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, May 17, 2022 - 6:00 P.M.
Veterans Memorial Hall
209 Surf St., Morro Bay, CA

Chairperson – Susan Stewart

Vice-Chairperson William Roschen
Commissioner – Asia King
Commissioner Joseph Ingraffia
Commissioner Mike Rodriguez

Pursuant to Assembly Bill 361 (2021-22) and Government Code section 54953 this Meeting will be conducted in a hybrid format with both in-person and virtual public participation. Ways to watch this meeting and submit public comment are provided below.

Public Participation:
Public participation is allowed in the following ways:

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall.*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting.*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment.*

  Please click the link below to join the webinar:
  - *https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09*
    Password: 135692
  - *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received at planningcommission@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.*

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

PRESENTATIONS
- Vistra Presentation

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

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 March 1, 2022.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 **Case No.:** CDP21-044 ***(Continued from the 2/15/22 meeting)***
Site Location: 2995 Beachcomber Drive, Morro Bay, CA
Proposal: Request for Planning Commission approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes roof line changes to accommodate the additions. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*
CEQA Determination: Exempt under 15301, Class 1a, for alterations to existing facilities
Staff Recommendation: Continue the project to a date uncertain.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

B-2 **Case No.:** CUP19-20/CPO19-047/VAR20-001
Site Location: 197 Main Street, Morro Bay, CA
Proposal: Request for Planning Commission approval of a new home on irregularly shaped parcel with frontage on a city owned access easement. The proposed home is 2 stories with a total of 459 square feet and a proposed maximum height of 17 feet above average natural grade. The site is approximately 2500 square feet in size and the project is subject to the Coastal Bluff setback requirements. Due to the unusual site constraints, the applicant is asking for variances for the following: Surface parking for one car, reduced north and south setbacks and roof height in the 20–50-foot bluff setback. The site is located in an R-1/PD zoning district with a portion below the bluff in a WF/PD zoning district. The property is within the Coastal Appeals Jurisdiction.
CEQA: Exempt under Section 15303, Class 3a for new residential developments in a residential zone.
Staff Recommendation: Conditional approval granting the variance requests to allow construction of this small house on this residentially zoned parcel.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

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 June 7, 2022 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.

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

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If

legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a $277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

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.

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 May 17, 2022

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:											
1	Bean	197	Main Street (formerly known as 199 Sandpiper)	12/19/19	CUP19-20, CDP19-04, VAR20-001	**CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street**	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal. Resubmittal received September 14, 2021, under review. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal. Project deemed complete and scheduled for planning commission on May 17, 2022				nh
2	Allen Property Group	1260	Main St.	10/4/21	MAJ21-006	**Land Use & Zoning Map Amendment to change C2 zoning to C1 zoning**	Application received. October 28, 2021, applicant approved moving forward with consultant contract for environmental review. Environmental Consultant engaged with notice to proceed 12/1/21. Consultant provided review documents for GP/CLUP amendment. Final review draft of LUP amendment documents received 3/2/22 -under review. Project deemed complete and scheduled for PC hearing on April 19, 2022. Project received positive recommendation to City Council. Scheduled for City Council May 24, 2022.				nh
3	Candrell	2995	Beachcomber	11/1/21	CDP21-044	**New 354 sf addition to existing home, addition of 572 sf attached ADU**	Planning comments sent on 11/23/21, requires resubmittal. Project resubmittal received January 4, 2022, under review. Project deemed complete, schedculed for Planning Commission on February 15, 2022. PC hearing was continued to a data uncertain pending receipt of Coastal Hazard analysis. Project submitted additional studies and is scheduled for planning commission on May 17, 2022.				nh
4	Steiner	301-390	Seashell Crove	4/19/21	MAJ21-02	**General Plan / LCP Land Use & Zoning Map Amendment application to change land use and zoning from R-A to R-4 designation / low density to high density**	Under review. Response letter/ incomplete letter sent 5-6-21. Resubmittal received. Environmental review in process. MND document complete and routed to State Clearinghouse - public comment period closes May 4th. Scheduled for agenda date June 7th				cj
5	2900 Alder LLC/Knanna	2900	Alder Ave	10/7/21	CUP21-14/ CDP21-042	**Proposed 4200 sf, 6 unit hotel**	Planning comment letter sent 11/6/21. Requires resubmittal. Resubmital received 12/8/21, planning approved, building disapproved. Applicant is working with buidling to resolve issues. Project resolved building issues and will resubmit with revisions for review. Resubmittal received March 17, 2022, required corrections and resubmittal. Resubmittal received 4/7/22. Minor changes required, comment letter sent 4/12/22. Project Deemed complete 5/10/22, schedule for PC hearing June 21, 2022				nh
6	Ogle	337	Main St	9/13/21	COC21-002	**Request for Cert of Compliance for 3 underlying adjacent lots within the Cerrito addition.**	Comment letter sent to applicant 10/21/21. Resubmittal received 2/1/22.. Final documents prepared and being routed for signatures				cj
7	Daniel	964	Las Tunas	1/6/22	CUP22-01/ PKG22-01	**Remodel of existing SFR**	Project Deemed complete 4/7/22. Noticing to begin 4/13/22				am
30 -Day Review, Incomplete or Additional Submittal Review Projects:											

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8	Struckman	3081	Sandalwood Ave	5/4/2022	CDP22-017	Construction of a 643sf SFR.	Under Review				gc
9	Birchell	2030	Main	5/4/2022	MIN22-005	Minor Mod to Convert existing 1478sf of 2nd story area from office space to living area.	Under Review				gc
10	Kimoto	560	Olive St	4/27/22	CUP22-08	**Addition to nonconforming home and new guest house**	Under Review.				am
11	Tarcon	350	Sicily St	5/4/22	CDP22-016	**240 sf addition to existing home. Conversion of first floor to ADU.**	Under Review				am
12	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	**Shed Conversion into 468 sf ADU**	Under Review.				am
13	McLain	2678	Greenwood Ave	4/11/22	CDP22-011	**Remodel of interior Space to JADU**	Correction letter sent 5/3/22.				am
14	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	**New SFH with attached garage to replace home destroyed in fire**	Correction letter sent 5/1/22.				nh
15	Maritime Museum	1210	Embarcadero	3/7/22	MIN22-002	**Amendment of previous Minor Use Permit approval for expansion of Maritime Museum including new outdoor displays.**	Under Review. Correction letter sent 4/6/22.				cj
16	Luhr	1195	Monterey	4/19/22	CDP22-013	**Admin CDP for the new construction of a two story 670sf ADU**	Incomplete letter sent 5/10/22				gc
17	Frojae	429	Bernardo	4/20/22	CDP22-014	**Admin CDP for a new single story 688sf ADU.**	Incomplete letter sent 5/3/22				gc
18	Nakamura	2228	Coral	3/31/22	MIN22-004	**Minor Modification to add 78sf of habitable space for new interior stairs to existing SFR**	Letter of completeness sent 5/9/22				gc
19	Jasso	2515	Greenwood	2/22/22	CDP22-006	**Admin CDP for new SFR with 2 car garage and detached ADU**	Comment Letter Sent 3/17/22				am/nh
20	MacDonald	311	Tahiti	1/26/22	CDP22-005	**Convert Existing 638sf garage into a 638sf ADU**	Completeness letter sent on 3/24/22				gc
21	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004	**Live/work mixed use, new construction of 5 residential units and 2 commercial units**	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete				nh

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22	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM222-02	**Submittal of combined concept and precise plan review for 61 unit subdivision.**	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm				nh
23	McDonald	341	Jamaica	1/12/22	CDP22-001	**558 sf addition to existing 865 sf residence. Convert upper floor to ADU (468 sf), lower floor main residence (953 sf).**	completeness letter sent on 4/28/22	Bldg. - 1/20/22			gc
24	Novell & Johnston	273	Main St.	1/9/22	MUP22-01/PKG22-02	**Addition of 73 sf to the front of existing SFR to provide interior staircase access to the second floor and parking exception.**	Under review. Correction letter sent 2/4/22.				cj
25	Romero	563	Zanzibar	12/6/21	CDP21-048	**Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck**	Incomplete letter sent 12/22/2021.				gc
26	Reyneveld	1060	Quintana	11/22/21	MUP21-06	**Create 3 office/retail units and 1 residential security unit, and 1 warehouse/storage unit from existing commercial building with existing residential security unit.**	Incomplete letter sent 12-16-21. Resubmittal under review.				cj
27	Tallman	610	Fresno Street	11/9/21	CDP21-045	**Admin CDP for New 960 sf detached ADU**	Projected Deemed Complete 2/22/22, noticing to begin 2/15/22 with approval on 3/9/22				am
28	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	**Expansion and extensive remodel of second floor short term rental unit.**	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building).				nh
29	Castillo	1055	Allesandero	11/1/21	CDP22-012, MUP22-04	**CDP to convert existing master bedroom in JADU, MUP to add 2 bedroom & 1 bathroom to existing single family residence.**	Project Deemed Completed 5/21/22. Noticing to begin 5/9/22-5/19/22 with approval on 5/20/22.				am
30	T-Mobile/ Siegel	545	Shasta	10/12/21	CUP21-13/ CDP21-039	**T-Mobile modification to existing facility approved under UP0-162/CP0-229. T-Mobile proposes to remove/replace and relocate existing wireless facility screened within existing church steeple and request height exception to construct new 29'0" faux bell tower for relocated wireless facility.**	Under review. Project deemed incomplete 11-8-21. No recent activity.				cj
31	Guesno	220	Atascadero Rd	10/4/21	MIN21-012	**Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining**	Application will apply for a TUP for outdoor dining. This application is on hold until 2022.				nh
32	Thai Bounty	560	Embarcadero	9/22/21	MIN21-010	**Minor mod to UP0-200/UP0-244 for music.**	Under review.				sg
33	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	**New construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property subject to bluff development standards. New home will also require a variance for bluff face development per LCP.**	Under review and incomplete letter sent 9/7/21. Resubmittal received 1/19/22. Spoke with agent 2/18/22. Requested revised geological report and plans to delineate bluff face prior to hearing.				cj

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34	Eisemann	541	Atascadero Road (at Hill St.)	7/9/21	CUP21-09/ CDP21-029	**Four unit apartment complex with attached garages**	Review comments provided on July 31, 2021. Project requires resubmittal and environmental analysis. Provided applicant estimate for environmental report on September 24, 2021. January 2022 - project is for sale.				nh
35	Green	1175	Scott Street	6/28/21	CDP21-025 CUP21-07	**New construction of 3 hotel units including one ADA unit and a residential security unit**	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22.				nh
36	Perry	3230	Beachcomber	6/24/21	CDP21-024/ CUP/ VAR21-002	**New 1537 sf sfh with attached 380 sf garage. VAR request for roof top deck railing height. Application approval is dependent on completion of LTM21-01**	Review comments sent 7/20/21, requires resubmittal. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/10/21. Resubmittal received 12/20/21, under review. Planning comment letter sent 1/6/22, requires resubmittal. Resubmittal received Feb 1, 2022 - project deemed complete 2/16/22, but cannot be presented to PC until LTM21-01 has been approved (lot line adjustment and lot merger).				nh
37	SR Development	545	Atascadero	Intiial partial submittal on 3/31/2021. Submittal complete on 4/26/21	CDP21-013 / CUP21-04	**New construction of 15 unit townhomes project**	Comment letter sent 5/14/21, requires resubmittal with responses.				nh
38	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001 and LTM21-01	**Demo existing home, build new 2063 sf home with subterranean garage and storage area of 2267 sf. Application approval is dependent on completion of LTM21-01. VAR request for height variance on roof top deck railing. Project requires lot line adjustment and lot merger to create 2 parcels from the three underlying parcels.**	Submittal received, but not complete. Balance of submittal received 4/14/21, under review. Incomplete letter comments sent for LTM on 4/30/33 and CDP on 5/4/21. Resubmittal received 6/24/21 with VAR request, under review. Review comments sent 7/20/21. Resubmittal received 11/24/21, under review. Planning disapproved, comments sent 12/14/21, requires resubmittal. Resubmittal received 12/20/21, under review. Planning comments sent 1/11/22, requires resubmittal. Resubmittal received on March 10, 2022 - did not include resubmittal of LTM21-01 required to determine completeness. Comment letter sent 4/8/22, requires minor changes. Project not complete until resubmittal and approval of LTM.				nh
39	Tullis	404	Estero	3/17/21	CDP21-011	**CDP to demo existing improvements & construct new SFR and site improvements.**	Under review. Deemed incomplete, comment letter sent to applicant April 2, 2021				nh
40	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	**Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooptop equipment.**	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress.				cj
41	Vazquez	590	Morro Ave	10/22/20	MAJ20-002	**CDP/CUP Major Modification to propose equipment upgrade to an existing rooftop telecom wireless site.**	Under review. Incomplete letter sent 11/19/20. Discussed with Applicant visual simulation requirements via phone on 7/27/21. Received request to withdraw this application; with intent to submit new upgrade application later				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											

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Environmental Review:											
42	City of Morro Bay		N/A		UP0-423	**MND for Chorro Creek Stream Gauges**	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects: - none											
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing:											
43	City of Morro Bay		Citywide			**Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project**	Comprehensive overall update to the City's 1988 General Plan, 1984 Local Coastal Program, and 1997 Zoning Code. Public draft of combined General Plan/ LCP released May 2018 for review. Worked with Coastal staff on CCC input received during 2019. Adoption Draft to be reviewed by Planning Commission at 10/20/20 hearing. Admin Draft of EIR received and to be circulated. Reviewed by PC at the 11/4/2020 & 11/17/20, 12/1/20, & 12/15/20 PC meetings. 3-16-2021 meeting is for review of the EIR and make recommendations to City Council for adoption. Council review of adoption draft held on 4/27/21. Hearing continued to the 5/11 and then 5/25/21 Council meetings. Plan adopted by Council on 5/25/21. LCP Amendment application submitted to Coastal Commission for certification. **Coastal Commission LCP certified Coastal Land Use Plan (LUP) on August 12, 2021. Zoning Code Update in progress, reviewed by PC in 12/2021 and currently being reviewed by Coastal staff prior to next PC agenda date**				
44	City of Morro Bay		Citywide	10/16/13	A00-013. A00-029: Ordinance 601	**Zoning Text Amendment - Second Unit**	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. Change recommended by PC after Council direction which led to Adoption of Ord. 585 by City Council on 5/13/14. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. **New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation in effect 1-1-20 which supersedes previous adopted ordinances. To be incorporated into Plan Morro Bay.**	No review performed.			wm
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:											
45	Verizon / Knight		184 Main new location, corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	**Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.**	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		jg
Grants											

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46	California Coastal Commission, California Ocean Protection Council		City-wide	*4/6/16*		**$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of $200,000 for Lateral Access Plan, and ESHA delineation. Round 6 funding of $65,000 received Mar 2020.**	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. Additional LCP grant funding received in 2020 under Round 6 for $65,000 to complete LCP update.	*No review performed.*	*N/A*		*sg*
47	City of Morro Bay		City-wide			**Community Development Block Grant/HOME Program - Urban County Consortium**	Staff has ongoing responsibilities for contract management in coordination with County staff administraiton. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2022 Program Year released 9/27/21. Application funding deadline is 11/1/2021. Council public hearing to consider final funding recommendations to be on 3-8-2022. cj	No review performed.	N/R		cj
48	City of Morro Bay		City-wide			**Climate Action Plan - Implementation**	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
49	Mellon	455	Acacia St.	1/19/2022	B22-0010	Demo existing interior wall for interior remodel. Demo existing windows and exterior doors for new. Demo South wall for new roof extension. Demo existing 190sf balcony for new 355sf balcony (+165sf new) Construct a new 340sf deck off master bedroom. 33 ft new retaining wall over 30" high. New electrical and plumbing.	planning disapproved 2/3/22	Bldg. - Disapproved 3/15/22			sg
50	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.		Bldg. - Disapproved 6/10/21			sg
51	Morro Bay Apartments L.P.	405	Atascadero Rd.	3/21/2022	B22-0056	PG &E-driven changes to the location of the electrical rom at area (A). The relocation(s) of electrical transformers on the site (one 3-phase transformer to four 1-phase transformers). Updates to overall electrical routing plans; change of exposed framing at exterior walkways to dex-o-tex wrapped assembly adjustments at entry alcoves to align/stack w/units below; clarification of gypcrete at fl/ceiling assemblies, revision of double 2650 casement windows to single 5050 slider windows.	Planning approved 3/23/22	Bldg. Disapproved 5//22			nh
52	Cunha	199	Azure St.	11/8/2021	B21-0200	New first story addition to master suite.		Bldg. - Approved 11/23/21			sg
53	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.		Bldg. - Approved 11/09/20			sg
54	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
55	Francis	2970	Beachcomber Dr.	5/5/22	B22-0096		Interior remodel and a 190 sf addition to the living area and a 20 sf addition to the garage. Remove existing trussed roof and construct a vaulted roof with clearstory windows throughout the living space.	Bldg.- Plancheck			sg
56	Vachon	3093	Beachcomber	4/11/22	B22-0075	New SFR; Construction of a new 3 bedroom plus flex room, 3 bath single family residence with an attached 2 car garage.	Disapproved 4/202/22. cj	Bldg. - Disapproved 5/9/22			cj
57	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am

#	Applicant/ Property Owner			Application 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
58	Casagrande	528	Blanca St.	3/23/22	B22-0066	1839 sf two-story SFR with attached 484 sf two car garage, and 147 sf deck.	Disapproved 4/11/22	Bldg. - Plancheck			gc
59	Casagrande	536	Blanca St.	3/23/22	B22-0067	1840 sf two-story SFR with attached 484 sf garage and 148 second story deck.	Disapproved 4/11/22	Bldg. - Plancheck			gc
60	Borchard	548	Blanca St.	12/9/21	B21-0217	New SFR - 1774 sf living, 454 sf attached garage and 206 sf 2nd story deck. See permit B21-0218 for attached ADU.	Approved 4/27/2022	Bldg. - Approved 3/24/22			gc
61	Borchard	548-A	Blanca St.	12/9/12	B21-0218	ATTACHED ADU - 692 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0217 for new SFR.	Approved 4/27/2022	Bldg. - Approved 3/24/22			am
62	Borchard	556	Blanca St.	12/9/21	B21-0219	New SFR - 1890 sf living, 426 sf attached garage and 159 sf upper level deck. See permit B21-0220 for attached ADU.	556 Blanca	Bldg. - Approved 3/24/22			gc
63	Borchard	556-A	Blanca St.	12/9/21	B21-0220	ATTACHED ADU - 583 sf attached Accessory Dwelling Unit (ADU) on lower level of SFR on downslope lot. See permit B21-0219 for new SFR.	Under Review	Bldg. - Approved 3/24/22			gc
64	Humphrey	2228	Coral	12/1/21	B22-0024	Expand a portion of the first floor and remove 2nd floor pantry and 1/2 bathroom to create a new bathroom on the 2n floor	Disapprove 03/03/2022 need to apply for a Minor Use Permit	Bldg. - Approved 2/28/22			gc
65	Baker	405	Elena St.	2/10/22	B22-0027	362 sf single story addition to an existing 906 sf home, demo 90 sf to connect the addition that will create two bedrooms and bathroom, full remodel of existing SFR reconfiguring existing layout.	Planning approved	Bldg. - Approved 2/28/22			nh
66	Bastoh	561	Embarcadero	3/17/22	B22-0051	Phase 2 New 8' sidewalk, New ADA entrance, repave & restripe parking. Disapproved 4-7-21.	Disappoved 4-7-21. cj	Bldg. Approved 3/22/22			cj
67	Gambrill	571	Embarcadero	2/22/22	B22-0035	Convert office space to commercial vacation rental.	Disapproved 3-8-21.	Bldg. - Disapproved 4/6/22			cj
68	Redican	725	Embarcadero	3/14/22	B22-0049	The project consists of a 608 SF interior remodel of the existing arcade retail space into an extension of the commercial kitchen prep area. All work is exclusive to the interior of the lower level with no impacts to the site, exterior elevation or occupant circulation of the existing building.	Disapproved 3-17-22.	Bldg. - Conditionally Approved 3/29/22			cj
69	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Disapproved 4/18/22			cj
70	Perkins	454	Estero Ave	2/22/22	B22-0036	Under review -Interior remodel of 583 sf of (E) SF. And add 194 SF open deck.	Disapproved 3-21-22	Bldg. - Approved 4/18/22			sg/gc
71	Hurless	2290-A	Greenwood Ave	1/12/22	B22-0006	Conversion of 440 sq ft storage building into a JADU.	Planning approved 1-18-22	Bldg. - Approved 1/20/22			nh
72	Hsiao	205	Harbor St.	4/20/22	B22-0084	Demolition of three existing structures and their accessory structures. Construct new 6-room, 5042 sf hotel with 7 onsite parking spaces on a .40 acre lot, the hotel is designed as two story on the east elevation and steps down the bluff with single story on the west elevation.		Bldg. - Plancheck			cj
73	Hurless	2265	Hemlock Ave.	1/12/22	B22-0007	Conversion of 480 sq ft garage into an ADU.	Planning Approved 2/10/22	Bldg. - Approved 02/07/22			gc

