



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting -Tuesday, January 15, 2019  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Vice-Chairperson Michael Lucas  
Commissioner Jesse Barron

Chairperson Gerald Luhr

Commissioner Richard Sadowski  
Commissioner Joseph Ingrassia

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

## PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. For Public Hearing, New Business, and Unfinished Business items, additional opportunities for public comment will be provided following the Staff Report for each such item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and city of residence for the record. Comments are to be limited to three minutes.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof.
- 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.

## PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

### A. CONSENT CALENDAR

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

**A-2** Approval of minutes from the Planning Commission meeting of November 20, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

- A-3** Approval of minutes from the Planning Commission meeting of December 4, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

**B. PUBLIC HEARINGS**

- B-1 Case No.:** CUP 18-09 and CDP 18-015  
**Site Location:** 918 Mesa Street, Morro Bay, CA  
**Proposal:** Conditional Use Permit and Coastal Development Permit approval request for a 139sf addition to an existing detached garage, conversion of the detached garage into a new 537sf accessory dwelling unit, and removal of one tree as major vegetation. The required parking spaces will be replaced as two tandem spaces in the driveway. The existing garage and 1,188sf single family residence are nonconforming with regards to the side setbacks. No changes are proposed to the existing single family residence.  
**CEQA Determination:** Categorically Exempt, Section 15303, Class 3.  
**Staff Recommendation:** Conditionally Approve  
**Staff Contact:** Willow Urquidi, Planning Intern, (805) 772-6213

**C. NEW BUSINESS**

- C-1 Case No.:** Conceptual Review Only (CP0-581/UP0-533/S00-134)  
**Site Location:** 233 Atascadero, Morro Bay, CA  
**Proposal:** Conceptual Review of a potential future public hearing project proposing to construct a new 3-story 83 guestroom hotel building with on-site parking on an existing 2 acre site comprised of 5 separate lots to be merged and located within a flood plain. Plans show a 56,358SF hotel with three floors of suites, indoor pool, meeting room, and guest check-in lobby along with 90 on-site guest parking spaces where 92 spaces are required. The project proposes a maximum building height of 35.41 where 30 feet is allowed in the base zone district. Story poles will be erected on-site on January 4, 2019 to assist in the evaluation of height and view impacts. The property is zoned for visitor-serving commercial development in a planned development overlay (C-VS/PD) and located within the Coastal Commission appeal jurisdiction.  
**CEQA Determination:** No determination is required for conceptual review.  
**Staff Recommendation:** Hear a presentation on the project and provide comments. This is a Business Item for information gathering and discussion purposes only and **NO ACTION** will be taken at this time.  
**Staff Contact:** Cindy Jacinth, Senior Planner, (805) 772-6577

**D. UNFINISHED BUSINESS - NONE**

**E. PLANNING COMMISSIONER COMMENTS**

**F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**G. ADJOURNMENT**

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on February 5, 2019 at 6:00 p.m.

**PLANNING COMMISSION MEETING PROCEDURES**

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days)

prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

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

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

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

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

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

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

## **APPEALS**

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



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

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1  
 Meeting Date January 15, 2019

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
<b>Hearing or Action Ready Projects:</b>										
1	Leage	918 Mesa St	12/4/18	CUP18-09 & CDP 18-015	<b>Coastal Development Permit &amp; Conditional Use Permit approval request for a 139sf addition to detached garage, convert detached garage into new 537sf Accessory Dwelling unit.</b>	Project reviewed and noticed for PC hearing on 1/15/2019				wu
2	Patel	233 Atascadero	6/13/18	CP0-581/UP0-533	<b>CDP and CUP for New 83 room hotel on vacant 2 acre lot</b>	Under Initial Review. Incomplete letter sent 7/13/18. Resubmitted 9/11/18. Comment letter sent 10/19/18. Environmental review required. Cj. Met with Applicant's Agents 11-8-18 to review flood plain and height requirements. Project currently overheight and does not meet parking requirements. Story poles erected on 1/3/19 and scheduled for Conceptual Review by PC to evaluate height, parking, and findings of significant public benefit as allowed under the Planned Development (PD) overlay zone.				cj
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>										
3	Thayer	464 Bernardo	12/20/18	CDP18-018	<b>Admin Coastal Development Permit for SFR &amp; ADU</b>	Under review				wu
4	Verma	316 Main St	12/19/18	CDP 18-017	<b>New construction of 724sf ADU on 3rd floor, with reasonable accomodation for elevator reducing parking garage to single car.</b>	Under review				nh
5	U.S. Coast Guard	1279 Embarcadero	12/17/18	CUP18-10	<b>Conditional Use Permit for 800sf addition to existing US Coast Guard Station</b>					cj
6	Smith	2481 Nutmeg	12/17/18	CDP18-016	<b>Admin Coastal Development Permit for construction of 634sf Accessory Development Unit by converting existitng unconditioned crawlspace under SFR.</b>	Under review				wu
7	Najarian	1339 Berwick	11/30/18	CDP 18-014	<b>Admin CDP for new construction of SFR and ADU with attached garage</b>	Application deemed incomplete, comments sent to applicant on 12/27/18.				nh
8	Smith	441 La Jolla	11/6/18	CDP 18-013	<b>Admin CDP for remodel of existing studio into an ADU</b>	Application deemed incomplete, comments sent to applicant on 11/29/18.				nh

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9	Rhine LP	3300 Panorama	11/27/18	TUP 18-02	<b>Temporary use permit for temporary living quarters in RV trailer parked on site for security purpose during demo project</b>	Permit request denied 12/17/18. Trailer removed from site.				nh
10	Stavros	461 Fairview	9/14/18	CDP 18-009	<b>Admin CDP for demo of existing non-conforming SFR (955SFR and 297sf garage) and construct new 2203sf 2-story residence with new 432 sf garage</b>	Incomplete Letter Sent 10/10. Project resubmitted 10/26. Discussion with agent about project design 11/9. All required application submittal documents received 1/3 and project is under review.				wu
11	Hobab	982 Carmel	9/19/18	CDP 18-010/MUP 18-04/PKG 18-03	<b>Coastal Development, Minor Use, and Parking Exception for the construction of an Accessory Dwelling Unit</b>	Incomplete letter sent 10/17. Resubmittal rcv'd 11/27. Application deemed incomplete 12-21-18.				nh
12	Kenney	1130 Scott	9/7/18	CUP 18-06 and CDP 18-008 and PKG 18-01	<b>Conditional Use and Coastal Development permits for 1416 sf commercial garage/shop with 2200 sf caretaker's unit. Parking exception for increased driveway width for small lots</b>	Incomplete letter sent 10/23.				nh
13	Ranat	2598 Main	9/7/18	MUP 18-02	<b>Minor use permit for commercial use in the MCR</b>	Under Review. Spoke to agent, Cathy Novak 9/11 about the insufficient submittal missing majority of submittal docs. Correction Letter sent 10/9. Resubmittal on 12/3/18, deemed incomplete. Resubmittal received 1/2/19, waiting for owner's consent of revised plans.				nh
14	Najarian	479 Nevis	8/31/18	CDP 18-007	<b>New 1,686 sq. ft. SFR</b>	Under review. Correction Letter sent 10/1. Resubmittal Received 10/31. Correction Letter sent 11/27. Resubmittal 12/3. Waiting for information from UCSB.				wu
15	Fletcher	435 Napa	8/22/18	CUP 18-05 and CDP 18-005	<b>Conditional Use and Coastal Development Permit for a 740 sq.ft. addition to nonconforming sfr and new 460 sq. ft. attached accessory dwelling unit</b>	Under initial review. Correction letter sent 9/27. Parking exception application received 10/22.				wu
16	Henry	411 Trinidad	7/5/18	CP0-584	<b>CDP for construction of a new single-family residence on a vacant lot</b>	Under Initial Review. Correction letter sent 7/16/18.		PN- conditionally Approved 7/19/2018		nh
17	Fields	731 Butte	6/14/18	CP0-582/UP0-534	<b>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</b>	Under Initial Review. Correction letter sent 7/11/18. Resubmitted 10/22/18. Correction Letter sent 11/14				nh
15	Held	205-215 Harbor St	5/4/18	CP0-578/ UP0-527	<b>Coastal Development Permit &amp; Conditional Use Permit for New construction of new 30 unit hotel, Merge existing 6 lots</b>	Under initial review. Incomplete letter sent 6/4/18. Resubmittal received 7/3/18. Additional comments sent to Applicant's Agent 8/3/18, and 8/22/18. Proposals received for environmental review. Reimbursement agreement sent to applicant for environmental review on 10/15/18.		PN- Conditionally Approved 7/17/2018		cj

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16	Carter	2035 Bayview	4/10/18	CP0-574	<b>Administrative CDP for Demo reconstruct. New 1,931 sq. ft. SFR with an attached 460 sq. ft. garage</b>	Under Initial Review. Correction letter sent 5/1. Resubmittal rcv'd 11/8. Discussion with Agent who hasn't decided how to move forward as of 12/10. Discussion with agent again on 1/3. Waiting for resubmittal.				wu
17	Wood	361 Main	4/6/18	AD0-134 / UP0-526	<b>Conditional Use Permit and Parking Exception for Addition to existing residence; 2nd floor addition 386 sq. ft.; 2nd floor deck 329 sq. ft. with variance AD0-134</b>	Under Initial Review. Correction letter sent 5/1. Applicant notified 1-4-19 that Project requires a CUP and CDP, needs new application, fees and resubmittal for processing. Waiting for resubmittal.				nh
18	T-Mobile	1478 Quintana	2/26/18	A00-056	<b>Modification to UP0-052/CP0-073 for upgrade to existing wireless site</b>	Under initial review. Correction Letter sent 3/30. Unauthorized work completed by owner. Spoke with the agent 11/5 about process moving forward.		JW approved		wu
19	Matson Bay	787 Main Street & 280 Morro Bay Blvd	1/17/18	S00-130	<b>Lot Line Adjustment</b>	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. Applicant withdrew their application 9-11-18. Applicant will process LLA as originally intended, will address conditions in final submittal. Resubmittal on 11/6/18 - third parcel, additional LLA added to scope. Deemed incomplete on 11/13/18. Applicant to provide additional information - on hold pending new submittal.		PN- Final Map on 10/9/2018 City Council Agenda-		nh
20	Matson Bay	271 Pacific	1/17/18	S00-131	<b>Cert of Compliance</b>	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
21	Matson Bay	767 Main Street	1/17/18	S00-132	<b>Cert of Compliance</b>	Under initial review. Approved, recording documents in process. Waiting for signed documents from applicant				nh
22	Johnson	128 Rennell	1/10/18	CP0-561	<b>Coastal Development Permit for Demo/reconstruct 1,362 sq. ft. SFR with 496 sq. ft. garage, and 240 sq. ft. covered front porch</b>	Incomplete letter mailed 2-9-18. Resubmittal received on June 19, 2018. Project resubmitted July 5, 2018, deemed incomplete on July 16, 2018. Resubmitted August 27, 2018. Incomplete letter provided 9-25-18. Resubmittal received 12-4-18 and is under review. Deemed incomplete on 12/18/18. Resubmittal received 1/3/19, under review.		PN - Conditionally Approved 8/3/2018		nh
23	Morgan	101 Fig St.	4/12/17	UP0-476	<b>Conceptual Review of New SFR with accessory unit. Existing historical structure on lower level.</b>	PC Conceptual Review 5/16/17. Applicant evaluating whether to pursue project. Project Inactive as of 10/2018		PN-Conditionally approved 5/11/17		nh
24	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	<b>New construction of 10,000sf commercial retail on vacant lot</b>	WM. Under review. Will need Arch and Traffic reports. Resubmittal received 8/11/15. Incomplete letter sent 9/4/15. 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
<b>Planning Commission Continued projects:</b>										
25	State Parks - Mike Walgren	11 State Park Road	8/20/18	CDP 18-004, CUP18-04	<b>Coastal Development Permit &amp; Conditional Use Permit to install modular building for office space, parking and landscape improvements at Morro Bay State Park</b>	Submitted on 8-20-18. Deemed incomplete 9.10.18. Applicant to resubmit plans. Plans resubmitted with additional information on 10-26-18. Project deemed complete. Scheduled for PC on December 18, 2018. Continued to date uncertain by PC on 12/18/18. Applicant to provide additional information.		PN- Approved 9/4/2018		nh

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26	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- 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
<b>Projects Appealed or Forwarded to City Council:</b>										
27	Krull	2575 Greenwood	4/11/18	CP0-575	<b>Coastal Development permit for Proposed Accessory Dwelling Unit (ADU) within the existing garage space. Construct new 386sf attached ADU within existing 2 car garage and remove nonconforming shed.</b>	Administrative CDP approved on 8/6/2018. Project appealed to PC. Appeal of Director action to be heard by PC on 10/16/18. PC denied appeal, project appealed to CC on 10/25. Anticipated appeal hearing January 8, 2019.				sg
28	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission reviewed 5/17/2010. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. PC reviewed 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. City Council 12/13/11. Continued to 1/10/12 CC meeting. PC reviewed 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13 & 7/3/13. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. Business workshops held fall/winter 13/14. Result of sign workshops discussed at 11-3-15 PC mtg. Revised Public Draft of Sign Ordinance posted to City website on July 6, 2017	No review performed.	N/R		sg
<b>Environmental Review</b>										
29	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj

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<b>Final Map Under Review Projects - No pending applications currently.</b>										
<b>Projects requiring coordination with another jurisdiction:</b>										
30	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
31	City of Morro Bay Desal Plant	170 Atascadero			<b>Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.</b>	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:</b>										
32	City of Morro Bay	Citywide			<b>Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project</b>	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. General Plan Advisory Committee meetings ongoing. For more information or to get involved, visit <a href="http://www.morrobayca.gov/planmb">www.morrobayca.gov/planmb</a> . Project to be complete with documents ready for adoption and certification by end of 2018. Public draft of combined General Plan/ LCP released May 2018 for review.				
33	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	<b>Zoning Text Amendment - Second Unit</b>	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. <b>New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.</b>	No review performed.			

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<b>Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:</b>										
34	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	<b>Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.</b>	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
<b>Grants</b>										
35	California Coastal Commission, California Ocean Protection Council	City-wide	4/6/16		<b>\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.</b>	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
36	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16. 2016 Subrecipient Agreement executed and Council approved 2018-2020 Cooperation Agreement with County on 6-13-17.	No review performed.	N/R		cj
37	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
<b>Projects in Building Plan Check:</b>										
1	AJ Wright and Phil Davis	2996	Alder	9/28/18	B18-0033	New 3 story 3-unit apartment building, 2 story housing over ground level garage	Submitted 9-28-18. Not approved, comments sent on 10-11-18.	Disapproved on 10/30/18		nh
2	Guesno	220	Atascadero Rd.	11/26/18	B18-0085	Commercial Alteration- parking lot reconfig, kitchen remodel, install non bearing walls, add 2 restrms.	Submitted 11-26-18. Planning disapproved submittal 12/14/19	BLDG - Disapproved 12/27/18		nh
3	Castanedo	172	Bayshore	12/27/18	B18-0114	Demo Replace kitchen & 3 bathrms, Remove 2 wood burning fireplces w/ gas inserts				
4	Kudla	399	Beach	9/13/18	B18-0021	Commercial tenant improvement to Hungry Fisherman. Remodel, correct plumbing in bathroom and kitchen		Disapproved by co on 11/19/18		
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.	1 year extension Exp. 9/20/19	PN - Approved 6/21/2018	Emailed comments on 10-20-17.
6	Borchard	508	Blanca	9/5/18	B18-0015	New Single Family Residence-1800sq. Ft living, 453 sf garage + 364 decking	Approved by planning 10-4-18	Disapproved on 10/04/18.		nh

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
7	Ferrin	2770	Elm	5/14/18	B - 31998	Remodel SFR Master Bedroom w/bath and closet. New 1-car garage	Approved 5/22/18	Disapproved by hb on 5-17-18 (see memo). MF EXP 11-10-18			ig
8	Tilley	370	Fairview Ave.	8/3/18	B32119	Addition to Existing Residence; 720 sq. ft.	Dissapproved 8/17/18. sg	Disapproved by co on 12/7/18. (see memo). Mf	PN-Disapproved 9/4/2018		
9	Funk	672	Fresno	10/15/18	B18-0049	Add 665 sf to an existing front deck.	Disapproved on 11/27/18. WU	Disapproved on 11/27/18 by co.			
10	Mathias	2515 & 2525	Greenwood	2/16/18	B-31888	New SFR with ADU- 1384 sq. ft. living, 405 sq. ft. garage, 126 sf porch	Conditionally approved 2/27/18. Need COA attached to plan set	Ca Code Check - Disapproved by Scott Martini with CCC (see memo) received on 9/26/18. mf	PN- Disapproved per memo dated 3/5/18		ig
11	Scott	2940	Hemlock	8/28/18	B18-0006	New Single Family Residence-1626sq. Ft living, 462 sf garage +500 decking	Disapproved 9/18/18. Resubmittal received 12/21/18. Under review.	Disapproved on 9/28/18.			wu
12	Gelman	2784	Indigo Circle	5/15/18	B - 32002	New SFR 2110 sq. ft., 663 sq. ft. garage, 275 sq. ft. patio	Approved 6/6/18	BLDG - conditional Approval by hb on 10-30-18 (see memo)			ig
13	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			
14	Linker	594 D	Kings	7/3/18	B-32081	New SFR 3000 Sq. Ft. home and 1000 Sq. Ft. garage.	Disapproved 8-2-18. Resubmitted 9-27-18. Disapproved 10-11-18. Resubmitted 11-19-18, Planning disapproved 12-10-18.	BLDG - Disapproved by co on 11-26-18. (see memo)	PN-Disapproved 8/2/2018		nh
15	Vogal	948	Marina	9/5/18	B18-0014	Addition / consruct new 400sf gargage demo & replaced existing driveway.	Correction letter sent 10/15.	Disapproved on 10-4-18.			ig
16	Henderson	958	Marina	10/18/17	B-31732	Replace interior finish, repair & reinforce existing structure & replace electrical mechan.& plumbing systems on 2ndary unit	Under review Disapproved by rr on 11-1-17. Project requires planning entitlements.	BLDG - Conditional approval by hb on 8-14-18. see rdlines.	Approved by jb on 10-23-17.		
17	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 received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	
18	Kaishar	2460	Main	8/2/18	B32117	Comm. Alteration Remove Wall and expand lobby.		BLDG - Disapproved by hb on 9-20-18 (see memo) mf			
19	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 App EXP 8/28/17	PN- Disapproved per memo dated 3/29/17		
20	French	2460	Nutmeg	11/16/18	B18-0079	Addendum to B18-036 - New fireplace location		BLDG - Approved 11/19/18			
21	Mills	2481 and 2485	Nutmeg	12/19/18	B18-0104	Construct 634 sf ADU	Disapproved 1/3/2019.	BLDG - Disapproved 1/2/19			

#	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
22	Jerkovich	2584	Nutmeg	9/19/18	B-32147	Retaining Wall - 25' long, staggard heights on slopes.		BLDG - Conditional Approval by hb on 9-20-18 (see memo).mf			
23	Lewis	290	Piney Ln.	9/26/18	B32-151	Addendum - Adding stucco finish in lieu of ledgerstone		BLDG- Approved by hb on 9-26-18. mf			
24	Colmer	561	Quinn	11/16/18	B18-0078	New SFR / new 2 story SFR, 1923 sf living 432sf garage.		BLDG- Disapproved 12/27/18			
25	Kazarian	690	Sequoia	10/29/18	B18-0061	SFR Alteration - remod existing bathrom + shower.		BLDG - Approved 10-30-18.			
26	Brisson	341	Sicily	9/12/17	B-31670	Single Family Alteration- Window enclosure over existing deck.	Conditional approval 9-27-17. RR	Disapproved by cdl on 9-21-17.EXP 3-11-	N/A	Emailed comments on 9/28/17	
27	Stollmeyer	300 & 302	Tahiti	10/31/18	B18-0063	Demo and Reconstruction- 1279 Sq. Ft. SFR, 546 garage, 227 sf deck	Approved 1/7/19 nh	BLDG - Disapproved 11/19/18			nh
28	Stollmeyer	310 & 312	Tahiti	10/31/18	B18-0064	New SFR / 146sf SFR with 636sf attached garage.	Approved 1/7/19 nh	BLDG - Disapproved 11/19/18			nh
29	Stollmeyer	302	Tahiti	11/5/18	B18-0066	New ADU- 634 sq. ft. attached ADU	Approved 1/7/19 nh	BLDG - Disapproved on 11/19/18			
30	Stollmeyer	312	Tahiti	11/5/18	B18-0067	New ADU - 648 sq. ft. attached ADU	Approved 1/7/19 nh	BLDG- Disapproved on 11/19/18			
31	Frye	3400	Toro Lane	12/20/18	B -18-0106	New SFR with attached ADU - 491 sq. ft garage					nh
32	Foster	1169	West	7/3/18	B32080	New SFR -	Disapproved 12/14/18 nh	Disapproved by Ca. Code Ck. On 10/31/18 (see memo).Mf			nh
<b>Planning Projects &amp; Permits with Final Action:</b>											
1	Huber	2783 Coral Ave		2/24/17	UP0-470, S00-127	<b>Proposed 6 lot residential subdivision (Tentative Tract Map and CUP application). Property located at corner of San Jacinto &amp; Coral Ave.</b>	Under Initial Review. Resubmitted 11-2017. RFP released for preparation of environmental (IS/MND). 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. Appealed to City Council to be heard on 9/25/18. City Council action was to continue appeal hearing to the 11/13/18 Council meeting. City Council denied appeal. Final decision by PC on August 7, 2018 stands. CCC determined the project needs an amendment to the 1992 CDP and is processing directly. Pending CCC hearing.		PN- Not Approved per memo dated 3/16/17		nh

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – NOVEMBER 20, 2018  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth Joan Gargiulo Nancy Hubbard	Community Development Director Senior Planner Assistant Planner Contract Planner
CONSULTANT:	Martha Miller	Lisa Wise Consulting

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/8rUdoKWuDnY?t=10m5s>

Vice-Chairperson Lucas expressed his condolences to the Morro Bay Presbyterian Church for the loss of Pastor Paulsen.

PUBLIC COMMENT PERIOD  
<https://youtu.be/8rUdoKWuDnY?t=2m24s>

Bill Martony, Morro Bay, spoke about the issues he has with the zoning map and the inconsistencies with it. Martony also noted he would like the map to be corrected so there is no confusion.

Chairperson Luhr closed the Public Comment  
<https://youtu.be/8rUdoKWuDnY?t=6m16s>

Graham responded to Martony's comment.

PRESENTATIONS - NONE

A. CONSENT CALENDAR  
<https://youtu.be/8rUdoKWuDnY?t=8m31s>

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

**A-2** Approval of minutes from the Planning Commission meeting of September 4, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

**A-3** Approval of minutes from the Planning Commission meeting of October 2, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

Vice-Chairperson Lucas notified staff the Planning Commission minutes for October 2<sup>nd</sup> was incorrect.

**MOTION:** Vice-Chairperson Lucas moved to approve the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

**B. PUBLIC HEARINGS**

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

**B-1 Case No.: CP0-566**

**Site Location:** 3400 Toro Lane, Morro Bay, CA

**Proposal: Continued from the August 21, 2018 PC Hearing:** 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. Changes include updated roof lines, reduced concrete driveway area, and modified landscaping.

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

**Staff Recommendation:** Conditionally approve

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

<https://youtu.be/8rUdoKWuDnY?t=10m41s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Luhr and Commissioner Barron communicated with the applicant.

Gargiulo presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/8rUdoKWuDnY?t=14m23s>

Chris Parker, applicant's architect, spoke about the rework he has made to the design after receiving recommendations for staff and Commissioner Barron.

The Commissioners presented their questions to the Parker.

Greg Frye, applicant, wanted to verify what the Commission was asking from him.

**MOTION:** Commissioner Sadowski moved to approve CP0-566, for a Single-Family residence, 3400 Toro Lane, PC Resolution 37-18 with additional change to the driveway/landscaping. Vice-Chairperson Lucas seconded, and the motion passed (5-0).

<https://youtu.be/8rUdoKWuDnY?t=23m45s>

**B-2 Case No.: UPO-536, CPO -586**

**Site Location:** 125 Hatteras Street, Morro Bay, CA

**Project Description:** Coastal Development Permit and Conditional Use Permit approval request for a 316 square foot addition to the living space within an existing home and a 194 square foot addition to the existing garage. The project is situated on a 6002 square foot parcel, partially in an Environmentally Sensitive Area. The new improvements are outside of the ESHA buffer area and meets the development standards. This project is in the R.1/S.2A zoning district and is within the appeals jurisdiction of the California Coastal Commission.

**CEQA Determination:** This project has been deemed exempt from CEQA under Section 15301 related to interior improvements of existing facilities.

**Staff Recommendation:** Approve the Conditional Use Permit and Coastal Development Permit with Conditions of approval

**Staff Contact:** Nancy Hubbard, Contract planner (805) 772-6211

<https://youtu.be/8rUdoKWuDnY?t=24m57s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – NONE

Hubbard presented the staff report.

The Commissioners presented their questions to staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/8rUdoKWuDnY?t=41m49s>

Parker, the applicant's architect, presented his report for the project.

The Commissioners presented their questions to Parker.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/8rUdoKWuDnY?t=45m47s>

Comments from the Commissioners.

**MOTION:** Commissioner Barron moved to approve UP0-536/CP0-586 with the added condition that staff approve a remediated front landscape plan which minimizes the boat driveway with the caveat if there is an existing encroachment permit that allowed the boat driveway non-conforming legal use. Commissioner Ingrassia seconded, Discussion on the motion. The motion passed (5-0).

Commissioner Sadowski requested to have an item agendaized for a future meeting.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS

D-1 **Plan Morro Bay (General Plan/LCP Update): Draft Zoning Code Update, Module 4: Overlay Districts and Citywide Standards.** *(continued from the 11-06-18 PC meeting)*

**Staff Recommendation:** Review staff report and draft Zoning Module 4, hear presentation, take public comment, discuss and provide feedback to staff.

**Staff Contact:** Scot Graham, Community Development Director, (805) 772-6291

<https://youtu.be/8rUdoKWuDnY?t=1h24m25s>

Miller continued the discussion with the Commissioners on the Plan Morro Bay General Plan/Local Coastal Plan, Module 4.

Discussion between the Commissioners and staff.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/8rUdoKWuDnY?t=1h43m45s>

Martony spoke about his concerns for shoreline setbacks in the Special Mixed-Use Area B in regards to zoning boundaries for waterfront versus harbor zoning

Miller addressed Martony's questions and comments.

Discussion between the Commissioners and staff.

E. PLANNING COMMISSIONER COMMENT  
<https://youtu.be/8rUdoKWuDnY?t=4h35m18s>

Commissioner Barron commented there will be a Wastewater Reclamation Facility Citizen Advisory Committee (WRFCAC) on Monday December 17<sup>th</sup>. Barron noted to check the City's website for more information about the meeting.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE  
<https://youtu.be/8rUdoKWuDnY?t=4h35m36s>

Graham commented the first meeting of the would fall on January 2<sup>nd</sup> due to the holiday on January 1<sup>st</sup>. Graham asked the Commission if they would like to take the time off from the meeting on January 2<sup>nd</sup> or not. The Commission decided they would take the time off.

G. ADJOURNMENT

The meeting adjourned at 10:36 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 4, 2018 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
 REGULAR MEETING – DECEMBER 4, 2018  
 VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Gerald Luhr Michael Lucas Richard Sadowski Jesse Barron Joe Ingraffia	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Cindy Jacinth	Community Development Director Senior Planner
CONSULTANT:	Amy Sinsheimer	PlaceWorks

ESTABLISH QUORUM AND CALL TO ORDER  
 MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE  
 PLANNING COMMISSIONER ANNOUNCEMENTS  
<https://youtu.be/8xb0zTs66cM?t=2m7s>

Commissioner Sadowski announced the COP24 climate summit conference will be held in Poland tomorrow. The conference is to finalize the rules for implementation of the Paris Agreement on climate change.

