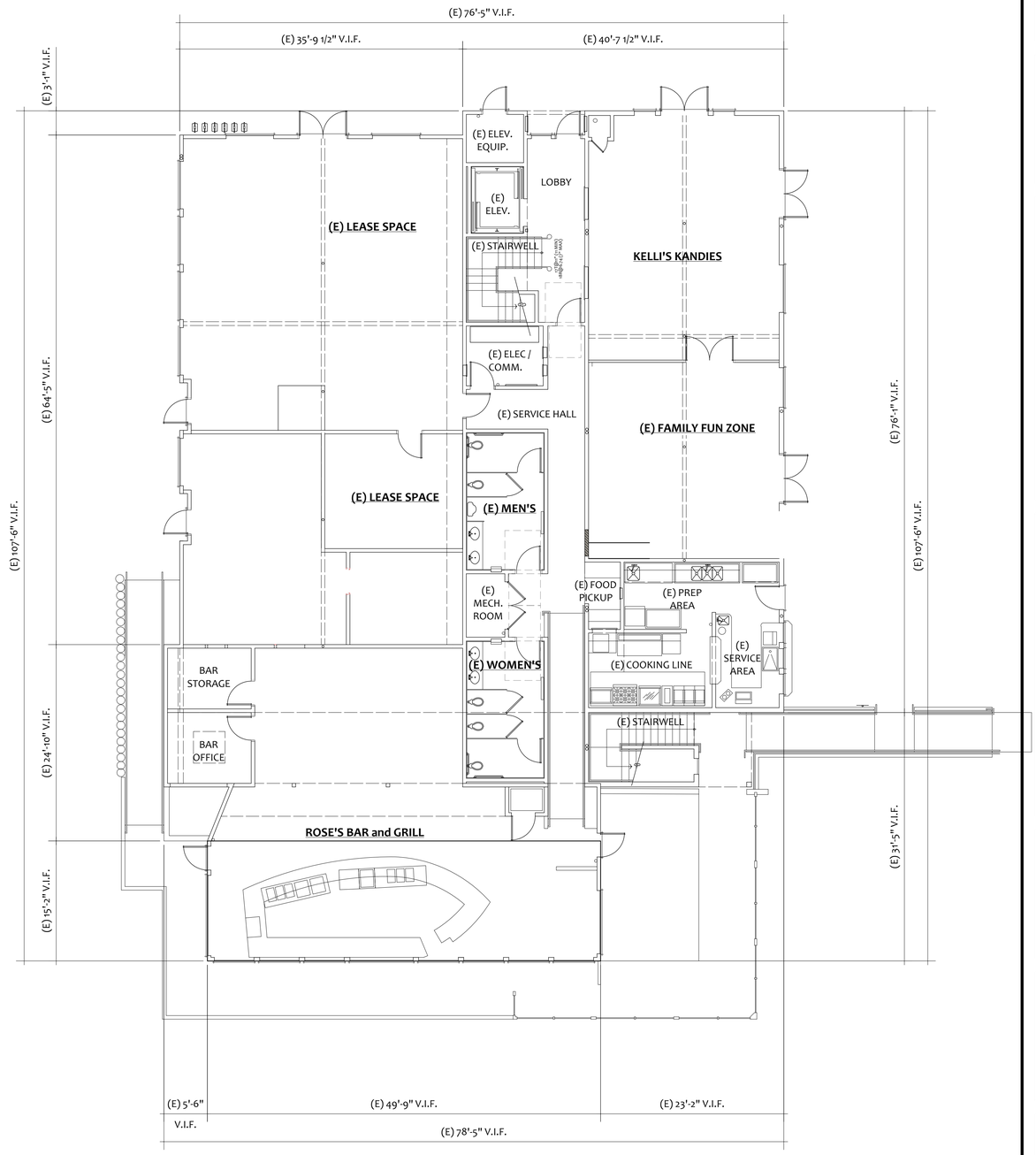
P1.2





EXISTING UPPER FLOOR PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"

EXISTING LOWER FLOOR PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"

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SHEET:
EXISTING LOWER and UPPER FLOOR PLANS

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DRAWN: m.dammeyer
REV:

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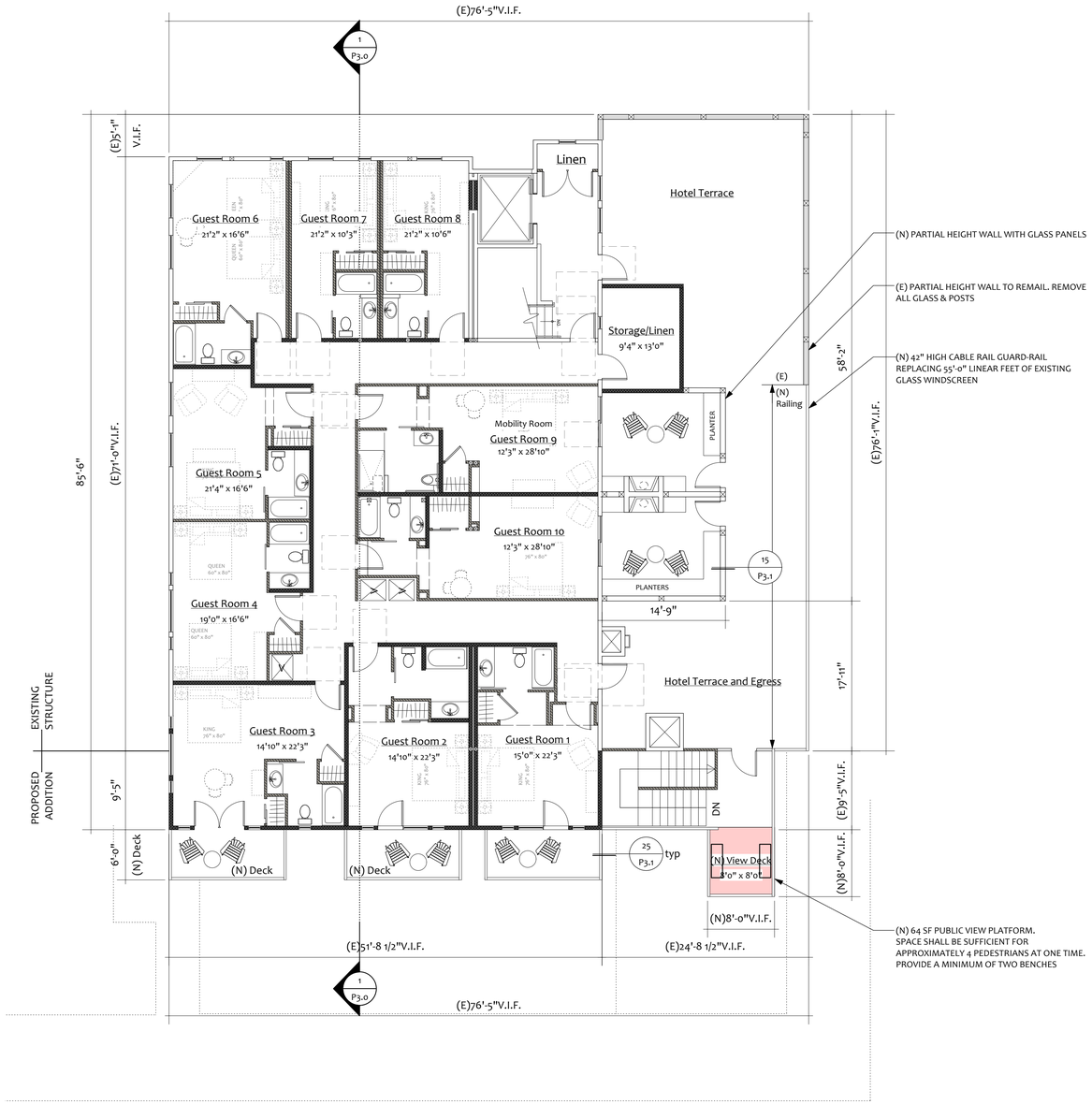
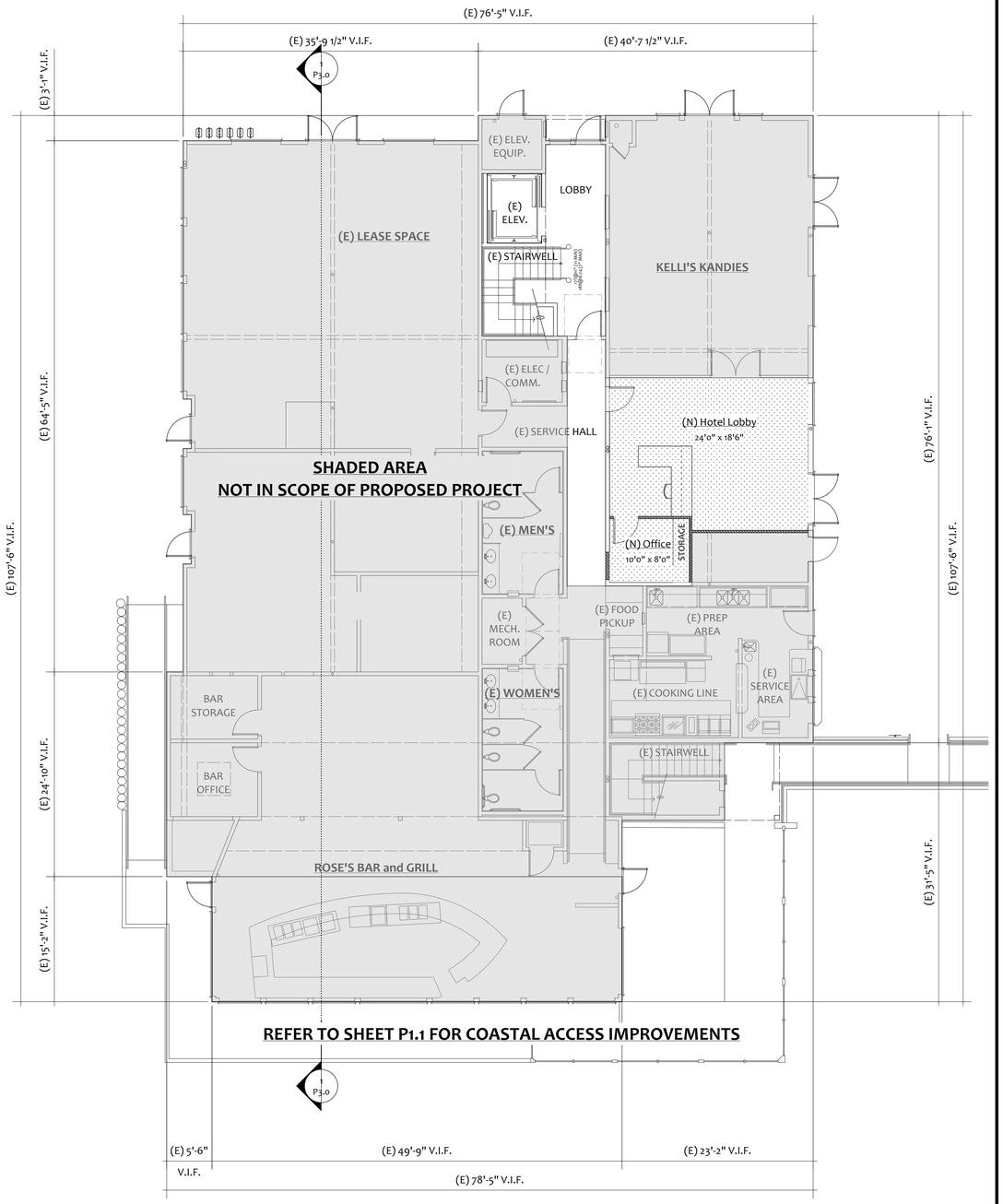
P2.0