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74	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert exisitng attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/22			nh
75	Errea	602	Ironwood Ct	1/10/22	B22-0003	New single family home	Under review	Bldg. - Diapproved 2/10/22			gc
76	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.	Planning approved 7-20-21.	Ready to issue			sg
77	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Disapproved 3/21/22	Bldg. - Disapproved 4/11/22			gc
78	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage		Bldg. - Disapproved 8/18/21			sg
79	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21	Bldg. - Approved 9/28/21			am
80	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22	Bldg. - Disapproved 5/9/22			nh
81	Martony	225	Main St. (Lease Site 34W)	4/19/22	B22-0083	epair & maintenance of 4 deteriorated treated wooden pilings with steel pipe or collar sleeving located within an existing private floating dock system.	Under review.	Bldg. - Plancheck			cj
82	Meisterlin	840	Main St.	4/14/22	B22-0080	Convert an existing 284 sf commercial storage/office structure to a 284 sf long-term residential dwelling unit which will be secondary to existing commercial uses on the site.		Bldg. - Approved 4/25/22			nh
83	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/1/19 - sg	Bldg. - Approved 2/27/19	Disapproved on 4/15/19		sg
84	Sonic	1840	Main St.	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. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB **Permit extended to 4/18/23**	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
85	Twins Bay Inc.	2460	Main St.	5/4/22	B22-0097		Addendum #2 to B20-0114 - Relocate walkway between sidewalk and bldg. Move backflow preventer 40' south along building face, add 4' long 4" high parallel curb ramp at north corner of bldg, Add concrete pedestrian crossing to main DW, increase area of asphalt replacement at north end of gutter to improve drainage, increase area of asphalt replacement along frontage so sawcut is not in bike lane.	Bldg. - Approved 5/6/22			nh
86	Rose	929	Mesa St.	1/25/22	B22-0016	ADU - 508 sf 2 story ADU addition and 42.5 sf bathroom remodel in existing garage.	Planning - Approved	Bldg. - Disapproved 3/15/22			gc
87	Elster	530	Morro Ave.	4/21/22	B22-0086	Raised elevation of 1st floor from 45'.0" to 46' 10 1/2". Top of parapet was raised from 76'.0" to 77' 3 1/2". Maximum allowable height is 77'.6". All mechanical was removed from the roof & P.V. will be lowered to 5 degree tilt.		Bldg. - Plancheck			sg
88	Kolb	685	Morro Ave.	10/4/21	B21-0180	Installation of 6' x 8' single sided, non-illuminated, monument sign with one 5' deep concrete footing (center of sign). Sign installed on parcel 066-301-058 (at corner).		Bldg - Approved 10/13/21			mm

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89	Meisterlin	307	Morro Bay Blvd.	5/3/22	B22-0092		Commercial T.I. - reconfigure equipment layout, install hood; venting through roof, new window & counter for exterior point of sale & food pick up, adding sliding gates in new locations and new fence panels.	Bldg. - Plancheck			sg
90	Allen	310	Morro Bay Blvd.	2/23/22	B22-0040	Adaptive reuse design and development of an existing bank bldg structure for conversion into two-suite office complex. Proposed scope of work does not include an increase in the bldg footprint. Proposed exterior improvements include the removal of the car port awning and barrier removal for site accessibility requirements.		Bldg. - Disapproved 5/9/22			sg
91	Meisterlin	315	Morro Bay Blvd.	4/14/22	B22-0081	Install new ADA restroom in existing commercial unit, install exterior service door to separate the retail from storage/office space and add new window to the storage/office space	Planning approved 4/16/22	Bldg. - Approved 4/25/22			nh
92	Peterson	390	Morro Bay Blvd.	2/2/22	B22-0022	ADDENDUM TO B21-0151 - Adding to scope of work - Demo existing exterior mansard roof, exterior drive thru structure (including structural columns) and demo of interior concrete.		Ready to issue			sg
93	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Plancheck			am
94	Fletcher	435	Napa Ave.	3/21/22	B22-0055	Install 7x14 ft above round modular swim spa. Concrete slab for spa & access. Electrical for spa.	Planning Disapproved 4/11	Bldg. - Disapproved 4/11/22			gc
95	Kennedy	500-A	Napa Ave.	3/23/22	B22-0065	Convert a 576 sf 2-car garage to a 2-story 914 sf ADU. 326 sf garage converted to a bedroom w/bathroom & a 588 sf 2nd floor bedroom, bathroom & kitchen/living area added. A 126 sf 2nd floor deck is also proposed.	Approved	Bldg. - Disapproved 4/18/22			gc
96	Erb	2630	Nutmeg Ave	2/14/19	B19-0029	Demo 195 sf third story deck at front of home and rebuild with 80 sf extension to allow for deck beam and column support. Remove 152 sf deck on south side of home, misc. construction to repair water damage.	Dissapproved 3/6/19. Disapproved 4/9. Variance application approved. Awaiting building permit resubmittal.	Bldg. - Approved 3/27/19			wu
97	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087		New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Bldg. - Plancheck			nh
98	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088		Attached ADU - 702 sf Accessory Dwelling Unit.	Bldg. - Plancheck			nh
99	Currey	154	Orcas St	0323/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Diapproved 4/4/22			gc
100	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Disapproved 4/4/22			sg
101	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
102	Phelps	490	Piney Way	1/27/22	B22-0017	816 sf addition to existing 763 sf residence. Add 477 sf decks.	Disapproved 4-24-22	Bldg. - Approved 4/25/22			nh

#	Applicant/ Property Owner			Application 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
103	Phelps	490	Piney Way	1/27/22	B22-0018	Create New ADU from existing sheds. New 469 sf.	Disapproved 2/25/2022	Bldg. - Approved 4/25/22			gc
104	Phelps	490	Piney Way	1/27/22	B22-0019	Convert existing 434 sf garage to a 434 sf JADU.	Disapproved 2/3/22	Bldg. - Approved 4/25/22			gc
105	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Waiting for submittal.	Bldg. - Disapproved 3/1/21			nh
106	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2') with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
107	Eisemann	599	San Jacinto Street	1/20/22	B22-0014	Demolish of an existing 522 sf one story single family home. Building a new 1498 sf primary residence with 522sf garage and covered 125sf porche.	Under review	Bldg. - Disapproved 3/16/22			gc
108	Nagy	646	Sequoia Ct.	4/20/22	B22-0085		New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Bldg. - Plancheck			nh
109	Chaney	508	Shasta Ave	12/21/21	B21-0223	Demolish an existing 163 sf failing deck & rebuild with a 213 sf deck. All exterior & located at the front of the residence.	Planning approved 1-27-22	Bldg. - Approved 12/21/21			sg
110	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
111	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane,, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal. Permit applciation expired	Bldg. - Approved 3/27/19			wu
112	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Disapproved	Ready to issue			nh
Planning Projects & Permits with Final Action:								.			
1	Wells	1478	Quintana	2/22/22	MIN22-001	**Minor Modification to upgrade existing roof-mounted wirelesss telecommunication facility**	Under review. Incomplete letter sent 3/1/22. Resubmittal received 3/2/22 and 2nd response sent 3/8/22. Awaiting resubmittal. Resubmittal received 4/4/22. Deemed complete and noticed on 4/18/22 for pending administrative action. Permit approved 5-2-22.				cj
2	Nagy	646	Sequoia	9/27/21	MUP21-03	**Minor Use Permit for development of new upper level 2,328sf, lower level 1,030sf, and garage level 1,220sf SFR on vacant lot in area outside the coastal zone.**	Application received, under review. Project incomplete, comments sent on October 18, 2021. Applicant working with Fire Dept and City Engineer on driveway design (slope). Project resubmittal received March 29, 2022, under review. Project deemed complete 4/11/22. PUblic notice period from 4/18/22 to 4/28/22, with admin decision on or about 4/29/22. Project approved, permit issued 4/29/22				nh

#	Applicant/ Property Owner			Application 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
3											

Staff Directory:
Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Alison MacCarley - am

AGENDA ITEM: A-2

DATE: MAY 17, 2022

ACTION: DRAFT

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MARCH 1, 2022
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Susan Stewart	Chairperson
	Joe Ingraffia	Commissioner
	Mike Rodriguez	Commissioner
	Asia King	Commissioner
ABSENT:	Bill Roschen	Vice-Chairperson
STAFF:	Scot Graham	Community Development Director
	Cindy Jacinth	Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD
https://youtu.be/w_nGyLath9A?t=56

Betty Winholtz, Morro Bay, asked when the Planning Commission will have their first public meeting, along with questions regarding status on paid parking, and 3300 Panorama Drive.

Graham responded to the public comment questions.

Chairperson Stewart closed the Public Comment period.
https://youtu.be/w_nGyLath9A?t=300

Public Participation:
Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.*

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City website.*

- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*
  Please click the link below to join the webinar:
  - *https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09*
    Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*

PRESENTATIONS – NONE

A. CONSENT CALENDAR
https://youtu.be/w_nGyLath9A?t=307

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

Received and filed by the Commission.

B. PUBLIC HEARING – NONE

C. NEW BUSINESS
https://youtu.be/w_nGyLath9A?t=322

C-1 **Case No.:** MIN20-003/UP0-284
Site Location: 1001 Front Street, Morro Bay, CA
Project Description: Update Report on Conditional Use Permit UP0-284/ Minor Modification MIN20-003 Project Conditions approved May 5, 2020. Review of permit is pursuant to Planning Commission condition 2 of permit # MIN20-003. Report also includes review of Waterfront Market Special Use Permit #CUP19-15
Staff Recommendation: Review and provide feedback to staff
Staff Contact: Cindy Jacinth, Senior Planner (805) 772-6577

COMMISSSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Chairperson Stewart stated she visited the site and spoke with Cathy Novak. Stewart noted she also spoke with a commercial fisherman about the use of the area.

Jacinth presented the staff report.

The Commissioner's presented their questions to staff.

Chairperson Stewart opened the Public Comment period.
https://youtu.be/w_nGyLath9A?t=1494
Cathy Novak, representative for the applicant, thanked staff for their assistance then proceeded to review the key points of the staff report and history.

Cal Meyers, Morro Bay, thanked Giovanni DeGarimore for keeping the gate opened for access.

Sean Green, Morro Bay, brought up issues with the coastal access for 1001 Front Street, and the violations pertaining to the coastal development permit.

Chairperson Stewart closed the Public Comment period.
https://youtu.be/w_nGyLath9A?t=2281

Discussion between the Commissioners and staff.

Chairperson Stewart opened the Public Comment period.
https://youtu.be/w_nGyLath9A?t=3536

DeGarimore, applicant responded to questions the Planning Commissioners brought up in their discussions.

The Commissioners presented their questions to applicant.

DeGarimore responded to the Commissioner's questions.

Commissioners gave direction to staff regarding ways to enhance coastal public access and directed staff to approve the 6 additional days for the Waterfront Market (CUP19-15) permit amendment administratively.

D. UNFINISHED BUSINESS
https://youtu.be/w_nGyLath9A?t=5178

Chairperson Stewart requested staff for status on benches and umbrellas.

Graham responded and provided an update on the zoning ordinance.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
https://youtu.be/w_nGyLath9A?t=5347

Commissioner Rodriguez provided an update regarding the discussion on public benefits with City Council.

Commissioner King presented her questions to staff regarding the public benefits report.

Chairperson Stewart commented on the public benefits discussion.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/w_nGyLath9A?t=5627

Graham provided an update for the next Planning Commission meeting.

G. ADJOURNMENT
The meeting adjourned at 7:34 p.m. to the next scheduled Planning Commission meeting via teleconference, on March 15, 2022, at 6:00 p.m.

_____
Susan Stewart, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA NO: B-1

MEETING DATE: February 15, 2022

Staff Report

TO: **Planning Commissioners** **DATE: February 10, 2022**

FROM: **Nancy Hubbard, Contract Planner**

SUBJECT: **Application for a Coastal Development Permit (CDP21-044) for approval of small additions totaling 354 square feet to an existing 2,237 square foot home with a 696-sf attached garage. Project also includes an extensive remodel to the interior of the home. The site is located at 2995 Beachcomber Drive and is in the R-1/S.2A Zoning district with a portion of the property to the west in the OA/I/PD zoning district. The property is located within the Coastal Commission Appeal Jurisdiction.**

RECOMMENDATION:

APPROVE THE PROJECT by approving Planning Commission **Resolution 02-22** that includes Findings and conditions of approval for the project, as depicted on site development plans submitted to the City on January 4, 2022

LEGAL DESCRIPTION/APN:

ATASCADERO BEACH TRACK
065-233-054

PROJECT DESCRIPTION:

The Applicant is requesting approval of a Coastal Development Permit for the addition of small spaces totaling 354 square feet, plus an extensive interior remodel to the existing home. The completed project will result in a 2590 sf conditioned living space and a 648-sf garage. The scope of work includes modifications to the roofline to accommodate the additions. A coastal development permit is required because the property is in the Coastal Appeals Jurisdiction and the additions are greater than 10% of the existing home square footage. The home was built in 1967 and was originally 1932 sf with a 696-sf garage. In 1969, there was an addition of 305 sf that increased the living area to 2237 sf. The home is conforming to the zoning district development standards. *The project also includes a new 570 sf detached ADU. In accordance with Gov. Code Section 65852.2, the approval of the ADU will be ministerial and will not be reviewed by the Planning Commission.*

Recent image of home from Beachcomber Drive

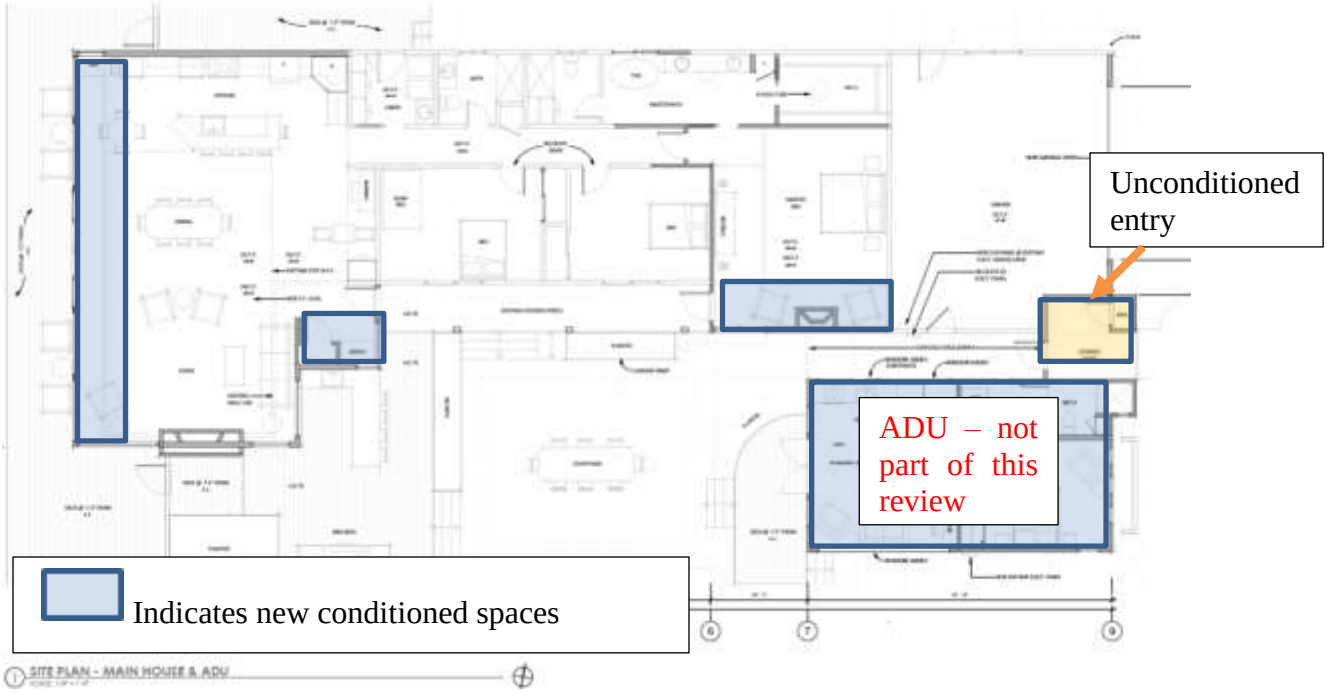
The proposed additions will enhance the curb appeal from the front and are in character with the general frontage designs used in several other homes along the street, which includes moving living space forward allowing for a more visible and prominent entry feature. These changes effectively reduce the visual impact of the garage, which currently is the only visible feature from the street frontage.

Photo simulation of the completed project

REMODEL AND ADDITION WORK

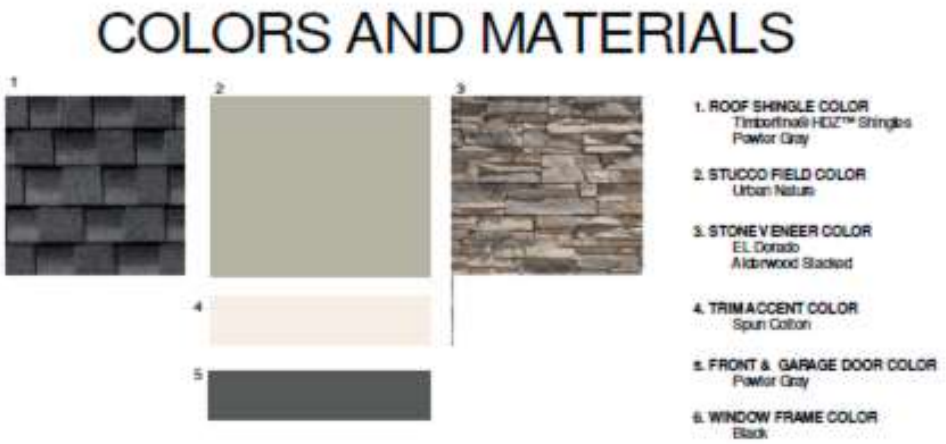
The interior remodel work includes an expanded kitchen and reconfiguring the space to allow a larger master bedroom suite. The north wall of the home is not changing, but the west wall is being extended 3 feet towards the west to accommodate the expansion of the kitchen and living room. The master bedroom is being expanded to the south slightly taking space formerly used as a covered walkway as well as expanding into some

reconfigured interior space. A new entry feature is being added flush with the garage frontage, and the proposed ADU is being added to the south of the non-conditioned entry feature. The result is a more balanced and enhanced view from the street.



MATERIALS BOARD:

Below are some of the materials to be used. See Exhibit B Plans for more images of similar materials to those proposed for this project



PROJECT ANALYSIS:

Background

The existing home was built in 1967. The applicant engaged a firm to provide a historic building assessment of the home, which concluded that the existing structure does not meet the criteria as a historic resource. Below is a photo of the west side of the home from the historic evaluation report.

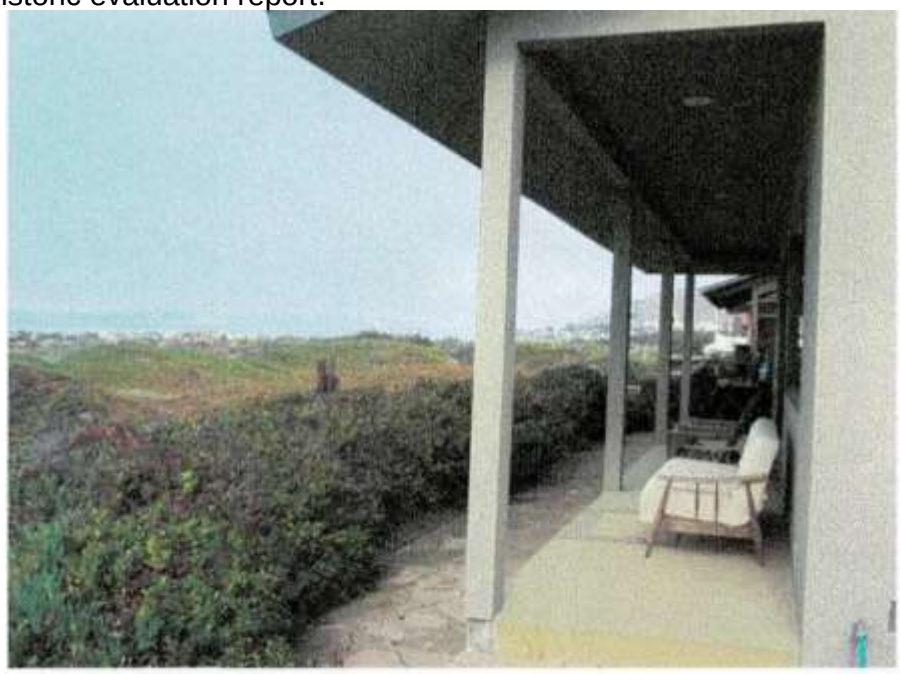


Figure 12: West Porch

	R-1/S.2A Standards	Proposed Project
Front Setback	15 feet	16.5 feet
Side-Yard Setback	5 feet	9 (north)14(south) feet
Rear Setback	5 feet	7 feet (to protected area) 32 feet to property line
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	Max height of new roof is 16.4'. Existing home has a roof height of 16'. Roof areas on east and west side are being replaced/reconfigured for additions
Lot Coverage	50%	42%

DEVELOPMENT STANDARDS/DESIGN GUIDELINES:

The existing home meets the development criterion of the zone and overlay. The proposed exterior upgrades and new additions are in compliance with the development standards.

PROJECT ZONING/LAND USE DESIGNATION:

The project site is zoned R-1 within a S.2A overlay area and is in a moderate density residential coastal land use area. The R-1 zoning designation has the purpose of stabilizing and maintaining the residential character of these areas. The S.2A overlay allows lesser setbacks and lot coverage and imposes a single-story height restriction (up to 17-foot heights allowed for 4/12 or steeper peaked roofs or other architectural features).

The Coastal Land Use Plan identifies this area as Moderate Density Residential. The subject lot is 8210 square feet and is immediately adjacent to Open Space on the west,

specifically the coastal dunes. The project is moving the westerly wall of the home three feet to the west, but still well within the residentially zoned portion of the property and within the setback as determined by the distance to the R-1 zoning boundary on the west. The applicant engaged Sage Institute to provide a Delineation of the Coastal Dune to the west of the project and determine the location of the required 50-foot setback. The report shows that the proposed expansion of the home is outside of the buffer area by 16 to 35 feet and will not have a detrimental impact on the protected dunes. See Exhibit D. There is a coastal access 8-foot-wide alley along the northerly property line of the home that will not be affected by the proposed improvements.

The 2021 General Plan and Local Coastal Land Use Plan also identifies this home as being in an area of higher potential Coastal Hazard and requires a Geology Investigation to analyze the risks to the project. The applicant engaged GeoSolutions to do an engineering geology investigation into the potential coastal hazards, including a sea level rise analysis that concluded that the 100-year wave run-up could reach an elevation is 17.87 feet in the vicinity of this home and the elevation of the home is 20 feet in elevation. The risk was determined to be low. See Exhibit E.