Sadowski announced on December 5<sup>th</sup>, the Coastal Conservancy will have a tour at the Chevron property and will follow up at Chorro Flats at 1:30 p.m. The Coastal Conservancy will also hold a meeting on December 6<sup>th</sup> at the Inn at Morro Bay at 9 a.m.

Sadowski also announced there will be a Regional Water Quality Board meeting on December 6<sup>th</sup> at 895 Aerovista Place, San Luis Obispo.

Commissioner Ingraffia announced the Morro Bay Open Space Alliance will be asking the Morro Bay residents what their goals and wishes are for the Diablo Canyon property. Ingraffia noted if anyone is interested to please contact the Morro Bay Open Space Alliance.

Chairperson Luhr announce they will be announcing the Amgen tour at the Estero Inn today at 8:00 a.m.

PUBLIC COMMENT PERIOD  
<https://youtu.be/8xb0zTs66cM?t=5m36s>

Stephanie and Rob Henry, Visalia, came to seek assistance from the Commissioners regarding approval for their project application.

Bill Martony, Morro Bay, spoke of zoning issues he has with the Gen Plan/Local Coastal Plan (LCP) Map.

Barbara Doerr, Morro Bay, stated the City is requesting people to state their name and address for the Public Comment Period. Doerr stated this request goes against the Brown Act and noted she forwarded an email to the Commissioners regarding the Brown Act procedures.

Doerr spoke of other changes she would like to see happen in the city and issues she had with changes made in the General Plan/LCP.

Marla Jo Sadowski, Morro Bay, stated she found a document called Morro Bay “Serious for the Next 50 years (2015)”. Sadowski spoke about the climate change and how the City needs to make changes globally and locally. Sadowski spoke of the Tri-W property in the document regarding the sphere of influence.

Chairperson Luhr closed the Public Comment.  
<https://youtu.be/8xb0zTs66cM?t=23m25s>

Graham addressed the Public Comment questions.

Discussion between the Commissioners and staff.

#### PRESENTATIONS - NONE

A. CONSENT CALENDAR  
<https://youtu.be/8xb0zTs66cM?t=37m6s>

- A-1 Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2 Approval of minutes from the Planning Commission meeting of October 16, 2018.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3 Approval of minutes from the Planning Commission meeting of November 6, 2018.  
**Staff Recommendation:** Approve minutes as submitted.

**MOTION:** Vice-Chairperson Lucas moved to accept the Consent Calendar. Commissioner Barron seconded, and the motion passed (5-0).

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

- B-1 Case No.:** *Plan Morro Bay: General Plan/Local Coastal Program Update*  
**Site Location:** Citywide  
**Applicant/Project Sponsor** City of Morro Bay  
**Proposed Project:** General Plan/ Local Coastal Program Update known as “Plan Morro Bay” public draft was released for public review in May 2018 and has been reviewed by the General Plan Advisory Committee (GPAC). Plan Morro Bay is an integrated General Plan and Local Coastal Program Land Use Plan which is proposed to update the City’s existing separate General Plan adopted in 1988 and Local Coastal Program certified by the Coastal Commission in 1984. The Planning Commission previously reviewed portions of the Draft Plan at its 8/7/2018, 8/23/2018, and 9/4/2018 meetings.  
**CEQA Determination:** Environmental Impact Report  
**Staff Recommendation:** Review and provide comments and recommendations on public draft of Plan Morro Bay  
**Staff Contact:** Scot Graham, Community Development Director (805) 772-6291  
<https://youtu.be/8xb0zTs66cM?t=38m1s>

Graham reviewed what will be discussed for this item.

Sinsheimer presented the status update.

Chairperson Luhr opened the Public Comment period.  
<https://youtu.be/8xb0zTs66cM?t=40m40s>

Doerr, Morro Bay, spoke about extending the Public Comment time to 5 minutes if there are only a few speakers.

Martony, Morro Bay, spoke about issues on the zoning for open space and Environmentally Sensitive Habitat Areas (ESHA)

Tina Metzger, Morro Bay, would like the City to state who prepared the Plan Morro Bay General Plan/Local Coastal Plan (LCP) draft either on the cover or title page of the report. Metzger spoke of the removal of language from the Public Hearing section of the agenda. Metzger spoke of the landslide susceptibility regarding the Righetti property and why staff did not correct the map after the Commission gave staff direction to correct it.

Discussion between the Commissioners and staff.

Betty Winholtz, Morro Bay, stated because the documents for the Plan Morro Bay General Plan/LCP haven't been updated, it's hard to comment on anything. Winholtz, spoke about the issues she has with the structure of the General Plan document.

Sadowski, Morro Bay, agreed with Winholtz about the General Plan document being very confusing. Sadowski wanted to know where the response from the Coastal Commission was on this document.

Chairperson Luhr closed the Public Comment period.  
<https://youtu.be/8xb0zTs66cM?t=58m40s>

The Commissioners and staff reviewed the Plan Morro Bay General Plan/LCP draft.

Chairperson Luhr opened the Public Comment period and seeing none, closed the Public Comment period.  
<https://youtu.be/8xb0zTs66cM?t=1h21m48s>

Discussion between Commission and staff.

Graham notified the Commission of Attachment A which consists of the comments and input from the General Plan Advisory Committee (GPAC) meetings and staff responses to those comment. Graham requested the Commission also provide feedback on Attachment A.

The Commissioners and staff continued reviewing the Plan Morro Bay General Plan/LCP update.

**MOTION:** Vice-Chairperson Lucas moved to continue this item to the next meeting on December 18<sup>th</sup>. Commissioner Ingraffia seconded, and the motion passed (5-0).  
<https://youtu.be/8xb0zTs66cM?t=4h51s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENT  
<https://youtu.be/8xb0zTs66cM?t=4h1m23s>

Commissioner Sadowski wanted to follow up with staff on a future presentation.

Graham responded to Sadowski.

Commissioner Barron paid homage to President George H.W. Bush.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT - NONE

G. ADJOURNMENT

The meeting adjourned at 10:02 p.m. to the next special scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 18, 2018 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: January 15, 2019

## Staff Report

**TO:** Planning Commissioners      **DATE:** January 07, 2019

**FROM:** Willow Urquidi, Planning Intern

**SUBJECT:** Coastal Development Permit (CDP18-015) Conditional Use Permit (CUP18-09) Request for Coastal Development Permit, Conditional Use Permit, and Parking Exception approval to add onto and convert an existing detached garage into a detached accessory dwelling unit associated with an existing nonconforming single-family residence and to allow tandem parking in the driveway within the R-1 Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by approving Planning Commission Resolution 01-19 (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated December 4, 2018.

**APPLICANT:**

Troy Leage

**AGENT:**

Chris Parker

**ADDRESS/APN:**

918 Mesa Street; 066-162-019

**PROJECT DESCRIPTION:**

The Applicant is requesting approval to add 139 sq. ft. and convert an existing 398 sq. ft. detached garage into a detached 537 sq. ft. accessory dwelling unit on a parcel with an existing 1,188 sq. ft. nonconforming single family residence.



**PROJECT SETTING:**

The project is located within the Central Morro Bay Neighborhood, designated as Planning Area 7 in the Local Coastal Plan, it lies within the R-1 Single-Family Residential Zoning District and outside of the Coastal Commission Appeal Jurisdiction. This 5,000 sq. ft. lot is located to the north of Anchor Street, south of Marina Street, east of Madera Avenue, and to the west of Kern Avenue. The project cannot be seen from scenic Highway 1.



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

Site Characteristics	
<b>Site Area</b>	5,000 square feet
<b>Existing Use</b>	Single-Family Residential
<b>Terrain</b>	Virtually Flat and Undeveloped
<b>Vegetation/Wildlife</b>	Ornamental Landscaping
<b>Archaeological Resources</b>	N/A
<b>Access</b>	Mesa Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Single-Family Residential
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside of the Coastal Commission Appeal Jurisdiction

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20 feet	20' 7"
Side-Yard Setback	5 feet	<b>West = 3' 4 1/2" and 4' (existing)</b> <b>East = 4' (existing)</b>
Rear Setback	10 feet	10 feet
Height	25 feet	12' 3"
Lot Coverage	Max. 50%	36%
Building Separation	10 feet	<b>6' 3 3/4" (existing)</b>
Parking	2 Car Garage	Tandem in Driveway

**PROJECT DISCUSSION:**

County Assessor records indicate the existing single-family residence was constructed in 1959 with a 460 sq. ft. addition of habitable floor area in 1991. The Applicant proposes to convert an existing 398 sq. ft. detached garage into a 537 sq. ft. accessory dwelling unit associated with an existing 1,188 sq. ft. single-family residence with a nonconforming side-yard setback.

**Setbacks**

The proposed 537 sq. ft. single-story accessory dwelling unit will be located at the rear, southwest corner of the parcel, separated 6' -3 3/4" from the primary

residential structure, 10' from the rear property line and 3' 4 ½" ft. from the western side property line. On the easterly side-yard, the existing single-family residence is 4 feet from the side-yard property line where 5 feet is the minimum. Both the eastern and western side-yard setbacks are nonconforming with regards to the side-yard setback requirements for projects located within the R-1 zoning district as set forth in Section 17.24.050 of the Morro Bay Municipal Code (MBMC).

### **Building Separation**

The existing 398 sq. ft. detached garage is separated from the primary residential structure at 6' 3 ¾" which conforms to building separation requirements set forth in Section 17.48.045 of the MBMC. When the garage is converted to an accessory dwelling unit, however, it is no longer considered an accessory structure per the definition in the MBMC and the required minimum building separation is 10 feet. This will make the accessory dwelling unit nonconforming with regards to building separation requirements as set forth in Section 17.48.040.

### **Parking**

Because of the changes to California State Law as it relates to Accessory Dwelling Units, a parking space is no longer required for accessory dwelling units that are located within ½ mile of a transit stop. The proposed project is located 0.3 miles from the nearest transit stop to the west.

California State Law also mandates that if a garage structure is demolished in conjunction with the construction of an accessory dwelling unit, those lost parking spaces may be replaced in any configuration on the same lot as the accessory dwelling unit, including tandem spaces, which this property can accommodate as shown on the plans.

### **Tree Removal**

The project proposes to remove two Birch trees with the construction of the additions to the accessory dwelling unit. This is in accordance with the City's Major Vegetation Removal, Replacement, and Protection Guidelines.

### **Residential Design Guidelines**

1. Relationship to Homes in Immediate Neighborhood

*The visual elements and overall design of the home will remain the same.*

## 2. Scale and Mass

*The proposed additions to the home are proposed in the back 50% of the lot, and do not change the scale and mass from the street view.*

## 3. Surface Articulation

*The front façade of the addition to the existing garage will avoid a blank space by using a trellis and vegetation that will grow upwards along the wall.*

## 4. Building Orientation

*The front entryway is visible from the street and no changes are proposed.*

## 5. Garage and Driveway Design

*The living area/front entryway are the most pronounced portion of the front façade and no changes are proposed.*

## 6. Building Materials

*The accessory dwelling unit additions are consistent with the colors and building materials of the existing single-family home.*

## 7. Architectural Elements

*The doors, windows, and other architectural features will be consistent with the design of the existing single-family home.*

### **Permit Requirements**

Title 17 of the MBMC establishes land use and zoning permit requirements. The project at 918 Mesa proposes conversion of a detached garage structure with non-conforming setbacks into an accessory dwelling unit. This project requires Planning Commission approval of a coastal development permit (MBMC Section 17.58.030) and a conditional use permit (MBMC Section 17.56.160).

### **Coastal Development and Conditional Use Permit**

The Zoning Ordinance, subsection 17.56.160A, requires approval of a coastal development permit for the construction of an accessory dwelling unit and conditional use permit approval for any nonconforming structure that has already been expanded in the past. The project proposes to add 139 square-feet of habitable floor area to the existing detached garage that will be converted into a detached single-story accessory dwelling unit. The existing non-conforming single-story primary residence will remain unchanged. As noted above, the structures on

site are nonconforming with regard to the eastern and western side-yard setbacks and building separation. The addition is compliant with all pertinent development standards. Permit approval requires the following findings to be made:

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

*The proposed detached accessory dwelling unit is consistent with Zoning Ordinance requirements as detailed above.*

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

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

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

*The project proposes a detached accessory dwelling unit associated with a single-family dwelling, which is an allowed use in the R-1 Residential Zoning District.*

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

*Major reconstruction would be necessary to meet the required side-yard setbacks and building separation.*

**PUBLIC NOTICE:**

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on January 4, 2019, 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 second dwelling unit 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 Density land use designation and because the project meets the development standards set forth in the Ordinance.

**RECOMMENDATION:**

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CDP18-015) and Conditional Use Permit (CUP18-09) for the proposed project at 918 Mesa Street, as shown on plans dated December 4, 2018 by adopting Planning Commission **Resolution 01-19** which includes the Findings and Conditions of Approval for the project.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 01-19
- Exhibit B – Plan Reductions
- Exhibit C – Photosimulation

# EXHIBIT A

## RESOLUTION NO. PC 01-19

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT CUP18-09 AND COASTAL DEVELOPMENT PERMIT CDP18-015, ALLOWING AN ADDITION ONTO AND CONVERSION OF A DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT TO A NONCONFORMING RESIDENTIAL STRUCTURE AT 918 MESA STREET

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on January 15, 2019, for the purpose of considering Conditional Use Permit CUP18-09 and Coastal Development Permit CDP18-015 for a proposed 139 square-foot addition to an existing 398 square-foot detached garage and conversion of the garage into a 537 square-foot accessory dwelling unit at 918 Mesa Street; and

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

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

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

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

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

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303(a), Class 3 for the construction of a second dwelling unit in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2, apply to the project.

#### Conditional Use Permit and Coastal Development Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed additions to the accessory dwelling unit are in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.

# EXHIBIT A

3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.
4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes an accessory dwelling unit, which is an allowed use in the R-1 zone.
5. It is not feasible to make the structure conforming without major reconstruction/demolition to meet the required side-yard setback and to construct a two-car garage.

**Section 2. Action.** The Planning Commission does hereby approve Conditional Use Permit CUP18-09, Coastal Development Permit CDP18-015 for property located at 918 Mesa Street subject to the following conditions:

## **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated January 15, 2019, for the project at 918 Mesa Street depicted on plans dated December 4, 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 plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction 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.

# EXHIBIT A

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.
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.

# EXHIBIT A

4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Color and Materials: The exterior building treatment of the addition shall be consistent with the existing structure in terms of colors, materials, and architectural style.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. At the time of foundation inspection, the property owner shall verify lot boundaries and building setbacks to the satisfaction of the City Planning Director and City Building Official.
7. Tree Removal: Removal of trees onsite shall be consistent with the City's Major Vegetation Removal, Replacement and Protection Guidelines which state that no tree shall be removed during nesting season, which is February 1 through June 30.

## **PUBLIC WORKS CONDITIONS**

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website [www.morro-bay.ca.us/mainmanual](http://www.morro-bay.ca.us/mainmanual). Projects with more than 2,500sf of new or redeveloped impervious area are subject to these requirements.
2. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. 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. It must include a written narrative, detailed site plan, typical drawing and details.
3. 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. (See also the attached utility exhibit).
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 issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans.
5. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to

# EXHIBIT A

prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label sewer backwater valve on plan.

6. Individual Water Meter: An individual water meter and water service connection will be required for the proposed ADU. Show new water meter and connection on the plans.
7. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway. If a construction dumpster is used, the dumpster location shall be on private property, unless allowed within the City right-of-way by the standard encroachment permit. Any required underground utility connections within City right-of-way or utility easement will require an underground utility encroachment permit. Additional Notes - Add the following notes to the plans. These are required for Building Permit Approval. 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.

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.

## **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. 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)

# EXHIBIT A

3. 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.

## **BUILDING CONDITIONS**

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

### **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

# EXHIBIT A

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. Maximum Height of the building allowed and proposed.
  - e. Floor area of the building(s).
  - f. Vicinity map.
  - g. Minimum building set back per zoning designation or conditional use approval.

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.)

9. Existing detached garage (accessory use structure) shall have a destructive structural assessment to determine suitability for conversion. Seismic and wind loading acceptability must be documented and submitted by a licensed design professional.

## **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

## EXHIBIT A

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.
2. Title 24 form(s) 2F-6R (Certificate of installation) for building, mechanical, electrical and plumbing systems.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 15th day of January, 2019 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Vice-Chairperson Gerald Luhr

ATTEST

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

**PUBLIC WORKS**

NO WORK WITHIN NOR ANY USE OF ANY PUBLIC RIGHTS OF WAY SHALL OCCUR WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY'S PUBLIC SERVICES OFFICE LOCATED AT 955 SHASTA AVE. 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.

**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 STNDS. CODE

**CONST. 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 PUBLIC SERVICES DEPT., 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.

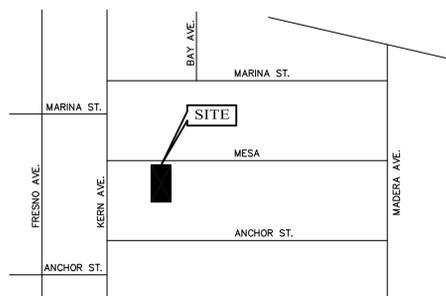
NO GRADING IS PROPOSED FOR PROJECT, ASIDE FROM FOOTING EXCAVATION.

**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

**VICINITY MAP**

MORRO BAY, CALIF.



**PROJECT DESCRIPTION**

THE PROJECT PROPOSED WOULD USE AN EXISTING SINGLE CAR GARAGE THAT HAS NON-CONFORMING SETBACKS AND CONVERT TO AN ACCESSORY DWELLING UNIT. THIS IS ALLOWED UNDER THE STATE OF CALIFORNIA'S ACCESSORY DWELLING PROGRAM AS LONG AS THE EXISTING GARAGE CONFORMS TO THE REQUIRED CODE SETBACKS RELATING TO FIRE (NOT ZONING). THE ACCESSORY DWELLING UNIT WILL ALSO INCORPORATE A NEW ADDITION TO THE FRONT AND REAR OF THE STRUCTURE. THOSE NEW ADDITIONS WILL CONFORM TO THE REQUIRED ZONING SETBACKS.

**PROJECT INFO.**

APN:	066-162-019
ZONING:	R-1
LOT SIZE:	5,000 SQ. FT.
LOT COVERAGE: (EXISTING)	(1,762 SQ. FT.) 35%
LOT COVERAGE: (PROPOSED)	(1,811 SQ. FT.) 36%
OCCUPANCY:	R-3 SFR
CONSTRUCTION TYPE:	TYPE V, NON-SPRINKLED
AVERAGE NATURAL GRADE:	98.00'
MAX. ALLOWABLE HEIGHT:	123.00'

**EXISTING AREAS:**

EXISTING RESIDENCE:	1,188 SQ. FT.
EXISTING GARAGE: (CONVERTING TO ADU)	398 SQ. FT.
EXISTING COVERED REAR PATIO:	86 SQ. FT.
EXISTING SHED:	90 SQ. FT.

**PROPOSED AREAS:**

EXISTING RESIDENCE:	1,188 SQ. FT.
NEW ACCESSORY DWELLING UNIT:	
EXISTING STRUCTURE (GARAGE):	398 SQ. FT.
PROPOSED ADDITION:	+ 139 SQ. FT.
TOTAL:	537 SQ. FT.
EXISTING COVERED REAR PATIO:	86 SQ. FT.

**STORMWATER CALCULATIONS**

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	ADU Addition
Project Address	918 Mesa Street
Assessor's Parcel Number(s)	066-162-019
Name of Applicant	Troy Leage
Applicant email address:	
Applicant phone:	(805) 235-1531
Project Type (e.g. single-family residential, commercial, etc.)	Accessory Dwelling Unit (ADU)
Section 2: Area Information (ft <sup>2</sup> )	
Total Project Area	5,000 Sq. Ft.
Total Existing Impervious surface area	2,955 Sq. Ft.
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	139 Sq. Ft.
b. Driveways	
c. Patios	80 Sq. Ft.
d. Parking Lots	
e. Other	
Total Gross Impervious Area	219 Sq. Ft. Addit. Impervious Area
If Gross Impervious Area <2,500 ft <sup>2</sup> , write "EXEMPT". Otherwise continue to Sec. 3	<EXEMPT>
Section 3: PR Determination	
Net Impervious Area (from page 7)	
Performance Requirements (from Flow Chart)	

**SHEET INDEX**

- A1.1 SITE PLAN, PROJECT INFORMATION
- A2.1 DEMO. & PROPOSED FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS

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**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
630 GUINTANA RD. #330  
MORRO BAY, CA 93442-1962  
(805) 772-5700



CONSULTANTS

PROJECT

**ADU CONVERSION**  
FOR  
**TROY & HEATHER LEAGE**

918 MESA  
MORRO BAY, CA  
93442

DRAWING PHASE  
**CDP / CUP DOCUMENTS**

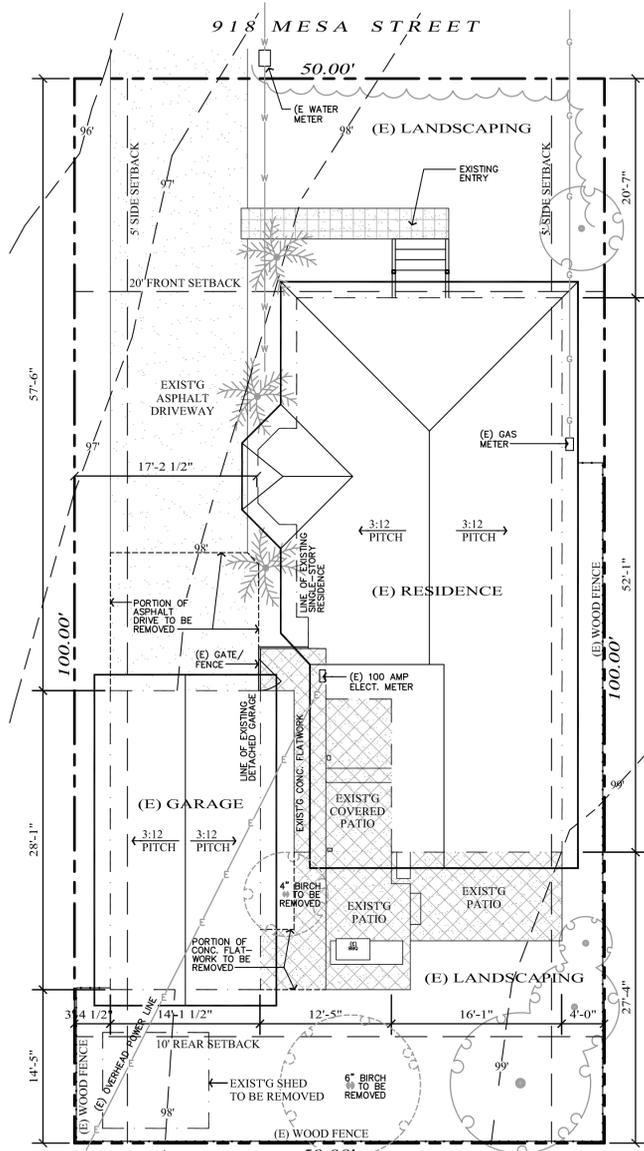
Project No.	04-113
Drawn By	CPP
Dwg. Date	11/29/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE  
**SITE PLAN PROJECT INFO.**

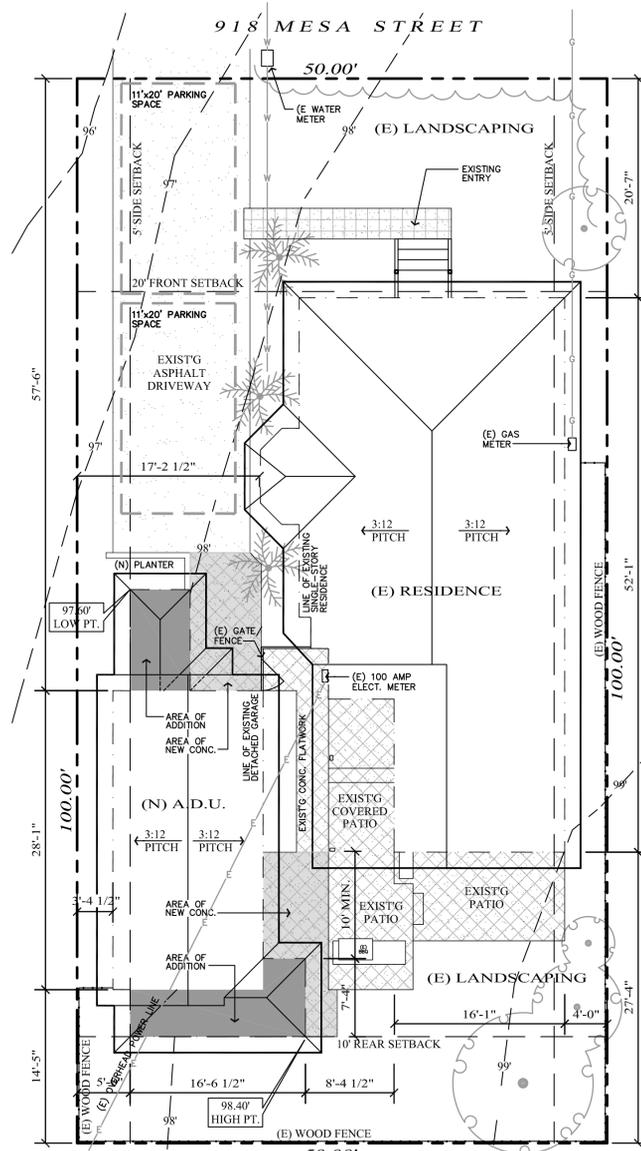
SHEET NO.