PROPOSED UPPER FLOOR PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"



PROPOSED LOWER FLOOR PLAN

GRAPHIC SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"

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SHEET:
PROPOSED UPPER and LOWER FLOOR PLANS

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DATE: 10 Aug 2018
JOB: 11-017
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REV.:

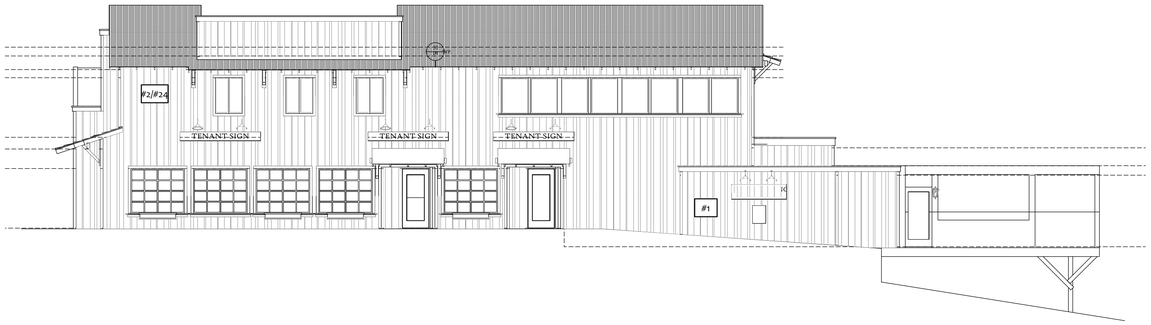
SHEET Nº
P2.1

EXISTING EAST/EMBARCADERO ROAD ELEVATION

1/8"=1'-0"

EXISTING SOUTH/LEFT ELEVATION

1/8"=1'-0"



EXISTING NORTH/RIGHT ELEVATION

1/8"=1'-0"

EXISTING WEST/REAR ELEVATION

1/8"=1'-0"

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SHEET:
EXISTING EXTERIOR ELEVATIONS

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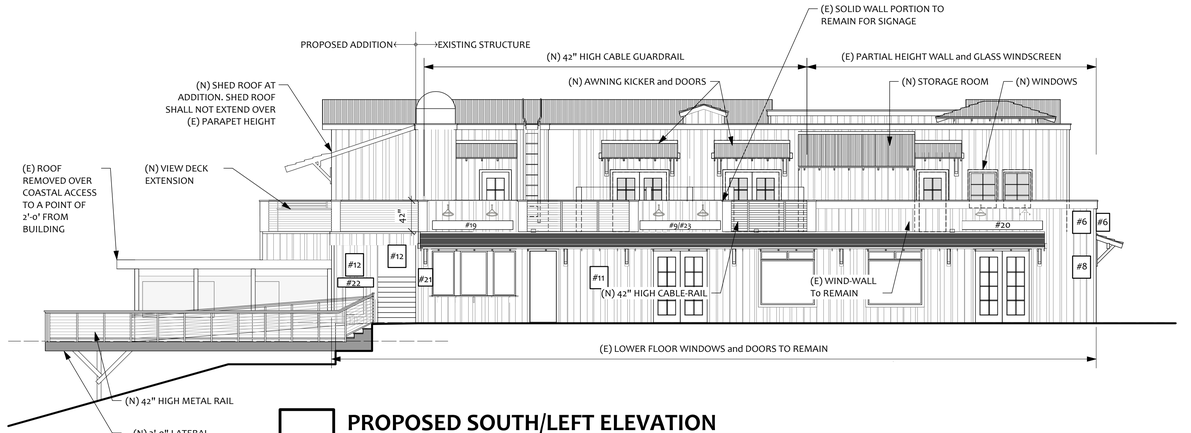
REV.:

SHEET №
P3.0

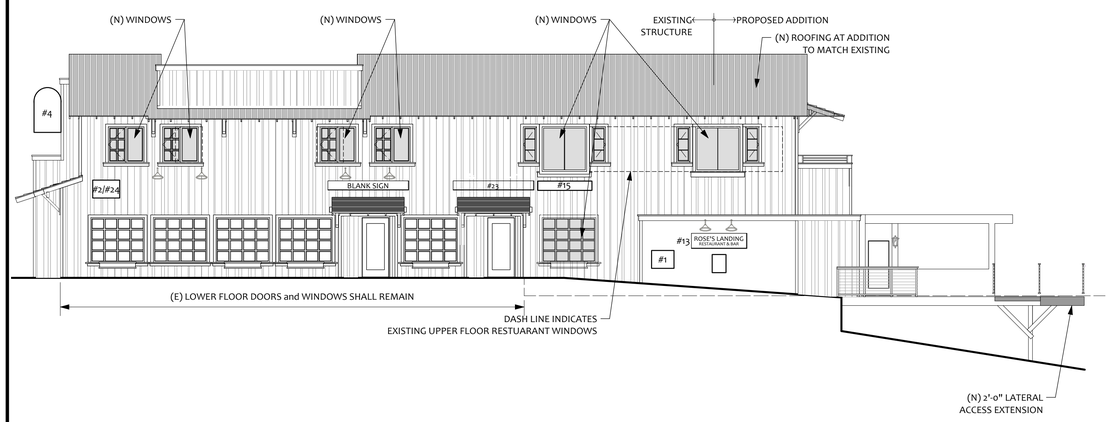
PROPOSED EAST/EMBARCADERO ROAD ELEVATION