Adjacent Zoning/Land Use			
North:	R-1/S.2A Single Family Residential	**South:**	R-1/S.2A Single Family Residential
East:	R-1/S.2A Single Family Residential	**West:**	Open Area – protected ESH (Dunes) and beach

Site Characteristics	
Site Area	8210 square feet
Existing Use	Existing single-family home (circa 1967)
Terrain	Primarily Flat
Vegetation/Wildlife	Typical residential vegetation, adjacent to Dunes
Archaeological Resources	N/A
Access	Beachcomber Drive

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Residential Moderate Density
Base Zone District	R-1
Zoning Overlay District	none
Special Treatment Area	S.2A
Combining District	n/a
Specific Plan Area	North Morro Bay
Coastal Zone	Within the Coastal Commission Appeal Jurisdiction

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on February 4, 2022, 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. The original hearing date was February 15, 2022, and this was continued to May 17, 2022, to allow time for additional information. No additional noticing is required.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301, Class 1a, for interior or exterior alternations and additions to existing structures provided that additions will not result in an increase of more than 50% of the existing floor area and not result in an intensity of use. The ADU will be reviewed administratively and is exempt from CEQA under Section 15303, Class 3A. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project as proposed is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

RECOMMENDATION:

Staff recommends the Planning Commission conditionally approve Coastal Development Permit #CDP21-044 for the proposal for the project at 2995 Beachcomber Drive, as shown on plans submitted to the City on January 4, 2022, by adopting Planning Commission **Resolution 02-22** which includes the findings and conditions of approval of the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 02-22
Exhibit B – Graphics/Plans
Exhibit C – Historic Evaluation
Exhibit D – Sage Institutes ESHA Delineation (Dunes)
Exhibit E – GeoSolutions Engineering Geology Investigation

EXHIBIT A

RESOLUTION NO. PC 02-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CDP21-044) FOR REMODEL AND ADDITIONS TO AN EXISTING HOME LOCATED AT 2995 BEACHCOMBER DRIVE LOCATED WITHIN THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a continuance public hg at the Veterans memorial Building at 209 Surf Street, Morro Bay, CA on May 17, 2022 (original hearing date was February 15, 2022), for the purpose of considering approval of a Coastal Development Permit CDP21-044 for an addition greater than 10% to an existing single-family home ("Project"); 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 appellant, 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:

<u>California Environmental Quality Act (CEQA) Finding</u>

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1a, for interior or exterior alternations and additions to existing structure provided that additions will not result in an increase of more than 50% of the existing floor area. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

<u>Coastal Development Finding</u>

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for additions and exterior updates for an existing single-family home.

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded

by compatible uses of moderate density residential development; and is a design, size and scale similar to nearby structures.

3. The Planning Commission finds that the project has complied with the requirements of Policy PS 3.7 and has provided the necessary supporting studies to indicate that the project can be built in a manner consistent to the Local Coastal Program coastal hazards policies.

4. The Planning Commission finds that the project has complied with the requirements of Policy C 1.1 to ensure that the proposed development meets the criteria necessary to protect the coastal dune ESHA.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP21-044 for property located at 2995 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report May 17, 2022, for the project at 2995 Beachcomber Drive depicted on plans dated January 4, 2022, as part of Coastal Development Permit CDP21-044, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development and all installed structures and improvements shall be located and designed substantially as shown on plans, unless otherwise specified herein.

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

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

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

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

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

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

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating),

demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

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

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

7. Landscaping: Landscape plans are required to be included with the building permit submittal and shall include landscaping over all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years.

8. Improvements in OA zone: The applicant is prohibited from making any improvements or alterations beyond the westerly edge of the residentially zoned portion of the property. The OA Zoned land area must be preserved in its natural state.

9. Geology Engineering Investigation: The construction methods and recommendations included in Section 3 - Geologic Recommendations contained in the GeoSolutions Engineering Geology Investigation report dated April 13, 2022 shall be included in the building permit plan submittal.

10. Shoreline Armoring Prohibited. **F**uture shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) that is intended to protect

or would have the effect of protecting the house and related development shall be prohibited. Shoreline protective devices (including replacement, augmentation, addition, and expansion associated with an existing device) shall not be allowed except where required to serve a coastal-dependent use consistent with Morro Bay General Plan/Coastal Land Use Plan Policy PS-3.3

11. Section 30235 Waiver**.** Any rights that the Permittees may have to construct and/or maintain shoreline armoring to protect the house and related development, including rights that may exist under Coastal Act Section 30235, the City of Morro Bay Local Coastal Program, or any other applicable laws, are waived.

BUILDING DIVISION CONDITIONS

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

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

7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

8.) The Title sheet of the plans shall include, but not limited to:

- Street address, lot, block, track, and Assessor Parcel Number
- Occupancy Classification(s)
- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1.) SITE MAINTENANCE: During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

2.) ARCHAEOLOGICAL MATERIALS: In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered

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

3.) FOUNDATION SETBACK VERIFICATION: Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.

4.) BUILDING HEIGHT VERIFICATION: Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

5.) EXISTING BUILDINGS: Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be 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. This permit card shall then be turned into the building division for scheduling of the final building inspection.

2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.

3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.

4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.

5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.

6.) Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140)

2. Sewer Lateral: Perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: https://www.morro-bay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)

3. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the 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.

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 permit application and requirements are available on the City's website at the following location: https://www.morro-bay.ca.us/197/Public-Works.
   - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
   - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
   a. *Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.*

3. An emergency escape window (or door which opens directly to the outside of the house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.

4. 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)

5. 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.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on 17th day of May 2022 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Stewart

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 17th day of May 2022.

BEACHCOMBER ADDITION / REMODEL & NEW ADU

2995 BEACHCOMBER, MORRO BAY, CA

PROJECT NOTES

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 PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: HTTPS://WWW.MORRO-BAY.CA.US/197/PUBLIC-WORKS.

- A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
- IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.

PROJECT DIRECTORY

APPLICANT George and Linda Crandell
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Los Osos, CA 93412
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EMAIL: gmcrandell@sbcglobal.net

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SURVEY MBS LAND SURVEY
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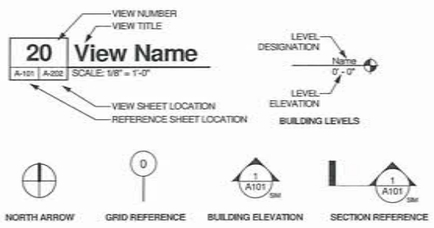
LEGEND



PROJECT INFORMATION

PROJECT SCOPE:

1. LIVING AREA ADDITION & REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. THE ADDITION OF A NEW ATTACHED ACCESSORY DWELLING
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS
4. NO GRADING PROPOSED

SITE INFORMATION:

STREET ADDRESS:	2995 BEACHCOMBER DRIVE MORRO BAY, CA
APN:	65-233-054
ZONING:	R-1/S.2A (Single-Family Residential with S.2A
LOT SIZE:	8,210 SQFT

*** LOT COVERAGE** - ALLOWED 50%

EXISTING & PROPOSED:

Total Site Area Including OA-1 Zone:	10,450 sqft
Area Excluding OA-1 Zone: 8,810 sqft	3,670 / 8,810 = 42%

SETBACKS

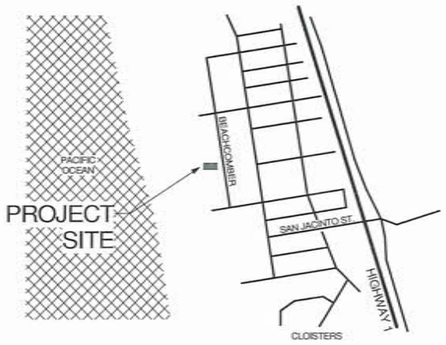
FRONT:	15'
REAR:	5'
SIDES:	5'
ADU SIDE	4'

* Lot coverage" means the coverage of a lot by all portions of the building, either at or above ground level, including garages, carports, roofed porches and cantilever portions of the building and the area of raised uncovered decks over thirty inches in height which encroach into any setback areas, excluding roof overhangs, eaves, open decks or similar architectural extensions.

BUILDING INFORMATION:

NUMBER OF STORIES:	1
OCCUPANCY GROUP:	R-3 / U
CONSTRUCTION TYPE:	VB
SPRINKLERED:	YES
MAX. HEIGHT ALLOWED:	17' @ ROOF PITCH (> OR =) 4:12
MAX. HEIGHT ALLOWED:	14' @ ROOF PITCH (< OR =) 4:12
MAX. HEIGHT PROPOSED:	REFER TO ELEVATIONS
ROOF RATING:	CLASS C MIN.
HIGH FIRE ZONE:	No

VICINITY MAP



BUILDING AREAS

EXISTING LIVING AREA	
EXISTING LIVING	2237 SF

EXISTING UNCONDITIONED AREA	
EXISTING GARAGE	648 SF
EXISTING COVERED PORCH TO BE REMOVED	297 SF
EXISTING COVERED PORCH TO REMAIN	171 SF
TOTAL BUILDING AREA	1116 SF

PROPOSED AREA LIVING	
EXISTING LIVING	2237 SF
NEW LIVING	354 SF
TOTAL BUILDING AREA	2590 SF

PROPOSED AREA UNCONDITIONED	
EXISTING GARAGE	648 SF
EXISTING COVERED PORCH TO REMAIN	171 SF
TOTAL BUILDING AREA	819 SF

PROPOSED AREA ADU	
PROPOSED ADU	570 SF

rrm design group

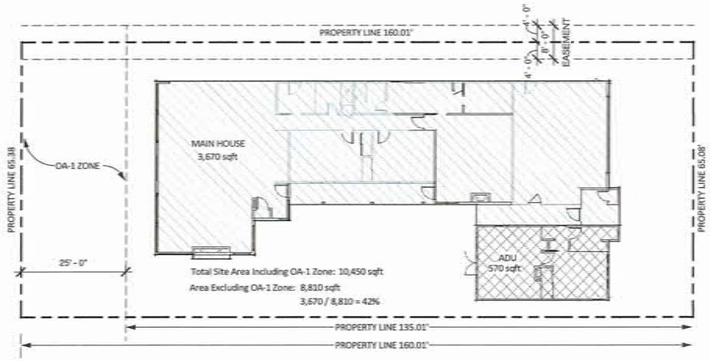
2995 BEACHCOMBER REMODEL

2995 BEACHCOMBER AVE. MORRO BAY, CA

TITLE SHEET A0

DEC 27 2021

EXHIBIT B



3 **LOT COVERAGE**
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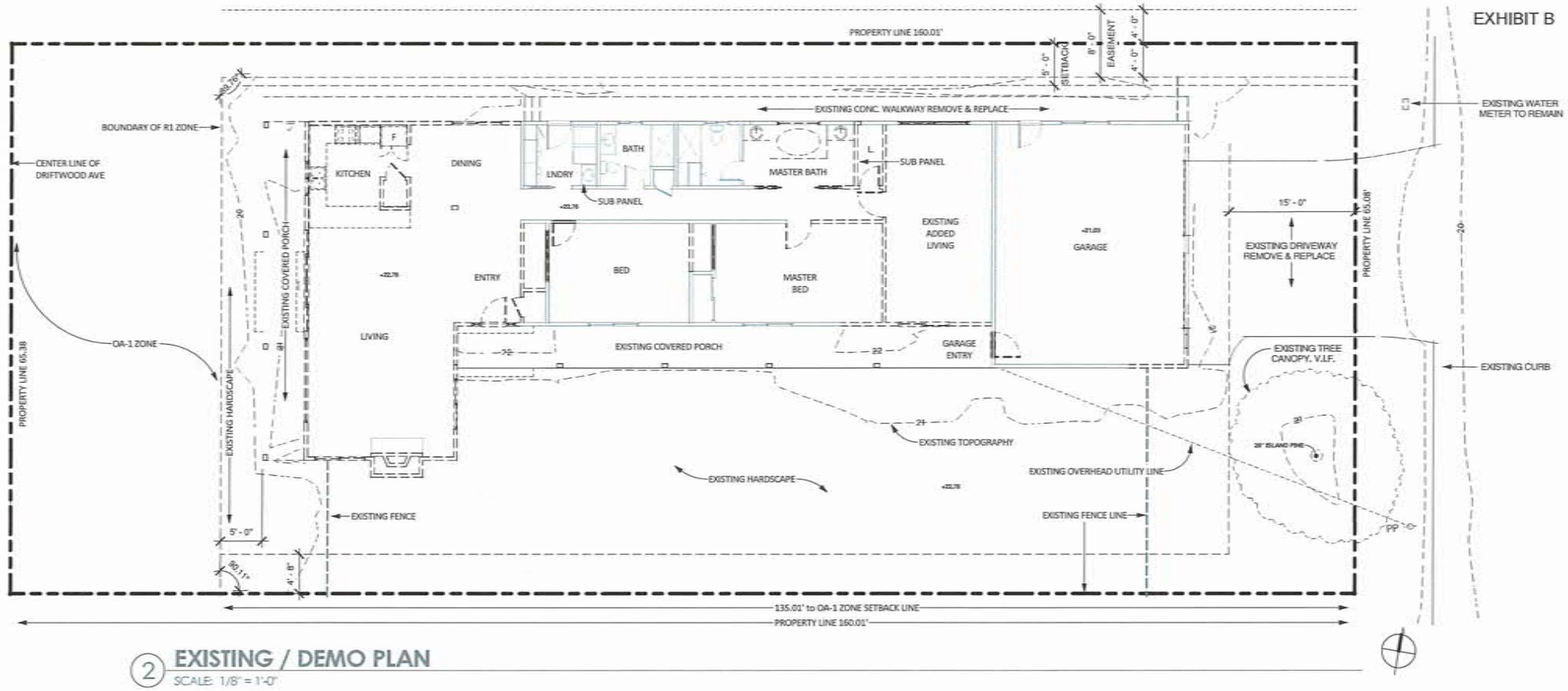


2 **EXISTING / DEMO PLAN**
SCALE: 1/8" = 1'-0"

BUILDING AREAS

EXISTING LIVING AREA	
EXISTING LIVING	2237 SF

EXISTING UNCONDITIONED AREA	
EXISTING GARAGE	648 SF
EXISTING COVERED PORCH TO BE REMOVED	297 SF
EXISTING COVERED PORCH TO REMAIN	171 SF
TOTAL BUILDING AREA	1116 SF

PROPOSED AREA LIVING	
EXISTING LIVING	2237 SF
NEW LIVING	354 SF
TOTAL BUILDING AREA	2590 SF

PROPOSED AREA UNCONDITIONED	
EXISTING GARAGE	648 SF
EXISTING COVERED PORCH TO REMAIN	171 SF
TOTAL BUILDING AREA	819 SF

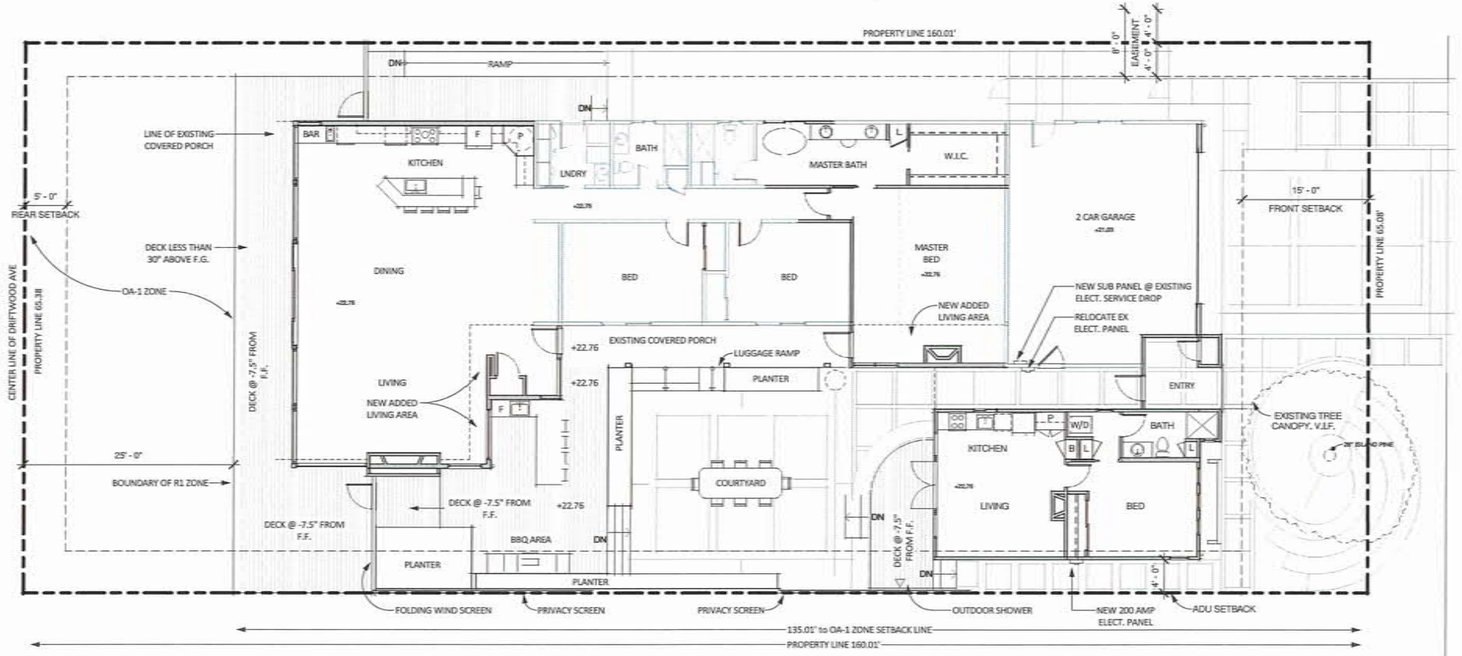
PROPOSED AREA ADU	
PROPOSED ADU	570 SF

LEGEND

EXISTING

DEMOLISHED

NEW / MODIFIED



1 **SITE PLAN - MAIN HOUSE & ADU PROPOSED**
SCALE: 1/8" = 1'-0"

rrm design group

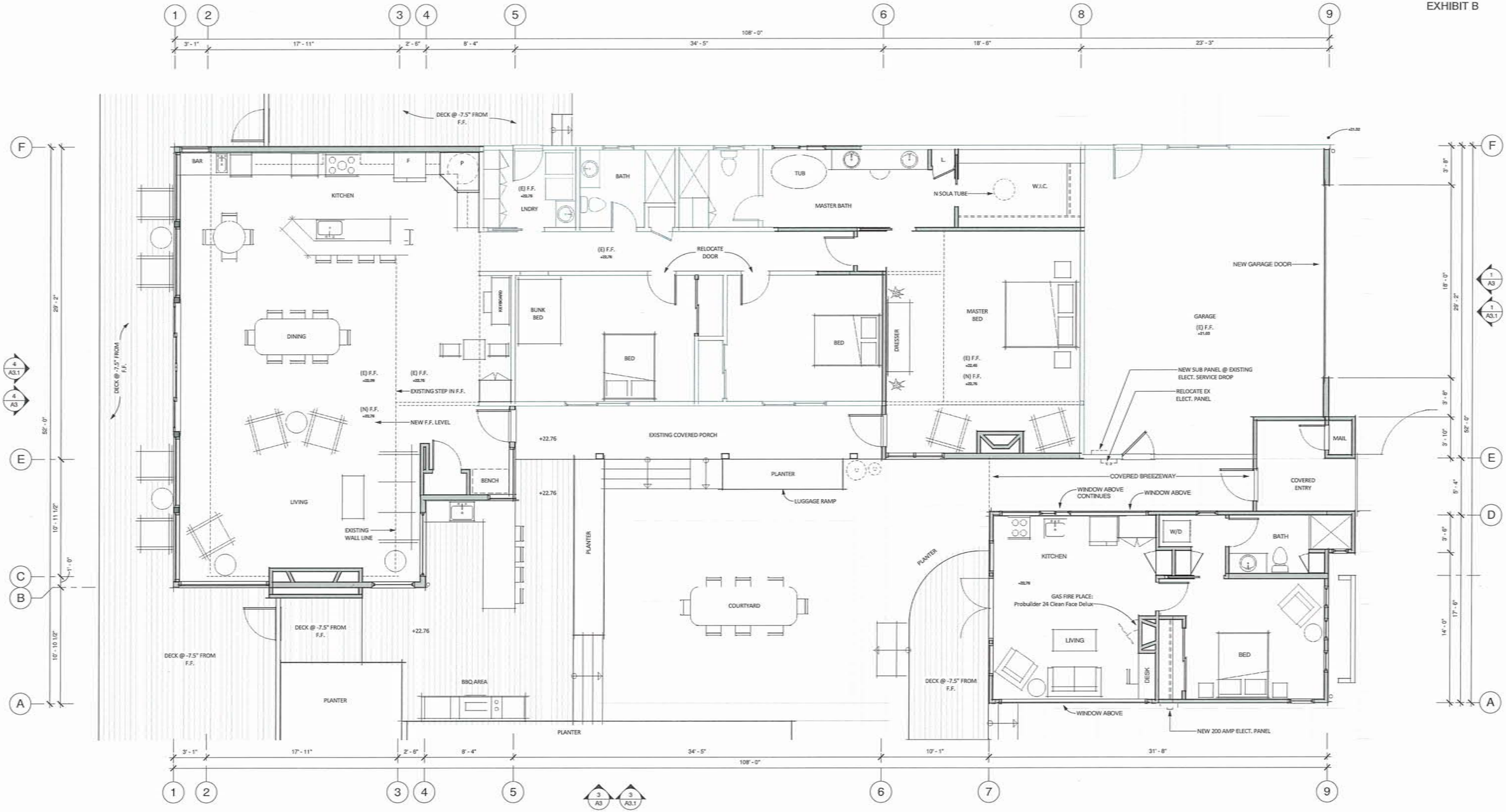
2995 BEACHCOMBER REMODEL

2995 BEACHCOMBER AVE. MORRO BAY, CA

SITE PLAN A1

DEC 27 2021

EXHIBIT B



1 SITE PLAN - MAIN HOUSE & ADU
SCALE: 1/4" = 1'-0"

rrm design group

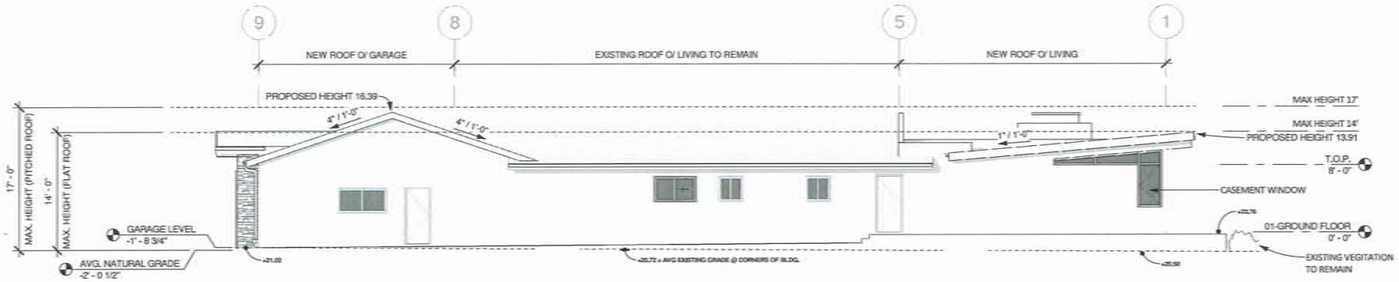
2995 BEACHCOMBER REMODEL

2995 BEACHCOMBER AVE. MORRO BAY, CA

FLOOR PLAN A2

DEC 27 2021

EXHIBIT B



2 NORTH ELEVATION

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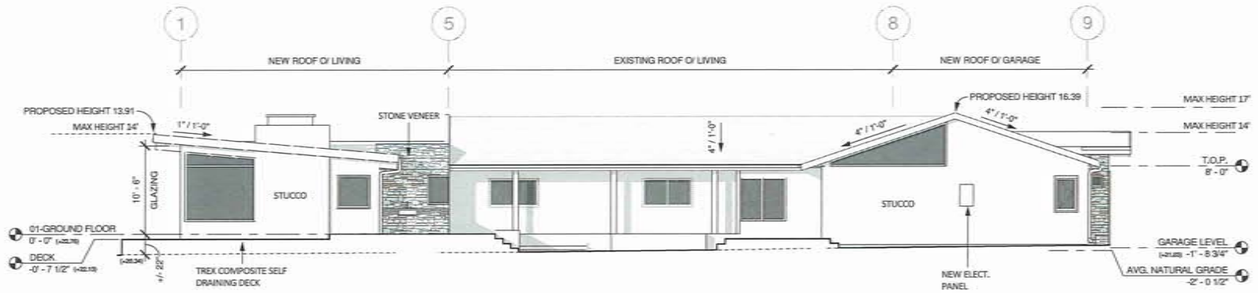
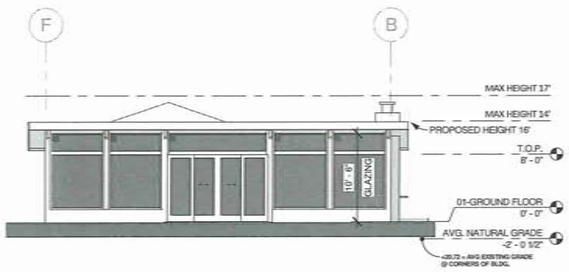