**A1.1**



**EXISTING SITE PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"

**C. P. PARKER**  
 ARCHITECT

CHRISTOPHER P. PARKER  
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STAMPS



CONSULTANTS

PROJECT

**ADU  
 CONVERSION**

FOR  
**TROY & HEATHER  
 LEAGE**

918 MESA  
 MORRO BAY, CA  
 93442

DRAWING PHASE

**CDP / CUP  
 DOCUMENTS**

Project No.	04-113
Drawn By	CPP
Dwg. Date	11/29/18
Updated	-
Scale	AS NOTED

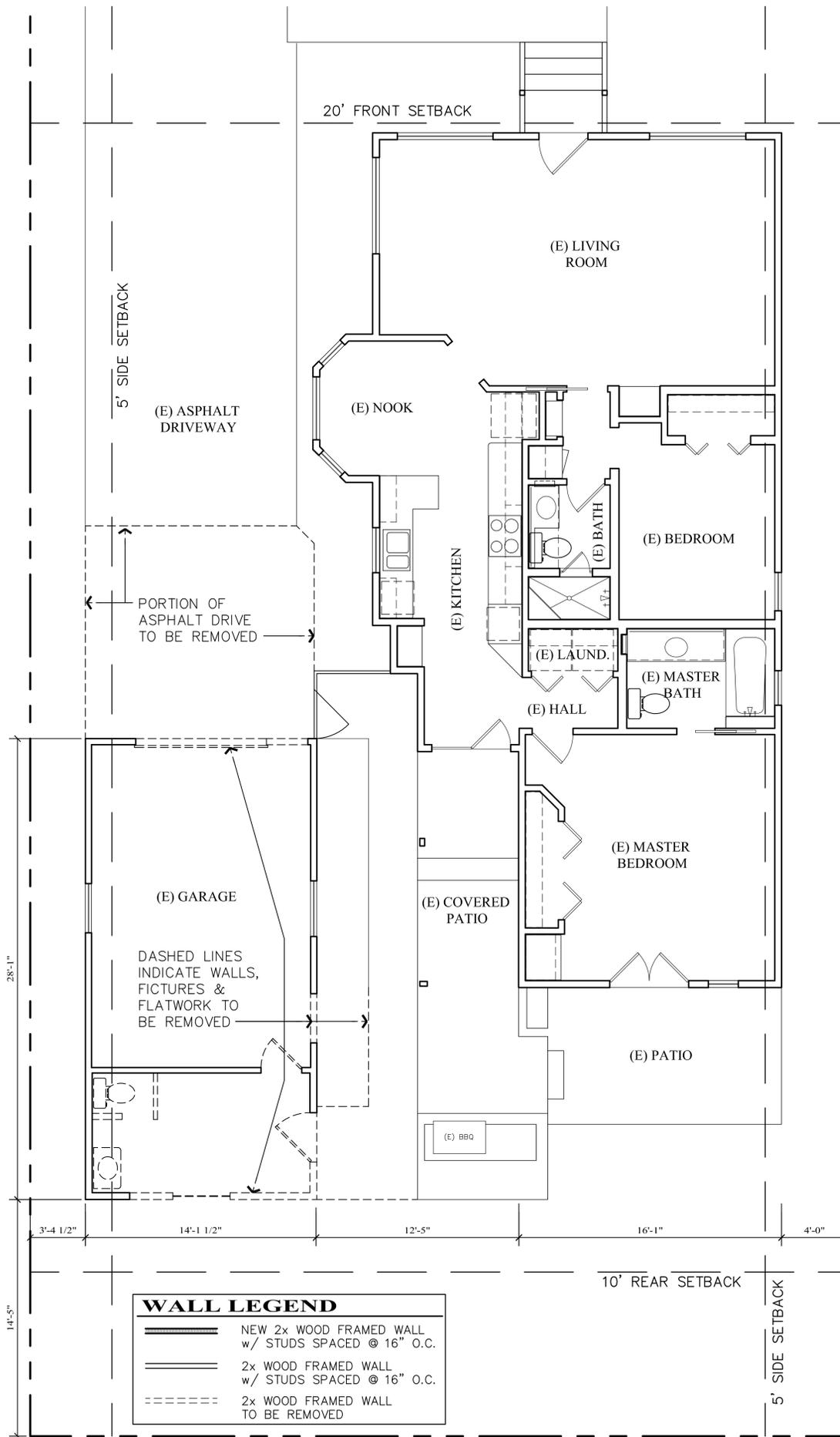
REVISIONS

SHEET TITLE

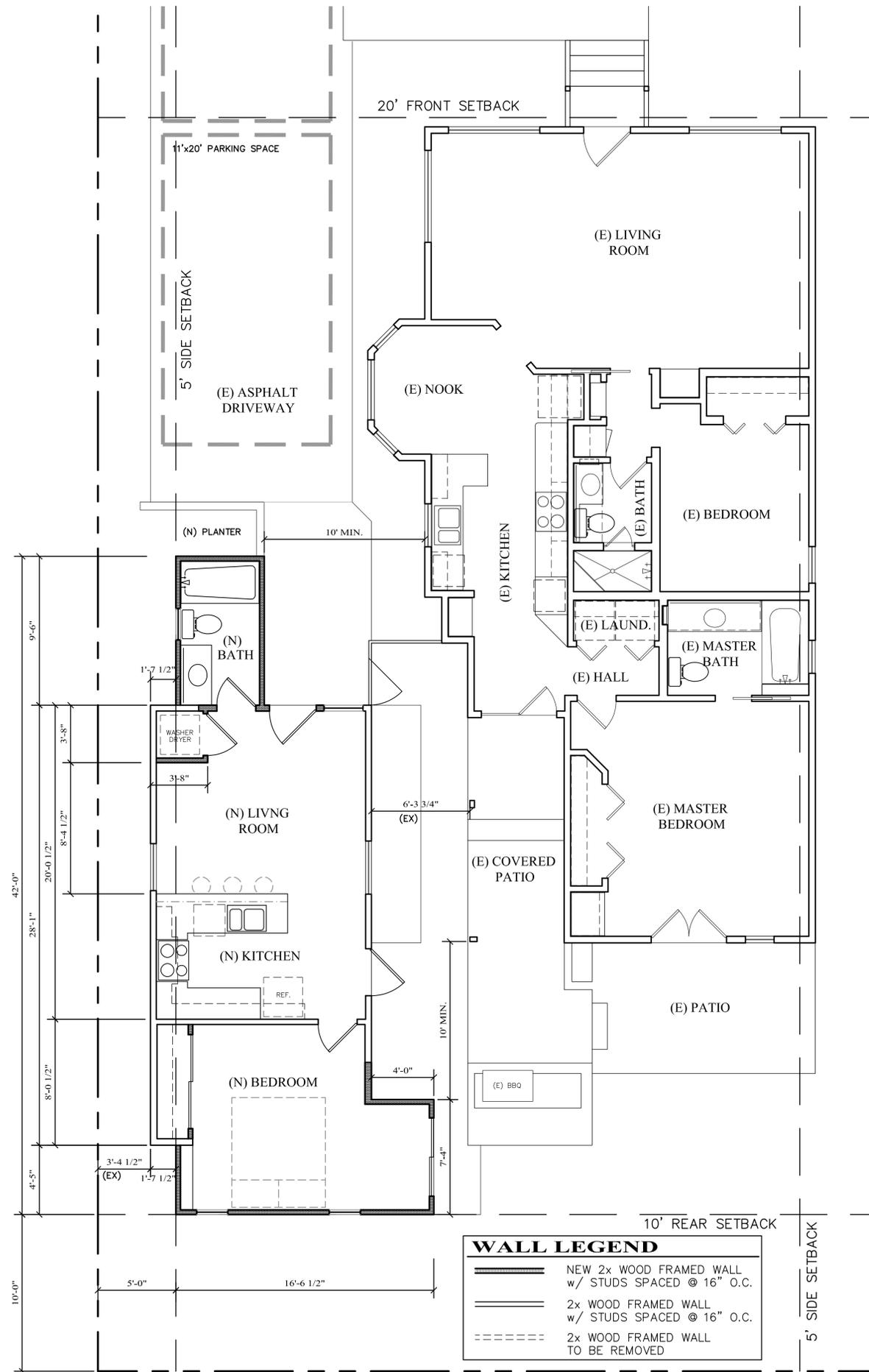
**FLOOR PLANS**

SHEET NO.

**A2.1**

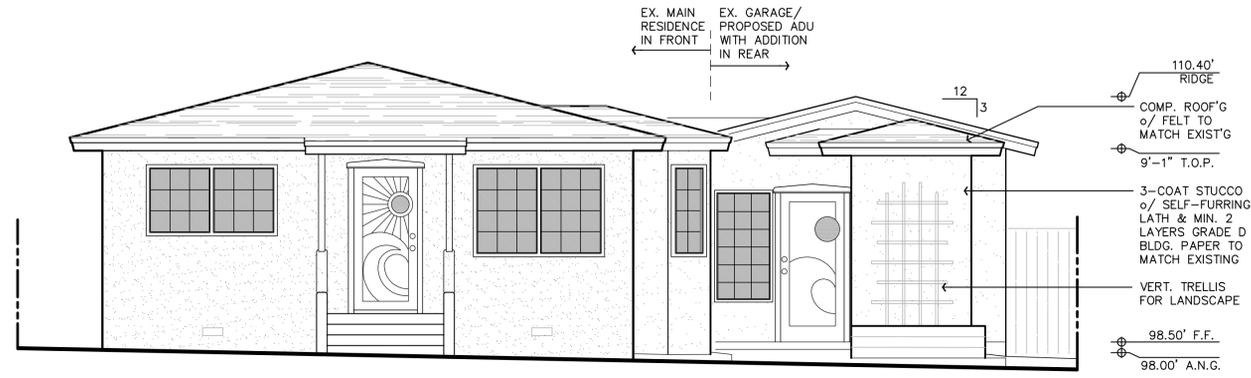


**DEMOLITION FLOOR PLAN**



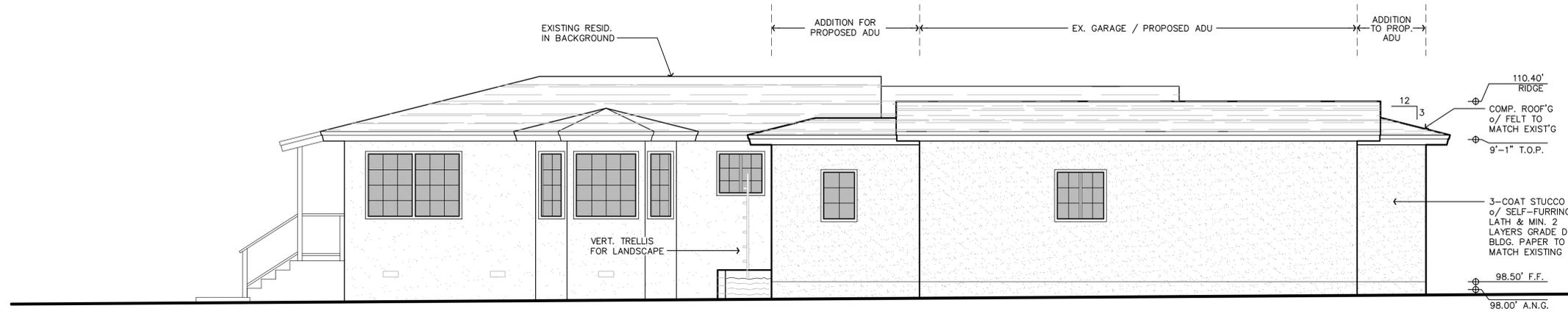
**PROPOSED ADU FLOOR PLAN**

EXHIBIT B



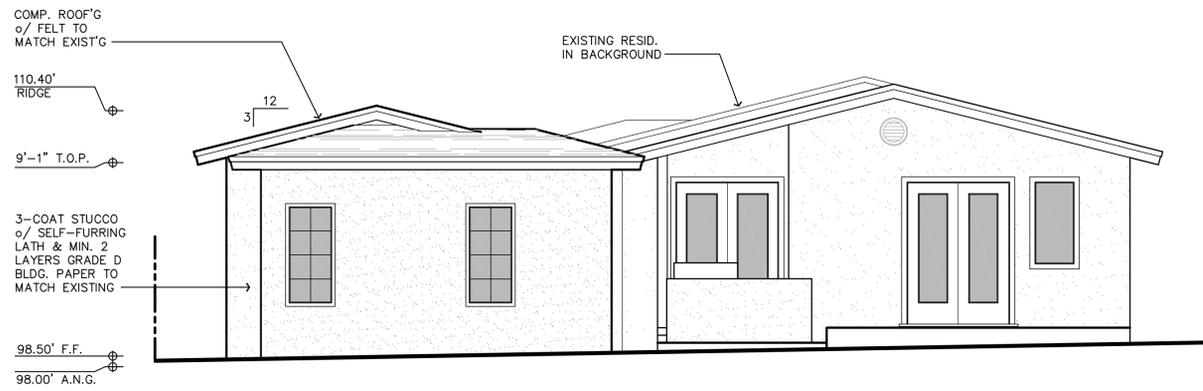
**NORTH ELEVATION - FRONT**

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



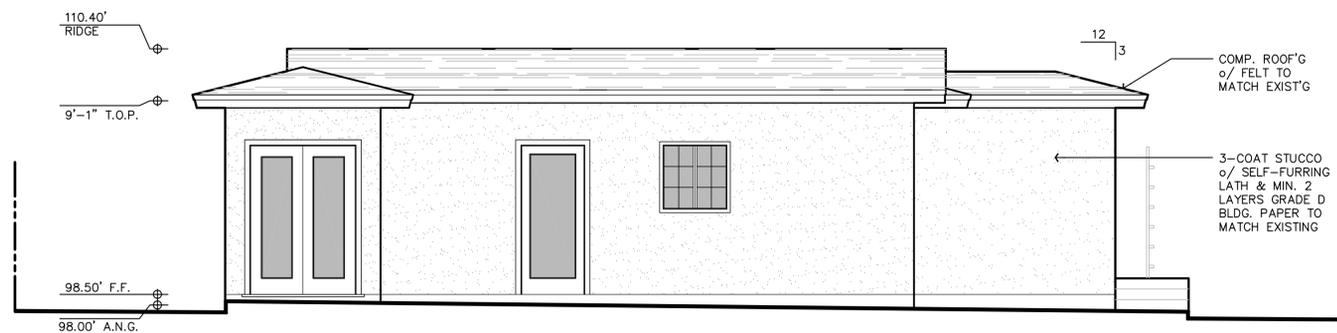
**WEST ELEVATION - SIDE**

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



**SOUTH ELEVATION - REAR**

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



**EAST ELEVATION - SIDE**

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

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**C. P. PARKER**  
ARCHITECT

CHRISTOPHER P. PARKER  
ARCHITECT  
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MORRO BAY, CA.  
93442 • 1962  
(805) 772-5700

STAMPS



CONSULTANTS

PROJECT

**ADU  
CONVERSION**

FOR  
**TROY & HEATHER  
LEAGE**

918 MESA  
MORRO BAY, CA  
93442

DRAWING PHASE

**CDP / CUP  
DOCUMENTS**

Project No.	04-113
Drawn By	CPP
Dwg. Date	11/29/18
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NO.

**A3.1**

# EXHIBIT C



**PROPOSED RESIDENCE**

**PROPOSED ADU CONVERSION FOR  
TROY & HEATHER LEAGE**

**918 MESA  
MORRO BAY, CALIF.**



**EXISTING RESIDENCE**



AGENDA NO: C-1

MEETING DATE: January 15, 2019

# Staff Report

**TO:** Planning Commissioners

**DATE:** January 8, 2019

**FROM:** Cindy Jacinth, Senior Planner

**SUBJECT:** Conceptual Review of a proposed new 83 guest-room hotel at 233 Atascadero Road in the C-VS/PD zone.

**RECOMMENDATION:**

Review the staff report and attachments, hear a presentation by the applicant and provide comments and direction.

**APPLICANT/AGENT:**

Applicant/Owner: Escape Hospitality, LLC

Agent: Cathy Novak Consulting

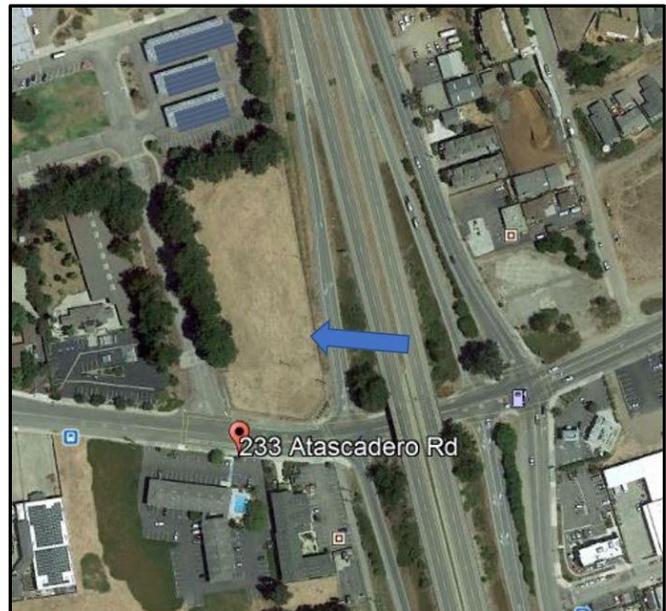
Architect: Arris Architects

**ASSESSOR PARCEL NUMBERS:**

066-332-003, 065-182-003 & 004

**PROJECT SETTING AND DESCRIPTION:**

The project site is located on Atascadero Road just west of the Hwy 1 southbound off ramp. The approx.. 2 acre vacant lot is comprised of five underlying lots and is mostly level. Surrounding uses include Morro Bay High School to the west and north, hotel uses to the south, Highway 1 to the immediate east with primarily mixed commercial/residential uses immediately east of Highway 1.



Plans show a new 56,358 square foot hotel with three floors. The first floor proposes 18 guest rooms, with 30 guest rooms on the second floor, and 35 guest rooms on the third floor. On the first floor, in addition to the guestrooms, plans also depict the guest

check-in lobby, food preparation and breakfast area, indoor pool, meeting room, laundry/storage room, manager’s office, and work area. The second and third floors also have areas for storage and housekeeping.

Ninety parking spaces are provided surrounding the hotel, which includes 20 compact parking spaces, 9 electric vehicle parking spaces, and a total of 5 van accessible ADA parking spaces. The site plan also shows 19 bike parking spaces, trash enclosure, and a 1-way guest drop-off/pick-up at the hotel entry’s porte cochere.

Conceptual architectural plans are attached as Exhibit E as well as a parking shade study (Exhibit D).



**SITE / PROJECT STATISTICS:**

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	SCH (School zoning) Morro Bay High School	South:	C-VS/ PD Motel 6 Hotel
East:	Hwy 1 Commercial	West:	SCH and C-VS/PD Morro Bay High School

<b><u>Site Characteristics</u></b>	
Lot Size	2.02 acres (5 underlying lots)
Existing Use	vacant
Terrain	Level.

Vegetation	Minimal, mostly ruderal. Monterey Cypress tree along north & west border	
Access	Atascadero Road	
<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>		
General Plan/Coastal Plan Land Use Designation	Visitor serving; LCP Planning Area 5: Morro Rock	
Base Zone District	C-VS: commercial visitor-serving	
Zoning Overlay District	PD: Planned Development overlay	
Coastal Zone	Located inside the coastal appeals jurisdiction	
<b><u>Zoning Ordinance Standards (C-VS)</u></b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front-Yard Setback</b>	10 feet	96 feet 8 inches
<b>Side-Yard Setback</b>	0 feet	38 feet 2 inches on North side 39 feet on South side
<b>Rear-Yard Setback</b>	0 feet	34 feet 3 inches
<b>Lot Coverage</b>	60% allowed	Approx. 22%
<b>Maximum Height</b>	30 feet	<b>35.42 feet</b>
<b>Parking (see discussion below)</b>	1 per guestroom 1 per 10 rooms 2 per manager's unit Total: 92 (w/ no mgr. unit)	57 standard 8 EV parking spaces standard 4 accessible 1 accessible EV 20 compact <b>Total: 90</b>
<b>Landscape Areas</b>	<b>Planter</b> Parking Landscape Planter area every after every 5 stalls	Applicant <b>proposes alternative planter area of tree diamonds</b>
<b>Bike Parking</b>	1 space required/ 5 parking spaces	19 bike parking spaces

**CONCEPTUAL REVIEW:**

The project has applied for a coastal development permit, conditional use permit, and lot merger. No action is being requested with this staff report. The project is being brought forward to the Planning Commission as Conceptual Review only to provide input and direction on the proposed project due to its visible location adjacent to Highway 1 and Atascadero Road and complexity under the Planned Development Overlay relative to height and parking. Upon Planning Commission's Conceptual Review, the next steps would be to proceed with further project review and environmental review based on PC input.

As noted in the project statistics table above, the property is located within the C-VS

base zoning district and in a Planned Development (PD) overlay zone. The visitor serving commercial- zoning district allows hotels as a conditionally permitted use and the development standards are listed in the above table.

Pursuant to MBMC section 17.40.030, the purpose of Planned Development, (PD) overlay zone is to provide for detailed and substantial analysis of development on parcels which, because of location, size or public ownership, warrant special review. This overlay zone is also intended to allow for the modification of or exemption from the development standards of the primary zone which would otherwise apply if such action would result in better design or other public benefit.

In the project proposal it is this modification of standards based on public benefit that the Applicant is relying on to ultimately seek project approval. The current project issues for discussion and for which the Planning Commission should provide comment on include building height, visual impacts, parking standards, and public benefit offered. Each of these project considerations are discussed below.

#### **PROJECT CONSIDERATIONS:**

**Public Benefit:** Pursuant to the Planned Development overlay, the Applicant has proposed 3 areas of public benefit offered as part of this project and as shown on plan sheet A-15. These include first, a total of 9 electric vehicle (EV) charging stations, one of which would be ADA accessible as shown on plan sheet A-3. Of the 9 EV spaces, seven would be Level 2 chargers, and two of the spaces would be Level 3 chargers, also known as DC fast chargers. Currently, there are no Level 3 charging stations along the county's Highway 1 North Coast corridor according to the County of SLO Air Pollution Control District staff.

Secondly public benefit includes extension of the Class 1 bike lane across the property frontage to provide a safe path of travel for bicyclists and students passing by the property from the Highway 1 intersection to the High School. And third, the Applicant proposes a stub portion of the southwest property to be dedicated to the Morro Bay High School for use as extension of their bike lane adjacent to their eastern most vehicular entrance.

**Building Height:** The C-VS zone district allows for a maximum building height of 30 feet above average natural grade. The building height as measured from average natural grade is currently at 35.42 feet. The building is located in a flood plain which requires structures to be built 2 feet above base flood elevation unless otherwise floodproofed. Review by the City Engineer determined that the project could be built 1 foot below base flood elevation with the first 3 feet floodproofed. This allows the

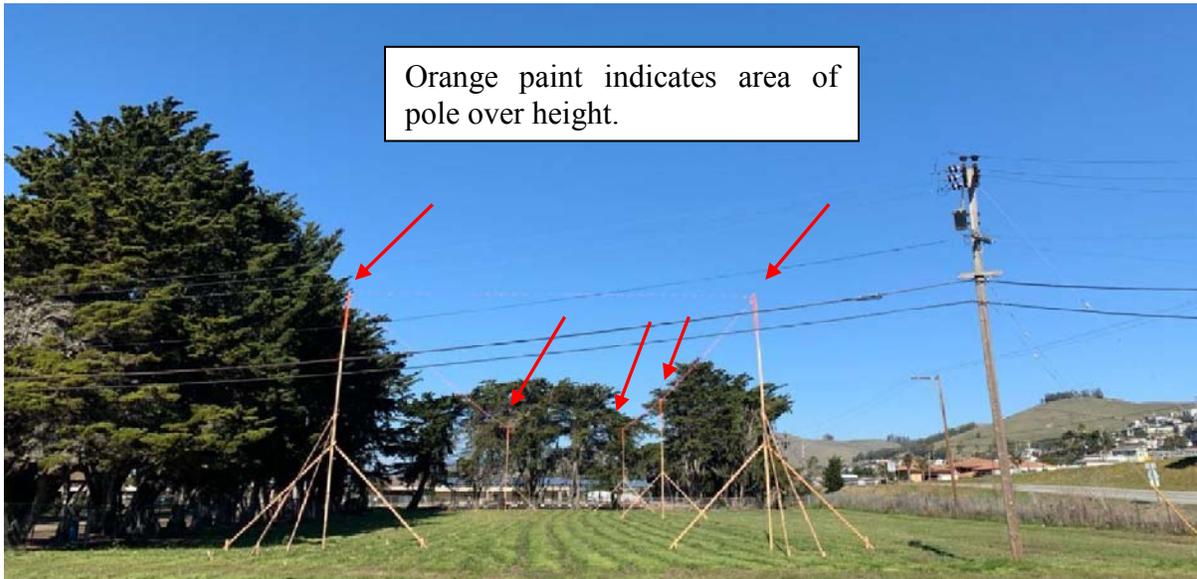
building height impacts to be mitigated to have less of an overall height impact.

Plan sheet A-11 provides an exhibit that illustrates four different height measurement scenarios to help explain the difficulties encountered with developing in the floodplain. See explanation of 4 scenarios below:

1. Compliant project meeting the 30' height limit measured from average natural grade, without taking into account the floodplain.
2. Height measured from average natural grade for the proposed hotel without taking into account the floodplain. Height = 33.66 above Avg. nat. grade.
3. Height measured from average natural grade taking into account the floodplain and requirement to raise the finish floor 2' above the base flood elevation (BFE) of 24.5'. Diagram 3 shows 3' above BFE, but City requirement is 2' above BFE. Height = 39.42' above avg. nat. grade.
4. Project proposal establishing finish floor 1 foot below BFE and flood proofing the first 3 feet of the building (Allowed per City Muni. Code). Height = 35.42' above avg. nat. grade.

**Viewshed Analysis:** The project is located in Planning Area 5: Morro Rock of the LCP Coastal Land Use Plan which acknowledges potential for increase in commercial visitor-serving uses. Coastal Act policies require that permitted development be sited and designed to protect views to and along the ocean and scenic coastal areas, and to minimize the alteration of natural land forms to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas.

Highway 1 is shown in Figure 30 of the LCP (Chapter XIII) as a street providing scenic views. Views toward the ocean across the project site are visible from Highway 1 although mostly interrupted by rows of Monterey Cypress trees which border the north and west property lines. To assist with the evaluation of view impacts of the proposed project, five story poles were erected on-site on January 3, 2018 with string line connecting the poles. A story pole exhibit was prepared on plan sheet EX1.0 (Exhibit E), which depicts the story poles to be located at each building corner with a fifth pole located in the center point of the building. As shown in the picture above, the 5<sup>th</sup> story pole was erected not in the center of the building but along the east elevation at the approximate midpoint of the building. The height of the story poles indicates the building height. The top of the poles were painted orange to reflect the portion of the building that is proposed over the maximum building height. A surveyor certification of pole height was prepared and is included as Exhibit C.



A view of the site's story poles shows no visual impact to those traveling on northbound Highway 1. However, on southbound Highway 1, despite the elevation of the property situated below Highway 1, there is a small portion of the building where view blockage of Morro Rock occurs along the southern portion of the property. The project renderings on sheet A-13 do not depict the small portion of the Rock that is blocked from view, as this issue was not readily apparent until the story poles were erected. Staff will provide an exhibit at the Planning Commission meeting that better depicts the noted view impact.

Views of Morro Rock and the ocean are not visible at the northern portion of the property due to the stand of Monterey Cypress trees present. On plan sheet A-10 a building height study and line of sight from highway was prepared to illustrate this difference in elevation between the highway and the property. This difference in elevation means that a motorist's view of the property lines up at approximately the second floor of the structure which also mitigates the height impact in that the entirety of the 3 story structure will not be at same level as Highway 1. Visual simulations both from Highway 1 and a street simulation from Atascadero Road are shown on plan sheet A-13 (Exhibit E).



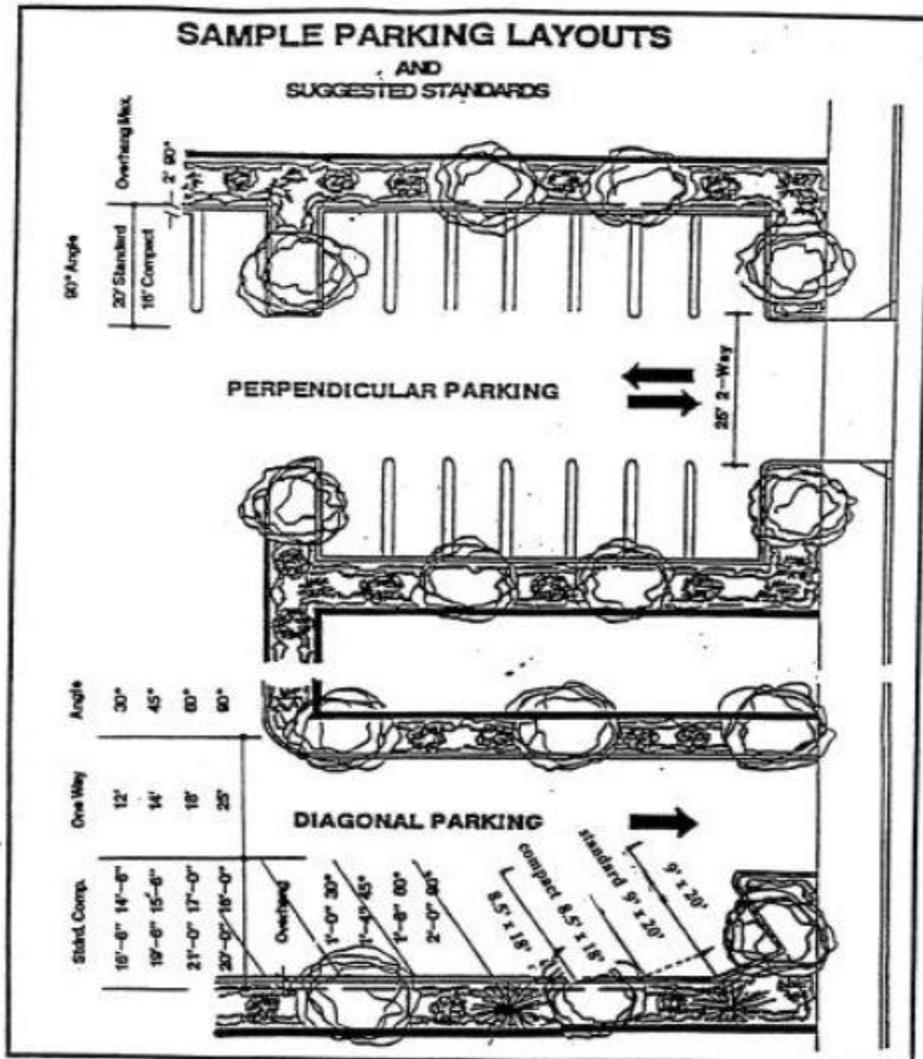
VIEW FROM SOUTH BOUND OFF RAMP

**Parking Spaces:** As designed, the project does not meet the minimum parking requirements included in the Parking Ordinance. An 83 room hotel would ordinarily require 92 parking spaces. The Applicant is proposing 90 parking spaces. Included within the 90 parking spaces is a proposal to add a total of 9 electrical vehicle (EV) charging stations, seven which are Level 2, two which are Level 3 fast chargers and one ADA EV charging station. Due to the site constraints with the size of the building and the site layout requirements including parking landscaping standards discussed below, the Applicant is unable to provide the full number of 92 parking spaces. In order to comply, the Applicant would be required to reduce the number of guestrooms in the hotel, or request modification of this standard requirement based on the PD overlay allowance with Planning Commission approval of public benefit.