1/8"=1'-0"



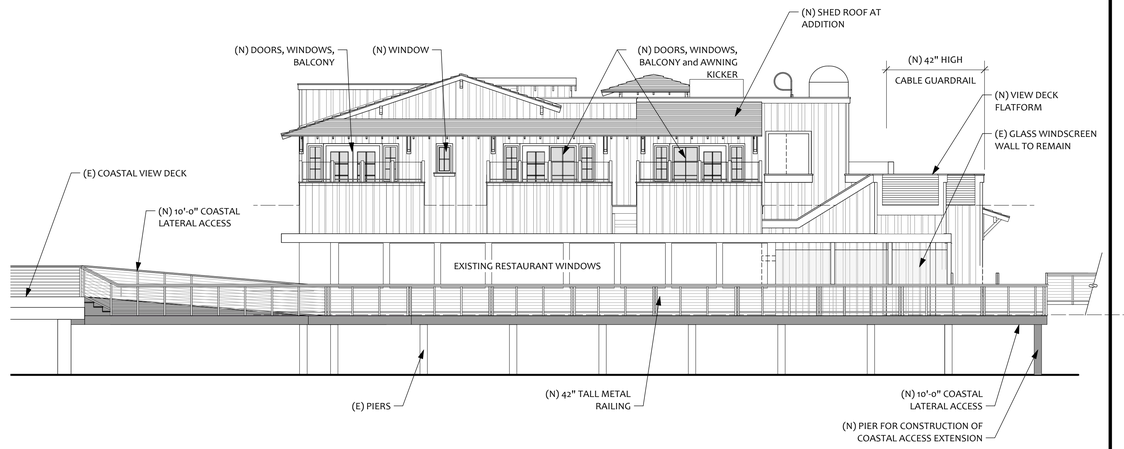
PROPOSED SOUTH/LEFT ELEVATION

1/8"=1'-0"



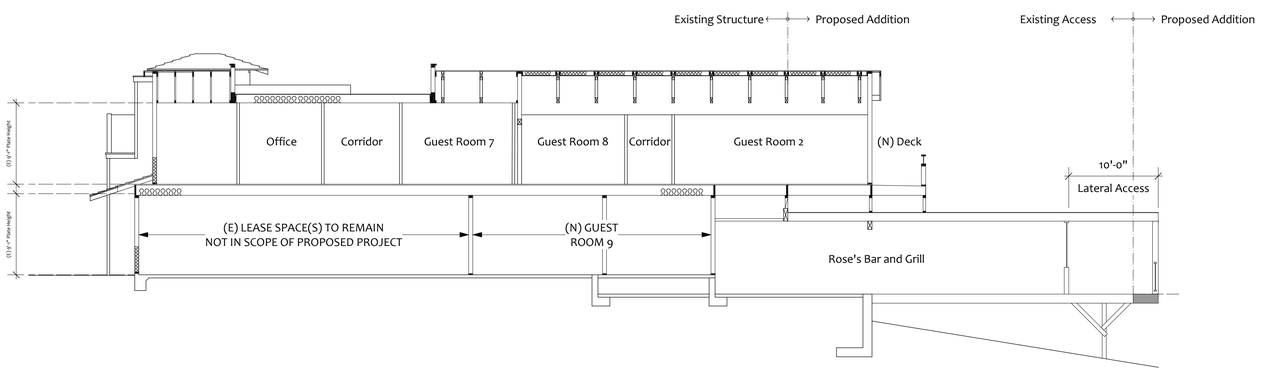
PROPOSED NORTH/RIGHT ELEVATION

1/8"=1'-0"