3 SOUTH ELEVATION

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



4 WEST ELEVATION

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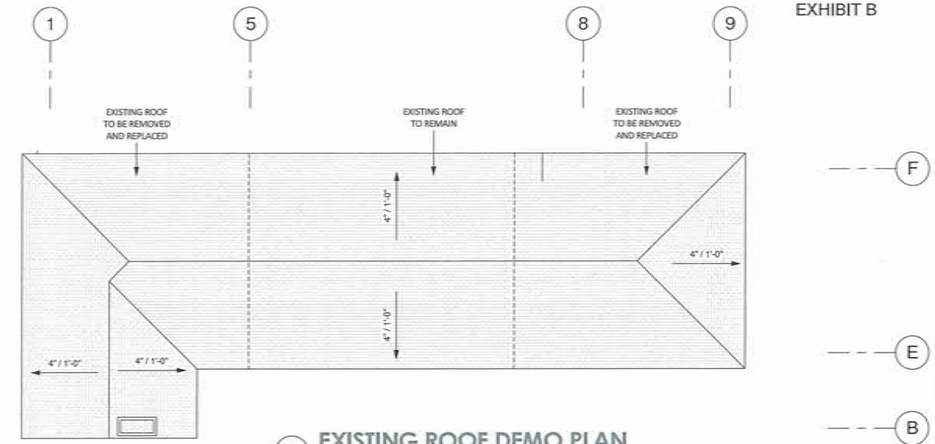
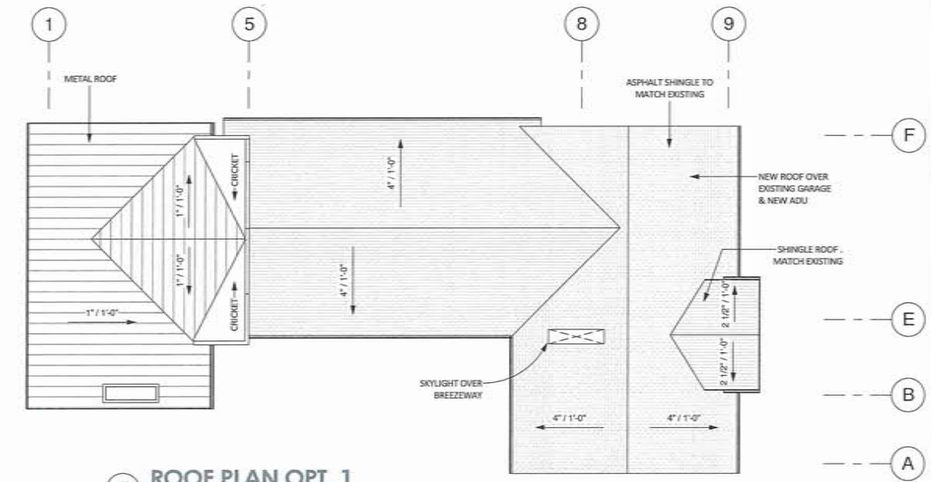


6 EXISTING ROOF DEMO PLAN

SCALE: 3/32" = 1'-0"

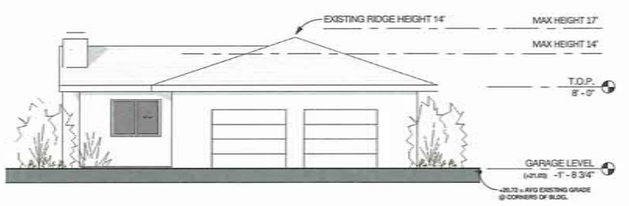


5 ROOF PLAN OPT. 1

SCALE: 3/32" = 1'-0"

1 FRONT ELEVATION

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



7 FRONT ELEVATION EXISTING

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

rrm design group

2995 BEACHCOMBER REMODEL

2995 BEACHCOMBER AVE. MORRO BAY, CA

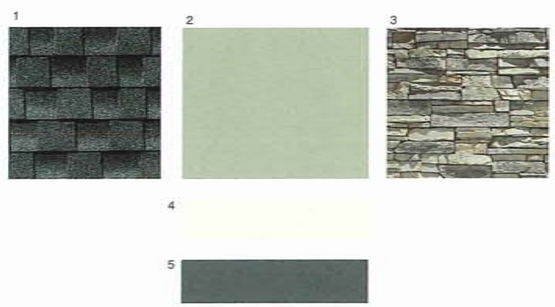
ELEVATIONS A3

DEC 27 2021

STREET VIEW - FROM BEACHCOMBER DRIVE

1 **FRONT ELEVATION COLOR MATERIALS**
SCALE: 1/4" = 1'-0"

COLORS AND MATERIALS



1. **ROOF SHINGLE COLOR**
   Timberline® HDZ™ Shingles
   Pewter Gray

2. **STUCCO FIELD COLOR**
   Urban Nature

3. **STONE VENEER COLOR**
   EL Dorado
   Alderwood Stacked

4. **TRIM ACCENT COLOR**
   Spun Cotton

5. **FRONT & GARAGE DOOR COLOR**
   Pewter Gray

6. **WINDOW FRAME COLOR**
   Black

HISTORIC RESOURCE EVALUATION

2995 BEACHCOMBER DRIVE
MORRO BAY, CA
APN 005.233.054

Prepared for: **George and Linda Crandell**
P.O. Box 6309
Los Osos, CA 93412

Prepared by: **Betsy Bertrando**
Bertrando & Bertrando Research Consultants
267 East Foothill Boulevard
San Luis Obispo, CA 93405

December 2021

EXHIBIT C

TABLE OF CONTENTS

ABSTRACT

A request was made by Pam Ricci, representing RRM Design Group, to conduct an historic evaluation for a property located at 2995 Beachcomber Drive in Morro Bay for the owners George and Linda Crandell. The owners are proposing an addition and major remodel to a residence constructed over fifty years ago as well as an attached new accessory dwelling unit. This study finds that the residence does not meet the criteria for significance as defined by the California Environmental Quality Act (CEQA). No further study of the built environment is recommended for the proposed project to proceed.

INTRODUCTION

The research carried out to complete this study was conducted by Betsy Bertrando, of Bertrando & Bertrando Research Consultants (BBRC), who was assisted in the field by Luther Bertrando. The project property (APN 065.233.054) is depicted on the Morro Bay North 7.5 quadrangle topographic map as existing in Morro Bay at 2995 Beachcomber Drive (Appendix A).

PROJECT DESCRIPTION

This study for the built environment is in accordance with CEQA requirements. The evaluation has focused on a thorough search of all available records that pertain to the architecture and ownership history of the parcel and residence up to the present. The study also includes the history of previous owners and their relationship to the house.

The owner plans to extend the west elevation of the house, change the roof line and add an attached a 572 square foot accessory dwelling (Appendix B). Interior and exterior areas will be remodeled as well.

METHODS

Historic background for the property was gathered to establish the structure's architectural history, background, historical use and people associated with the property. Resources used to produce this report came from the following sources.

Archival Research

Archival Information was taken from historic literature, maps, directories, newspapers and documents found in the following sources. Important information was also provided by Cindy Jacinth, Senior Planner with the City of Morro Bay Planning Division.

- *The private archive of Bertrando & Bertrando Research Consultants* - publications, maps and documents essential to the project.

- *On lines sources included;* the San Luis Obispo County Clerk/Recorder indices, San Luis Obispo County Assessor, newspapers.com, geneologybank.com, California Digital Newspaper Collections and Ancestry.com.

Field Investigation

The field investigation took place on December 2, 2021. The purpose of the investigation was to record and photograph the setting and exterior of the residence. Survey assistance was provided by Luther Bertrando. Notes were written focusing on the original features of the house and property. Important information collected included:

- Architectural features within the context of the "Historical Period of Significance"
- Type of construction and materials used
- Modifications through time
- Grounds, setting and landscaping

SIGNIFICANCE CRITERIA

Effective in February 1999, changes made to the California Environmental Quality Act of 1970 (CEQA) removed thresholds of significance from the main document and relied upon criteria set forth in Public Resources Code, Section 5024.1 Title 14 CCR Section 4852. To qualify as a historic property, it must meet at least one of the four eligibility criteria listed in 36 CFR Section 60.4, retain sufficient integrity and be at least fifty years old. These qualifying criteria for determining the significance of a resource include the following;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or

2. Is associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.

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

Cultural resources displaying one or more of these criteria, may be considered significant and thereby subject to special measures of avoidance or evaluation prior to any potential impacts. If impacts cannot be avoided then a mitigation plan is normally developed. CEQA directives regarding mitigation of cultural resources are also addressed in the Public Resources Code.

HISTORICAL CONTEXT

Morro Bay Prior to 1847

A scattering of native villages clustered around the fresh water sources from the creeks that entered Morro Bay. The estuary, marine terraces and bay provided an abundance of food for the native population. The first European explorer to see Morro Rock was Juan Cabrillo as he sailed past in 1542. Cabrillo named the edifice *El Moro*, but it wasn't until 1769, that the first land expedition led by Gaspar de Portolà passed by heading north to find Monterey Bay. After leaving camp by the estuary in Los Osos, one of the diarist for the group, Juan Crespí, noted that Morro Rock was separated from the land during high tide. The field draft, written September 9, 1769, by Crespí is the first description of Morro Bay.

> "The small valley of the village of San Adriano, Saint Adrian, belonging to La Navidad de María Santisima. This spot lies very close to the shore, the harbor that I spoke of being in sight from here, with the harbor mouth in front of this place; but we have been able to see clearly that there is no passage into it, for it is breakers everywhere. In front of us we have a quite high, round island rock; and a very high mountain range is in view a long way off, now that the weather has cleared a little this afternoon. Impossible to make an observation, as nearly the whole day it was very overcast." (Brown 2001:491).

Three years later, Mission San Luis Obispo de Tolosa was established in 1772. The back valleys surrounding Morro Bay were used as grazing land by the mission. After Mexico won its independence from Spain, the lands formerly under the control of the mission were granted to citizens of Mexico. Three large tracts of land were granted that surrounded Morro Bay from the north to south; the Ranchos Moro y Cayucos, San Bernardo and Canada de Los Osos.

The American Period

In 1847, the Treaty of Hidalgo ceded California to the United States. The ranchos began to change ownership and settlers began to trickle into the county. Franklin Riley and his wife Hannah filed for 160 acres of bay front property in 1861 (Homestead Declaration Book A:24). The Morro Township was established and Riley built the Embarcadero and the first house in 1870. Starting a small nursery, it was Riley who introduced the eucalyptus and cedar into the area to help control damage from the blowing sands (Hammond 2010). In 1872, Carolan Mathers surveyed and filed the first map of the township. Lots were still available over ten years later (The Library Associates 1993). Population estimates ranged between 100 to an optimistic 250 during the 1870s. Becoming a hub for the growing dairy industry, the area also engaged in

the cultivation of flax, potatoes and hay. Another early settler was Ezra Stocking who kept a store and ran the first post office.

A partnership between Captain Williams and Franklin Riley in the early 1870s was formed to construct a new wharf and warehouse to provide regular service for transporting goods and merchandise between San Francisco and Morro Bay. A small shipping business was established, but the harbor was never really successful until 1878. At that time lumber dealers Jones and Shepard, acting as agents for a Santa Cruz lumber company, began shipping lumber down from the mills in Santa Cruz unloading at the two wharves in Morro Bay. The Morro Lumber Company supplied redwood and pine to the local community (Angel 1883). The same year, crops were successful and the outlook brightened for the harbor.

After 1900, the population grew as land speculators began to carve up the large tracts into small lots. E. G. Lewis developed the Atascadero Beach, constructing an hotel, beach cottages and a golf course on his 3,000 acres that were subdivided to enhance his Atascadero Colony (Lewis 1974). The Los Angeles firm of Miller and Murphy developed three large parcels totaling 1600 acres called Morro Bay Vista that included the Cabrillo Country Club. The promotional efforts focused on appealing to people living in the interior valleys as a way of escaping the hot summers. Camping, clamming, boating, duck hunting and fishing were features that brought visitors to Morro Bay.

The depression ended the dreams of the developers and they were looking for a buyer. The State of California picked up the Cabrillo Country Club in 1934. It became one of the first State Parks in California. The CCC crews began planting eucalyptus windbreaks and established a work camp. The Morro Bay State Park included an extensive bay frontage. The final park was due to cost $132,000 and included about 1500 acres, golf course, tennis courts and camping ground (House of Representatives Document 283 - 1941). Improvements to the harbor by the government became based on Morro Bay being a potential recreational area for pleasure craft and developing commercial fishing.

Things soon changed as the Great Depression effectively brought an end to the real estate transactions. Developers went broke. Harbor work was being done by the Works Progress Administration (WPA) during the 1930s and early 1940s. They filled in the north entrance channel and built the north breakwater resulting in the causeway that tied Morro Rock to the land in 1936. WPA was also responsible for the revisions to the golf course and adjacent Morro Bay State Park and Campground. Quarrying Morro Rock, that began during the 1890s, continued until 1963. Morro Rock became State Historical Landmark #821 in 1968. That effectively ended the quarrying activities.

World War II brought other changes to Morro Bay. Starting in 1940 with 100 acres of waterfront land that grew to 250 acres, an amphibious training base was established by the navy coast-patrol (Castle and Ream 2006). The facility included two "T" piers, rows of Quonset huts

and large administrative buildings. Much of the navy base was in and around the land that was later taken over by P G & E for its power plant (now decommissioned).

The fishing industry that began shipping to the San Francisco Market in the 1890s continues to catch fish today, albeit in a smaller scope. In 1953, there were 75 fishing boats using Morro Harbor (Gates and Bailey 1982). A strong abalone industry formed and peaked between 1930 and 1960. It resulted in piles of abalone shells near the processing plants (Castle and Ream 2006).

After many attempts during the 1950s, in 1964 Morro Bay was finally incorporated. The process started by the Chamber of Commerce President Vernon D. Crass was not an easy one (Gates and Bailey 1982). The growth that began in the early 1900s slowly began again. Vacation cottages and small retirement homes became the face of Morro Bay.

FINDINGS

The property is within Block 15B at Lots 32 and 13 on Beachcomber Drive in the City of Morro Bay. The original lot had a 40 foot frontage. By the time the house was constructed 25 feet from Lots 13 and 12 had been added giving it a 65 foot frontage on Beachcomber.

Archival Research

Early Land Ownership

Atascadero Beach Boundary was delineated in 1917 and formed from a portion of Ranchos San Bernardino and Morro y Cayucos and the Townsite of Laguna, along the coast north of Morro Bay (Figure 1). The Index Map produced the same year, depicts the location of

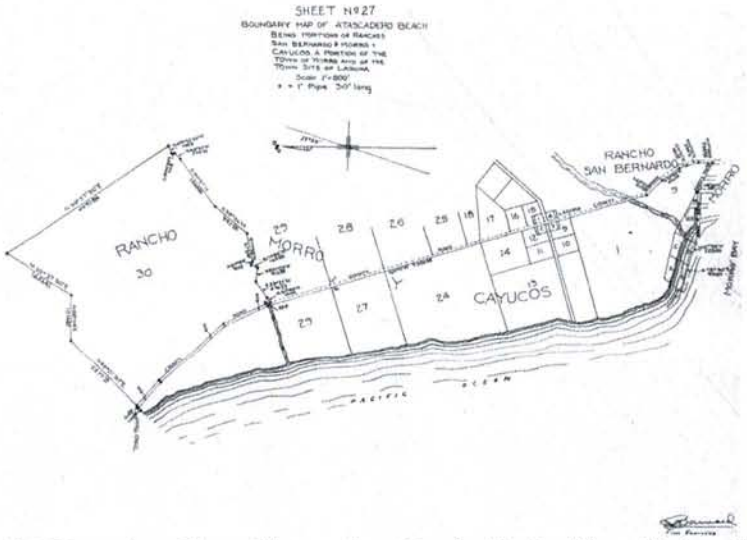


Figure 1: 1917 Boundary Map of Atascadero Beach. Project Parcel is in within Lot 29

Block 15B (Figure 2). Shown as "C" Street on the old maps, the street has become Beachcomber Drive.

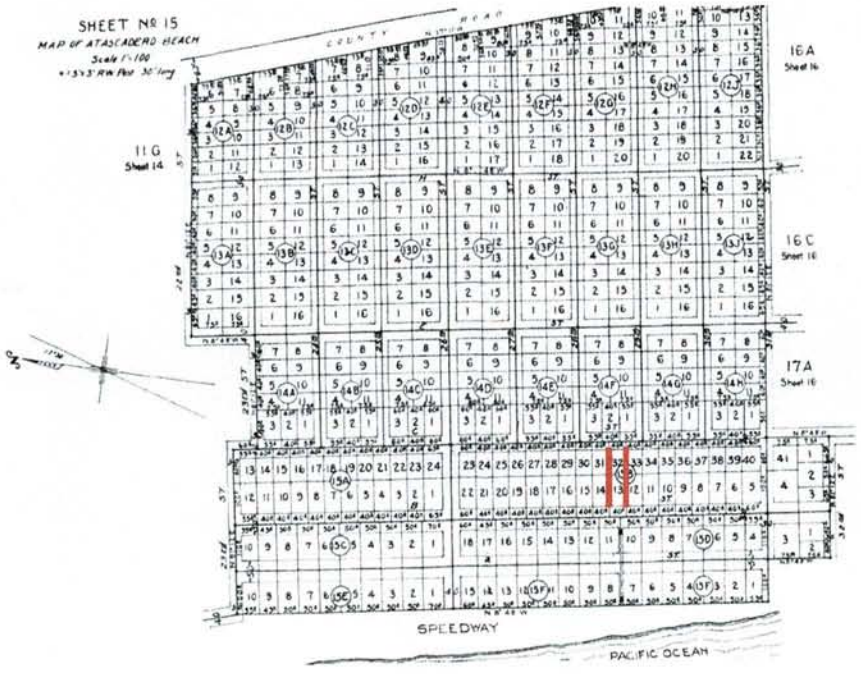


Figure 2: A and B Streets Have been Abandoned. The Project Parcel is within Block 15B and Between the Red Lines.

E. G. Lewis Atascadero Beach Development

E. G. Lewis arrived in the county in 1913 bringing his utopian ideas with him. He purchased 23,000 acres from J. H. Henry and began surveying the land that became Atascadero. Settlers began arriving in 1915 from every state. They first lived in a tent city until their houses could be built (Travis - 1989).

In 1919, E. G. Lewis purchased 463 acres north of the current Morro Bay High School and began to develop the land he called Atascadero Beach forming the Atascadero Beach and Land Improvement Company. Part of his promotional efforts were to advertise people frolicking in the ocean and staying in his cottages having relief from the hot inland summers. He soon realized he needed a direct road from his Atascadero development to the beach property. Newspapers reported the opening of the new road and that, "thousands at Morro attended the Morro-Atascadero Beach Highway" (*Lompoc Record* - November 4, 1921). Today the seventeen mile road is State Highway 41 (Allan n.d.).

Where there were once sand dunes, Lewis bulldozed them into small lots in his Atascadero Beach property. The lots were heavily promoted throughout the state including Fresno during the 1920s. In 1919, the Cloisters Inn was built at San Jacinto and Beachcomber Avenue. The Inn was bounded on the north by Sienna Street and on the south by Azure Street

(Figure 3). The Inn was crowded with people using the weekend bus round trip from Atascadero to enjoy the hotel with beach cottages, fine dining, bathhouses, handball courts and a nine hole golf course (Lewis 1974).