**Parking Design Standards:** In addition, the Parking Ordinance design standards at MBMC 17.44.020.D.5c require that parking lot planter areas shall be provided after each five parking spaces in any row and at the ends of each row of parking spaces to encourage the use of trees in parking areas. An average of at least one tree of a minimum 15 gallon size shall be planted for every 5 single-row parking stalls or ever 10 double-row parking stalls in the lot..." Furthermore, the parking ordinance includes a sample layout of parking design at MBMC 17.44.020(2) (see below image). The

Applicant's proposal does not include rectangular planter areas after each group of 5 stalls but rather tree diamonds in order to accomplish parking lot shading in lieu of strict compliance with the code. To illustrate this, a parking shade study was submitted by the Applicant which shows the location of parking diamonds and shaded and unshaded portions of the parking lot.

**FIGURE .44-2**



**Additional Submittal Requirements:** The Planned Development overlay requires additional submittal information provided on all planning applications. The Applicant has included with the plan set the visual simulations discussed above; landscaping,

lighting plan, photometric plan, colors and material board (physical board to be provided at meeting), as well as project description noted below and attached as Exhibits A and B.

**Architectural Style:** The project architect has provided a detailed architectural description (Exhibit B) which describes the architectural style and exterior building materials. In addition, color and materials are shown on plan sheet A-12 of the plans. The physical colors and material board will be provided at the Planning Commission meeting. The proposed materials are consistent with a modern aesthetic using a combination of earth tones, neutral color stone along the first floor and column bases. Aluminum and glass will be used at the lobby entry and at the indoor pool.

Concept plans for the long building show attention to breaking up the massing by using material changes along the highway side and a mixture of neutral earth tones. The below image shows the proposed east elevation (highway side). In addition, the south elevation proposes a porte cochere to allow for covered entry which also provides a visual signature element along Atascadero Road.



**Public Noticing:**

Notice of a Conceptual Review of this item was published in the San Luis Obispo Tribune newspaper on January 4, 2019, and all property owners of record and occupants within 500 feet of the subject site were mailed notification of this evening’s new business item and invited to comment.

**Conclusion:**

The project as proposed does not meet the building height limits for hotels in the C-VS zoning district, nor does it meet the parking ordinance requirements for number of space or landscape planter areas. However, due to its location within the Planned Development overlay, modification of development standards is allowed by the Planning Commission with finding of public benefit. The Applicant’s proposal include

offers of public benefit. Prior to completing both project review and environmental review on this application, the Applicant is requesting Planning Commission conceptual review and input on proposed project and proposed offers of public benefit.

The Planning Commission should provide input on project height, architectural design, and parking standards as these items merit close review given the project's highly visible location and policies regarding protection and enhancement of visual resources and community character. This project does offer an opportunity to improve the quality of landscaping along Highway 1 without visual impact based on the lower elevation of the project location site. In addition, although over height, it is this lower site elevation and unique highway location for a hotel project that warrants consideration as proposed.

**EXHIBITS:**

- Exhibit A – Applicant project description
- Exhibit B – Architectural description
- Exhibit C – Surveyor Certification of Story Poles
- Exhibit D – Parking Shade Study
- Exhibit E – 11" x 17" reduced plan set dated 12/18/18

Full size plans are included in the Commissioner packets and available for review at the Community Development Dept. at 955 Shasta Avenue.

## **Project description – Atascadero Road Hotel**

**January 2019 - Revised**

### **Setting**

The project site, 233 Atascadero Road, is approximately 88,021 square feet (2.02 acres). The property is located on the north side of Atascadero Road, adjacent to Morro Bay High School on the west and the Highway 1 southbound off-ramp to the east. The terrain is relatively flat across the entire property.

It is zoned C-VS (PD). The site currently vacant and not aware of any prior development on site.

The site is near archeological and biological sensitive areas so special studies have been done and are attached to the submittal. In addition, since the site is in close proximity to Highway 1, a noise evaluation was done and that report is also included with the submittal.

### **Project Description**

#### **Summary:**

The project as proposed will construct a new 83 unit hotel. The hotel is designed in the center portion of the lot in order to provide parking around the perimeter. The parking area will also serve as a buffer from the surrounding uses.

There are a total of 83 guest rooms which are located on three floors (18 first floor, 30 second floor and 35 third floor). The hotel amenities include an indoor pool, fitness, breakfast and a meeting room.

#### **Parking:**

Per the City standards, a total of 92 parking spaces are required and the project, as proposed, includes a total of 90 vehicular spaces (60 standard, 20 compact and 5 ADA). In addition a total of 19 bicycle spaces are provided.

#### **Access:**

The project as proposed provides an entry drive located at the furthest distance from the Highway 1 southbound off-ramp to reduce any potential traffic issues. A traffic analysis was done and concludes that this project does not pose any queuing issues from the off-ramp.

In addition the project applicant had a meeting with the school district to discuss a joint driveway with the High School after receiving preliminary comments from Caltrans. The District is not supportive of this concept for many reasons including liability.

## EXHIBIT A

### Frontage Improvements:

The project as proposed will construct a 10' wide sidewalk on the western side (with curb and gutter), along the Atascadero Road frontage per City standard B-5 and transitioning to a 6' wide sidewalk to connect to the existing ADA curb cut at the corner. A new Class I bike lane is additionally proposed.

### Color and materials:

The main portion of the hotel building will be off-white with accents of dark gray and rust. The bricks are proposed to be in gray as well.

### Zoning Ordinance Standards:

	Standards	Proposed
Front Setback	10 feet	96' 8"
Side-yard Setback	Exterior: 20% of lot width (5 feet min - 10 feet max): 10' Interior: 0 feet	57' 3" - building 39'
Rear Setback	0 feet	34' 3" feet
Height:	30 feet	30 feet 35.4' feet – top of parapet
Lot Coverage	60%	Hotel: 19,522 sq. ft. / 88,021 sq. ft. = 22% Parking: 44,748 sq. ft./ 88,021 sq. ft. 51%
Landscaping	5% 15,837 sq. ft. / 88,021 sq. ft.	18%
Parking	1 per room + 1 for each 10 rooms: 92 Bike Parking: 1 per 5 parking spaces: 19	90 spaces 19 bike spaces
Lot Area per unit	750 sq. ft.: 117 rooms	117 rooms

In conclusion, this site has been vacant for many years and the project as proposed would provide more accommodations within an area that is developed with a mix of visitor serving uses including hotels and RV parks.

# EXHIBIT B Morro Bay Hotel

## *Project Description*



*Atascadero Road, Morro Bay*

The Morro Bay Hotel on Atascadero Road, located between Morro Bay High School and Highway 1, will be a 3-story hotel with 83 guestrooms.

### ***Architectural Style***

The conceptual plans consist of massing breaks and material changes facing the highway to create a human scale and visual interest along the modern façade. The variety of neutral earth tone materials along the elevations compliment the surrounding landscape and the use of awnings and an architectural blade sign balances the horizontal massing of the hotel. Ample recessed windows provide shadow lines and architectural relief along the highway and Atascadero Road. The porte cochere spans the entry drive for covered hotel check in and drop off, and provides a visual signature element along the building frontage.

### ***Exterior Building Materials***

The proposed earth tone palette consists of smooth plaster, Trespa panels in a subtle, rust colored, wood finish, and neutral colored stone along the first floor and column bases. The storefront will be aluminum and glass at the lobby entry and at the indoor pool, which will face

# Morro Bay Hotel

---

Highway 1. Signage is proposed for both elevations facing Atascadero Road and Highway 1 at the southbound offramp.

## ***Sustainability***

The project proposes (9) EV charging stations that will be open to the public at the front entry of the hotel site. Two of the nine EV chargers will be the fast charging Level 3 stations, and will be installed along with the project.

EXHIBIT C



Michael B Stanton, PLS 5702  
3563 Sueldo Street, Unit Q  
San Luis Obispo, CA 93401

Tel: 805.594.1960  
Cell: 805.440.4215  
Fax: 805.594.1966

January 10, 2019

**Cathy Novak**

**RE: Story Pole Certification – 233 Atascadero Road, Morro Bay**  
Job No. 17-345

Dear Cathy:

Per your instructions we located the 5 story poles at 233 Atascadero Road in Morro Bay.

The results of our survey are as follows:

All 5 poles were within 0.33' of the design elevation per EX1.0 prepared by Walsh Engineering dated 12/12/18.

Sincerely,

A handwritten signature in blue ink, appearing to read "MBS", with a long horizontal flourish extending to the right.

Michael B. Stanton, PLS 5702



N:\2017\17-345 233 Atascadero Road Morro Bay (Ogle)\C3D-2016\17-345 Atascadero Road - STORY POLE AS-BUILT.dwg, 11X17, Jan 10, 2019 1:

EXHIBIT C

MORRO BAY HIGH SCHOOL

MORRO BAY HIGH SCHOOL

66th STREET PER 2 MB 15

STORY POLE POINT 1  
STRING ELEVATION = 56.51'  
DESIGN ELEVATION = 56.2'

STORY POLE POINT 5  
STRING ELEVATION = 56.53'  
DESIGN ELEVATION = 56.2'

STORY POLE POINT 3  
PLAN LOCATION

STORY POLE POINT 2  
STRING ELEVATION = 56.29'  
DESIGN ELEVATION = 56.2'

STORY POLE POINT 3  
STRING ELEVATION = 56.50'  
DESIGN ELEVATION = 56.2'

STORY POLE POINT 4  
STRING ELEVATION = 56.25'  
DESIGN ELEVATION = 56.2'

ITEM STAKED: STORY POLE CERTIFICATION  
STAKED ON: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

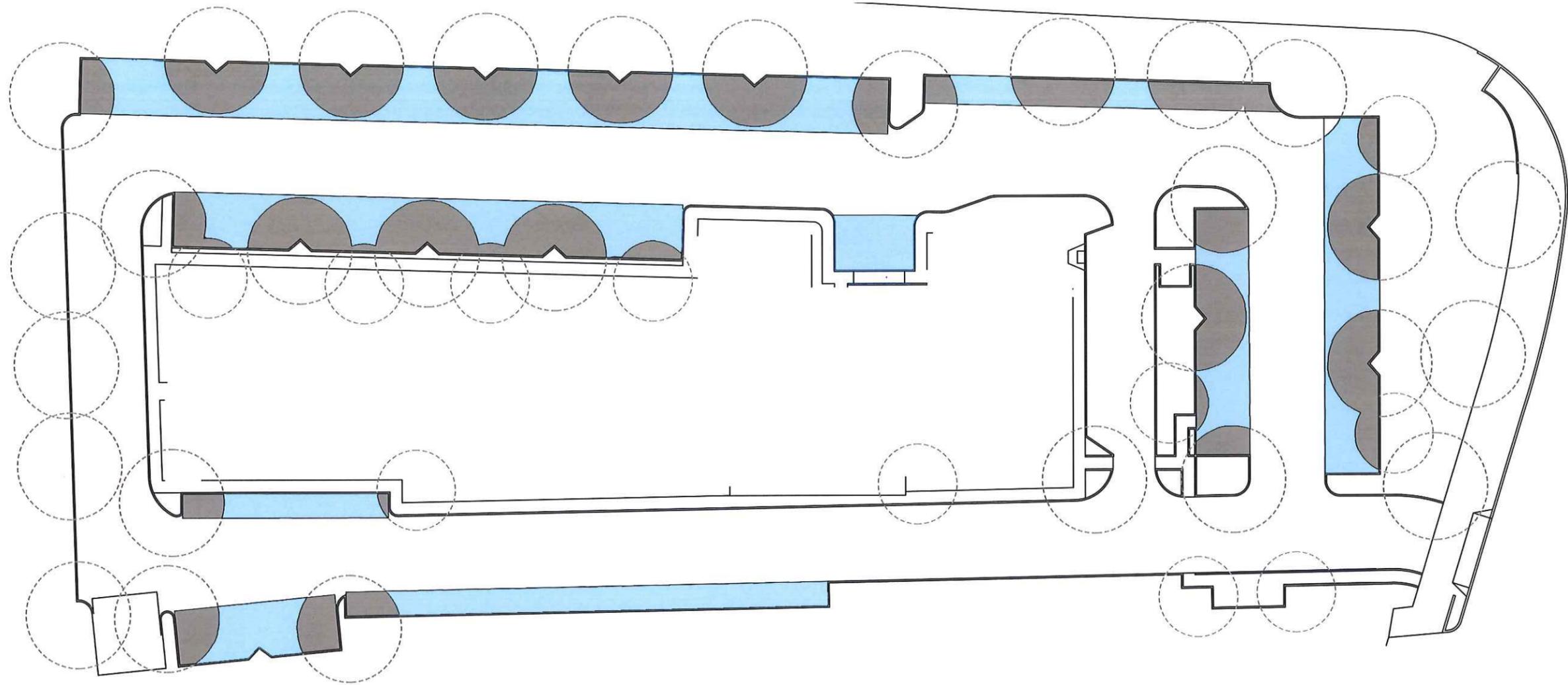
STORY POLE CERT

PROJECT NAME: 233 ATASCADERO ROAD  
**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3563 SUELDO ST. UNIT Q  
SAN LUIS OBISPO, CA 93401  
805-594-1960

January 10, 2019

JOB #2017\

EXHIBIT D



LEGEND

-  Tree Canopy at Mature Size
-  Shaded Portion of Parking (50%)
-  Unshaded Parking (50%)

SUMMARY

Parking Area: 15,610 sf  
 Shaded Portion of Parking: 7,752 sf (50%)  
 Unshaded Portion of Parking: 7,858 sf (50%)  
 SHADED PARKING AT MATURITY: 50%

RECEIVED

DEC 20 2018

City of Morro Bay  
Community Development Dept.



# MORRO BAY HOTEL



ARRIS  
STUDIO  
ARCHITECTS  
1006 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
805/547.2240 • 805/547.2241

**MORRO BAY HOTEL**  
MORRO BAY, CA

COVER

Date 12/18/18  
Scale 24x36;  
11x17;  
Sheet

**A-0**

## PROJECT DATA

ADDRESS:	ATASCADERO ROAD MORRO BAY, CA 93442
APN:	066-332-003, 065-182-003 & 004
ZONING:	C-VS / PD (VISITOR SERVICING COMMERCIAL/PLANNED DEVELOPMENT)
ENTITLEMENTS:	CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT REQUIRED
USE PROPOSED:	HOTEL
OCCUPANCY GROUP PROPOSED:	R-1
CONSTRUCTION TYPE PROPOSED:	TYPE V-A
SPRINKLERS PROPOSED:	YES (NFPA-13)
NUMBER OF STORIES:	3 STORIES
BUILDING HEIGHT ALLOWED:	30'-0" ABOVE AVERAGE NAT. GD.
BUILDING HEIGHT PROPOSED:	35'-5" ABOVE AVERAGE NAT. GD. (SEE A-11 FOR BUILDING HEIGHT EXHIBIT)
MINIMUM FRONT YARD SETBACK:	10 FT
PROVIDED FRONT YARD SETBACK:	96'-8"
MINIMUM SIDE YARD SETBACK (EXTERIOR):	20% OF LOT WIDTH (5 FT MIN - 10 FT MAX) = 172'-9" x 20% = 34'-6"
PROVIDED SIDE YARD SETBACK (EXTERIOR):	10 FT
MINIMUM SIDE YARD SETBACK (INTERIOR):	0 FT
PROVIDED SIDE YARD SETBACK (INTERIOR):	39'-0"
AVG. NAT. GRADE	20.74 FT
FINISHED FLOOR HEIGHT	23.50 FT
30 FT ABOVE AVERAGE NATURAL GRADE	50.74 FT
35.41 FT ABOVE AVERAGE NATURAL GRADE	56.16 FT (PUBLIC BENEFIT - SEE SHEET A-15)
HOTEL ROOMS:	
1ST FLOOR:	18 GUEST ROOMS
2ND FLOOR:	30 GUEST ROOMS
3RD FLOOR:	35 GUEST ROOMS
TOTAL:	83 GUEST ROOMS
PARKING SPACES REQUIRED:	
1 PER ROOM + 1 FOR EACH 10 ROOMS:	83 + 9 = 92 SPACES
COMPACT PARKING SPACES:	
ALLOWED COMPACT SPACES:	92 X 25% = 23 SPACES
PROVIDED COMPACT SPACES:	20 SPACES
PARKING SPACES PROVIDED:	
STANDARD SPACES:	65
COMPACT SPACES:	20
ACCESSIBLE SPACES:	5
TOTAL PARKING SPACES PROVIDED	90 SPACES
REQUIRED BIKE PARKING:	1 BIKE / 5 PARKING SPACES
PROVIDED BIKE PARKING:	19 BIKE PARKING
FAR CALCULATION:	
1ST FLOOR:	19,522 SF
2ND FLOOR:	18,755 SF
3RD FLOOR:	18,081 SF
TOTAL:	56,358 SF
SITE AREA:	88,021 SF (2.02 ACRES)
PROVIDED FAR:	0.64
REQUIRED LANDSCAPING:	PARKING LOT LANDSCAPING - 5%
PROVIDED LANDSCAPING:	15,837 S.F. / 88,021 S.F. 0.18
MAXIMUM LOT COVERAGE:	60% (HOTELS) , 80% (PARKING)
PROVIDED LOT COVERAGE:	
HOTEL:	19,522 S.F. / 88,021 S.F.= 0.22
PARKING:	44,748 S.F. / 88,021 S.F.= 0.51

SIGNAGE:	
ALLOWED SIGNAGE SF:	1 SF OF SIGNAGE / 1 LF OF BUILDING FRONTAGE
SOUTH ELEVATION:	80'-6" = 80.5 SF OF SIGNAGE
PROPOSED SIGNAGE SF:	
SOUTH ELEVATION (:	55 SF
EAST ELEVATION:	55 SF
MONUMENT SIGNAGE:	LOCATED >5 FT FROM PROPERTY LINE AT SITE ENTRANCE
HEIGHT:	8'-0"
LENGTH:	7'-6"
WIDTH:	1'-6"
SF OF SIGN:	60 SF

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 3-STORY, TYPE V-A, 83 GUESTROOM HOTEL BUILDING, AND NEW ONSITE PARKING ON AN EXISTING VACANT LOT.

AMENITIES INCLUDE AN INDOOR POOL, PORTE COCHERE, MEETING ROOM, INTERIOR DINING AND LOUNGE AREAS, AND FITNESS ROOM.

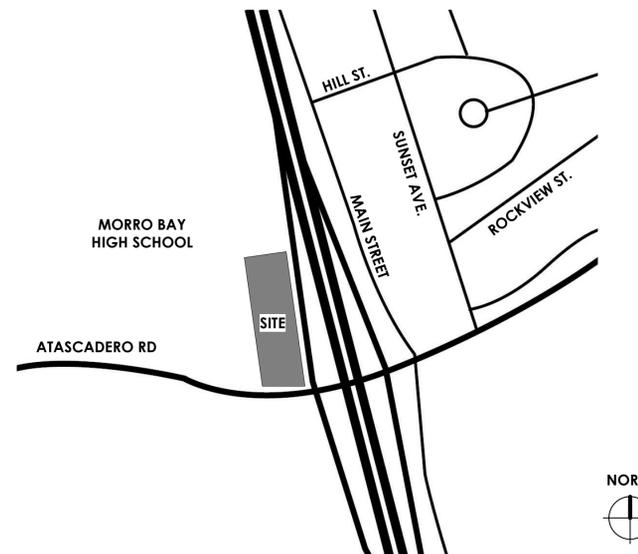
## PROJECT DIRECTORY

<b>OWNER:</b>	<b>ESCAPE HOSPITALITY, LLC</b> 590 MORRO AVE. MORRO BAY, CA. 93442 <b>PHONE:</b> (805)801-1224 <b>CONTACT:</b> HEMANT PATEL & PRADEEP PATEL <b>EMAIL:</b> HEMANT96@YAHOO.COM	<b>CIVIL:</b>	<b>WALSH ENGINEERING</b> 979 OSOS STREET, SUITE F4 SAN LUIS OBISPO, CA. 93401 <b>PHONE:</b> (805)319-4948 <b>CONTACT:</b> MATT WALSH <b>EMAIL:</b> MATT@WALSHENGINEERING.NET
<b>ARCHITECT:</b>	<b>ARRIS STUDIO ARCHITECTS</b> 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA. 93401 <b>PHONE:</b> (805)547-2240 <b>CONTACT:</b> THOM JESS <b>EMAIL:</b> TJESS@ARRIS-STUDIO.COM	<b>LANDSCAPE:</b>	<b>JBLA</b> 979 OSO STREET, SUITE B6 SAN LUIS OBISPO, CA. 93401 <b>PHONE:</b> (805)439-3209 <b>CONTACT:</b> JIM BURROWS <b>EMAIL:</b> JIM@JBLA-SLO.COM
<b>PLANNER:</b>	<b>CATHY NOVAK CONSULTING</b> PO BOX 296 MORRO BAY, CA. 93443 <b>PHONE:</b> (805)772-9499 <b>CONTACT:</b> CATHY NOVAK <b>EMAIL:</b> NOVAKCONSULTING@CHARTER.NET		

## DRAWING INDEX

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## VICINITY MAP



**ARRIS  
STUDIO  
ARCHITECTS**  
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SAN LUIS OBISPO, CA. 93401  
(805)547-2240 • (805)547-2241

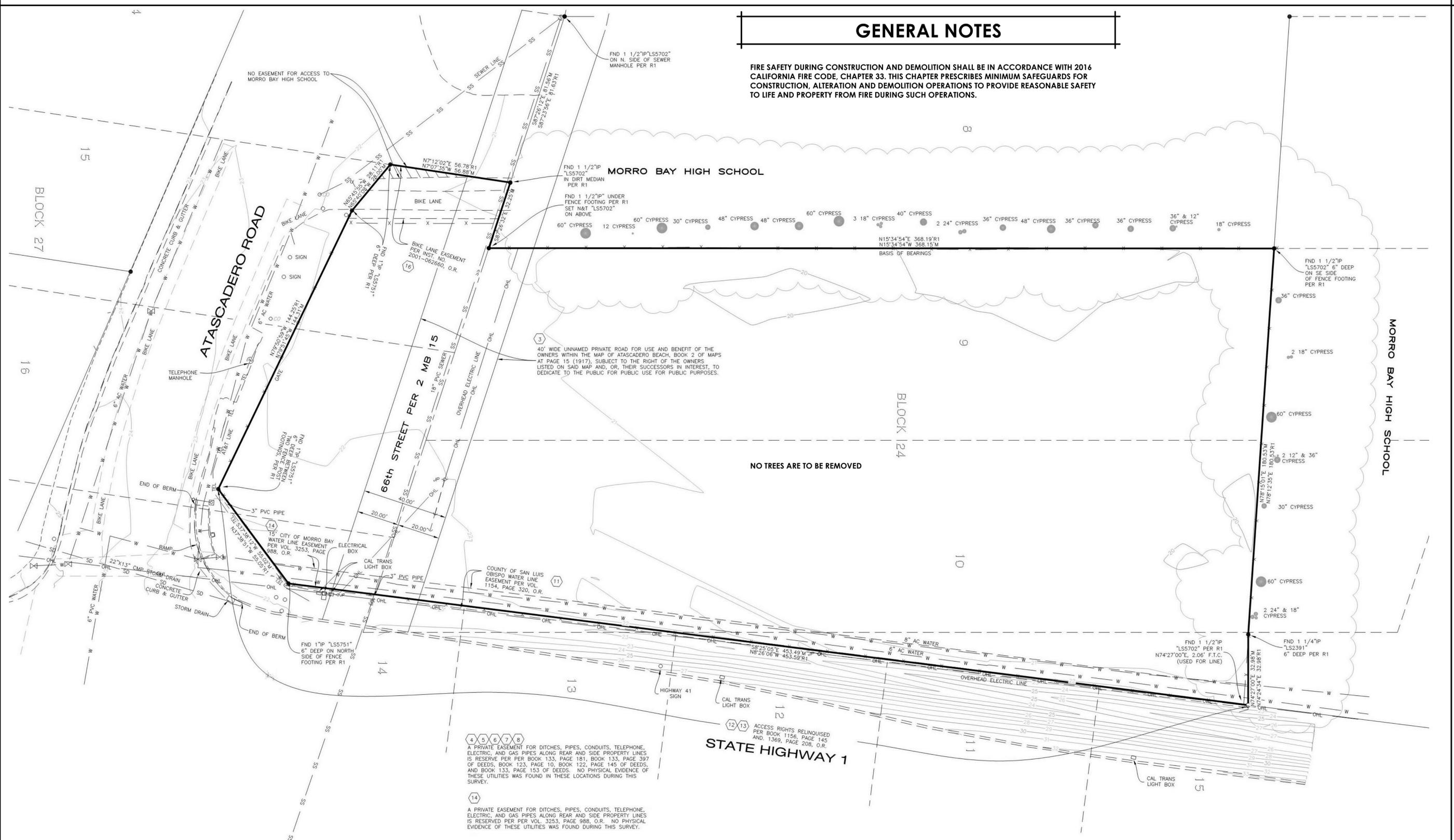
**MORRO BAY HOTEL**  
MORRO BAY, CA  
**PROJECT DATA**

Date 12/18/18  
Scale 24x36:  
11x17:  
Sheet

**A-1**

### GENERAL NOTES

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.



4 5 6 7 8  
A PRIVATE EASEMENT FOR DITCHES, PIPES, CONDUITS, TELEPHONE, ELECTRIC, AND GAS PIPES ALONG REAR AND SIDE PROPERTY LINES IS RESERVED PER PER BOOK 133, PAGE 181, BOOK 133, PAGE 397 OF DEEDS, BOOK 123, PAGE 10, BOOK 122, PAGE 145 OF DEEDS, AND BOOK 133, PAGE 153 OF DEEDS. NO PHYSICAL EVIDENCE OF THESE UTILITIES WAS FOUND IN THESE LOCATIONS DURING THIS SURVEY.

14  
A PRIVATE EASEMENT FOR DITCHES, PIPES, CONDUITS, TELEPHONE, ELECTRIC, AND GAS PIPES ALONG REAR AND SIDE PROPERTY LINES IS RESERVED PER PER VOL. 3253, PAGE 988, O.R. NO PHYSICAL EVIDENCE OF THESE UTILITIES WAS FOUND DURING THIS SURVEY.