PROPOSED WEST/REAR ELEVATION

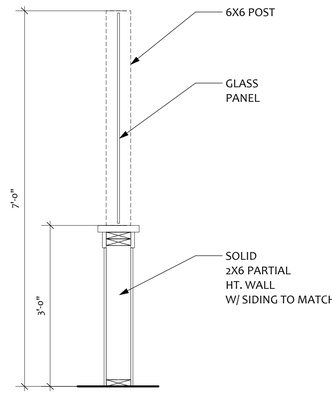
1/8"=1'-0"



PROPOSED BUILDING SECTION

1/8"=1'-0"

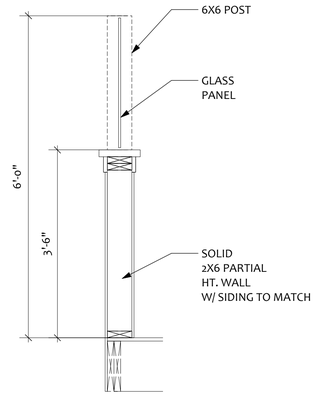
25



TYPICAL WINDSCREEN

3/4"=1'-0"

15



WINDSCREEN @ BAY ROOM

3/4"=1'-0"

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SHEET:
PROPOSED EXTERIOR ELEVATIONS & BUILDING SECTION

All ideas, designs, arrangements and plans indicated or represented by the drawings are owned by, and the property of, Steven Puglisi, ARCHITECTS, INC. and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without permission of Steven Puglisi, ARCHITECTS, INC.. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of Steven Puglisi, ARCHITECTS, INC.

DATE: 10 Aug 2018
JOB: 11-017
DRAWN: m.dammeyer
REV:

SHEET Nº
P3.1

EXISTING PHOTO LOOKING SOUTH-WEST

EXISTING PHOTO LOOKING NORTH-WEST

EXISTING PHOTO LOOKING EAST

1 PROPOSED BUILDING LOOKING SOUTH-WEST

2 PROPOSED BUILDING LOOKING NORTH-WEST

3 PROPOSED BUILDING LOOKING EAST

Steven Puglisi
ARCHITECTS
INC
569 Higuera Street
Suite A
San Luis Obispo, CA
93401
Ph: 805.595.1962
Fx: 805.595.1980

PROJECT:
ROSE'S LANDING
EMBARCADERO HOTEL REMODEL
725 Embarcadero Road, Morro Bay, CA
Doug Redican