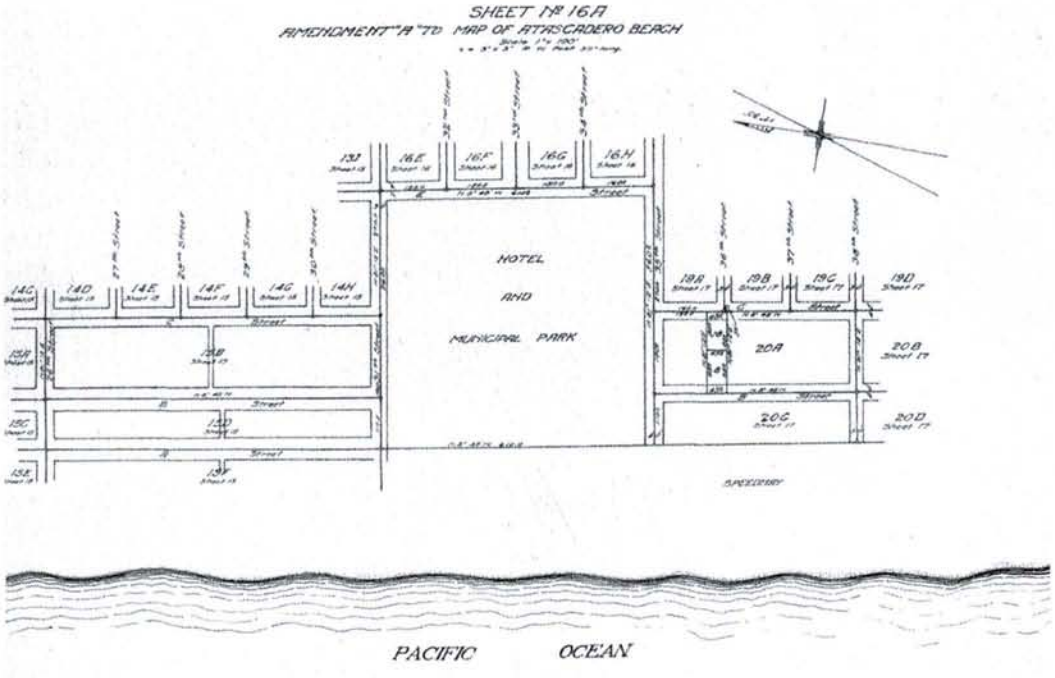


Figure 3: Location of The Cloisters Inn. Project Parcel is Located Between B and C Streets One Half Block North of the Hotel Parcel.

Lewis' vision ended when he was sued for $9,314,240 and declared bankruptcy. His trail of business failures caught up with him with approximately 10,000 creditors from all over the country invited to the court proceedings. His holdings included oil production and land developments. Lewis claimed his assets as $1,000,000 as the owner of the majority of the capital stock in the Atascadero Beach Land and Improvement Company. The beach company's stock was turned over to trustee and was known as the Morro Beach Company from then on (*San Francisco Examiner* - December 17, 1924). The Cloister Inn, "the famous resort on Atascadero Beach," was purchased by Allan White from Chico (*The Chico Enterprize* - June 20, 1924).

The Morro Beach Company

The Morro Beach Company proposed changes for the beach property with big ideas in mind in 1927 (Figure 4).

> "Active work on the $500,000 improvement of Morro Beach will begin at once, it was announced by Cal White, chief engineer of the Warren Construction company.
> The bond for $375,000 required of the company by the county as a guarantee of completion of work was filed, and machinery and equipment is being brought from the San Joaquin valley.

Material already is arriving for what will be the largest single development project in central California, and the construction company superintendent already is located at Morro Bay and is arranging preliminary details.

The work will be done on the property of the Morro Beach Company and extends for three miles north from the Cloisters Inn to Toro Point, between the highway and the sea.

Eight miles of street paving, including the widening of the highway on the property frontage will be put in and in addition there will be a complete sewer and water system installed, sidewalks, curbs, parking tree planting and landscaping all being included in the work. Mr. White estimates that it will take a year to complete the project.

The development will be under the new Mattoon act, which allows twenty years for the payment of the bonds, the first five year payments being interest only, with principal payments to be made during the last fifteen years.

The project was petitioned for by George Cuthbert, and the bids were called for and the contracts let by the county board of supervisors.

Twelve hundred lots are included in the subdivision, each one having a view of Morro Rock and the Pacific Ocean. A wide strip of land running back from the high tide line has been reserved, so that lot owners will be assured of beach privileges, and the automobiles will be barred from this section of the beach.

Reconstruction of the Cloisters' Inn, which is a part of the property has been almost completed and the offices of the beach company have been moved to the hotel.

With the starting of work on the improvements, an extensive sales campaign will be started, with S. T. Sherrod of Los Angeles acting as sales manager, and W. G. Heliker in charge of sales and publicity, at Morro Beach. Both the sales department executives are experienced realty men, having been associated with the John P. Mills organization in Los Angeles, the largest subdividers on the Pacific coast." (*Herald- Recorder,* Arroyo Grande - May 12, 1927)

Figure 4: Morro Beach Company Advertisement

The venture was not to be. The bond issue proved unsaleable and ill-advised, and followed by tax delinquency. After laying dormant for twenty-five years, the Atascadero Beach development was placed back on the market (Gates and Bailey 1982). It was promoted in the valley newspapers; "Buy Coast Property Now! See improved Morro Beach Tract" (*Fresno Bee* - May 20, 1952). Later, in 1961, a portion of the Morro Beach Tract was conveyed to the State Division of Beaches and Parks (*Pismo Times* - February 16, 1961).

Resident History

Leroy and Esther Barnett

The parcel was owned by Leroy and Esther Barnett when the house was constructed in 1967 by the contractor, Jack Westerman. The Permit and Application form is on file at the City of Morro Bay. The residence square footage was 1932 with 696 square feet for the garage (Figure 5). Born in Oklahoma in 1919, while still a young man, Westerman relocated to Bakersfield, where he began building houses. He moved to San Luis Obispo in 1958 where he built many quality custom homes. Well known throughout the community, he served on many service clubs and particularly supported the Children's Shelter and Achievement House. After he died in 2012, the family took over the business as Westerman Properties.

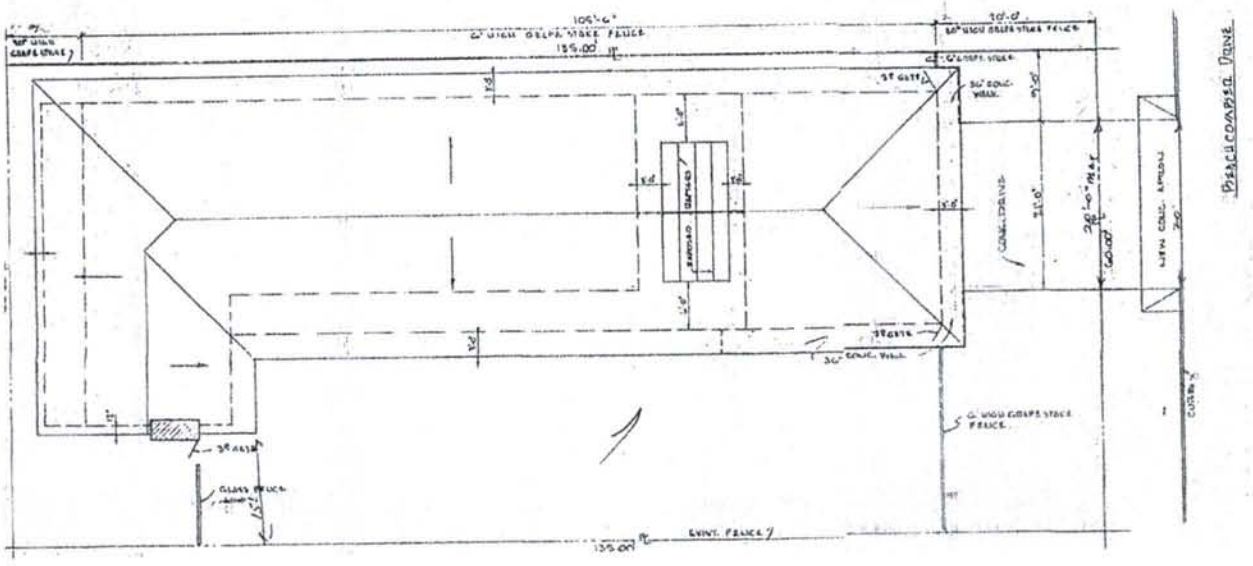


Figure 5: Original 1967 Westerman Floor Plan for 2995 Beachcomber

Leroy Barnett had the property for only a short after the house was built. Originally from Oklahoma, where he was born in 1916, records show that he lived and worked in the Bakersfield area from the 1930s through 1974. Leroy and Esther Barnett sold the house to Robert and Marion Wade in 1968 (Deed #1968014647).

Robert and Marion Wade (1969)

Soon after purchasing the property, another permit application was filed in 1969 for the new owners, Robert and Marion Wade to do electrical work. Little was learned about the Wades' other than they lived in Los Angeles. It was also not clear when they sold the house to the Sorensens.

Chris and Beverly Sorensen

Owning the home the longest were Chris Alfred and Beverly Sorensen. Chris Sorensen, Jr., was born in 1928 in Chowchilla, California (Figure 6). Under the Sorensen ownership, a permit was filed for Kyle Company to re-roof the residence in 1996. The family that grew to five children resided in Parlier, Fresno County. After serving in the Army, Chris and his father started a packing house in Parlier called the Chris Sorensen Packing Company, later another packing house was started in Reedley as well (Figure 7).

Figure 6: Chris Sorensen, Jr.

Figure 7: Chris Sorensen, Jr. Packing House in Parlier

The packing houses in Parlier were unusual as their sidings were perpendicular to Santa Fe Railroad for loading. Parlier was a center for shipping deciduous fruits. The Sorensen family also grew grapes and packed fresh table and juice grapes (Figure 8).

Figure 8: Packing Box from the Sorensen Packing House

Chris A. Jr., died in 2013 and Beverly in 2019, after which the family decided to place the property on the market. The last deed document gave the owners as their son, Craig A. Sorensen, Trustee of the Beverly Sorensen Survivors Trust, a sub-Trust of the Chris A. Sorensen, Jr. and Beverly Sorensen 1993 Family Trust created upon the death of Chris A. Sorensen, Jr. on January 12, 2013. In October, 2021, the property was sold to the current owners George M. and Linda K. Crandell, Trustees of the Crandell Living Trust.

Field Investigation

The field investigation took place on December 2, 2021. The house was not entered, but the exterior features were noted.

Architecture

The one-story stucco house, with an attached garage, was in good condition (see cover). The main entrance was unusually placed at the west end of a covered south porch within a fenced courtyard to allow the living area to be the ocean viewing area (Figure 9). The house was designed to focus around a south facing outdoor living space. The ocean viewing porch along the west elevation was used for seating and had no usable outdoor space. Most of the grounds were bricked or paved with flagstone with concrete walkways. The exception was in the front where a species of *Araucaria* presided over the landscape. Privacy wood fencing surrounds the house with gate entries on the northeast, west and south sides. This fencing begins at the end of the two car garage that faces the street.

Figure 9: South Courtyard and Entrance at West end of the Covered Porch.

Rafters were enclosed under the low gable roof that extended out farther on the south and west sides to allow coverage of the porch areas. The gable roof runs east to west where it connects with a truncated north to south gable that presents the "L" shape configuration that currently exists. The asphalt shingle roof line will change as presented in the proposed plans with only a part of the middle east to west portion remaining. Metal framed windows were used throughout the house.

On the southeast side, between the garage and the south fence, is a circular flagstone area with a partial circular wood bench seating area (Figure 10). (This is the general area of the proposed 572 square foot one bedroom ADU that will follow the same setback as the east line of the garage.) A concrete walkway leads around the south side of the garage to a gate that opens

Figure 10: Circular Seating Area with Beachcomber Drive in the Background.

up into a brick and flagstone courtyard. The primary entry into the house is at the end of a covered porch supported by four square posts that runs from the end of the garage under the same roof line. There is also a door leading from the garage into the courtyard as well as sliding glass doors at the east end of the porch (Figure 11).

Figure 11: East Side of the Courtyard with Exit from the Garage

The west elevation facing the ocean had a narrow flagstone walkway one step below a concrete porch that ran the length of the west elevation of the house. Four square posts supported the extended roof over the centered entrance (Figure 12). The parcel extended west another twenty feet in low rolling sand dunes (Figure 13).

The north perimeter has a narrow concrete walkway with three steps up to a door into the laundry room and back down again heading east to a door that leads into the garage (Figure 14). The windows in this area were also metal framed. The wood picket fencing in this area was in poor condition.

Figure 12: West Porch

Figure 13: View of the West Porch from the Dunes (Realtor Photo)

Figure 14: North Perimeter View

Setting

Several of the residences across the street appear to have been constructed together as they are very similar to each other. Many had the same roof line with a front facing low gable over the garage. Most of the changes and remodels have occurred on the west side of Beachcomber Drive within that block. Three of the houses on the west side of Beachcomber Drive also appear to have a different designs with wide north to south front facing gable roof lines and exhibit quality construction. No attempt was made to establish if these were also Westerman built homes.

SIGNIFICANCE DETERMINATION

The research developed for this report was applied to the following criteria from the Public Resources Code, Section 5024.1 Title 14 CCR Section 4852 to determine the significance of the residence at 2995 Beachcomber Drive.

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  No events important to our past took place on the property.

- Is associated with lives of persons important in our past.

  The research did not uncover names associated with the houses that were important to the history and development of Morro Bay. Names were associated that may have importance to the development and history of Parlier/Bakersfield area. The house was not a primary residences of Chris Sorensen during the era of his significance in Parlier.

- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic value.

  Although the house was built by a San Luis Obispo builder of many quality homes, it does not rise to a distinctive level of significance during its 1960s period of significance. Beginning in the late 1950s, Morro Bay development slowly changed from a town of small summer cottages to begin construction of larger family style housing, in part, illustrated by the Morro Beach Company reestablishing sales by Atascadero Beach.

CONCLUSION/RECOMMENDATIONS

The existing residence at 2995 Beachcomber Drive in Morro Bay, California, while just over fifty years of age, does not meet the standards for historical significance. There were no historic events that took place, nor people important to our past, living on the property since its 1967 date of construction. The house does not reach the level of design and uniqueness that would be consistent with the guidelines to bring the residence up to a level of significance.

Acknowledgement and Addendum

Once again we are indebted to Cindy Jacinth, Morro Bay Senior Planner for providing information essential to this report in such a quick and courteous manner.

Although not a part of this evaluation, there is a concern that the proposed ADU may encroach on the root system of the *Araucaria* tree. It is hoped that a ISA Certified Arborist be consulted to provide tree protection plans during the construction phase.

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Bibliography

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Documents

Homestead Declaration 1861 Book A:24
House of Representatives 63rd Congress - Doc #283 - June 1941

City of Morro Bay Department of Planning and Building Application and Permit
1967, May 12 - Owner Leroy Barnett, Contractor Jack Westerman - for a residence
1969, March 13 - Owner Robert Wade, Contractor Barry F. Gronbeck, Jr.
1996, May 21 - Owner Chris Sorensen, Contractor Kyle Co. - for roof
Document #1968014647 - Barnett to Wade

Maps

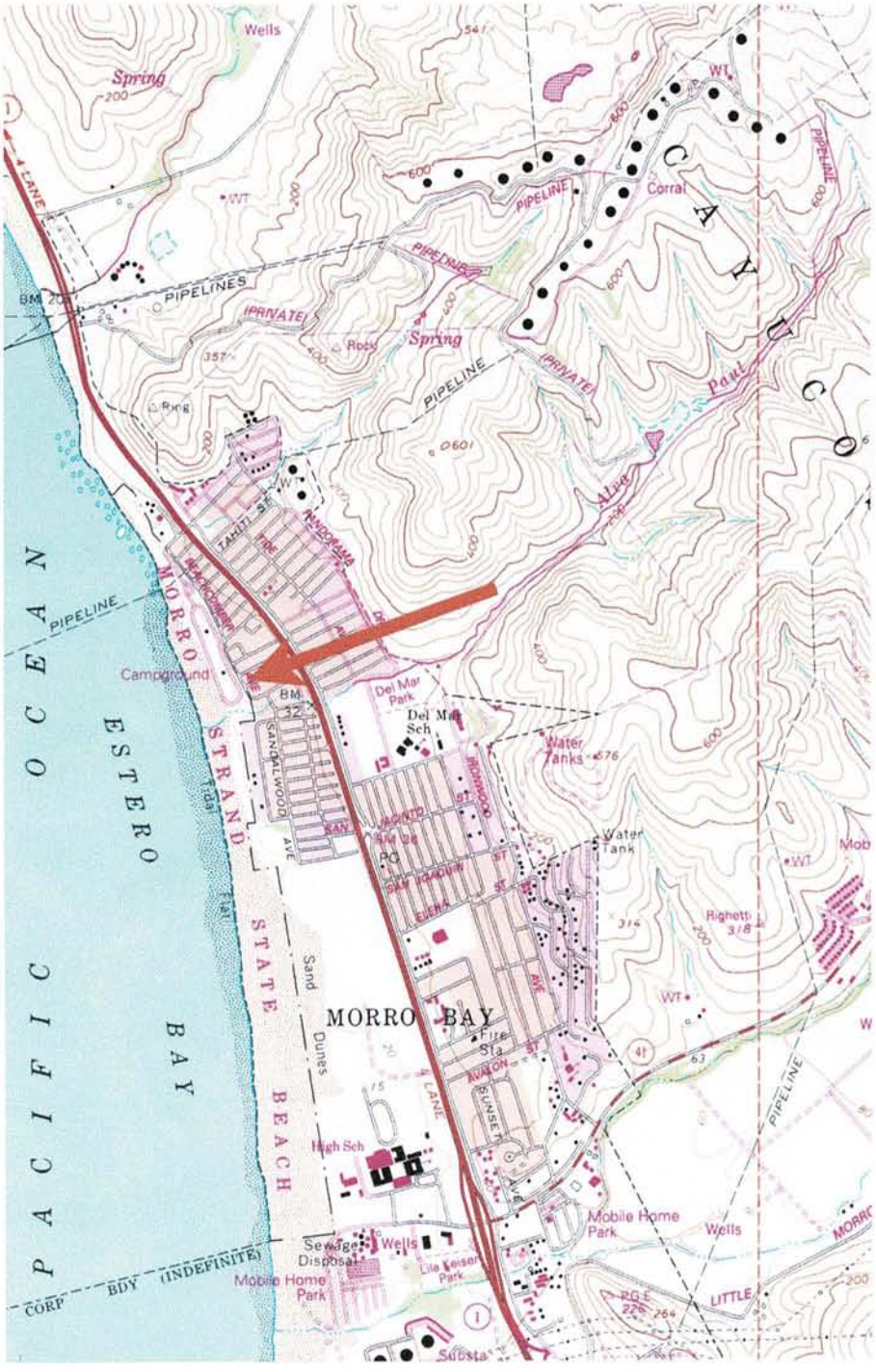
1917 Boundary Map of Atascadero Beach
1917 Atascadero Beach Subdivision Map Detail
1917 The Cloisters Inn Location Map

Newspapers

1921 November 4 - *Lompoc Record*
1924 June 20 - *The Chico Enterprize*
1924 December 17 - *San Francisco Examiner*
1927 May 12 - *Herald-Recorder*, Arroyo Grande
1952 May 20 - *Fresno Bee*
1961 February 16 - *Pismo Times*

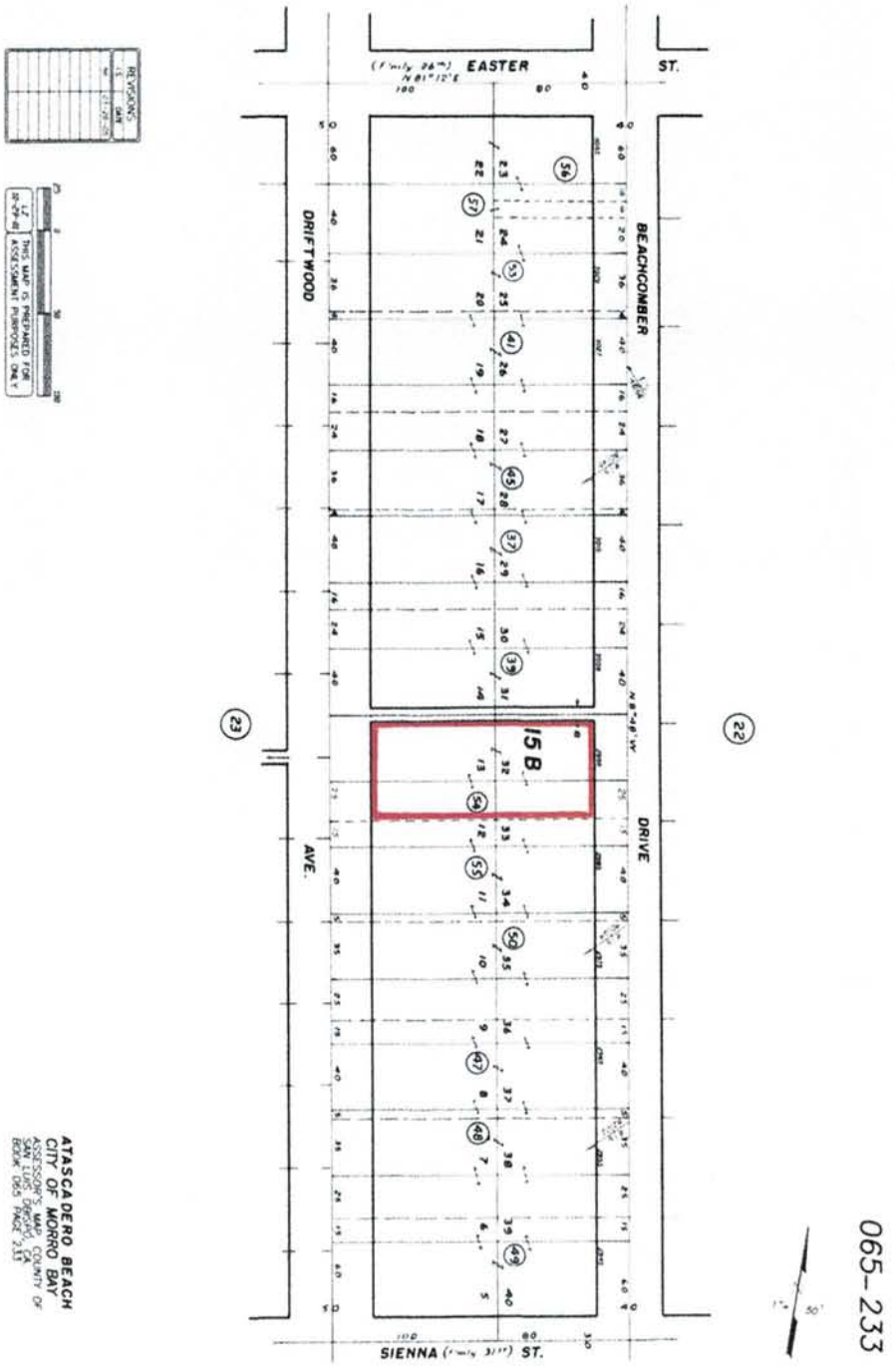
APPENDIX A: Project Location Maps

EXHIBIT C



Project Location

EXHIBIT C



Project Parcel Outlined in Red

APPENDIX B: Proposed Project Plans

EXHIBIT C

BEACHCOMBER ADDITION / REMODEL & NEW ADU

2995 BEACHCOMBER, MORRO BAY, CA

PROJECT DIRECTORY

APPLICANT — George and Linda Crandall

ARCHITECT — RRM DESIGN GROUP

SURVEY — MBS LAND SURVEY

PLANNING — RRM DESIGN GROUP

LEGEND

PROJECT INFORMATION

PROJECT SCOPE:

1. LIVING AREA ADDITION & REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. THE ADDITION OF A NEW ATTACHED ACCESSORY DWELLING
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS
4. NO GRADING PROPOSED

SITE INFORMATION

STREET ADDRESS: 2995 BEACHCOMBER DRIVE, MORRO BAY, CA

APN:

ZONING:

LOT SIZE:

* LOT COVERAGE ALLOWED 50%

EXISTING & PROPOSED 4,280 SQFT

LOT AREA OF R-1 ZONE

SETBACKS

FRONT

REAR

SIDES

ADU SIDE

BUILDING INFORMATION

NUMBER OF STORIES 1

OCCUPANCY GROUP

CONSTRUCTION TYPE VB

SPRINKLERED

MAX. HEIGHT ALLOWED

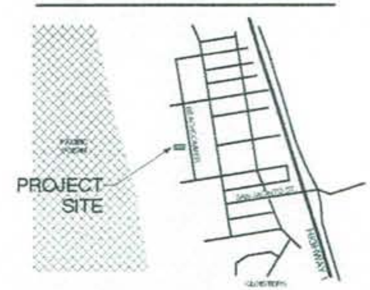
MAX. HEIGHT ALLOWED

MAX. HEIGHT PROPOSED REFER TO ELEVATIONS

ROOF RATING

HIGH FIRE ZONE

VICINITY MAP



BUILDING AREAS

EXISTING LIVING AREA

EXISTING UNCONDITIONED AREA

PROPOSED AREA LIVING

PROPOSED AREA UNCONDITIONED

PROPOSED AREA ADU

rrm design group | 2995 BEACHCOMBER REMODEL

2995 BEACHCOMBER AVE. MORRO BAY, CA

TITLE SHEET A0

EXHIBIT C

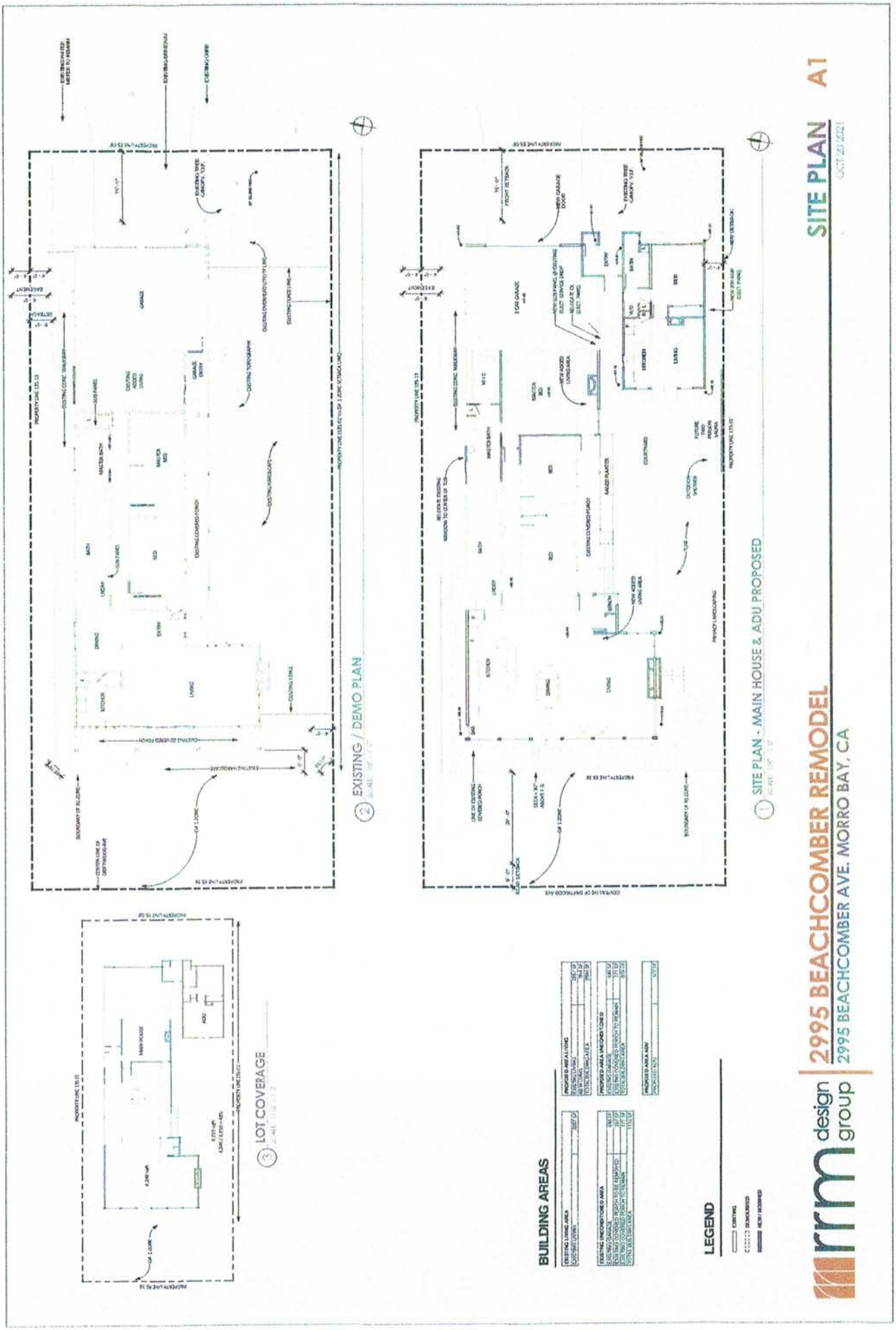

SITE PLAN
A1
OCT 25 2021
2995 BEACHCOMBER REMODEL
2995 BEACHCOMBER AVE. MORRO BAY, CA
rrm design group
1 SITE PLAN - MAIN HOUSE & ADU PROPOSED
2 EXISTING / DEMO PLAN
3 LOT COVERAGE
BUILDING AREAS
LEGEND
EXISTING
DEMOLISHED
NEW / ADDED

EXHIBIT C

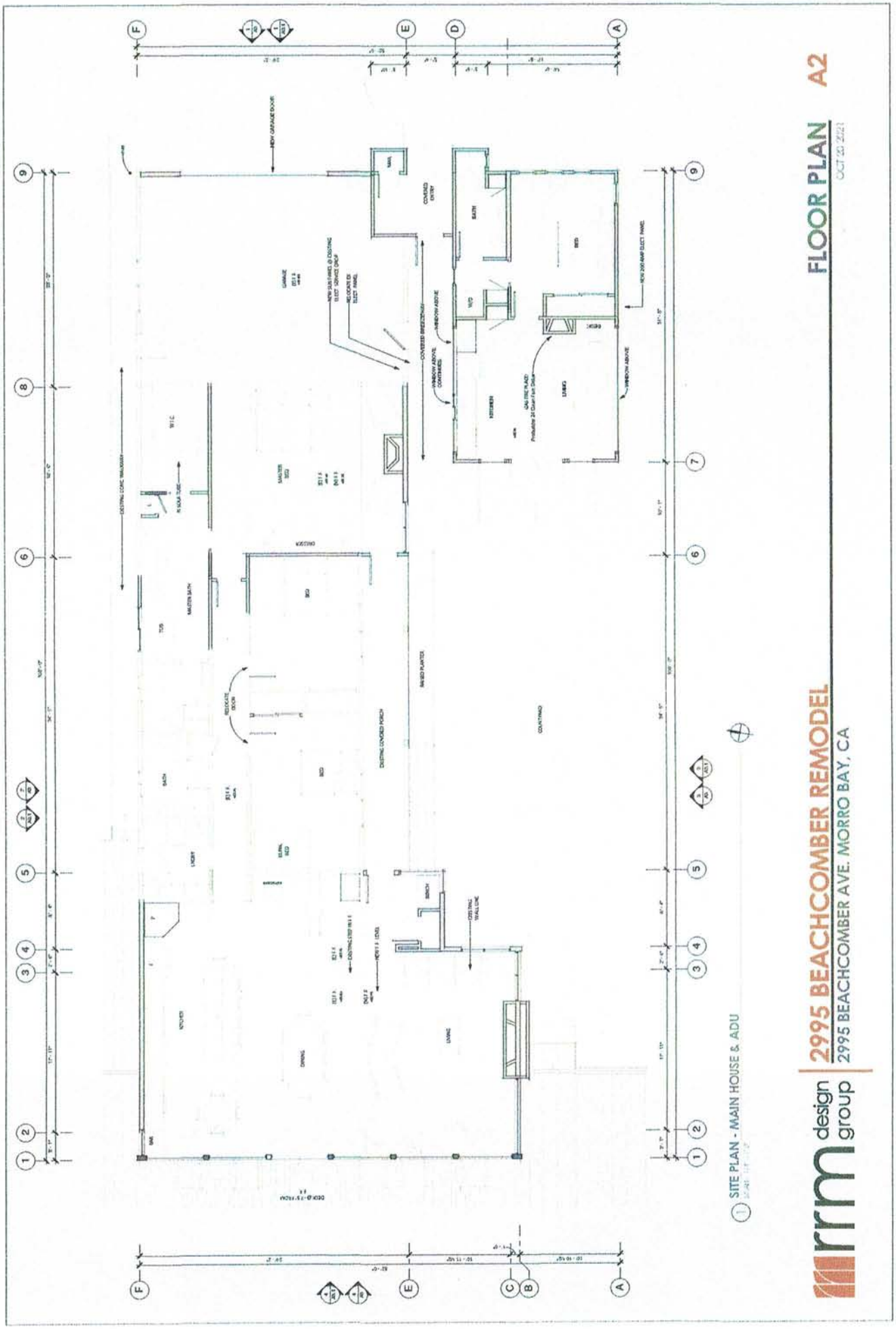
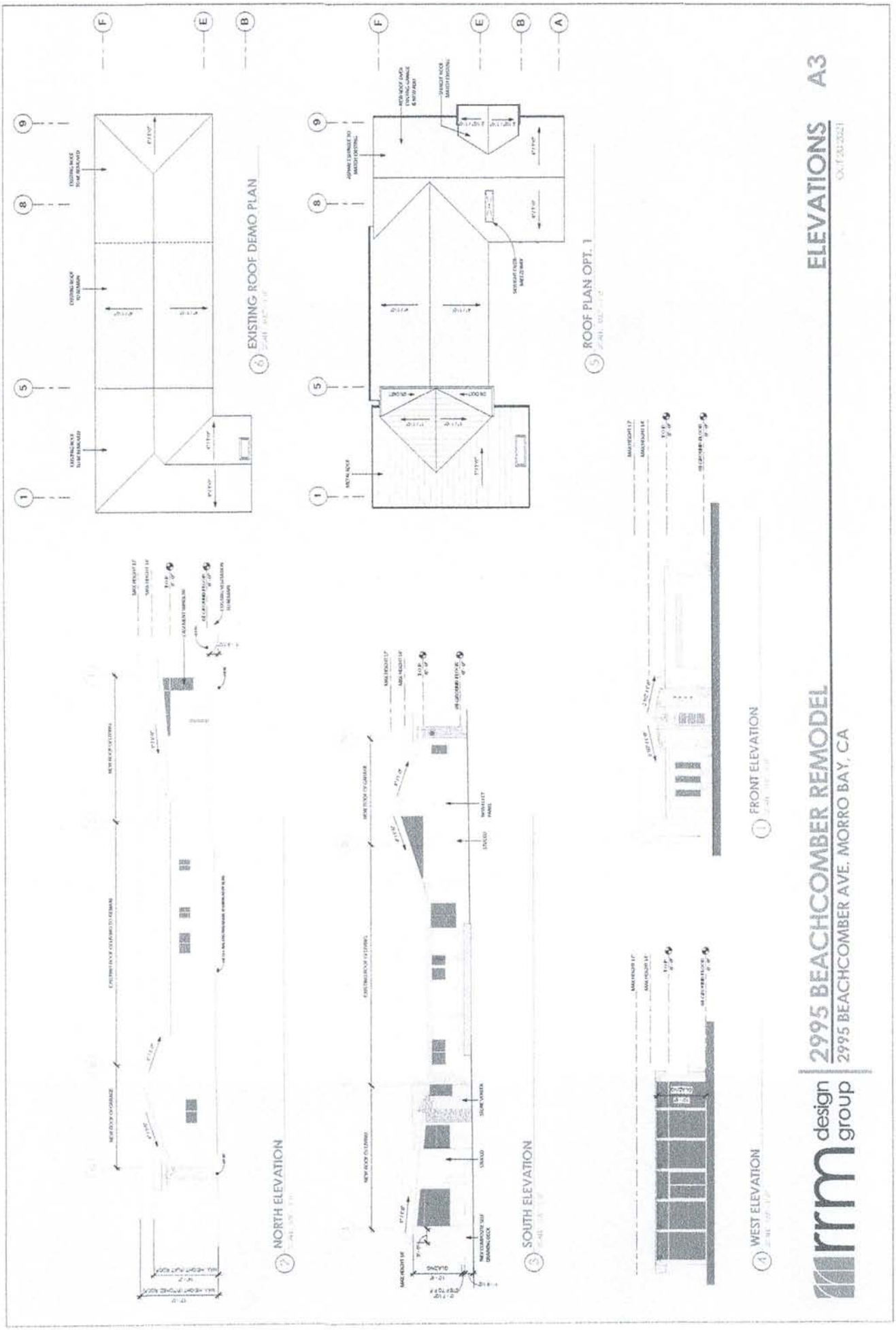

FLOOR PLAN
A2
OCT 20 2021
2995 BEACHCOMBER REMODEL
2995 BEACHCOMBER AVE. MORRO BAY, CA
rrm design group
1 SITE PLAN - MAIN HOUSE & ADU

EXHIBIT C


6 EXISTING ROOF DEMO PLAN
5 ROOF PLAN OPT. 1
7 NORTH ELEVATION
8 SOUTH ELEVATION
1 FRONT ELEVATION
4 WEST ELEVATION
rrm design group
2995 BEACHCOMBER REMODEL
2995 BEACHCOMBER AVE, MORRO BAY, CA
ELEVATIONS
A3

March 2, 2022

Eddie Herrera
Principal Architect
EHD S T U D I O
5960 W Mall Suite B
Atascadero, CA 93422

SUBJECT: Environmentally Sensitive Habitat Area Delineation for the 2995 Beachcomber Drive Property (APN: 065-233-054), City of Morro Bay, CA

Dear Mr. Herrera:

Sage Institute, Inc. (SII) is pleased to provide this delineation of the Environmentally Sensitive Habitat Area (ESHA) to the west of the 2995 Beachcomber Drive property (APN: 065-233-054) in the City of Morro Bay, California. We have prepared this report at your request based on the proposed remodel and new ADU plans you provided, the City of Morro Bay General Plan, and background documents on nearby property's. Further, the basis of the ESHA determination is SII Principal Biologist Jason Kirschenstein's field survey of the property conducted on February 23, 2022.

The field study included observations of existing conditions between the western property boundary and Morro Strand Beach to delineate the ESHA boundary with respect to the Coastal Act definition of ESHA per Section 30107.5 that states:

> *"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

The City of Morro Bay General Plan Land Use, Open Space, and Conservation Elements does not have any ESHA mapped at the 3009 Beachcomber Drive property. General Plan Policy LU-60 allows for site specific ESHA mapping based on a field study to determine the precise location of the ESHA as follows:

> *Policy LU-60: The precise location and thus boundary line of the Environmentally Sensitive Habitat areas shall be determined based upon a field study paid for by the applicants and performed by the City or City's consultants and approved by City Council and/or their appointed designee. Prior to the approval of development on the site, including, but not limited to, a division of land, provision of public access, or restoration of the ESH. (LCP 213)*

EXISTING CONDITIONS

In compliance with Policy LU-60, the SII field study documented existing conditions of the 2995 Beachcomber Drive property and lands to the immediate west towards the stabilized dunes and coastal strand to establish and justify the ESHA boundary. The existing conditions of the actual 2995 Beachcomber Drive parcel is a fully developed lot with the house, garage, and landscaped yard, as are the adjacent parcels to the north and south. The western edge of the 2995 Beachcomber residence includes a deck and covered porch with landscape plants (see Figures 1 and 2).

The area Immediately westward of the parcel supports a 100 percent cover of non-native iceplant (*Carpobrotus edulis*) reaching approximately 65-feet to 90-feet to the west. There is a foot trail of bare sand running north/south along the western edge of the ice plant mat. The fringe of the ice plant appears to have been sprayed with herbicide as evidenced by one to two feet of dead iceplant debris.

To the west of the ice plant mat and footpath, there is a coastal dune scrub habitat in the stabilized dunes leading west to the coastal strand tidal zone (Figure 2). The coastal dune scrub along the edge of the footpath was dominated by silver dune lupine (*Lupinus chamissonis*). The coastal dune scrub community also included dune ragwort (*Senecio blachmaniae*), beach primrose (*Camissoniopsis* sp.), beach bur (*Ambrosia chamissonis*), coyote brush (*Baccharis pilularis*), sweet clover (*Melilotus albus*), Hooker's evening primrose (*Oenothera elata* ssp. *hookeri*) and seacliff buckwheat (*Eriogonum parvifolium*).

ENVIRONMENTALLY SENSITIVE HABITAT AREA DELINEATION

Based on the existing conditions established by the field study described above, and the observed plant community compositions, the precise ESHA boundary was delineated along the western edge of the of the living iceplant mat as depicted on Figure 1. This boundary was established based on the following site-specific conditions that are also illustrated in Figure 2 Representative Photographs.

- There is a clear ecotone (boundary) between the non-native iceplant mat and footpath that does not meet the ESHA definition as rare or especially valuable habitat, and the coastal dune scrub habitat considered rare and especially valuable that establishes the eastern ESHA limits.
- The ecosystem context of the iceplant mat and adjacent coastal dune scrub plant community is delineated by a clear and narrow ecotone running north/south establishing the precise boundary of the ESHA between the two plant communities.
- Figure 1 shows the ESHA line and a 50-foot ESHA setback buffer that is away from the parcel boundary with approximately 16 to 35 feet to the edge of the buffer to the parcel boundary.

SUMMARY AND CONCLUSIONS

The eastward ESHA limits are established in the field by the clear and distinct ecotone between the non-native iceplant mats and the diverse native coastal dune scrub plant community. The ESHA line was established along the fringe of living iceplant as the closest point to the 2995 Beachcomber Drive parcel. The 50-foot ESHA setback buffer falls within the iceplant mat from 16 to 35 feet to the west of the project area (Figure 1). As such, no impacts or any adverse effects on the ESHA would be expected by any activities within the 2995 Beachcomber Drive parcel.

Thank you very much for using SII for your environmental consulting services. Please contact me directly if you have any questions or need any additional information.

Sincerely,

Jason Kirschenstein, Principal Biologist

ATTACHMENTS: Figure 1 – ESHA Delineation
Figure 2 – Representative Photographs

sage institute
updated: 03/02/2022

N
S
0 25 50 Feet
0 8 16 Meters

2995 Beachcomber Drive

Environmentally Sensitive Habitat Area Delineation

Figure 1

ESHA Delineation

EXHIBIT D

Photo 1: View east at 2995 Beachcomber Drive property (red arrow) from edge of ESHA at iceplant mat. **2/23/2022**

Photo 2: View north at west property boundary along edge of covered porch with landscape plants and adjacent iceplant mat. **2/23/2022**

Photo 3: View northwest along edge of iceplant mat and ESHA. Red arrow indicates 2995 Beachcomber Dr. **2/23/2022**

Photo 4: View south at west property boundary along edge of covered porch with landscape plants and adjacent iceplant mat. **2/23/2022**

Photo 5: View south from NW corner of ESHA line along living iceplant mat at ecotone of footpath & coastal dune scrub habitat dominated by silver lupine. **2/23/2022**

Photo 6: View north from edge of ESHA line at adjacent coastal dune scrub habitat dominated by silver lupine. **2/23/2022**

GEO SOLUTIONS

ENGINEERING GEOLOGY INVESTIGATION

DATE:
April 13, 2022

PROJECT NUMBER:
SL12440-2

CLIENT:
George and Linda Crandell
PO Box 9309
Los Osos, CA 93412

PROJECT NAME:
2995 Beachcomber Drive
APN: 065-233-054
Morro Bay, California

Dear Mr. and Mrs. Crandell:

1.0 INTRODUCTION

This report presents the results of the geologic investigation for the proposed addition to or remodel of the existing residence and accessory dwelling unit to be located at 2995 Beachcomber Drive, APN: 065-233-054, Morro Bay, California. Figure 1: Area Location Map was obtained from the computer program *TopoView* (TopoView, 2021).