12 13 ACCESS RIGHTS RELINQUISHED PER BOOK 1156, PAGE 145 AND 1369, PAGE 208, O.R.  
STATE HIGHWAY 1

### EXISTING & DEMOLITION PLAN - SEE SURVEY FOR MORE INFORMATION

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**MORRO BAY HOTEL**  
MORRO BAY, CA  
**DEMOLITION PLAN**

Date 12/18/18  
Scale 24x36:  
11x17:  
Sheet **A-2**

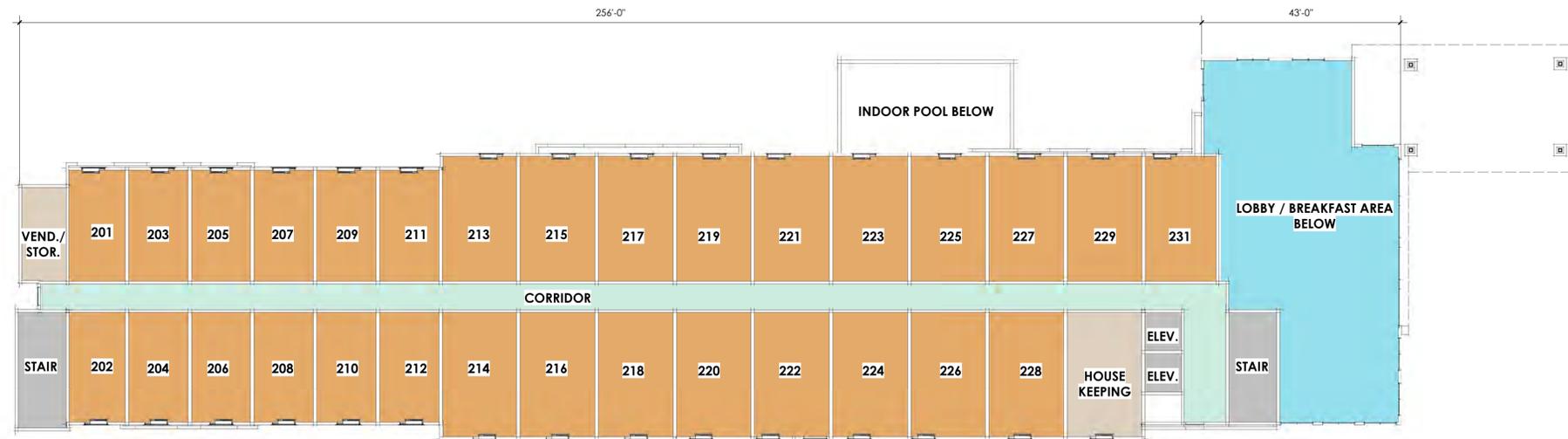


BIKE LANE ACCESS TO MORRO BAY HIGH SCHOOL - LAND TO BE DEDICATED TO MORRO BAY HIGH SCHOOL AS PART OF THE SIGNIFICANT PUBLIC BENEFIT  
 MORRO BAY HIGH SCHOOL VEHICULAR ENTRANCE

**1** SITE PLAN  
 1/16" = 1'-0"



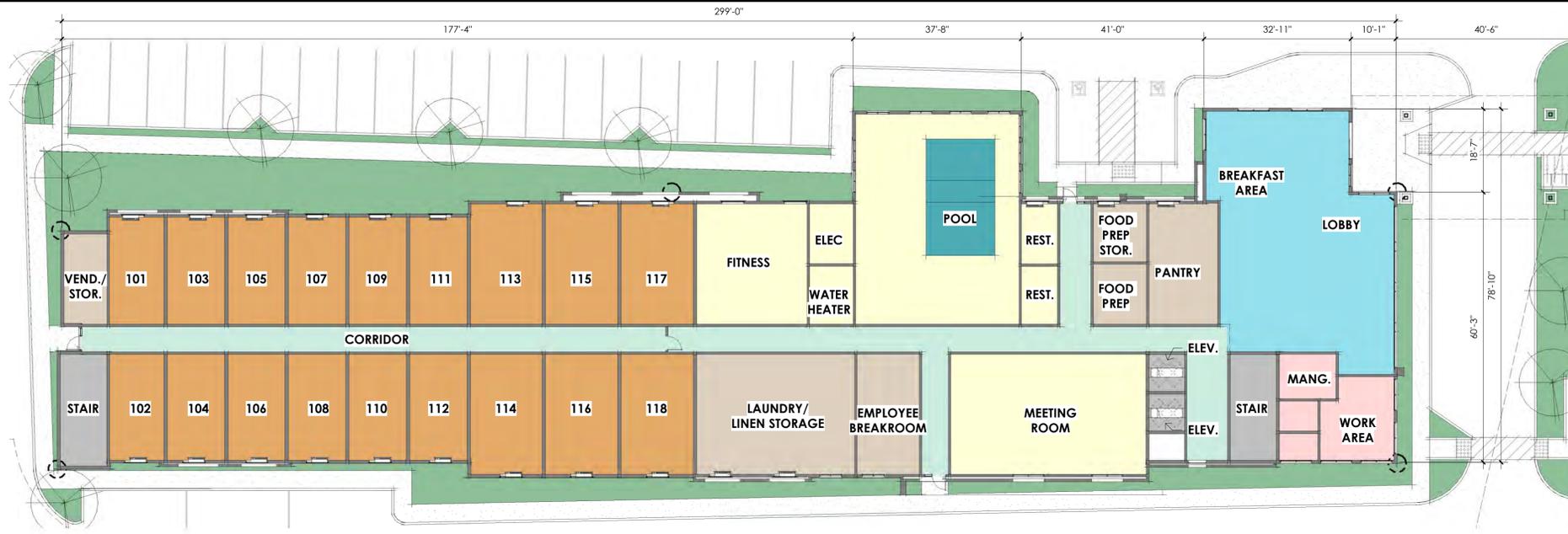
<p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1004 JOHNSON AVENUE SAN LEUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>	<p>Date: 12/18/18                  Scale: 24x36; 1'-0" = 1/16"                  11x17:                  Sheet:</p>
	<p><b>PROPOSED SITE PLAN</b></p>	<p><b>A-3</b></p>



TRUE NORTH



**2** SECOND FLOOR PLAN  
1/16" = 1'-0"

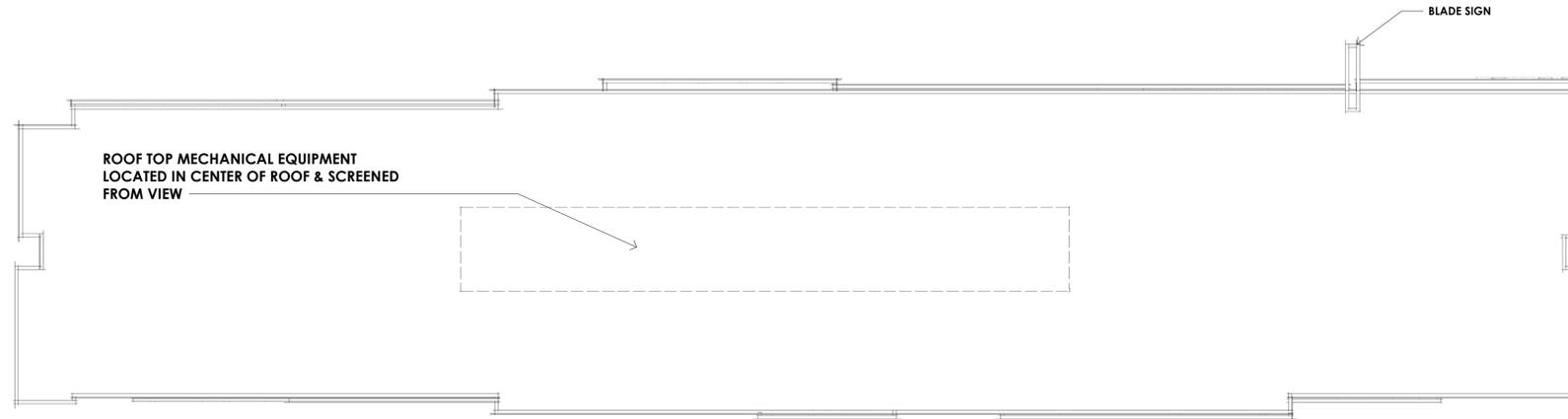


TRUE NORTH

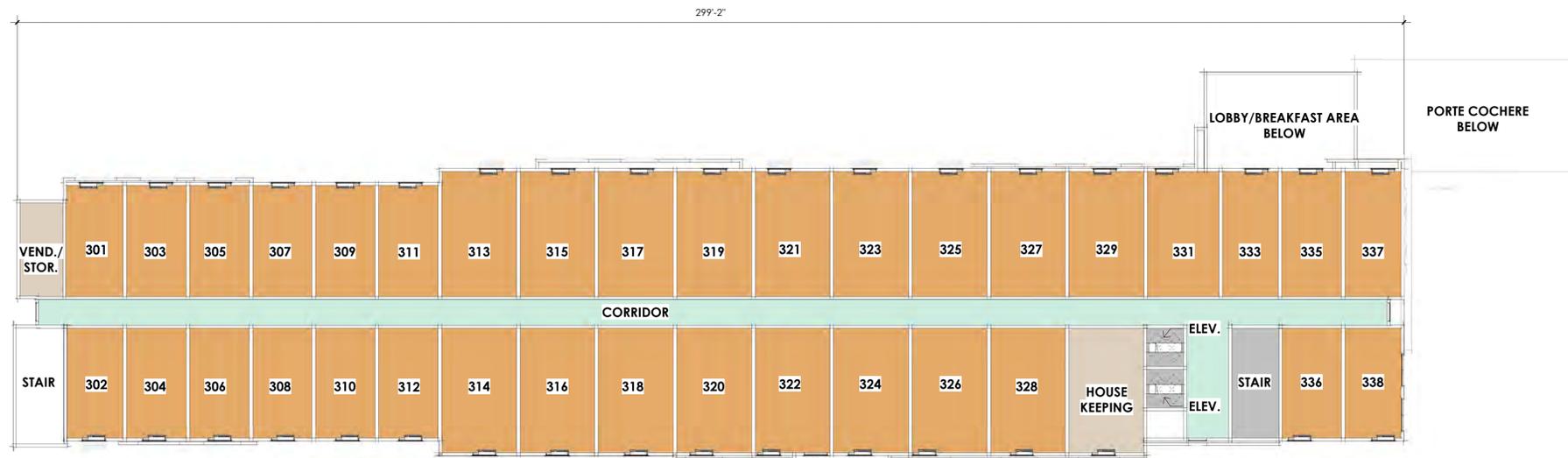


**1** FIRST FLOOR PLAN  
1/16" = 1'-0"

<p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1304 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>	<p>Date: 12/18/18 Scale: 24x36; 1'-0" = 1/16" 11x17: Sheet</p>
	<p><b>FLOOR PLANS</b></p>	<p><b>A-4</b></p>
	<p>PC_2018-01-15 Page 58 of 81</p>	



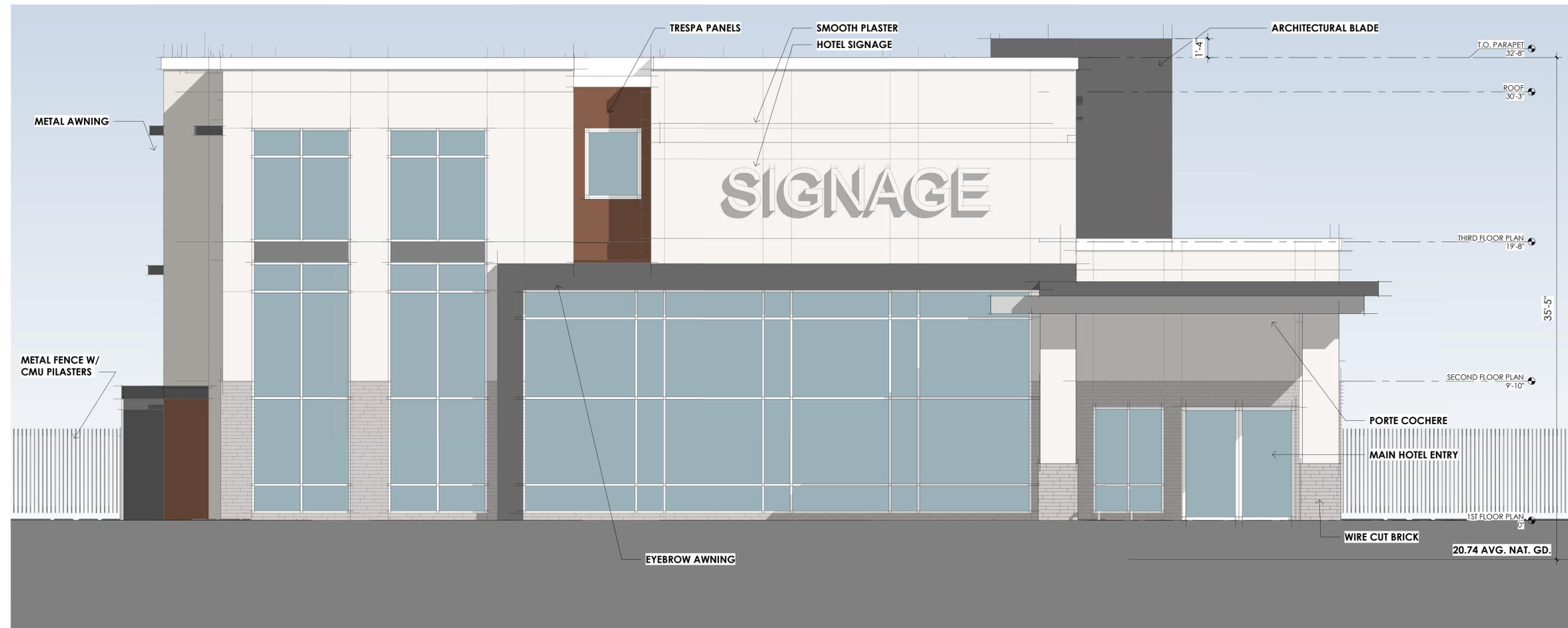
**2** ROOF PLAN  
1/16" = 1'-0"



**1** THIRD FLOOR PLAN  
1/16" = 1'-0"

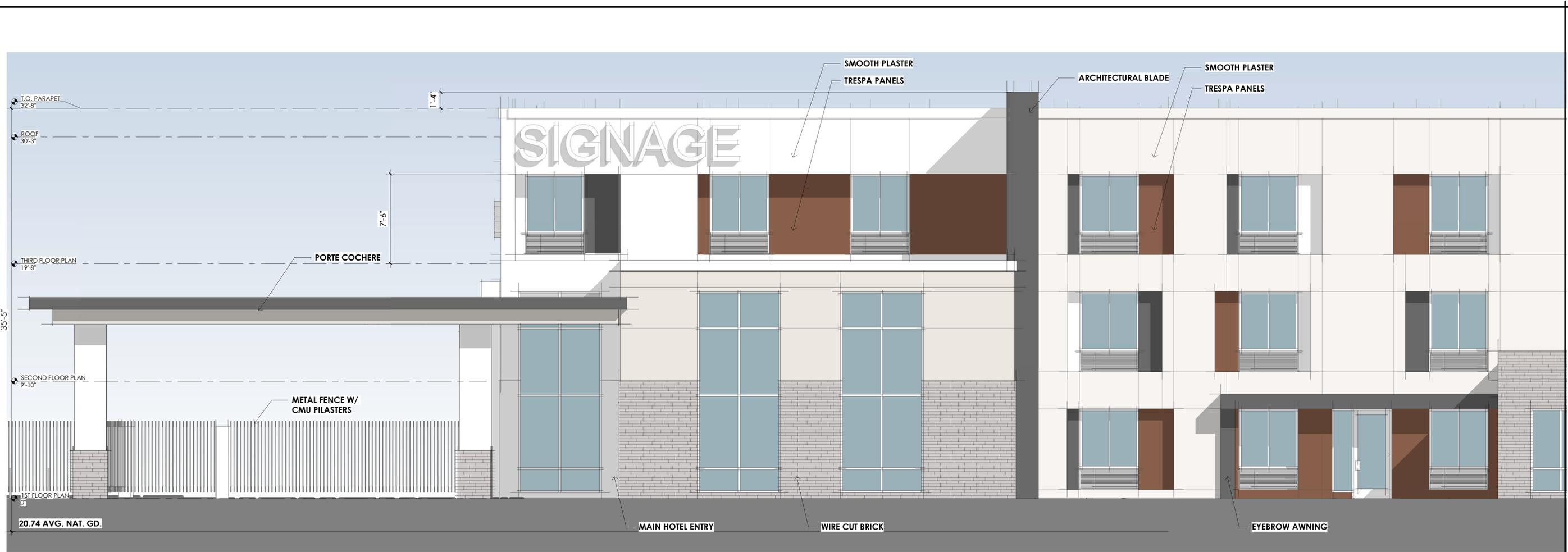


<p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>ARRIS STUDIO ARCHITECTS</p> <p>1304 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>	<p>Date: 12/18/18 Scale: 24x36; 1'-0" = 1/16" 11x17: Sheet</p>
	<p><b>FLOOR PLANS</b></p>	<p><b>A-5</b></p>



**1** SOUTH ELEVATION  
1/4" = 1'-0"

 <p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1204 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>		<p>Date 12/18/18</p>
	<p><b>ELEVATIONS</b></p>		<p>Scale 24x36: 1'-0" = 3/32"</p>
			<p>11x17:</p>
			<p>Sheet</p>
			<p><b>A-6</b></p>



**2 EAST ELEVATION - SOUTH**  
1/4" = 1'-0"



**1 OVERALL EAST ELEVATION**  
3/32" = 1'-0"

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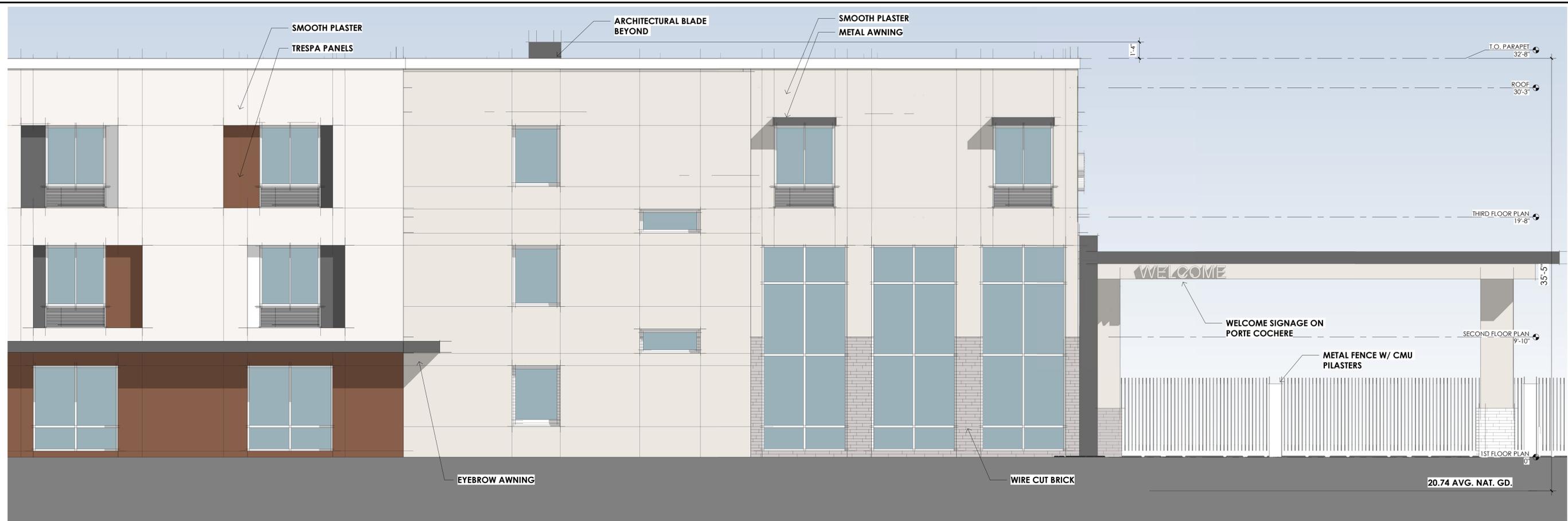
**MORRO BAY HOTEL**  
MORRO BAY, CA  
**ELEVATIONS**

Date 12/18/18  
Scale 24x36: 1'-0" = 1/8"  
11x17:  
Sheet  
**A-7**



**1** NORTH ELEVATION  
1/4" = 1'-0"

 <p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1204 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>		<p>Date 12/18/18</p>
	<p><b>ELEVATIONS</b></p>		<p>Scale 24x36: 1'-0" = 1/8"</p>
			<p>11x17:</p>
			<p>Sheet</p>
			<p><b>A-8</b></p>

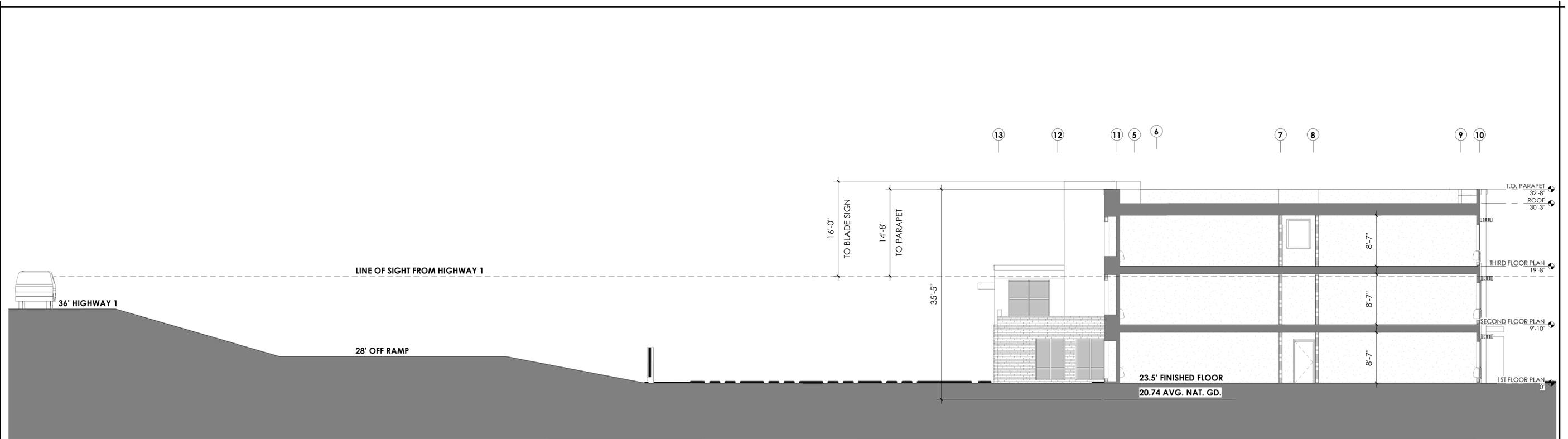


**2 WEST ELEVATION - SOUTH**  
1/4" = 1'-0"



**1 OVERALL WEST ELEVATION**  
3/32" = 1'-0"

 <p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1204 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p>		<p>Date 12/18/18</p>
	<p><b>ELEVATIONS</b></p>		<p>Scale 24x36: 1'-0" = 1/8"</p>
			<p>11x17:</p>
			<p>Sheet</p>
			<p><b>A-9</b></p>



**2 BUILDING HEIGHT STUDY & LINE OF SIGHT FROM HIGHWAY**  
1/8" = 1'-0"

- AMENITIES
- BOH
- CORRIDOR
- GUESTROOM
- LOBBY / BREAKFAST AREA
- Calculating...



**1 SECTION**  
3/32" = 1'-0"

 <p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p><small>1204 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</small></p>	<p><b>MORRO BAY HOTEL</b> MORRO BAY, CA</p> <hr/> <p><b>SECTION</b></p>	<p>Date: 12/18/18 Scale: 1'-0" = 3/32" 11x17: Sheet</p> <p style="font-size: 24px; font-weight: bold;">A-10</p>
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STOREFRONT:  
CLEAR ANODIZED

EL DORADO STONE:  
BIRCH LEDGE CUT 33

TRESPA:  
ITALIAN WALNUT - SATIN

FIELD PAINT 1: SW 7028  
INCREDIBLE WHITE

FIELD PAINT 2: SW 7030  
ANEW GRAY



ACCENT PAINT : SW 7068  
GRIZZLE GRAY



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**MORRO BAY HOTEL**  
MORRO BAY, CA

**MATERIAL BOARD**

Date 12/18/18  
Scale 24x36;  
11x17;  
Sheet

**A-12**



VIEW FROM ATASCADERO ROAD



VIEW FROM SOUTH BOUND OFF RAMP



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**MORRO BAY HOTEL**  
MORRO BAY, CA

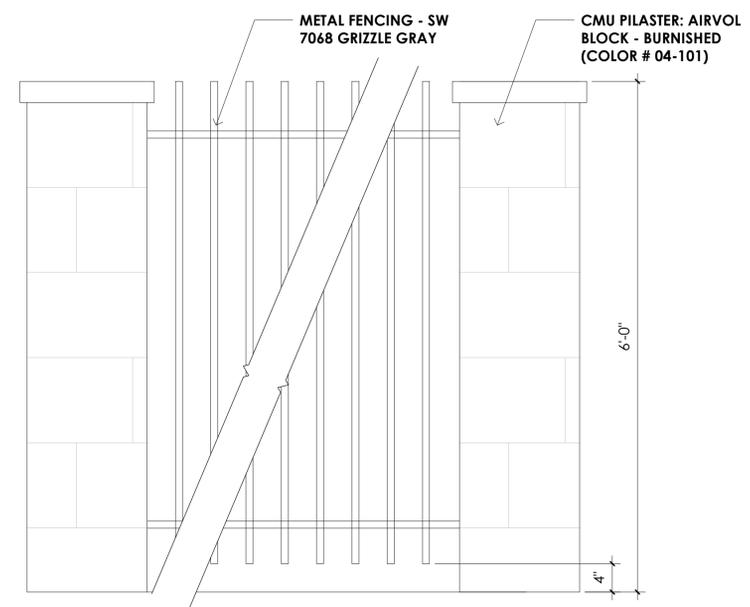
RENDERINGS

Date 12/18/18  
Scale 24x36;  
11x17;  
Sheet

**A-13**



PROPOSED FENCE ALONG OFF RAMP



FENCE AT OFF RAMP



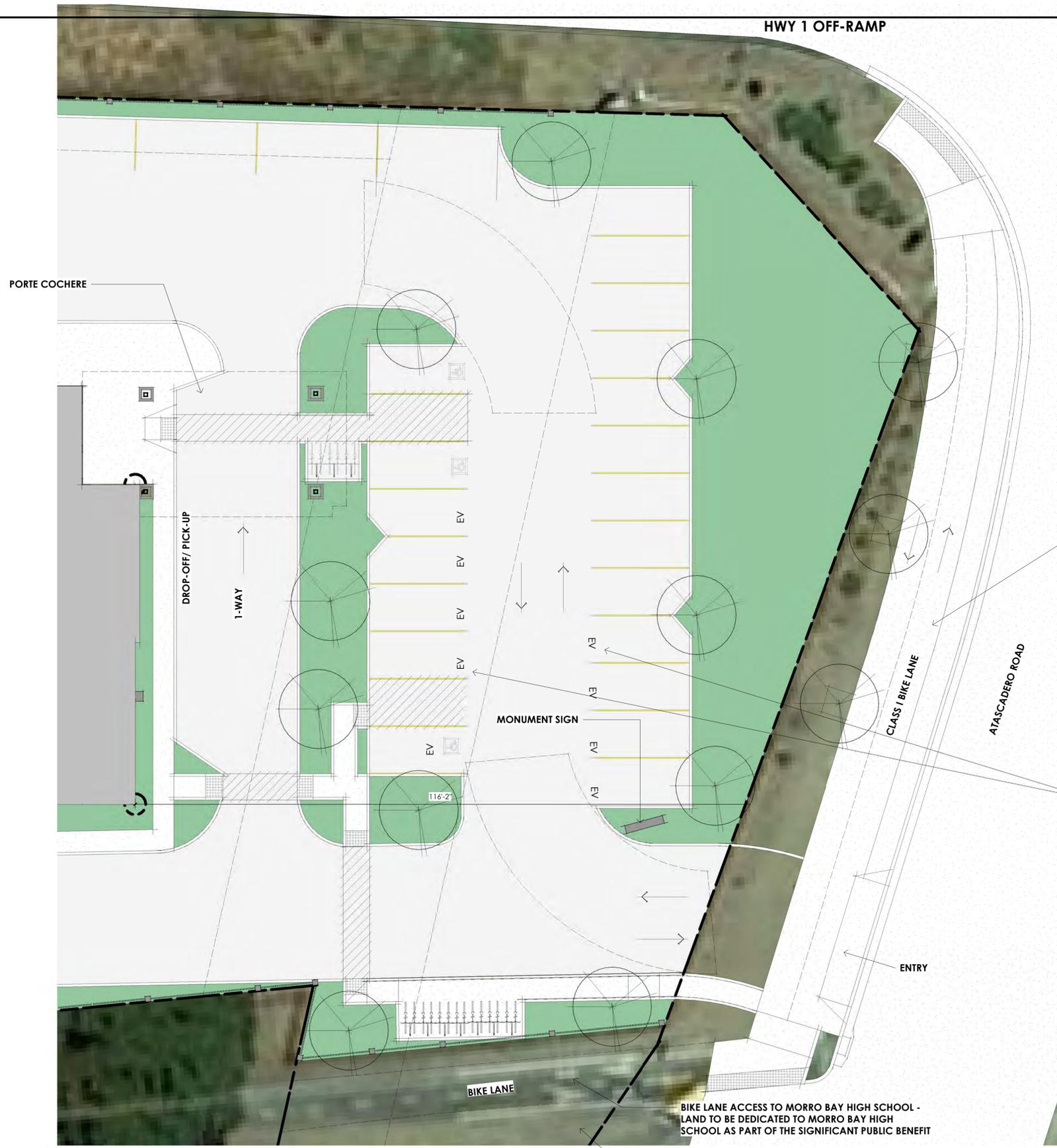
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MORRO BAY HOTEL  
MORRO BAY, CA

FENCE DETAILS

Date 12/18/18  
Scale 24x36;  
11x17;  
Sheet

**A-14**



**1. PUBLIC BENEFIT:**  
 CLASS 1 BIKE LANE ALONG THE STREET FRONTAGE OF THE PROJECT TO PROVIDE A SAFE PATH FOR BICYCLISTS FROM THE INTERSECTION AT THE HWY 1 OFF RAMP TO MORRO BAY HIGH SCHOOL.