SHEET:
EXISTING SITE PHOTOS & PROPOSED RENDERINGS

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P4.0

PHOTO SIMULATION 1

NOTE:
Boats slips are under a separate
Coastal application

PHOTO SIMULATION 2

PHOTO SIMULATION 3

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SHEET:
COASTAL ACCESS
ADDITIONAL RENDERINGS

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SHEET №
P4.1

REFER TO ELEVATIONS ON SHEET P3.1 FOR LOCATIONS

1 — 2'x2-1/2' SIGN TO BE RELOCATED TO (N) ACCESS POINT AND UPDATED PER SIGN ON P1.2

2 — 3'x5' SIGN TO BE REMOVED

3 — 2'x2-1/2' SIGN TO BE UPDATED PER SIGN ON P1.2

4 — 3'X5' SIGN TO BE REMOVED

5 — 2'X5' LETTERED SIGN TO REMAIN METAL LETTERING

2-1/2'X6' SIGN TO BE REMOVED

6 — 2'X2' SIGN TO BE REMOVED

(2) 1'X2' WALL SIGNS TO REMAIN FABRIC

7 — 2'x2-1/2' SIGN TO BE UPDATED PER SIGN ON SHEET P1.2

1'x2' SIGN TO REMAIN

8 — 2'x2-1/2' SIGN TO BE MOVED TO SOUTH-EAST CORNER AND UPDATED PER SIGN ON SHEET P1.2

9 — 1'x5' SIGN TO BE REMOVED

10 — 1'X2' WALL SIGNS TO REMAIN FABRIC

11 — 2'x2-1/2' SIGN TO BE UPDATED PER SIGN ON P1.2

12 — 2'x2-1/2' SIGN TO BE UPDATED PER SIGN ON P1.2

13 — 4'x1' SIGN TO REMAIN METAL

14 — 1'x4' SIGN TO REMAIN LAMINATE

15 — 5'x1' SIGN TO REMAIN LAMINATE

16 — 1'X2' WALL SIGN TO REMAIN FABRIC

17 — (2) 1'X2' WALL SIGN TO REMAIN FABRIC

18 — 2' RADIUS WALL SIGN TO REMAIN PAINTED METAL

19 — 4'x1' SIGN TO REMAIN METAL

20 — 6'x1' SIGN TO REMAIN LAMINATE

21 — 2'x2-1/2' SIGN TO REMAIN

22 — 3'x6" SIGN TO REMAIN PAINTED WOOD

23 — (F) 4'X1' SIGN TO REMAIN METAL OVER (E) CORRUGATED METAL AND WOOD FRAME

(F) TENANT SIGN

SIGN SQUARE FOOTAGES:

EXISTING SIGN SF	=	91.50 SF
EXISTING SIGN SF TO BE REMOVED	=	54 SF
NEW SIGN SF	=	27 SF
TOTAL PROPOSED SIGN AREA	=	64.50 SF

EXISTING SIGNAGE

23 — (N) 3'x3' SIGN HANGING WALL MOUNT PAINTED COMPOSITE

LETTERING: MATCH EXISTING "ROSE'S LANDING" ON FRONT OF BUILDING

BACKGROUND: TO MATCH BUILDING

HARDWARE: WROUGHT IRON

New sign at lobby entrance

24 — (N) (2) 3'x2' SIGN WALL SIGN PAINTED COMPOSITE

LETTERING: MATCH EXISTING "ROSE'S LANDING" ON FRONT OF BUILDING

BACKGROUND: TO MATCH BUILDING

New wall sign to replace "La Vida Roca" signs at all locations

NEW PROPOSED HOTEL SIGNAGE

RESERVED
PARKING
FOR GUESTS
OF THE
Rose's
LANDING
INN

New Parking Space Signs for Market and Pacific Lot
10 total to be provided

PROPOSED MARKET AND PACIFIC PARKING SIGN

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SHEET:
EXISTING AND PROPOSED SIGN PROGRAM

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SHEET Nº
P5.0

GOOSENECK
LANTERN (ALUMINUM)

WOOD SIDING: SW
ORIGINAL WHITE

DOORS: TWP WOOD
STAIN, PECAN

METAL & WINDOWS:
SW ORIGNAL WHITE

WHITE METAL
RAILING

ROOF: ABC
1 ¼ CORRUGATED
METAL PANELS, GREY

TRIM/GUTTER/
DOWNSPOUT:
SW DOVETAIL

NEW PLANTER:
AGAVE SUCCULENTS

NEW PLANTER:
SEA LAVENDER

ROSE'S LANDING REMODEL • MORRO BAY, CA

COLOR & MATERIALS BOARD

Steven Puglisi
ARCHITECTS, INC.
569 Higuera Street, Suite A
San Luis Obispo, CA 93401

Exhibit E

8/13/18

TO: COMMUNITY DEVELOPMENT DEPT, MORRO BAY
RE: CASE # UPO-359/A00-041

AS A LOCAL BUSINESS OWNER/OPERATOR FOR OVER 38 YEARS, I WHOLEHEARTILY SUPPORT THE ABOVE-REFERENCED PROPOSAL. AN ADDITIONAL EMBARCADERO BOUTIQUE HOTEL MAKES FISCAL SENSE FOR BOTH THE LEASEHOLDER AND THE CITY. INCREASED REVENUES WILL BENEFIT BOTH PARTIES.

THANK YOU FOR YOUR TIME & CONSIDERATION.

RESPECTFULLY,

RECEIVED
AUG 15 2018
City of Morro Bay
Public Works Department

MIKE HISCHIER
WAVECENTERS SURFSHOP
998 EMBARCADERO
MORRO BAY, CA 93442

(805) 441-1767