1.1 Site Description

2995 Beachcomber Drive is located at 35.3951 degrees north latitude and -120.8647 degrees west longitude at a general elevation of 23 feet above mean sea level. The property is approximately rectangular in shape and 4,500 square feet in size. The nearest intersection is where Beachcomber Drive intersects Sienna Street approximately to the south of the property. The project property will hereafter be referred to as the "Site."

The Site is approximately level with a slight gradient which slopes toward the west. Surface drainage follows the topography to the west, towards the Pacific Ocean. A single-family residence currently occupies the site and is to remain.

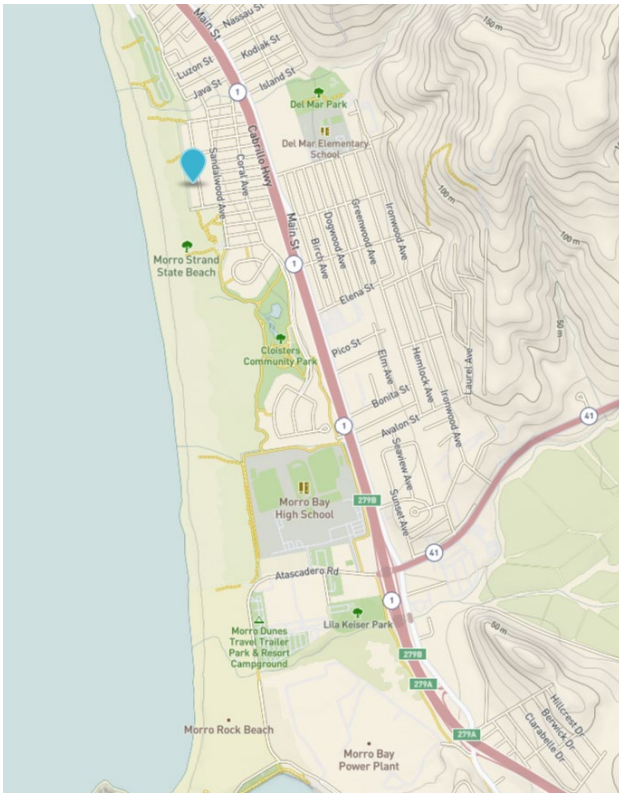


Figure 1: Area Location Map

1.2 Project Description

The proposed addition to or remodel of the existing residence and accessory dwelling unit is anticipated to be one or two stories in height. At the time of the preparation of this report, the proposed addition to or remodel of the existing residence and accessory dwelling unit is to be constructed using light wood framing. It is anticipated that the foundations will be excavated into over excavated engineered fill. Retaining wall are not anticipated at this time.

220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

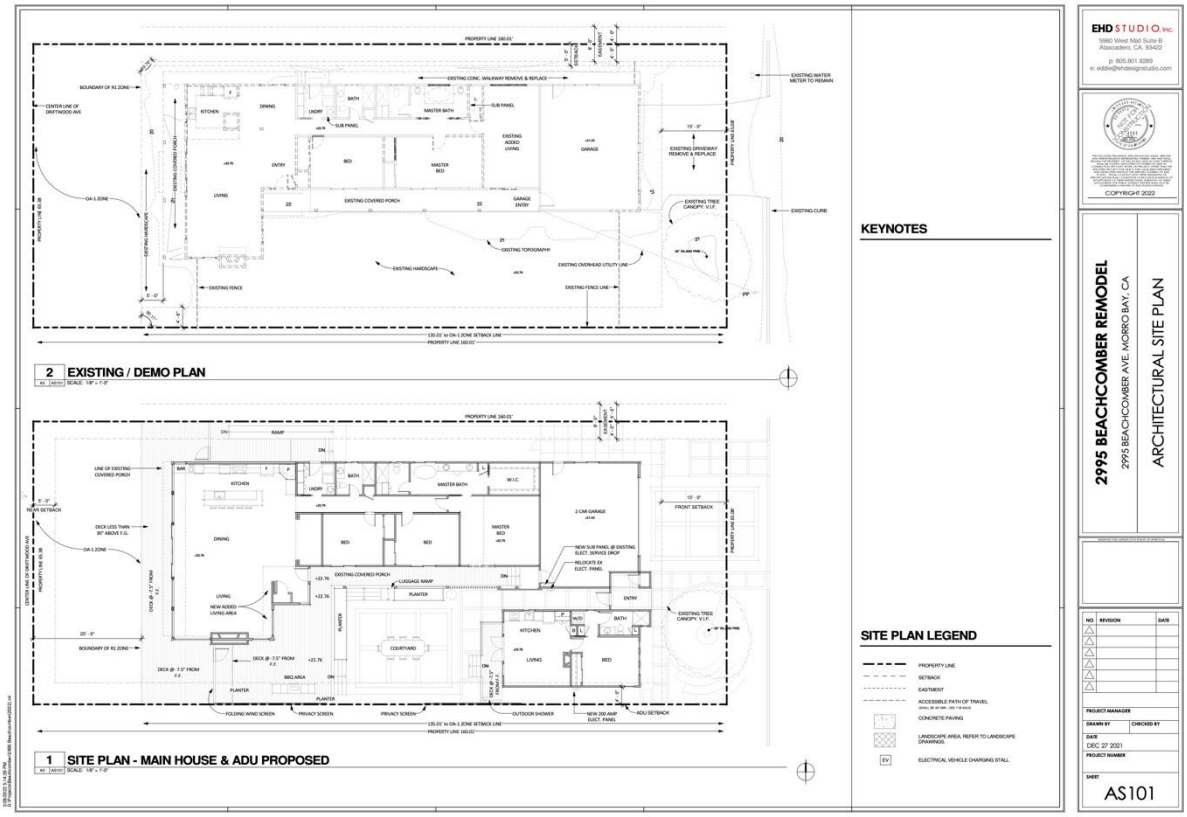


Figure 2: Site Plan (EHD Studio, Inc., dated December 27, 2021)

2.0 PURPOSE AND SCOPE

The purpose of this investigation was to evaluate engineering geologic hazards at the Site and to develop conclusions and recommendations regarding site development. The scope of this investigation consisted of:

1. Review of historical aerial photographs, pertinent published and unpublished geotechnical studies and literature, and geologic maps for the subject project area.

2. A field study consisting of site reconnaissance and review of previous subsurface exploration including exploratory borings for the Soils Engineering Report by this firm in order to formulate a description of the sub-surface conditions at the Site.

3. A review of regional faulting and seismicity hazards.

4. A review of landslide potential, surface and groundwater conditions, and liquefaction hazards.

5. Evaluation the potential of future sea level rise.

6. Development of recommendations for site preparation.

7. Preparation of this report that summarizes our findings, conclusions, and recommendations regarding engineering geology aspects of the project.

3.0 GEOLOGIC RECOMMENDATIONS

The proposed development is geologically suitable provided that the recommendations provided herein are implemented. The following are recommended for implementation at the Site.

1. It is anticipated that foundations will be founded within engineered fill. The Soils Engineering Report provides additional foundation and construction recommendations.

2. It is recommended that numerical slope stability analyses be conducted on cut and fill slopes constructed steeper than 2-to-1 (horizontal to vertical). Locally steeper slopes may be allowed depending on the results of a slope stability analysis. It is recommended that erosion control measures and revegetation of slopes be implemented immediately after the completion of grading.

3. Isolated seepage within formational units should be anticipated. Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of cut slopes that allow surfacing water to be transferred away from the base of the slope. The project designer is recommended to offer specific design criteria for mitigation of water drainage behind walls and other areas of the site. This is especially imperative upslope of retaining walls for residences. Subsurface drainage systems should not be connected into conduit from surface drains and should not connect to downspout drainage pipes.

4. Surface drainage should be controlled to prevent concentrated water-flow discharge onto either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.

5. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the City of Morro Bay. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.

6. Rock rip-rap is recommended for concentrated drainage outfall locations that do not discharge onto paved or exposed rock surfaces. It is recommended that geotextile fabric (Enkamat 7010 or similar) be placed underneath the rip-rap and installed per the manufacturer's recommendations.

7. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the residence and toward drainage facilities.

4.0 ENGINEERING GEOLOGY

4.1 Regional Geology

The Site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Regionally, the Site is located on the Cambrian Slab composed of a large, thick block of Cretaceous age sediments that are surrounded by Franciscan Formation rocks. The Cambrian Slab extends from the Los Osos fault south of the property and northward to San Simeon Creek.

4.2 Local Geology

Locally, the site is located within Alluvial Deposits as depicted on Plate 1A, Site Engineering Geology Map. Hall and Prior, 1975, Dibblee, 2006 and Wiegers, 2016 mapped the Site as underlain by Holocene to Pleistocene age Alluvial Deposits (QalQa/Qya) units. Information derived from the previous subsurface exploration from the Soils Engineering Report by this firm and surface mapping was used to classify subsurface soil and formational units and to supplement geologic mapping.

4.2.1 Alluvial Deposits

Wiegers, 2016 maps the Site as within Young Alluvial Flood-Plain Deposits (Qya). Wiegers, 2009 describes the Young Alluvial Flood-Plain Deposits as “Unconsolidated sand, silt and clay-bearing alluvium deposited on flood-plains and along valley floors.” The Alluvial Deposits were mapped throughout the site and are interpreted to be encountered within both borings. The Alluvial Deposits at the site were observed to consist of grayish brown poorly graded SAND (SP) encountered in a dry to slightly moist and loose to medium dense condition underlain by mottled olive brown to dark yellowish brown clayey SAND (SC) encountered in a moist and medium dense condition. Plate 1A depicts the Alluvial Deposits (Qya) throughout the property. The boring log are presented in Appendix A.

4.3 Surface and Ground Water Conditions

Surface drainage follows the topography west toward the Pacific Ocean. Surface drainage should be directed away from proposed structures and slopes. No springs or seeps were observed at the project. Groundwater was not encountered in the boring. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.

4.4 Active Faulting and Coseismic Deformation

Many faults are mapped of varying types, lengths, and age. An active fault is one that shows evidence of displacement within the last 11,000 years (Recent epoch). A fault which displaces deposits of late Pleistocene age (500,000 to 11,000 years) but with no evidence of Recent movement is termed potentially active. Inactive fault is one that displace rocks of early Pleistocene or older (500,000 years or older).

Similar to the general area, the Site can be affected by moderate to major earthquakes centered on one of the known large, Holocene active faults listed in Table No. 1. Moment magnitudes are expressed, although any event on these faults could result in moderate to severe ground shaking at the subject property.

Table 1: Distance and Moment Magnitude of Closest Faults

Closest Active Faults to Site	Approximate Distance (miles)	Moment Magnitude (Mw)
Hosgri Fault	7.5	7.3
Los Osos Fault	10.0	6.8
San Andreas	40.0	6.9

The closest known active portion of a Holocene age fault is an active portion of the Hosgri Fault Zone that is located approximately 7.5 miles southwest of the Site (Jennings, 2010). Plate 3 is a Regional Fault Map for the area. The San Andreas fault is the most likely active fault to produce ground shaking at the Site although it is not expected to generate the highest ground accelerations because of its distance from the Site.

4.4.1 Cambria Fault

The Cambria fault is in the vicinity of the Site and can be considered part of the Oceanic fault at its southern end near the City of San Luis Obispo, California. Plate 3 depicts the location of the Cambria fault (Jennings, 1994). The Cambria fault becomes indistinct north of San Simeon Creek. Splays of the Cambria fault break Pliocene (5 to 2 million years before present) strata east of the town of Cambria, but there is no known breakage of Holocene rocks by the Cambria fault. The Cambria fault is complicated by the intersection of many older shear zones from the Franciscan mélange with the fault zone.

Jennings, 2010 classifies the majority of this fault as Quaternary active, showing evidence of displacement during late Quaternary time (between 700,000 years before present to 10,000 years before present). The most northerly extent of Quaternary faulting on the Cambria fault depicted on Jennings's map is present only to the town of Cambria. North of the town of Cambria, the Cambria fault is depicted as a concealed fault without recognized Quaternary displacement.

Hart et al., 1985 describes the Cambria fault as a vertical to steeply dipping, southwest-dipping, normal fault in Cretaceous sedimentary units. Additionally, the fault is poorly defined and may offset late Pleistocene terrace deposits (more than 125,000 years old) and may be concealed locally by younger terrace deposits, Quaternary landslides, and Holocene alluvium. Jennings, 2010 mapped a splay of the Cambria fault approximately 0.5 miles west of the property (Plate 3).

4.5 Landslides

The City of Morro Bay's Plan Morro Bay maps the property within a low potential landslide hazard zone. Hall, 1973, Dibblee, 2006 and Wiegers, 2009 did not map landslides in the immediate vicinity. An airphoto analysis of current and historical photographs (1937, 1963, 1969) did not show an indication of landslides at the Site. Figure 3 depicts a historical (1969) aerial photograph of the site and the vicinity. Plate 4 depicts a current aerial photograph in the vicinity of the Site (2021). The landslide potential at the site is low.

Figure 3: Historical Aerial Photograph (1969)

4.6 Flooding and Severe Erosion

The site is not located within or near the 100-year or 500-year flood zone based on Federal Emergency Management Agency flood zone maps (FEMA, 2017).

The surficial and formational deposits are subject to erosion where not covered with vegetation or hardscape. The potential for severe erosion is considered low provided that vegetation and erosion control measures are implemented immediately after the completion of grading.

4.7 On-site Septic Systems

No septic system is proposed. The project will utilize a community sewer system.

4.8 Hydrocollapse of Alluvial Fan Soils

The potential for hydrocollapse of subsurface materials is considered low due to the absence of alluvial fan material at the Site.

5.0 SEA LEVEL RISE

Sea Level Rise

To incorporate the changes in sea level rise anticipated to occur of the next 100 years, the State of California Sea-Level Rise Guidance (2018 update) was utilized. Table 20 on p.64 of this document (a portion of this document in contained within this letter) shows Port San Luis having a 2-foot sea-level rise by the year 2100 with a probability of 56% with a high emission category. Higher sea-level rise in that year have a lower probability. A probabilistic projection on Table 19 shows a low risk aversion sea level rise of 2.4 to

3.7 feet, medium risk of 7.0 and high risk of 8.2 feet by 2120. The high-risk aversion elevation was utilized for the 100-year projection.

100-Year Design Stillwater Elevation

The design water level in this analysis is the maximum Stillwater level under a typical 100-year recurrence condition. Water level is dependent upon several factors including tide, storm surge, wind set up, inverse barometer, and climatic events (El Nino). For this study, the maximum highest observed water level in the area was on 1-18-1973 with a highest tide of 7.57 feet. This water level takes into account an El Nino storm surge condition. This data is relative to NAVD88 as published by NOAA datums for 9412110, Port San Luis (see Figure 2).

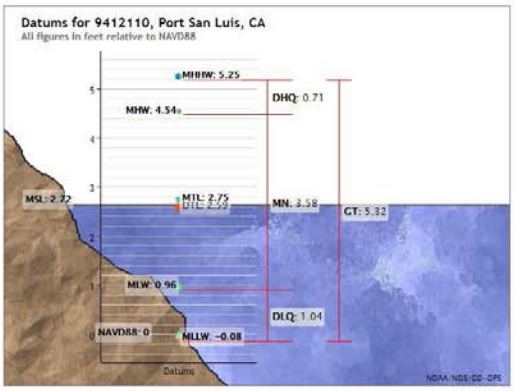
Elevations on NAVD88

Station: 9412110, Port San Luis, CA
Status: Accepted (Apr 17 2003)
Units: Feet
Control Station:

T.M.: 0
Epoch: 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW	5.25	Mean Higher-High Water
MHW	4.54	Mean High Water
MTL	2.75	Mean Tide Level
MSL	2.72	Mean Sea Level
DTL	2.59	Mean Diurnal Tide Level
MLW	0.96	Mean Low Water
MLLW	-0.08	Mean Lower-Low Water
NAVD88	0.00	North American Vertical Datum of 1988
STND	-4.33	Station Datum
GT	5.32	Great Diurnal Range
MN	3.58	Mean Range of Tide
DHQ	0.71	Mean Diurnal High Water Inequality
DLQ	1.04	Mean Diurnal Low Water Inequality
HWI	5.92	Greenwich High Water Interval (in hours)
LWI	11.96	Greenwich Low Water Interval (in hours)
Max Tide	7.57	Highest Observed Tide
Max Tide Date & Time	01/18/1973 09:00	Highest Observed Tide Date & Time
Min Tide	-2.48	Lowest Observed Tide
Min Tide Date & Time	01/07/1951 00:00	Lowest Observed Tide Date & Time
HAT	7.02	Highest Astronomical Tide
HAT Date & Time	12/31/1986 17:06	HAT Date and Time
LAT	-2.07	Lowest Astronomical Tide
LAT Date & Time	05/25/1990 12:42	LAT Date and Time

Tidal Datum Analysis Periods



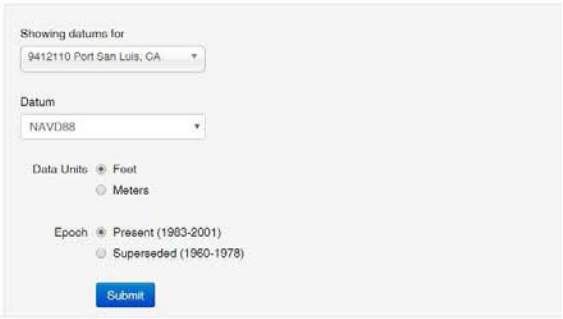


Figure 4: Port San Luis Elevations

Based upon the highest tide information, the 100-year design Stillwater elevation in NAVD 88 datum would be as follows:

> 100-year design Stillwater elevation = 7.57 feet (highest water level observed, 1973) + 8.2 feet (sea level change) = 15.77 feet (NAVD 88).

100-Year Design Stillwater Depth (Ds)

To establish the 100-year Design Stillwater Depth (Ds) along the shoreline, the maximum scour depth must first be determined. At the subject site, it is anticipated that the elevation of Beachcomber Drive would control the design Stillwater depth. Beachcomber Drive is approximately 20 feet elevation. Subtracting a design still water elevation of 15.77 (100-year) from the Beachcomber Drive 20-foot elevation, would yield a scour depth of 0 feet for 100-year period. Therefore, the design Stillwater depth (100-year design Stillwater elevation is equal to 0 feet (Ds).

100-Year Maximum Breaking Wave Height (Hb)

Data regarding storms along the Southern California coast during the winter of 1982-1983 (Denison and Robertson, 1985) were used as a guideline for determining the maximum breaking wave height at the site. These storms data are considered to be comparable to the 100-year storm events. In January, 1983, wave

heights from 6 to 15 feet with 4-6-second periods were recorded; these waves were considered to be the most severe of that winter. For this analysis, the breaking wave height used was 15 feet with a 6-second period (Hb = 15 feet). During a storm event similar to those experienced in 1982-1983, the wave would likely break offshore and run up along the scoured beach surface.

100-Year Wave Run-up Elevation (R)

Wave run-up is the vertical height above the Stillwater level to which a sea wave will rise up on a broad beach, a bluff face, or a bluff protection structure. At the subject site, the wave run-up elevation is estimated at the Site. Determination of wave run-up height was based upon the Naval Facilities Engineering Command manual (see Figure 3, NAVFAC, 1982), a 15-foot breaking wave height (Hb), and a 6-second period (t), a scoured beach surface of -2 feet below the existing beach surface, and a beach slope angle of 2.0 degrees (cot Θ = 28.6 degrees).

R = Hb x R/Hb

Ds/Hb = 0/15 = 0.0; therefore Figure 72 was used to get R/Hb

$Hb/gt^2 = 15/32.2(6)^2 = 0.0129$

R/Hb = (from graph) 0.14

R = Hb x 0.14 = 2.1 feet

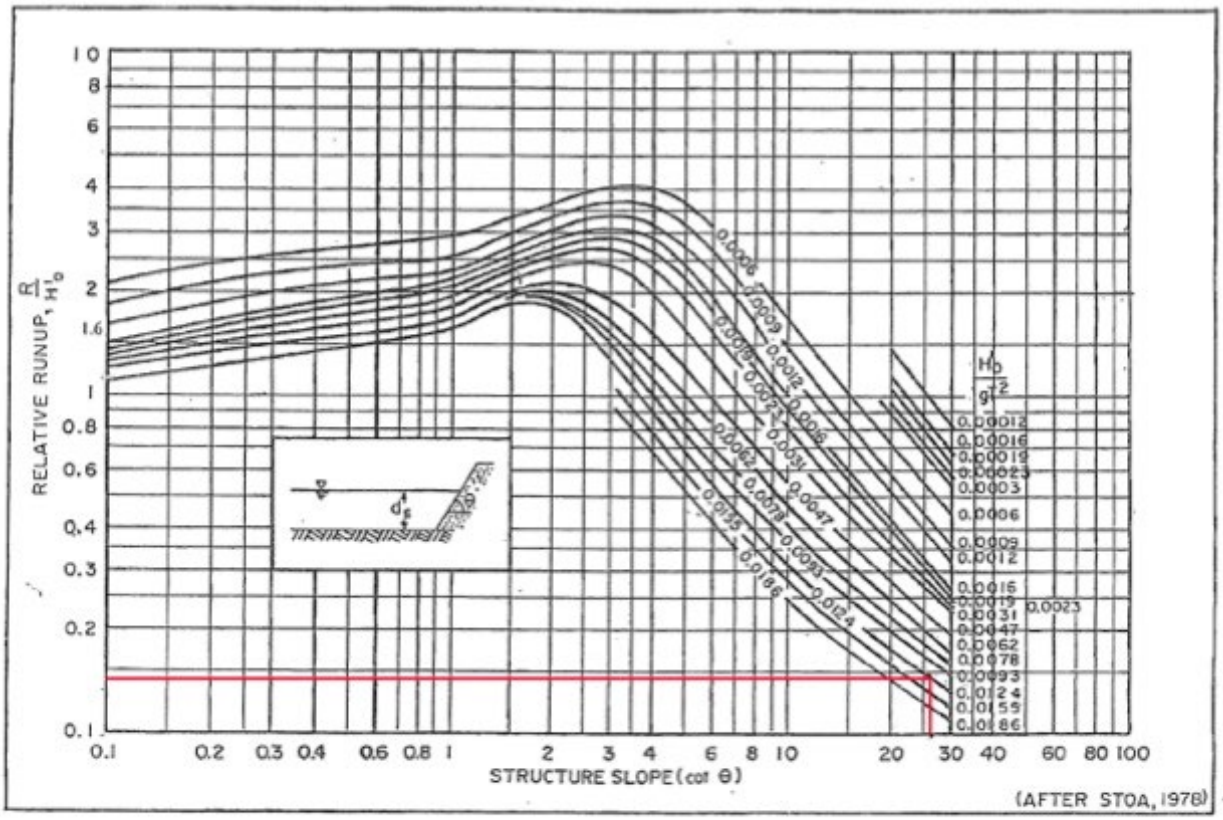


FIGURE 72
Relative Runup, R/H'_o, on a Smooth Embankment or Revetment for Relative Depth, $d_s/H'_o \leq 3.0$

Figure 5: NAVFAC Wave Height Chart

The addition of the 100-year wave run-up height of 2.1 feet to the 100-year stillwater elevation of 15.77 feet yields a total 100-year wave run-up elevation of 17.87 feet (NAVD88).