**2. PUBLIC BENEFIT:**  
 (9) EV CHARGING STATIONS TOTAL WILL BE OPEN TO THE PUBLIC. THE PROJECT WILL PROVIDE (7) LEVEL-2 CHARGING STATIONS AND (2) LEVEL-3 CHARGING STATIONS AT THE FRONT OF THE SITE ALONG ATASCADERO ROAD. THE PROJECT IS PROVIDING AN ADDITIONAL ACCESSIBLE PARKING SPACE DEDICATED TO ONE OF THE (9) EV CHARGERS.

BIKE LANE ACCESS TO MORRO BAY HIGH SCHOOL - LAND TO BE DEDICATED TO MORRO BAY HIGH SCHOOL AS PART OF THE SIGNIFICANT PUBLIC BENEFIT

MORRO BAY HIGH SCHOOL VEHICULAR ENTRANCE

**1 PUBLIC BENEFIT PLAN**  
 3/32" = 1'-0"

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 SAN LEUIS OBISPO, CA 93401  
 805/547.2240 • 805/547.2241

**MORRO BAY HOTEL**  
 MORRO BAY, CA  
**PUBLIC BENEFIT**

Date: 12/18/18  
 Scale: 24x36;  
 11x17;  
 Sheet:  
**A-15**

**LIGHTING FIXTURES**



**BEGA 360° BOLLARD**  
 (LOCATED: ON WALKWAY)  
 MODEL: 8429-DARK BRONZE  
 WATTS: 13  
 LUMENS: 900



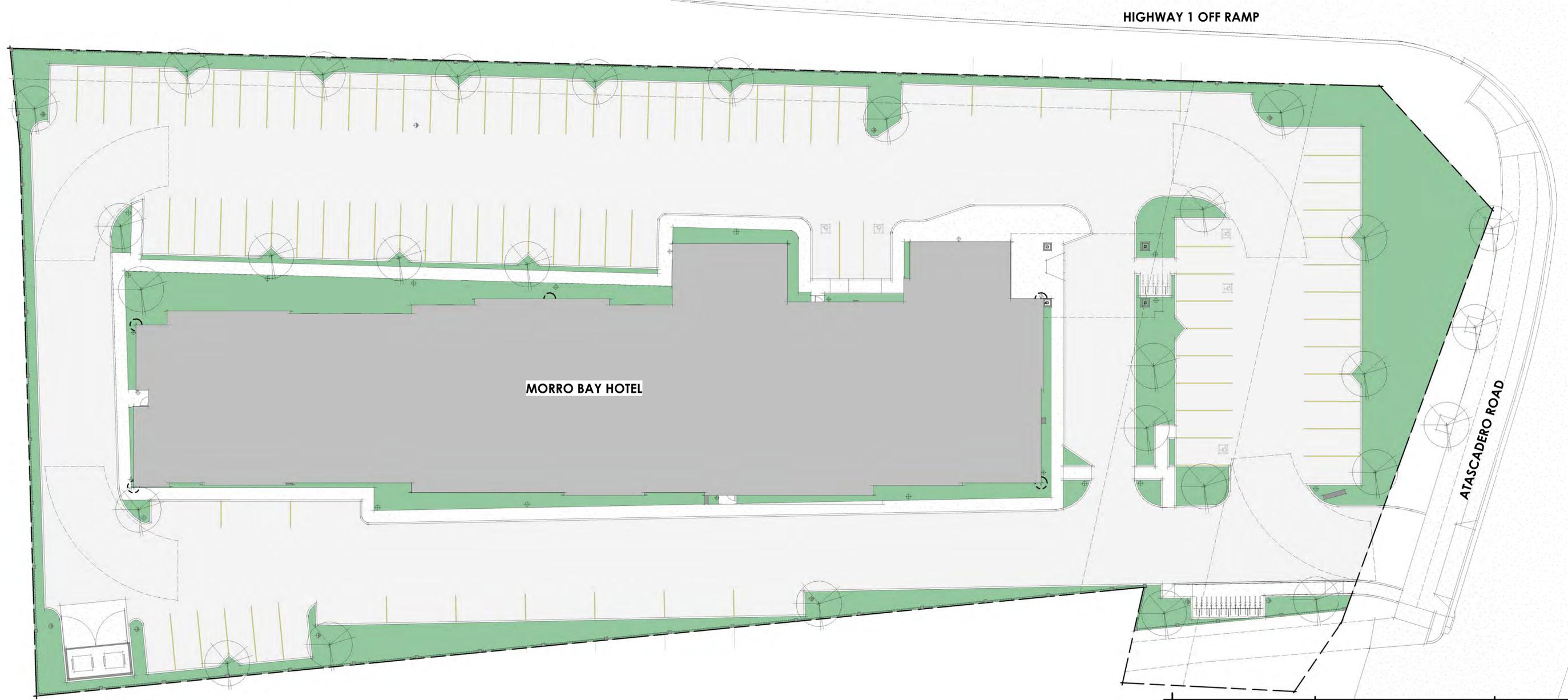
**BEGA DIRECTIONAL BOLLARD**  
 (LOCATED: NEAR PROPERTY LINE)  
 MODEL: 8136-DARK BRONZE  
 WATTS: 13  
 LUMENS: 900



**BEGA WALL MOUNTED**  
 (LOCATED: AT ENTRY DOORS & ALONG WALKWAY)  
 MODEL: 6654 LED-DARK BRONZE  
 WATTS: 3  
 LUMENS: 360

**LIGHTING LEGEND**

- ⊕ +36" 360° BOLLARD
- ⊕ +36" DIRECTIONAL BOLLARD
- ⊕ WALL MOUNTED LIGHT



**1 SCHEMATIC SITE LIGHTING PLAN**  
 1/16" = 1'-0"

**ARRIS**  
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**MORRO BAY HOTEL**  
 MORRO BAY, CA  
**LIGHTING DETAILS & SPECIFICATIONS**

Date: 09/07/18  
 Scale: 24x36;  
 11x17;  
 Sheet:  
**A-16**

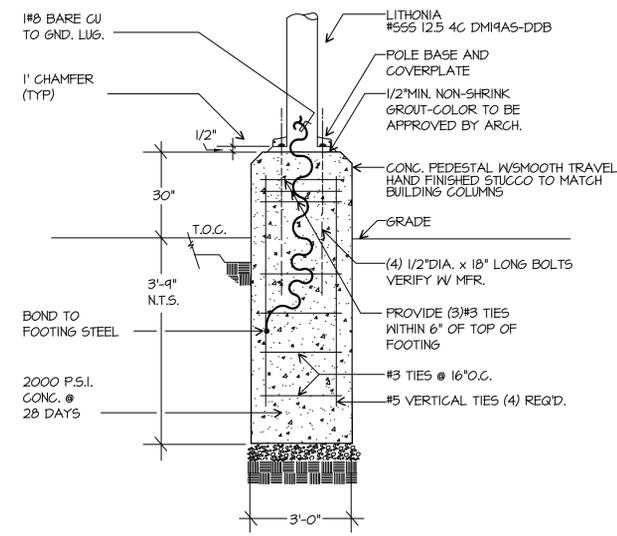
### GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL CONDUCTORS SHALL BE IN CONDUIT.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THIN/THIN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

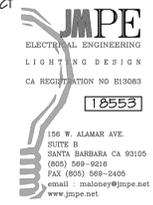
### SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- /// MATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1" C., NO MARKS = 2#12
- ← HOME RUN LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
- ≡ SANCUT
- ≡ GROUND CONNECTION
- ▨ DISTRIBUTION SWITCHBOARD OR PANEL
- ▨ PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- ▨ SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- FLUORESCENT FIXTURE
- OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
- SURFACE FIXTURE ON FLUSH OUTLET.
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- ⊗ EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
- ⊗ LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
- ⊗ LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
- ⊗ MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
- ⊗ SPECIAL RECEPTACLE - SEE PLAN
- ⊗ METER
- ⊗ FLUSH FLOOR RECEPTACLE
- ⊗ RECEPTACLE, DUPLEX, 15A, 15V, NEMA 5-PR +18" UNO.
- ⊗ DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
- ⊗ DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- ⊗ GFI GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- ⊗ DOUBLE DUPLEX RECEPTACLE
- ⊗ CEILING RECEPTACLE
- ⊗ RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" UNO.
- ⊗ JUNCTION BOX 4" SQUARE, 1-1/2" DEEP UNO.
- ⊗ THERMOSTAT F.D.O. +48"
- ⊗ MOTOR, NO. INDICATES HORSEPOWER
- ⊗ CLOCK OUTLET +7-6" UNO.
- ⊗ DISCONNECT SWITCH, NON-FUSED
- ⊗ DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- ⊗ COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- ⊗ MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- ⊗ DIMMER W/INTEGRAL "ON-OFF" SW.
- ⊗ PUSHBUTTON
- ⊗ PHOTOCELL
- ⊗ SMOKE DETECTOR
- ⊗ TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETTED OPENING +18" UNO.
- ⊗ CABLE TV OUTLET +18" UNO.
- ⊗ MOTION SENSOR
- ⊗ EXISTING SWITCH
- S SINGLE POLE SWITCH
- S<sup>2</sup> DOUBLE POLE SWITCH
- S<sup>3</sup> THREE WAY SWITCH
- S<sup>P</sup> SWITCH W/PLOT LT.
- S<sup>M</sup> MANUAL MOTOR STARTER
- FAFCP FIRE ALARM CONTROL PANEL
- GFI GROUND FAULT CIRCUIT INTERRUPTING
- LST LABOR SAVING TANDEM
- MLO MAIN LUGS ONLY
- W/ WITH
- C.O. CONDUIT ONLY
- W.P. WEATHERPROOF
- F.B.O. FURNISHED BY OTHERS, INSTALL & CONNECT
- U.N.O. UNLESS NOTED OTHERWISE
- N.E.C. NATIONAL ELECTRICAL CODE
- N.I.C. NOT IN CONTRACT
- (E) EXISTING
- (N) NEW
- (R) REMOVE
- (RL) RELOCATE
- S/M SURFACE MOUNT
- U/G UNDERGROUND
- CWP COLD WATER PIPE
- AFF ABOVE FINISHED FLOOR
- HACR HEATING AND AIR CONDITIONING RATED CIRCUIT INTERRUPTER
- N.L. NIGHT LIGHT

FIXTURE SCHEDULE							
TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE			DRIVER	OPTIC/LENS	REMARKS
		TYPE	COLOR	WATTS			
A 21	BEGA 24035/19537 DARK BRONZE			21	ELECTRONIC	CLEAR GLASS	WALL MOUNTED
B 20	BEGA 99857/99622 DARK BRONZE			20	ELECTRONIC	CLEAR GLASS	DIRECTIONAL BOLLARD
C 20	BEGA 99856/99622 DARK BRONZE			20	ELECTRONIC	CLEAR GLASS	BOLLARD
S1 71	LITHONIA DSXO LED P340KBLC/MVOLTDS330-DOB-D1FP			71	ELECTRONIC	FLAT CLEAR	CUTOFF PARKING LOT LIGHT
S2 71	LITHONIA DSXO LED P340KRCCO/MVOLTDS330-DOB-D1FP			71	ELECTRONIC	FLAT CLEAR	CUTOFF PARKING LOT LIGHT
S3 71	LITHONIA DSXO LED P340KLCCO/MVOLTDS330-DOB-D1FP			71	ELECTRONIC	FLAT CLEAR	CUTOFF PARKING LOT LIGHT
S4 71	LITHONIA DSXO LED P340KTSW/MVOLTDS330-DOB-D1FP				ELECTRONIC	FLAT CLEAR	CUTOFF PARKING LOT LIGHT



POLE BASE DETAIL  
SCALE: NONE



ADDRESS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
CONTACT  
805.547.2240  
ARRIS-STUDIO.COM  
THOMAS E. JESS ARCHITECT #C27698  
STEPHEN A. RIGOR ARCHITECT #C33812  
ARCHITECT OF RECORD/CONSULTANT

CLIENT

**MORRO BAY HOTEL**  
MORRO BAY, CA.  
**GENERAL NOTES, SYMBOLS, SCHEDULES & DETAILS**

#	REVISION	DATE

PROJECT  
DATE  
OCT 29, 2018  
SHEET

**E0.1**

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

STATE OF CALIFORNIA OUTDOOR LIGHTING CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

STATE OF CALIFORNIA OUTDOOR LIGHTING CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

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STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

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STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

STATE OF CALIFORNIA OUTDOOR LIGHTING POWER ALLOWANCES CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

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STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL

STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS CERTIFICATE OF COMPLIANCE MORRO BAY HOTEL



ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401

CONTACT 805.547.2240 ARRIS-STUDIO.COM

THOMAS E. JESS ARCHITECT #C27608 STEPHEN A. RIGOR ARCHITECT #C33672

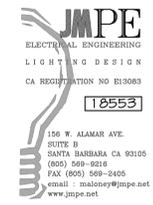
ARCHITECT OF RECORD/CONSULTANT

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MORRO BAY HOTEL MORRO BAY, CA. OUTDOOR LIGHTING COMPLIANCE FORMS

PROJECT

Table with columns: #, REVISION, DATE. Row 1: #, REVISION, DATE. Row 2: #, REVISION, DATE. Row 3: #, REVISION, DATE.



DATE OCT 29, 2018 SHEET E0.2

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CLIENT

**MORRO BAY HOTEL**  
MORRO BAY, CA.  
**SITE LIGHTING PLAN**

PROJECT

# REVISION DATE

PROJECT

DATE OCT 29, 2018

SHEET

**E1.0**

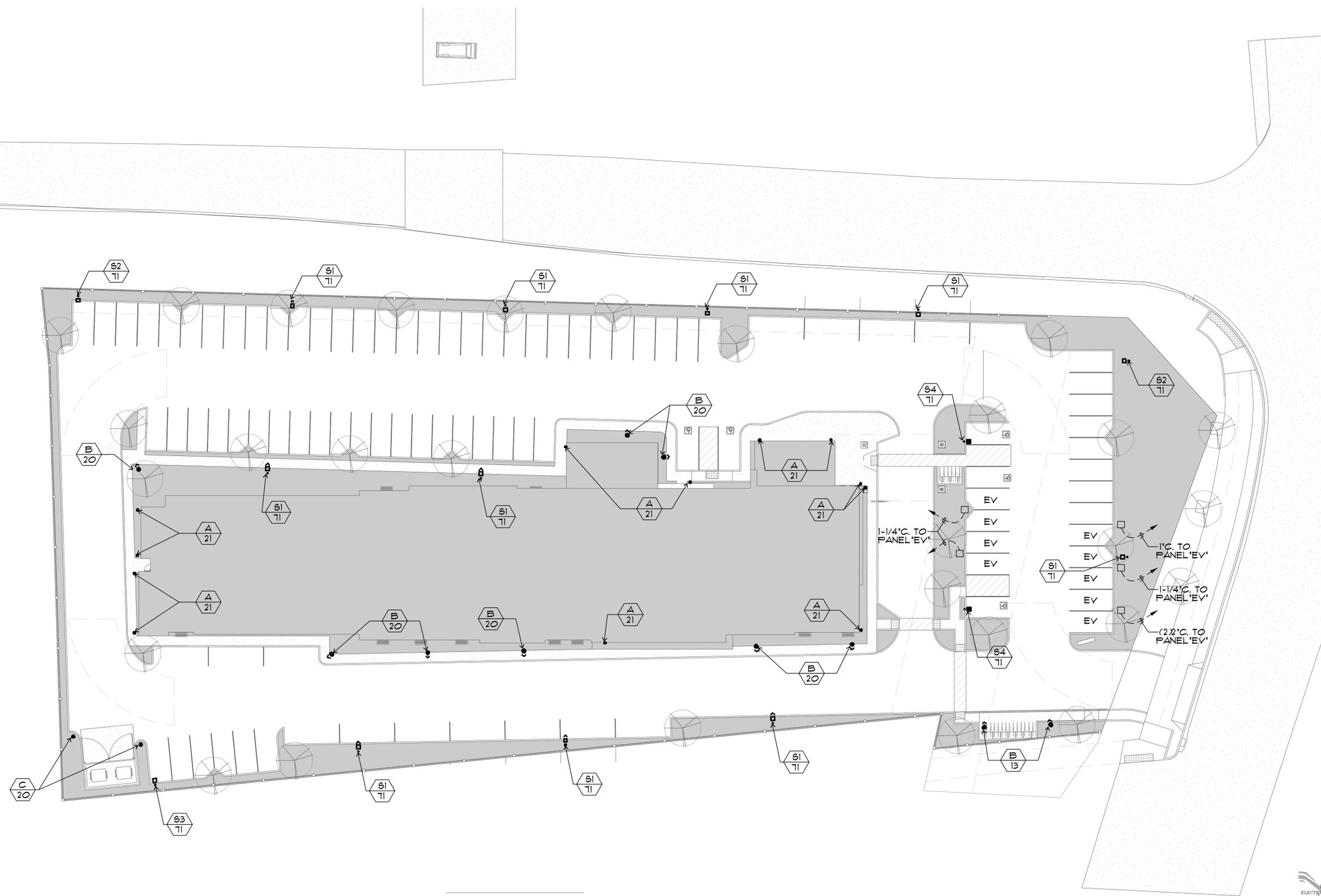
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**JMPE**  
ELECTRICAL ENGINEERING  
LIGHTING DESIGN  
CA REGISTRATION NO. E13083  
12553  
156 W. ALAMAR AVE.  
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(805) 569-9216  
FAX (805) 569-5405  
e-mail: jmorero@jmpe.net  
www.jmpe.net



**SITE LIGHTING PLAN**

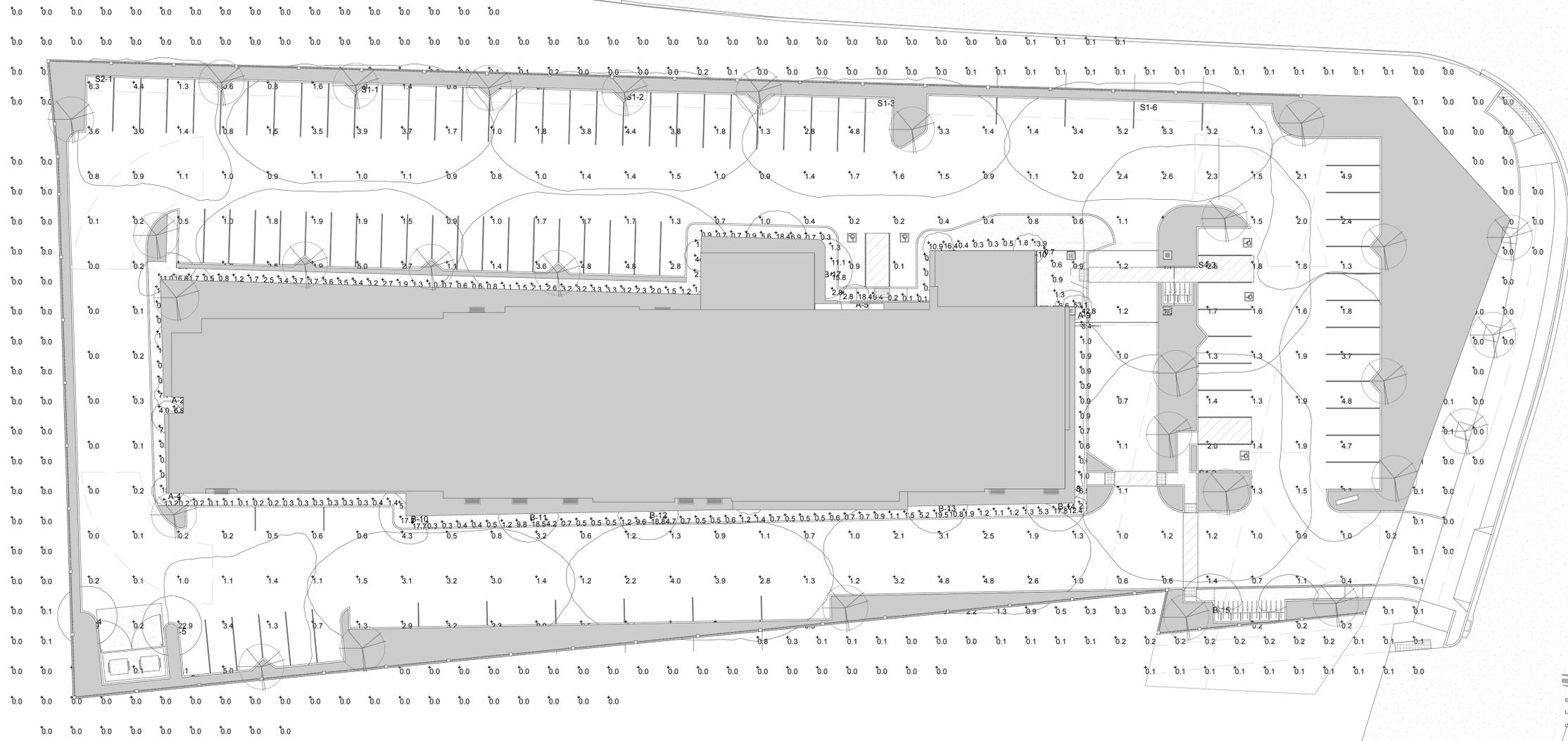
SCALE: 1" = 20'-0"



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
⊗	A	12	24035/19337 WIRING BOX	Wall mounted luminaires with fully shielded light source. Die-cast aluminum construction with clear tempered glass. Luminaires mount over custom BEGA19 237 linear recessed wing box. The box can be shipped ahead of the luminaire. Integral 120V-277V electronic LED driver. LED color temperature available in 2700K, 3500K, 3500K, or 4000K.	LED 18.1W	1	1725.007	0.95	21
⊙	B	10	99187 BOLLARD TOP/19622(SHAFT)	LED system bollards - shielded 180° bollards with directed 180° light distribution constructed die-cast aluminum. Clear glass diffuser and pure anodized aluminum reflector. Integral 120V-277V electronic LED driver. 0.10V dimming.	LED 16.5W	1	923.4279	0.95	19.8
⊕	C	2	99856 BOLLARD TOP/19622(SHAFT)	Bollards with directed 300° light distribution constructed die-cast aluminum. Clear glass diffuser and pure anodized aluminum reflector.	LED 16.5W	1	1038.271	0.95	19.8
⊙	S1	10	DSX0 LED P3 40K BLC MVOLT/DS330 XXX D1 FP MATCH FBC AB-DRILL FOR DSX0	DSX0 LED P3 40K BLC MVOLT	LED	1	6925.194	0.95	71
⊙	S2	2	DSX0 LED P3 40K RCCO MVOLT/DS330 XXX D1 FP MATCH FBC AB-DRILL FOR DSX0	DSX0 LED P3 40K RCCO MVOLT	LED	1	5152.961	0.95	71
⊙	S3	1	DSX0 LED P3 40K LOCO MVOLT/DS330 XXX D1 FP MATCH FBC AB-DRILL FOR DSX0	DSX0 LED P3 40K LOCO MVOLT	LED	1	5152.961	0.95	71
⊙	S4	2	DSX0 LED P3 40K TSW MVOLT/DS330 XXX D1 FP MATCH FBC AB-DRILL FOR DSX0	DSX0 LED P3 40K TSW MVOLT	LED	1	8712.234	0.95	71

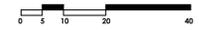
Location		X	Y	Z	MH
No.	Label				
1	A	-2601.68	-126.29	6.50	6.50
2	A	-2601.76	-145.07	6.50	6.50
3	A	-2602.84	-152.46	6.50	6.50
4	A	-2602.84	-177.18	6.50	6.50
5	A	-2372.40	-113.27	6.50	6.50
6	A	-2424.31	-98.61	6.50	6.50
7	A	-2407.88	-179.86	6.50	6.50
8	A	-2301.30	-174.69	6.50	6.50
9	A	-2297.95	-116.85	6.50	6.50
10	A	-2314.13	-96.52	6.50	6.50
11	A	-2299.99	-115.18	6.50	6.50
12	A	-2344.49	-95.99	6.50	6.50
1	B	-2602.32	-107.91	3.50	3.50
5	B	-2398.68	-93.79	3.50	3.50
10	B	-2521.74	-184.62	3.50	3.50
11	B	-2481.91	-184.07	3.50	3.50
12	B	-2441.75	-183.36	3.50	3.50
13	B	-2344.92	-181.08	3.50	3.50
14	B	-2304.82	-180.47	3.50	3.50
15	B	-2252.96	-215.05	3.50	3.50
16	B	-2226.78	-215.22	3.50	3.50
17	B	-2383.36	-102.89	3.50	3.50
4	C	-2629.69	-218.95	3.50	3.50
5	C	-2601.41	-222.18	3.50	3.50
1	S1	-2538.38	-39.97	16.00	16.00
2	S1	-2449.55	-42.51	16.00	16.00
3	S1	-2395.34	-44.63	16.00	16.00
6	S1	-2277.37	-45.93	16.00	16.00
8	S1	-2195.45	-149.27	16.00	16.00
9	S1	-2510.71	-224.74	16.00	16.00
1	S2	-2627.65	-36.50	16.00	16.00
2	S2	-2194.32	-62.88	16.00	16.00
1	S3	-2595.56	-239.01	16.00	16.00
2	S4	-2258.84	-169.28	16.00	16.00
3	S4	-2259.00	-99.83	16.00	16.00
10	S1	-2424.38	-221.93	16.00	16.00
11	S1	-2338.05	-213.04	16.00	16.00
12	S1	-2548.63	-111.03	16.00	16.00
13	S1	-2459.63	-112.03	16.00	16.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	+	1.8 fc	22.9 fc	0.0 fc	N/A	N/A
SPILL LIGHT	+	0.1 fc	5.2 fc	0.0 fc	N/A	N/A
WALKWAY	+	4.1 fc	53.1 fc	0.1 fc	531.0:1	41.0:1



**SITE LIGHTING PHOTOMETRIC PLAN**

SCALE: 1" = 20'-0"



**JMPE**  
 ELECTRICAL ENGINEERING  
 LIGHTING DESIGN  
 A REGISTRATION NO. R13083  
 12553  
 156 W. ALAMAR AVE.  
 SUITE B  
 SANTA BARBARA, CA 93105  
 (805) 569-9216  
 FAX (805) 569-5405  
 e-mail: jmorone@jmpe.net  
 www.jmpe.net



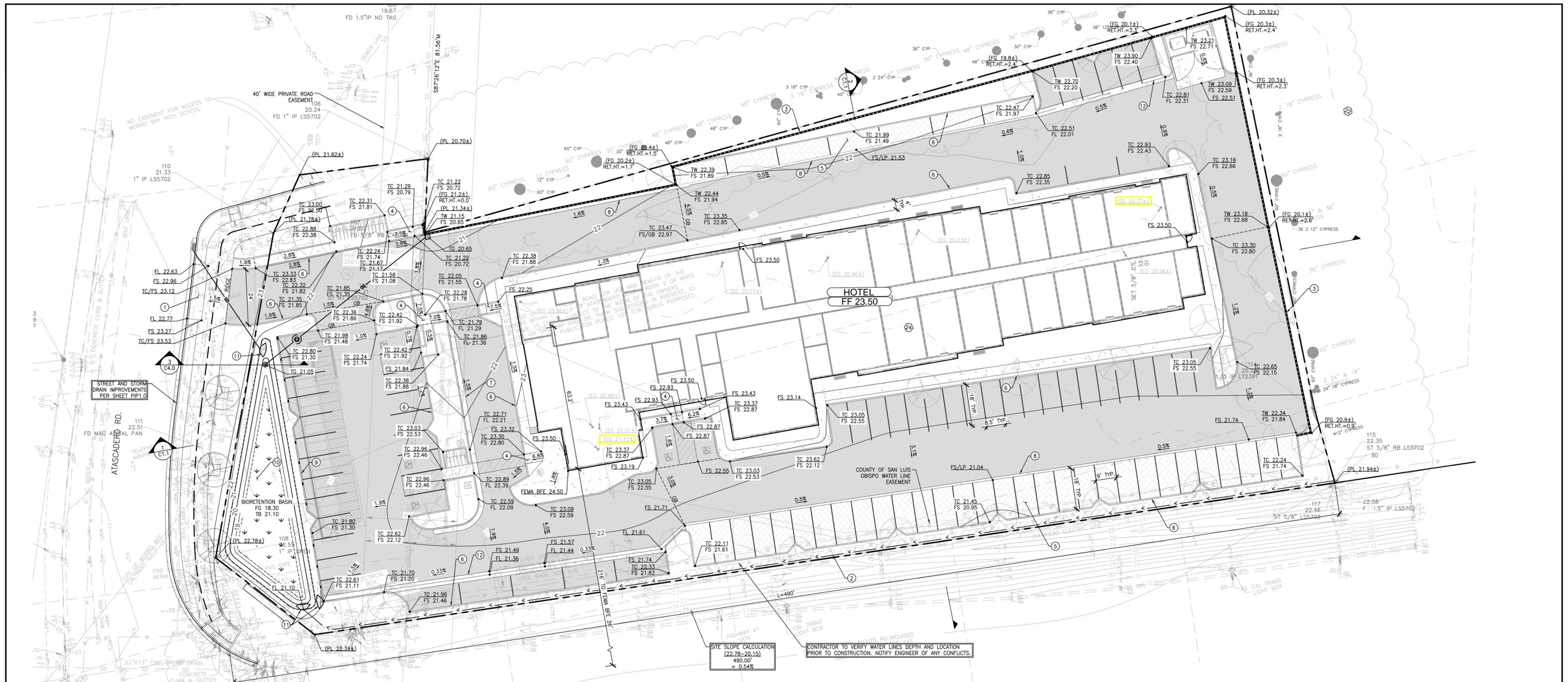
ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27698  
 STEPHEN A. BUCK ARCHITECT #C33672  
 ARCHITECT OF RECORD/CONSULTANT

**MORRO BAY HOTEL**  
 MORRO BAY, CA.  
**SITE LIGHTING**  
**PHOTOMETRIC PLAN**

#	REVISION	DATE

PROJECT  
 DATE  
 SHEET

OCT 29, 2018  
**E1.1**



**GENERAL LEGEND**

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (P)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT

**GRADING LEGEND**

- SB... RIDGE... HINGE GRADE BREAK
- DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- SWALE
- 100' CONTOUR MAJOR
- 100' CONTOUR MINOR
- DEEPEENED FOOTING, HEIGHT PER PLAN.
- TOP OF SLOPE
- TOE OF SLOPE

**STORM DRAIN LEGEND:**

- 50LF12"SD0.5%--- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- LIMIT OF TRIBUTARY AREA FOR STORMWATER BMP'S
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- DROP INLET
- MANHOLE
- CLEANOUT

**GRADING KEY NOTES:**

- 1 COMMERCIAL DRIVEWAY PER CITY STD. B-6.
- 2 VEGETATED SWALE.
- 3 RETAINING WALL PER STRUCTURAL PLANS BY OTHERS. RETAINED HEIGHT PER PLAN.
- 4 ADA RAMP PER CAL TRANS STD. PLAN RSP A88A.
- 5 PERVIOUS PAVER SECTION PER DETAIL 4 ON SHEET C3.0.
- 6 6" CURB PER CITY STD. B-2.
- 7 6" CURB AND GUTTER PER CITY STD. B-1.
- 8 12" CONCRETE STRIP.
- 9 6" SLOTTED CURB.
- 10 BIO-RETENTION BASIN PER DETAIL 3 ON SHEET C3.0.
- 11 COBBLE ENERGY DISSIPATOR.
- 12 3' WIDE VALLEY GUTTER.

**GRADING GENERAL NOTES:**

- A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
- B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY EARTH SYSTEMS PACIFIC, DATED JANUARY 29, 2018.
- C. ESTIMATED EARTHWORK QUANTITIES:  
CUT FILL NET  
1,650 CY 3,500 CY 1,850 CY (FILL)
- NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.
- D. PROPOSED SITE DISTURBANCE: 86,500 SF.
- E. 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.
- F. 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.
- G. EXISTING LOT MERGER IN PROGRESS, EXISTING INTERIOR LOT LINES TO BE DELETED.
- H. SEE SHEET PIP1.0 FOR OFFSITE STREET AND STORM DRAIN IMPROVEMENTS.

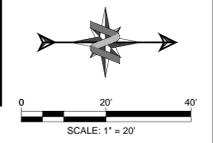
**LOW IMPACT DESIGN MEASURES**

LOW IMPACT DESIGN PRACTICES SHOWN ON THIS PLAN INCLUDE STORMWATER RUNOFF REDUCTION, TREATMENT, AND RETENTION WITH THE USE OF TWO PERVIOUS PAVEMENT AREAS, UNDERGROUND INFILTRATION CHAMBERS AND A BIORETENTION BASIN. THE PERVIOUS PAVERS ARE LAID WITH OPEN JOINTS WITH PERMEABLE AGGREGATES ON TOP OF A LARGER GRADED STONE TO PROMOTE STORAGE AND INFILTRATION IN THE UNDERLYING SOILS. THE CHAMBERS CONSIST OF 31 BURIED UNITS THAT ARE SURROUNDED BY STONE. THE SYSTEM IS DESIGNED TO RETAIN STORMWATER AND INFILTRATE INTO THE SOILS BELOW. THE BIORETENTION BASIN UTILIZES A LAYER OF BIOSOIL MIX AND VEGETATION FOR INITIAL FILTRATION TREATMENT OVER A LAYER OF AGGREGATE BASE TO RETAIN STORM WATER AND INFILTRATE TO THE UNDERLYING SOILS. THE STORMWATER CONTROL MEASURES NOTED HAVE BEEN SIZED IN ACCORDANCE WITH THE CITY OF MORRO BAY'S STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT AND POST-CONSTRUCTION REQUIREMENTS.

**FEMA FLOOD ZONE NOTES:**

- (BE) BASE FLOOD ELEVATIONS SHOWN PURSUANT TO FEMA FIRM PANEL 813H (SHEET 813 OF 2050). PROPOSED BUILDING FINISH FLOOR ELEVATION IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION PURSUANT TO THE CITY OF MORRO BAY MUNICIPAL CODE.
- BASE FLOOD CONTOURS PURSUANT TO FEMA FIRM PANEL REFERENCED HERON.

POST-DEVELOPEMENT SURFACES		
SURFACE TYPE	AREA	PERCENTAGE OF SITE AREA
BUILDING/ROOF	21,175 SF	24%
ASPHALT	37,607 SF	43%
HARDSCAPE	7,251 SF	8%
LANDSCAPE/PERVIOUS AREAS	21,992 SF	25%
TOTAL SITE AREA	88,025 SF	100%



**811** Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	REVISIONS

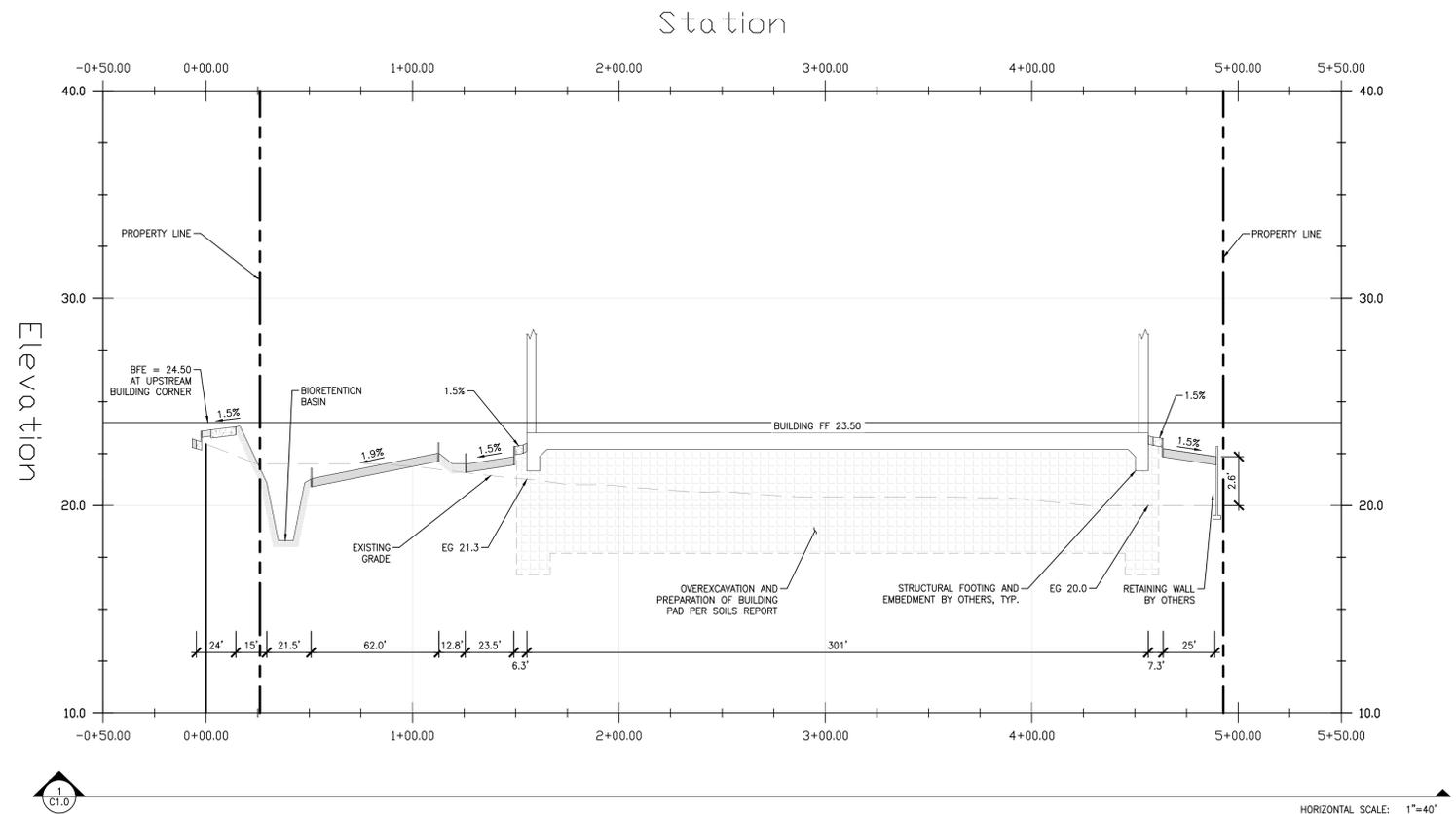
**W WALSH ENGINEERING**  
 WALSHENGINEERING.NET (805) 319-4948  
 979 OSOS ST, SUITE F-4 SAN LUIS OBISPO, CA 93401

ESCAPE HOSPITALITY, LLC  
**ATASCADERO ROAD HOTEL**  
 233 ATASCADERO ROAD, MORRO BAY, CA 93442

REGISTERED PROFESSIONAL ENGINEER  
 MATTHEW R. WALSH  
 C79026  
 NOT FOR CONSTRUCTION  
 CIVIL  
 STATE OF CALIFORNIA

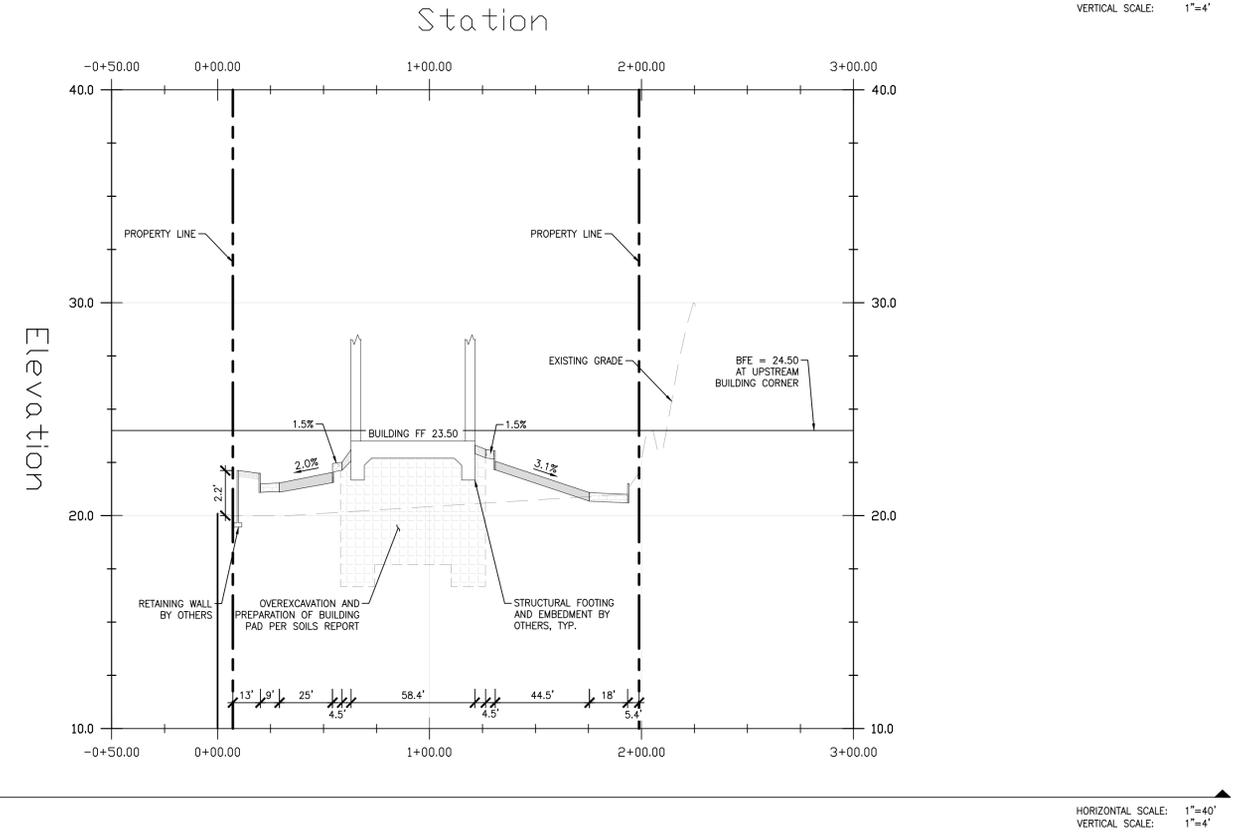
DESIGNED BY: KKE  
 DRAFTED BY: KKE  
 CHECKED BY: MRW  
 DATE: 12/12/18

**GRADING AND DRAINAGE**  
**C1.0**  
 SHEET



1  
C1.0

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



2  
C1.0

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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NO.	DATE	REVISIONS

**W WALSH ENGINEERING**  
 WALSHENGINEERING.NET (805) 319-4948  
 979 OSOS ST, SUITE F-4 SAN LUIS OBISPO, CA 93401

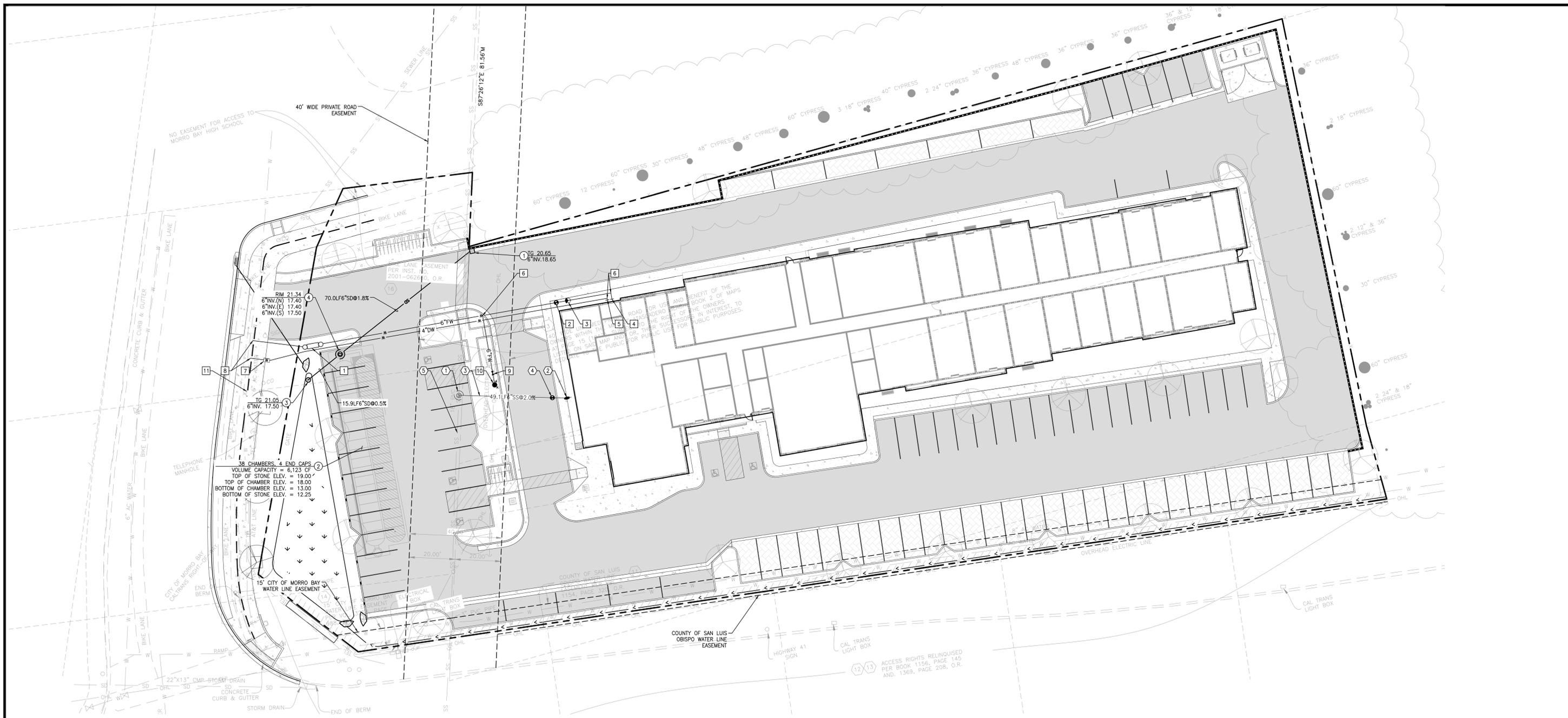
ESCAPE HOSPITALITY, LLC  
 ATASCADERO ROAD HOTEL  
 233 ATASCADERO ROAD, MORRO BAY, CA 93442

REGISTERED PROFESSIONAL ENGINEER  
 MATTHEW R. WALSH  
 C 79026  
 NOT FOR CONSTRUCTION  
 CIVIL  
 STATE OF CALIFORNIA

DESIGNED BY: KKE  
 DRAFTED BY: KKE  
 CHECKED BY: MRW  
 DATE: 12/12/18

SITE CROSS SECTIONS

SHEET  
**C1.1**



**GENERAL LEGEND**

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (R)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL, HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT

**WATER LEGEND:**

- 6" DW DOMESTIC WATER SERVICE AND SIZE (DW)
- 8" FW FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RP2 OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RP2)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)

**SANITARY SEWER LEGEND:**

- 75.0LF6"SS@2.0% SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SSMH SANITARY SEWER MANHOLE (SSMH)
- SSCO SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SSBWBV SANITARY SEWER BACKWATER VALVE

**DRY UTILITY LEGEND:**

- DRY UTILITY SERVICE
- PB PROPOSED PULL BOX
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT

**WATER KEY NOTES**

- 1 DOUBLE CHECK BACKFLOW PREVENTER DEVICE.
- 2 POST INDICATOR VALVE (PIV).
- 3 FIRE DEPARTMENT CONNECTION (FDC).
- 4 DOMESTIC WATER SERVICE. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF BUILDING.
- 5 FIRE WATER SERVICE. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF BUILDING TO FIRE RISER ROOM.
- 6 CONCRETE THRUST BLOCK PER CITY STD. W-2.
- 7 4" DOMESTIC WATER METER PER CITY STD. W-3.
- 8 TIE IN TO EXISTING WATER MAIN. MAINTAIN 2' MIN. SEPARATION BETWEEN CONNECTIONS.
- 9 GATE VALVE.
- 10 FIRE HYDRANT PER CITY STD. W-1.
- 11 EXISTING 6" AC WATER MAIN.

**SANITARY SEWER KEY NOTES**

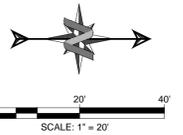
- 1 SANITARY SEWER MANHOLE PER CITY STD. S-3.
- 2 SANITARY SEWER CLEANOUT TO GRADE.
- 3 SEWER LATERAL PER CITY STD. S-1.
- 4 SANITARY SEWER BACKWATER VALVE TO GRADE, PER CPC. VERIFY LOCATION WITH BUILDING INSPECTOR.
- 5 EXISTING 18" PVC SEWER MAIN. CONTRACTOR TO VERIFY INVERT ELEVATIONS.

**STORM DRAIN KEY NOTES**

- 1 8"x8" TRAFFIC-RATED DROP INLET.
- 2 STORMTECH MC-4500 CHAMBER SYSTEM PER SPECIFICATIONS ON SHEET C3.0.
- 3 BEEHIVE OVERFLOW INLET AT BIORETENTION BASIN.
- 4 24" MANHOLE PER CITY STD. C-9.

**UTILITY GENERAL NOTES**

- A. ALL EXISTING DRY UTILITIES TO BE UNDERGROUNDED PER MBMC 17.48.050. ALL ELECTRIC DISTRIBUTION AND COMMUNICATIONS LINES LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROJECT SITE SHALL BE UNDERGROUNDED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATION OF THE CALIFORNIA PUBLIC UTILITIES COMMISSION.
- B. UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS.
- C. SEE SHEET PIP1.0 FOR OFFSITE STREET AND STORM DRAIN IMPROVEMENTS.



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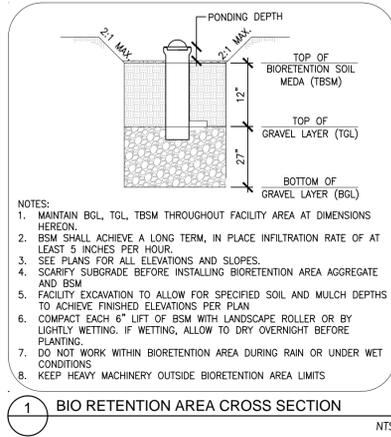
ESCAPE HOSPITALITY, LLC  
 ATASCADERO ROAD HOTEL  
 233 ATASCADERO ROAD, MORRO BAY, CA 93442

REGISTERED PROFESSIONAL ENGINEER  
 MATTHEW R. WALSH  
 C 79026  
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 CIVIL  
 STATE OF CALIFORNIA

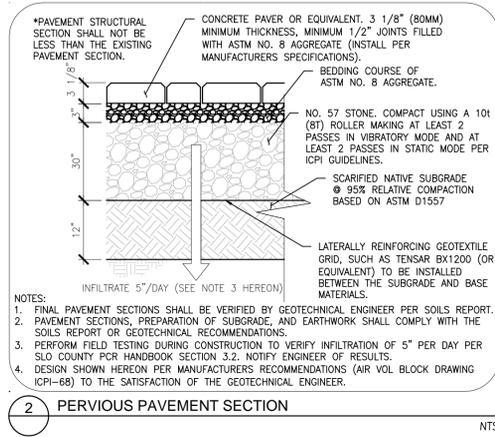
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DRAFTED BY:	KKE
CHECKED BY:	MRW
DATE:	12/12/18

UTILITY PLAN **C2.0**

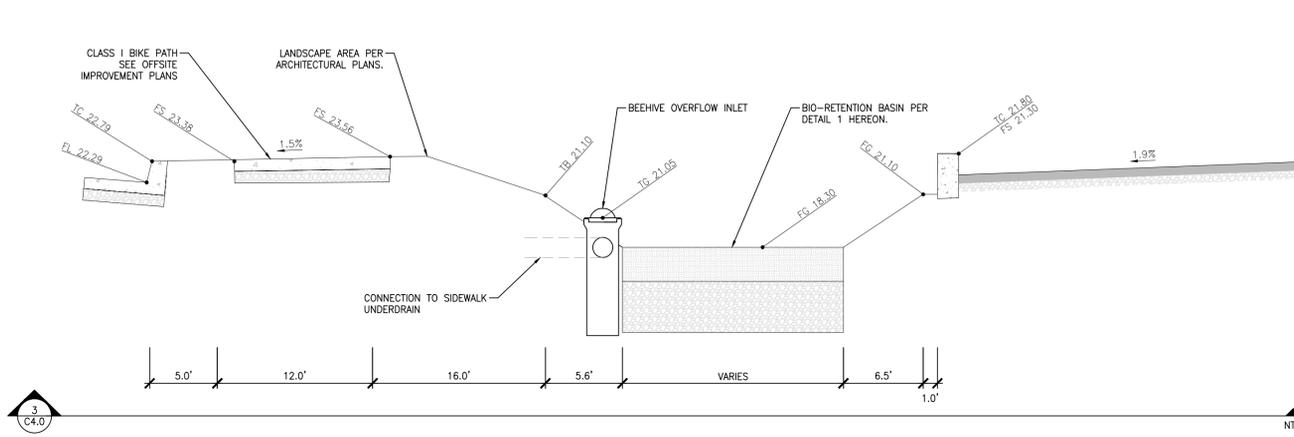
SHEET



- NOTES:
1. MAINTAIN BGL, TGL, TBSM THROUGHOUT FACILITY AREA AT DIMENSIONS HEREON.
  2. BSM SHALL ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
  3. SEE PLANS FOR ALL ELEVATIONS AND SLOPES.
  4. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
  5. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS PER PLAN.
  6. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING, IF WETTING, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
  7. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
  8. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.



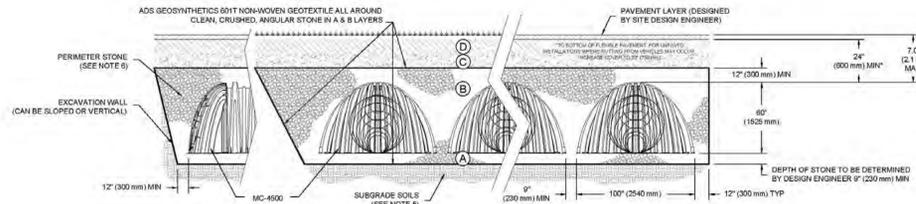
- NOTES:
1. FINAL PAVEMENT SECTIONS SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER PER SOILS REPORT.
  2. PAVEMENT SECTIONS, PREPARATION OF SUBGRADE, AND EARTHWORK SHALL COMPLY WITH THE SOILS REPORT OR GEOTECHNICAL RECOMMENDATIONS.
  3. PERFORM FIELD TESTING DURING CONSTRUCTION TO VERIFY INFILTRATION OF 5" PER DAY PER SLO COUNTY PCR HANDBOOK SECTION 3.2. NOTIFY ENGINEER OF RESULTS.
  4. DESIGN SHOWN HEREON PER MANUFACTURERS RECOMMENDATIONS (AIR VOL BLOCK DRAWING ICP1-68) TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.



ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('C' LAYER) TO 2" (50 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M43* A-1, A-2-4, A-3 OR AASHTO M45* 3, 3E7, 4, 4E7, 5, 5E, 57, 6, 67, 68, 7, 7E, 8, 8E, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYERS) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. (*)

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
  2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



- NOTES:
1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
  4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
  5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
  6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  7. ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

Alascadero Road Hotel  
233 Alascadero Road Hotel

DATE: 08/15/2018  
DRAWN: KKE  
CHECKED: MRW

PROJECT # 100

Stormtech  
STORMWATER MANAGEMENT SYSTEMS

4600 TRIBUNAL BLVD  
SUITE 100  
SAN LUIS OBISPO, CA 93405  
805.752.7473

ADS  
REGISTERED PROFESSIONAL ENGINEER  
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SHEET  
3 OF 6

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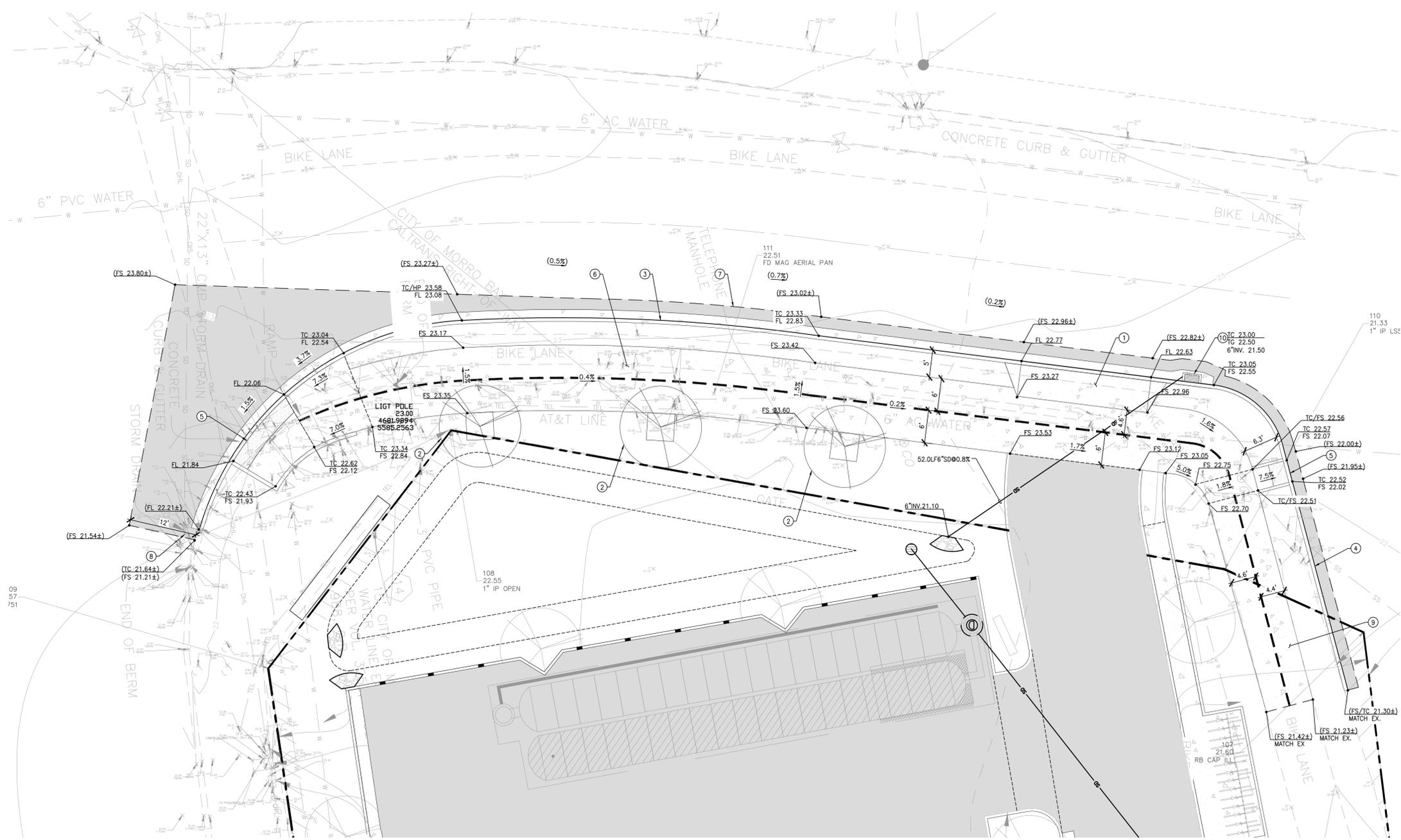
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DRAFTED BY: KKE  
CHECKED BY: MRW  
DATE: 08/15/18

SECTIONS AND DETAILS

SHEET  
C3.0



**GENERAL LEGEND**

- EXISTING/PROPOSED CENTERLINE (CL)
- EXISTING PROPERTY LINE (EX. PL)
- PROPOSED PROPERTY LINE (PL)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT

**GRADING LEGEND**

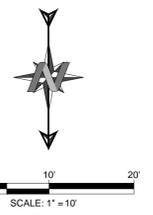
- GB... RIDGE... HINGE GRADE BREAK
- DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- SWALE
- 100 CONTOUR MAJOR
- 100 CONTOUR MINOR
- DEEPEENED FOOTING, HEIGHT PER PLAN.
- TOP OF SLOPE
- TOE OF SLOPE

**STORM DRAIN LEGEND:**

- 50LF12"SD@0.5%--- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- LIMIT OF TRIBUTARY AREA FOR STORMWATER BMP'S
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- DROP INLET
- MANHOLE
- CLEANOUT

**GRADING KEY NOTES:**

- 1 DRIVE APPROACH PER CITY STD. B-6.
- 2 STREET TREES PER CITY STD. B-12.
- 3 6" CURB AND GUTTER PER CITY STD. B-1.
- 4 6" CURB PER CITY STD. B-2.
- 5 ADA RAMP PER CAL TRANS STD. RSP AB8A.
- 6 CLASS 1 MULTI-USE PATH.
- 7 SAWCUT AND PAVEOUT.
- 8 EXISTING CATCH BASIN, PROTECT IN PLACE.
- 9 EXISTING BIKE PATH, REMOVE AND REPLACE.
- 10 STORM DRAIN INLET PER CITY STD. C-1.



**811**  
Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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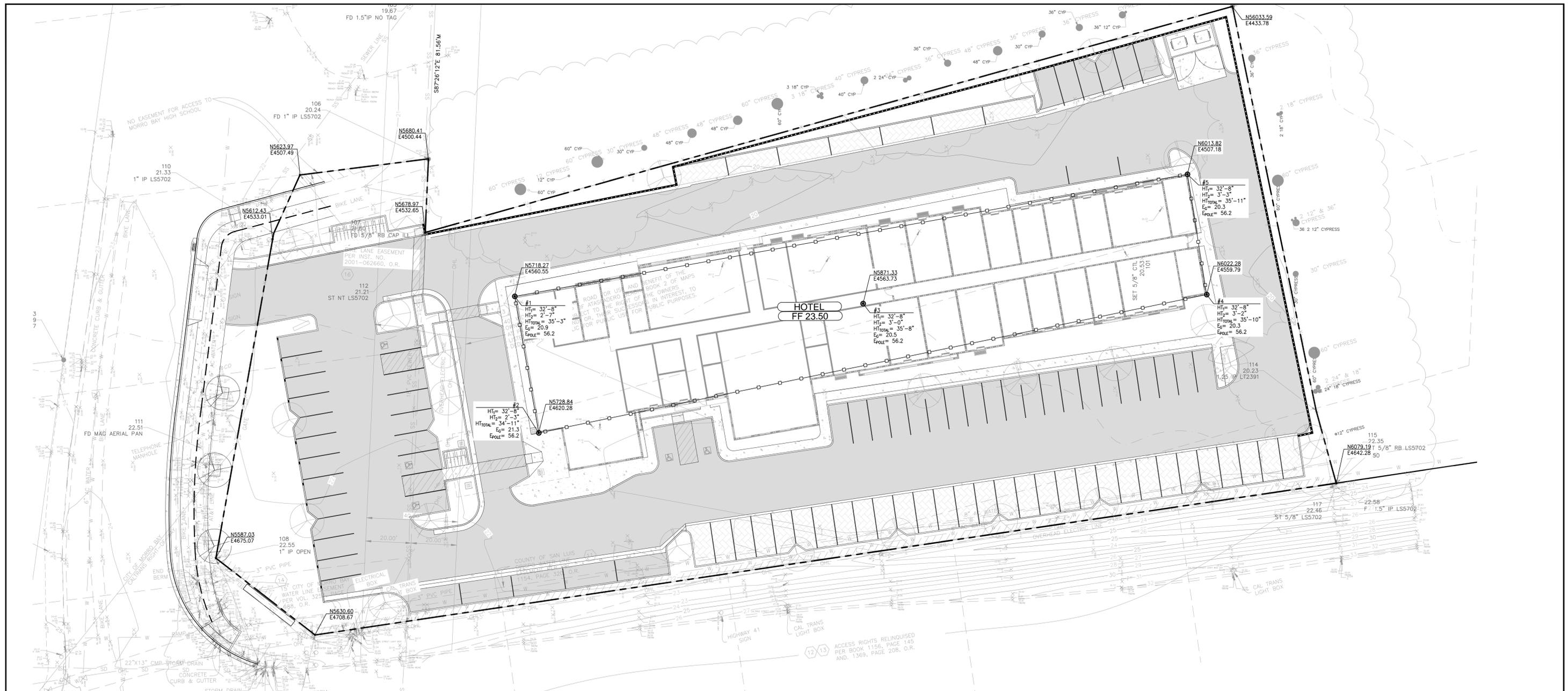
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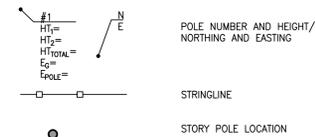
STREET AND STORM DRAIN IMPROVEMENTS

SHEET  
**PIP1.0**



**LEGEND**

1.  $HT_1$  = DESIGN FINISH FLOOR TO TOP OF PARAPET/ROOF
2.  $HT_2$  = DESIGN FINISH FLOOR TO EXISTING NATURAL GRADE.
3.  $HT_{TOTAL}$  =  $HT_1 + HT_2$  = STORY POLE HEIGHT.
4.  $E_0$  = EXISTING GRADE AT STORY POLE LOCATION.
5.  $E_{POLE}$  = ELEVATION AT TOP OF POLE.



**SURVEY AND MAPPING**

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER, WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHIC MAP"  
DATED: 11/19/2018

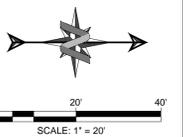
MBS LAND SURVEYS  
3559 SOUTH HIGUERA STREET  
SAN LUIS OBISPO 93401  
(805) 594-1960

**BENCHMARK**

THE BENCH MARK FOR THIS PROJECT IS DESIGNATION FV1103 AT THE INTERSECTION OF MAIN ST. AND ATASCADERO RD. SET IN THE TOP AND 1' EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL.  
ELEVATION = 25.47' (NAVD88)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG LOTS 8 AND 9. THAT BEARING BEING N15°34'54"W.



**811**  
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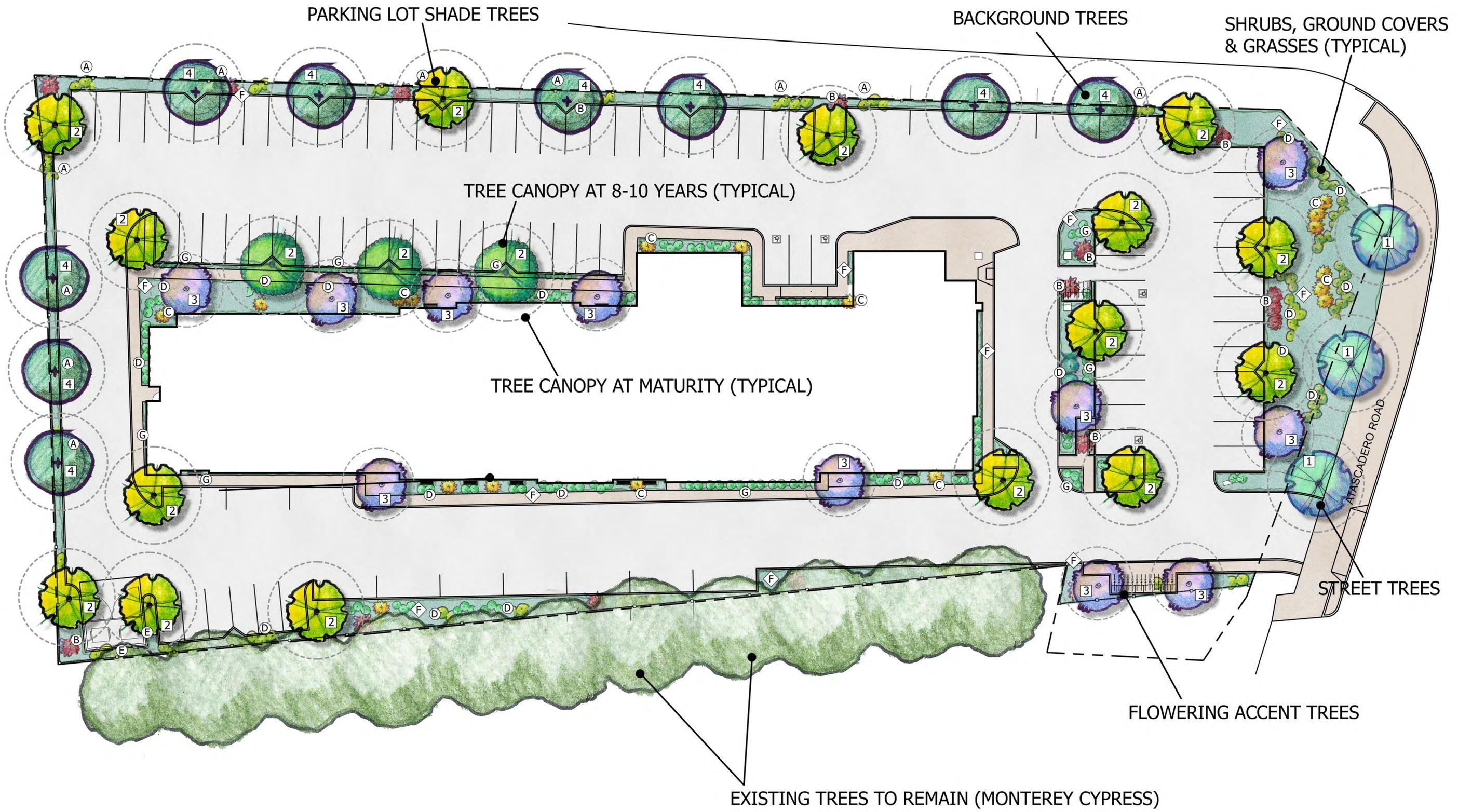
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CHECKED BY: MRW  
DATE: 12/12/18

STORY POLE EXHIBIT

SHEET EX1.0



# CONCEPTUAL LANDSCAPE PLAN

**PROPOSED TREES – Design Notes**

**WATER USE\***

TREES	WATER USE*
<b>ARBUTUS 'MARINA'</b> Height: 40-50'; Spread: 30-40'; erect or spreading canopy. Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant. Good parking lot tree (root intrusion: low). Evergreen. Flowers: showy pink (year-round). Bark red brown, exfoliating or smooth.	L
<b>ARBUTUS UNEDO</b> Height: 20-35'; Spread: 20-35'; erect or spreading canopy. Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant. Good parking lot tree (root intrusion: low). Evergreen. Flowers: showy white (Fall-Winter). Bark striking red brown, exfoliating or smooth.	L
<b>CALLISTEMON VIMINALIS</b> Height: 15-20'; Spread: 15-20'; weeping, low canopy. Fast growth (3' per year). Branch strength: medium. Attractive weeping form. Drought tolerant. Good parking lot tree (root intrusion: low). Utility-friendly tree. Evergreen. Flowers: showy red (Spring-Summer)	L
<b>CASSIA LEPTOPHYLLA</b> Height: 20-25'; Spread: 30'; broad crown form. Fast growth (3' per year). Branch strength: medium. Attractive dark green foliage. Drought tolerant. Good parking lot tree (root intrusion: low). Litter issue: dry fruit pods Semi-evergreen. Flowers: long spikes of deep yellow, 3" wide flowers (July-August)	L
<b>CERCIS OCCIDENTALIS</b> Height: 10-20'; Spread: 10-20'; low branching, vase-shaped form. Medium growth rate. Drought tolerant, resists oak root rot. Good parking lot tree (root intrusion: low) Deciduous. Flowers: brilliant magenta flowers (spring) Fall color: yellow to red. California native.	L
<b>ERIOBOTRYA DEFLEXA</b> Height: 15-30'; Spread: 15-30'; multi-branching form. Good parking lot tree (root intrusion: low) Fast-growing with broad crown. Attractive large, leathery green leaves, new growth copper colored. Evergreen. Flowers: garlands of creamy white flowers (fall) Drought tolerant.	L
<b>METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE</b> Height: 30-35'; Spread: 30-35'; erect or spreading with low canopy. moderate growth (2' per year). Branch strength: medium. Attractive weeping form. Drought tolerant. Evergreen. Flowers: showy red (Spring-Summer). Root intrusion: moderate.	L
<b>PYRUS CALLERYANA 'ARISTOCRAT'</b> Height: 30-40'; Spread: 20'; erect or spreading with high canopy. Fast growth (2-3' per year). Branch strength: medium. Attractive upright branching structure Deciduous. Flowers: showy white (Spring and Winter). Root intrusion: moderate.	M
<b>QUERCUS AGRIFOLIA</b> Height: 20-70'; Spread: 30-80'. Dense, round crown. Slow to moderate growth. Subject to oak root rot, can have aggressive roots (root intrusion: high). Evergreen. Dense foliage. Extremely drought tolerant, California native. Litter issue: dry leaves & acorns	VL
<b>ULMUS PARVIFOLIA 'DRAKE'</b> Height: 35-45'; Spread: 35-50'. Spreading or weeping, high canopy, good shade tree. Very fast growth (3' or more per year, 30' in 5 yrs). Susceptible to Dutch elm disease, relatively few pests. Branch strength: Medium. Root intrusion: moderate, shallow roots Evergreen to partly deciduous.	L

**\*WATER-USE EVALUATION OF PLANT MATERIALS**  
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Reference: <https://selectree.calpoly.edu/>

**Water Conservation Notes**

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

- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 75% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is limited to active-use areas or is not used not used.

**Statement of Water Conserving Irrigation Design**

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

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.
- Utilization of backflow prevention assemblies, installed in accordance with local codes and screened from view as much as possible by landscape design features.

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

**Water Efficient Landscape Worksheet**

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET <sub>a</sub> )	39.9		Project Type		Non-Residential	
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) (PF/IE)	ETAF	Landscape Area (Sq. Ft.)	ETAF x Area
<b>Regular Landscape Areas</b>						
Med Water Use Trees	0.4	Bubbler	0.77	0.52	-	0
Low Water Use	0.2	Drip	0.81	0.25	15,472	3820
Med Water Use	0.4	Drip	0.81	0.49	-	0
High Water Use	0.8	Overhead	0.75	1.07	-	0
				<b>Average</b>	<b>Total</b>	<b>Total</b>
				0.25	15,472	3,820
<b>Special Landscape Areas</b>						
SLA-1	1	-	0	0	0	0
				<b>Totals</b>	<b>0</b>	<b>0</b>
<b>Average ETAF for Regular Landscape Areas : In Compliance</b>						
				<b>Total Landscape Area</b>	<b>15,472</b>	
				<b>Statewide ETAF</b>	<b>0.25</b>	
				<b>ETWU Total</b>	<b>94,505</b>	
				<b>Maximum Allowed Water Allowance (MAWA)*</b>	<b>172,236</b>	
<b>ETAF Calculations</b>						
<b>Regular Landscape Areas</b>						
Total ETAF x Area	3820					
Total Area	15472					
Average ETAF	0.25					
<b>All Landscape Areas</b>						
Total ETAF x Area	3820					
Total Area	15472					
Average ETAF	0.25					
<b>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.</b>						
<b>Percentage of MAWA</b>						
55%						
<b>Non-Residential</b>						
0.45						
<b>Residential</b>						
0.55						
<b>Drip</b>						
0.81						
<b>Overhead</b>						
0.75						

**Grasses**



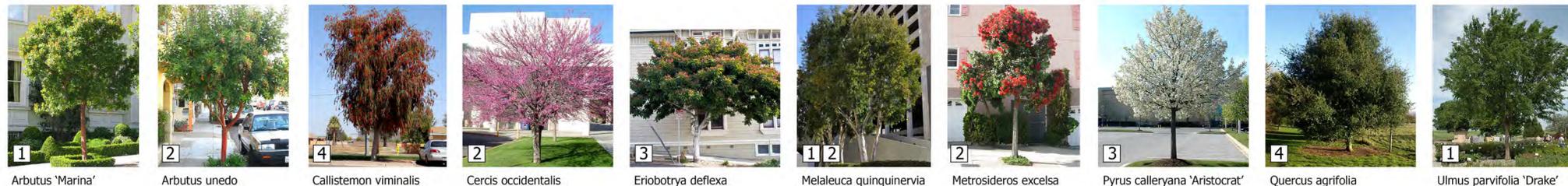
**Shrubs**



**Ground Covers**



**Trees**



**Plant List**

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
<b>1 STREET TREES (Per City of Morro Bay Street Tree List 2010)</b>			
ARB 'M'	24'B	ARBUTUS 'MARINA' / STRAWBERRY MADRONE (STD. FORM)	L
MEL QUI	15G	MELALEUCA QUINQUINERVA / CAJEPUT TREE (STD. FORM)	L
ULM PAR 'D'	15G	ULMUS PARVIFOLIA 'DRAKE' / DRAKE EVERGREEN ELM (STD. FORM)	M
<b>2 PARKING LOT SHADE TREES (Per City of Morro Bay Master Tree List)</b>			
ARB UNE	24'B	ARBUTUS UNEDO/ STRAWBERRY TREE (STD. FORM)	L
CER OCC	24'B	CERCIS OCCIDENTALIS / WESTERN REDBUD (STD. FORM)	L
MEL QUI	15G	MELALEUCA QUINQUINERVA / CAJEPUT TREE (STD. FORM)	L
MET EXC	24'B	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE (STD. FORM)	VL
<b>3 FLOWERING ACCENT TREES (Per City of Morro Bay Master Tree List)</b>			
ERI DEF	24'B	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT (LB FORM)	L
PYR CAL 'A'	15G	PYRUS CALLERYANA 'ARISTOCRAT' / ARISTOCRAT PEAR (STD. FORM)	M
<b>4 BACKGROUND TREES (Per City of Morro Bay Master Tree List)</b>			
CAL VIM	24'B	CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH (STD. FORM)	L
QUE AGR	24'B	QUERCUS AGRIFOLIA / COAST LIVE OAK (STD. FORM)	VL
<b>A SCREEN SHRUBS (6-8' HEIGHT)</b>			
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
CEA 'C'	5G	CEANOTHUS 'CONCHA' / CONCHA WILD LILAC	L
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
MYR CAL	5G	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	L
<b>B UPRIGHT ACCENT SHRUBS (SINGULAR ACCENT)</b>			
ARB UNE 'EK'	5G	ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE	L
COT COG	15G	COTINUS COGGYGRIA / SMOKE TREE	L
<b>C ACCENT SHRUBS (SMALL GROUPS OF 3 TO 5)</b>			
AGA ATT 'N'	5G	AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE	L
AGA DES 'V'	5G	AGAVE DESMETIANA 'VARIEGATA' / VARIEGATED SMOOTH AGAVE	L
COR AUS 'RS'	5G	CORDYLINE AUSTRALIS 'RED SENSATION' / NEW ZEALAND CABBAGE TREE	L
KNI UVA	5G	KNIPHOFIA UVARIA / RED HOT POKER	L
YUC GLO 'W'	5G	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	L
<b>D MEDIUM-HEIGHT SHRUBS (3-4' HEIGHT)</b>			
ANI 'BR'	5G	ANIGOZANTHOS 'BIG RED' / RED KANGAROO PAW	L
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
CHO TEC	5G	CHONDROPETALUM TECTORUM / CAPE RUSH	L
RHA CAL 'MSB'	5G	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / DWARF COFFEEBERRY	L
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
SAL GRE 'FR'	5G	SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE (RED)	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L
<b>E VINES</b>			
BOU 'SDR'	5G	BOUGAINVILLEA 'SAN DIEGO RED' / BOUGAINVILLEA (RED)	L
ROS BAN 'L'	5G	ROSA BANKSAEA 'LUTEA' / LADY BANKS ROSE	L
<b>F GROUND COVER</b>			
A	18' OC	ACHILLEA 'PAPRIKA' / PAPRIKA YARROW	L
B	36' OC	ANIGOZANTHOS 'BUSH RANGER' / RED KANGAROO PAW	L
C	60' OC	BACCHARIS PILULARIS 'TWIN PEAKS' / PROSTRATE COYOTE BRUSH	VL
D	4' OC	BERBERIS THUNBERGII 'CRIMSON PIGMY' / NCN	L
E	48' OC	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA (ORANGE-PINK)	L
F	30' OC	CAREX TUMULICOLA / BERKELEY SEDGE	L
G	8' OC	CEANOTHUS 'YANKEE POINT' / CARMEL CEANOTHUS	L
H	8' OC	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (NCN)	L
I	3' OC	SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	L
J	12' OC	FLATS	L
<b>G GRASSES</b>			
BOU GRA 'BA'	1G	BOUVELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
CAL ACU 'KF'	1G	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	L
FES MAI	1G	FESTUCA MAIREI / ATLAS FESCUE	L
LEY CON 'CP'	1G	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	VL
SES AUT	1G	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	M

**MULCH**  
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

**NOTE:** PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.

**LEGEND**  
VL = VERY LOW WATER USE  
L = LOW WATER USE  
M = MEDIUM WATER USE  
H = HIGH WATER USE  
G = GALLONS  
B = BOX  
STD. = STANDARD FORMS  
LB = LOW BRANCHING FORM

**\*WATER-USE EVALUATION OF PLANT MATERIALS**  
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)