Wave Run-Up Discussion
The determined 100-year wave run-up analysis indicated the highest elevation that a sea wave run-up would reach is elevation 17.87 feet (NAVD 88). As the existing property elevation is 20 feet elevation, the potential for sea-level rise and wave run-up to affect the proposed development is low.

6.0 SISMOLOGY AND CALCULATION OF EARTHQUAKE GROUND MOTION

6.1 Seismic Hazard Analysis and Structural Building Design Parameters

Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the ASCE 7: Minimum Design Loads for Buildings and Other Structures, hereafter referred to as ASCE 7-16 (ASCE, 2016). The Site soil profile classification (Site Class) can be determined by the average soil properties in the upper 100 feet of the Site profile and the criteria provided in Table 20.3-1 of ASCE 7-16.

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

Site coordinates of 35.3951 degrees north latitude and -120.8647 degrees west longitude were used in the web-based probabilistic seismic hazard analysis (SEAOC, 2019). Based on the results from the in-situ tests performed during the field investigation, the Site was defined as **Site Class D**, “Stiff Soil” profile per ASCE7-16, Chapter 20. Relevant seismic design parameters obtained from the program area summarized in Table 4: Seismic Design Parameters.

Table 2: Seismic Design Parameters

Site Class	**D “Stiff Soil”**
Seismic Design Category	**D**
1-Second Period Design Spectral Response Acceleration, S_{D1}	**(See Note 1)**
Short-Period Design Spectral Response Acceleration, S_{DS}	**0.716g**
Site Specific MCE Peak Ground Acceleration, PGA_M	**0.502g**

Note 1: It is assumed that this design-period acceleration will not be required for the project.

7.0 LIQUEFACTION

Based on the consistency and relative density of the in-situ soils the potential for seismic liquefaction of soils at the Site is low. Assuming that the recommendations of the Soils Engineering Report are implemented, the potential for seismically induced settlement and differential settlement at the Site is considered to be low.

8.0 TSUNAMIS AND SEICHES

Tsunamis and seiches are two types of water waves that are generated by earthquake events. Tsunamis are broad-wavelength ocean waves and seiches are standing waves within confined bodies of water, typically reservoirs. Based on elevation and location, the potential for a tsunami to affect the Site is moderate to high. The site is located within the tsunami inundation area (see Figure 7).

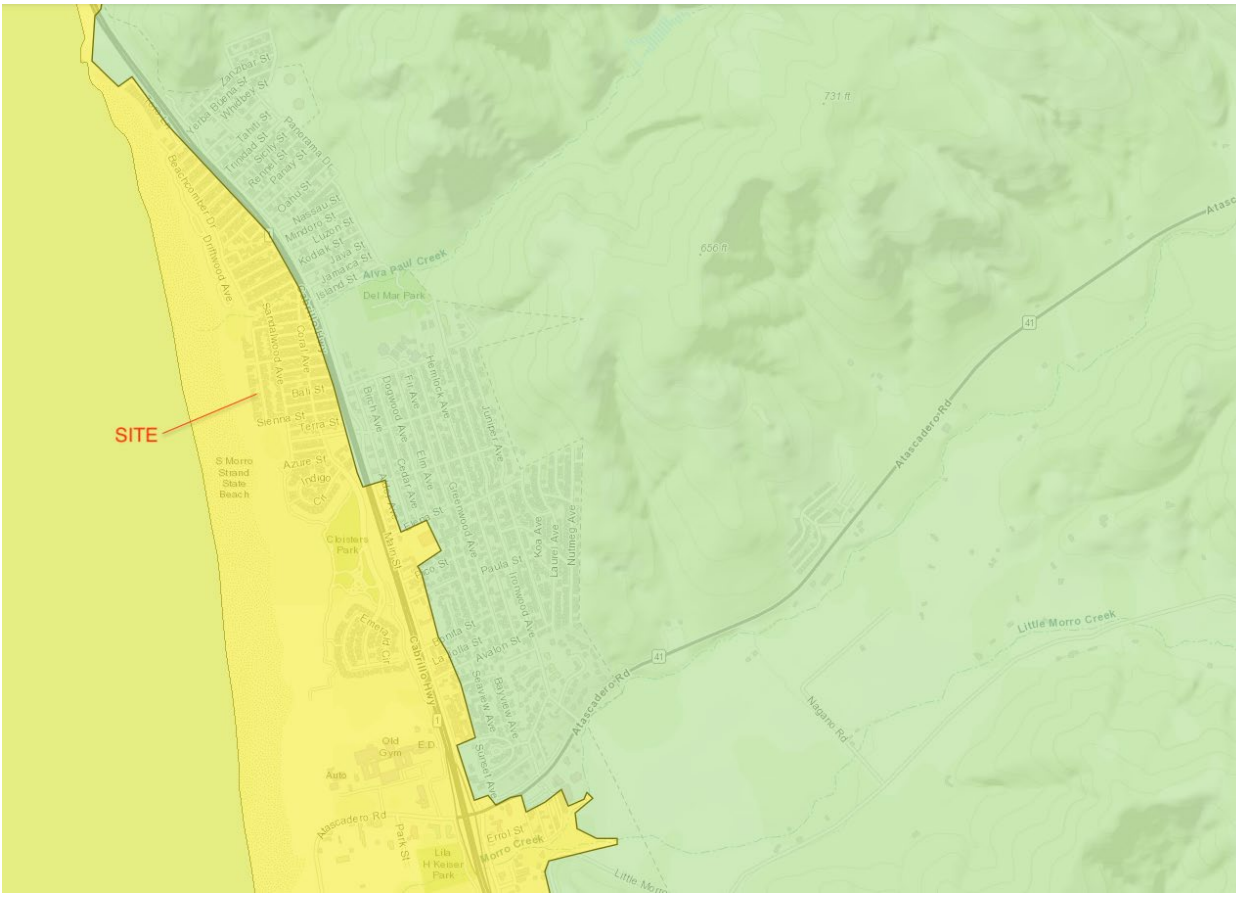


Figure 6: Tsunami Inundation Map (California Geological Survey, 2021)

Flooding associated with a seismic event (seiche) is considered low due to the absence of a body of water upslope of the property.

9.0 HAZARDS FROM GEOLOGIC MATERIALS

8.1 Expansive Soils

The potential for expansive soil at the Site is very low based on laboratory testing from the previous Soils Engineering Report by this firm.

8.2 Naturally Occurring Asbestos

Naturally occurring asbestos is associated with serpentinite rock units within the Franciscan Complex. There is a low to moderate potential for natural occurring asbestos to be present at the property due to the presence of alluvial deposits derived from Franciscan Complex units.

8.3 Radon and Other Hazardous Gases

The potential for radon or other hazardous gases is low due to the absence of Monterey Formation formational units and other identified radon producing formations.

10.0 GRADING OPERATIONS, CUT AND FULL, SUBDRAINS

Based on Alluvial Deposits encountered at the site, it is anticipated that the foundations will be excavated into engineered fill. Conventional grading equipment may be used for excavations. The Soils Engineering Report provides additional foundation and construction recommendations.

Construction inspections and testing during all grading and excavating operations should be performed by the project Soils Engineer/Engineering Geologist. Section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer/Engineering Geologist as shown in Table 5: Required Verification and Inspections of Soils:

Table 3: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

11.0 ADDITIONAL SERVICES

The recommendations contained in this report are based on surface mapping and previous exploratory borings and on the continuity of the sub-surface conditions encountered. It is assumed that GeoSolutions, Inc. will be retained to perform the following services:

1. Consultation during plan development.

2. A preliminary plan review regarding the locations of proposed improvements and development once grading and drainage plans are available.

3. Additionally, construction observation by the Engineering Geologist and/or Soils Engineer may be necessary to verify sub-surface conditions during excavation activities.

12.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However, many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.

Jeffrey Pfost, CEG 2493
Principal Engineering Geologist

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EXHIBIT E

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EXHIBIT E

PLATES

Plate 1A, 1B - Site Engineering Geologic Map and Site Cross Section

Plate 2A, 2B – Regional Geologic Map, Wiegers, 2016 and Explanations

Plate 3 – Regional Fault Map, Jennings, 2010

Plate 4 – Aerial Photograph, 2022

EXHIBIT E

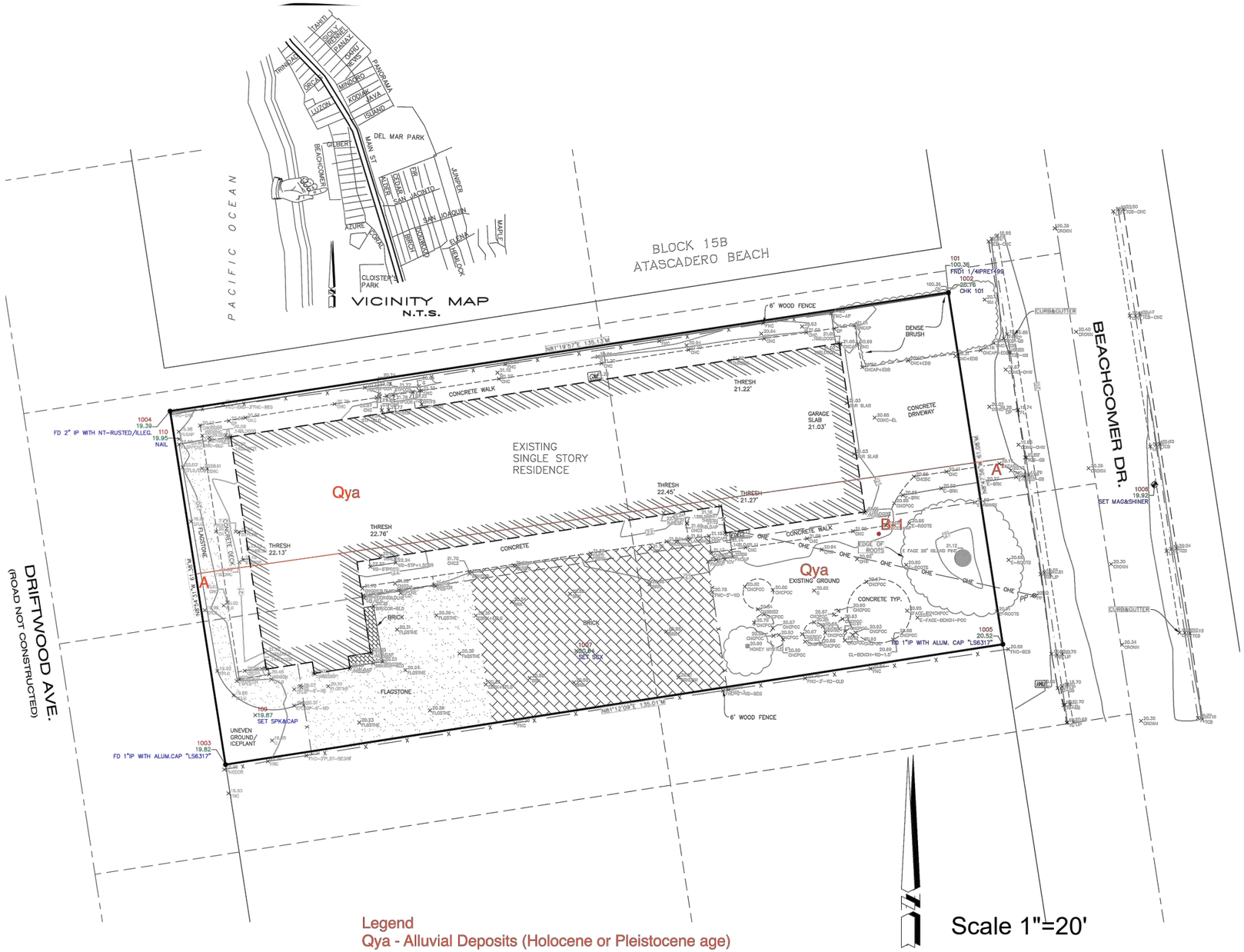
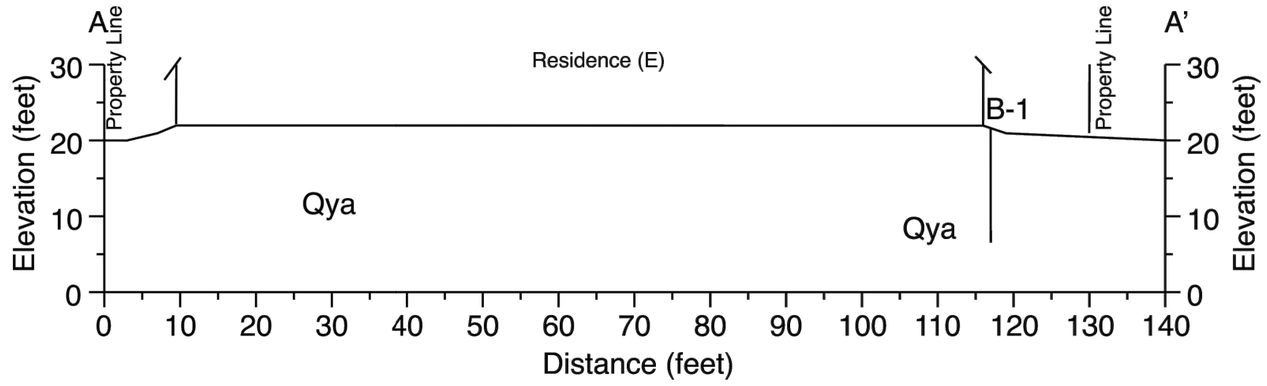


PLATE 1A

PROJECT SL12440-2

SITE ENGINEERING GEOLOGY MAP
2995 BEACHOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401
P: 805-543-8539



Legend
Qya - Alluvial Deposits (Holocene to Pleistocene age)

Scale 1"=20'

PLATE 1B

PROJECT SL12440-2

SITE CROSS SECTION
2995 BEACHOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

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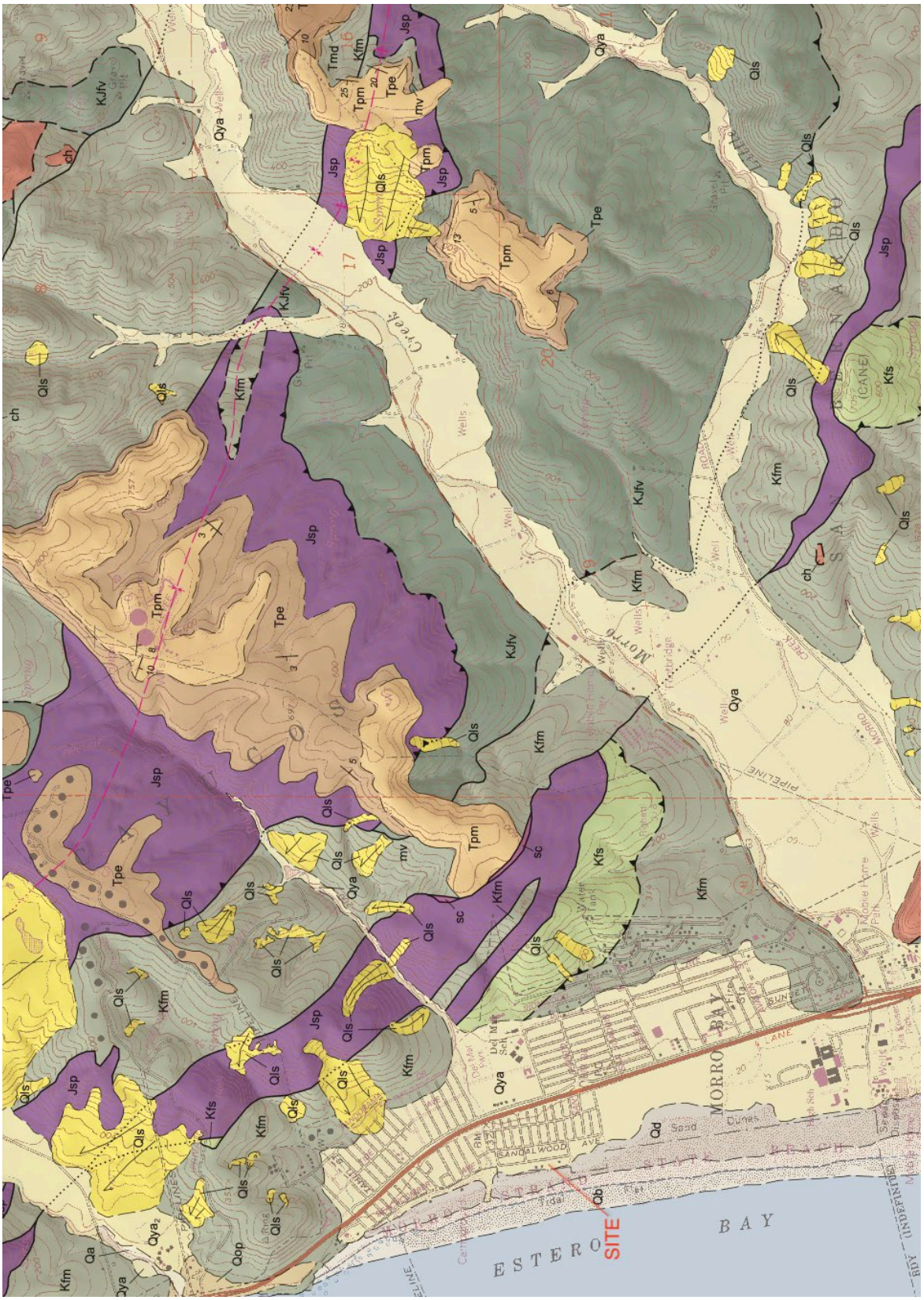

REGIONAL GEOLOGY MAP (Hall, 1976)

2995 BEACHCOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

PLATE 2A

PROJECT NO: SL12440-2

GeoSolutions, Inc.
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EXHIBIT E

SURFICIAL UNITS

Qb — **Beach and active dune deposits (late Holocene)**—Unconsolidated, mostly fine- and medium-grained sand accumulated along the coastline; includes scattered cobbles.

Qd — **Dune sands (late Holocene)**—Unconsolidated, well-sorted white to brown windblown sand. Forms active dunes behind modern beaches.

Qa — **Alluvial flood plain and channel deposits (late Holocene)**—Active stream channel and recently active flood-plain deposits. Consist of unconsolidated, silty sand and sandy gravel with cobbles, scattered boulders with occasional lenses of silty clay.

Qls — **Landslide deposits (Holocene to late Pleistocene)**—Includes comparatively shallow earth flow and debris slide deposits consisting of fragmented bedrock and soil mixtures, and deep rock slides of relatively intact bedrock displaced along rotational or translational slip surfaces. Most prevalent in ophiolitic serpentinite along the Oceanic Fault and in Franciscan melange.

Qya — **Young alluvial flood-plain deposits, undivided (Holocene to late Pleistocene)**—Unconsolidated sand, silt and clay-bearing alluvium deposited on flood-plains and along valley floors. Surfaces on young deposits are undissected and lack soil development. Surfaces on older deposits are slightly dissected and display weak soil development. Locally divided by relative age (2 = youngest, 1 = oldest):

Qya_2 — **Young alluvial valley deposits, Unit 2**

Qya_1 — **Young alluvial valley deposits, Unit 1**

Qop — **Old paralic deposits (late Pleistocene)**—Marine terrace deposits consisting of beach and nearshore sands and gravels covered by colluvium and alluvium. These deposits rest on an emergent wave-cut platform preserved by regional uplift just north of Morro Bay. Marine deposits consist of well-sorted sand and gravel locally containing fossils and shell fragments. Overlying non-marine cover consists of poorly-sorted sand, silt, gravel and clay deposited by slope wash and alluvial processes. Estimated age of the wave-cut platform is 120 ka (Hanson and others, 1994).

TERTIARY ROCKS

Tpm — **Pismo Formation (late Pliocene to late Miocene)**

Miguelito Member—Brown to buff interbedded siltstone and claystone, moderately resistant, well –bedded, beds generally 2 to 4 inches thick. Locally includes beds and lenses of siliceous and dolomitic siltstone, opaline shale, porcelaneous shale, thin-bedded chert, diatomaceous shale, diatomite, friable and locally bituminous sandstone and locally conglomeratic or tuffaceous near base. (Hall and others, 1979).

Tpe — **Edna Member**—Poorly to moderately well indurated, brown to gray, fine- to medium-grained arkosic sandstone. Locally interbedded with yellow claystone. Contains 35% to 80% quartz, 5% to 15% feldspar, up to 40% silt-sized particles (Hall, 1979).

Monterey Formation (late to middle Miocene)

Tm — **Siltstone and mudstone member**—Brown to buff, thin- to thick-bedded, calcareous and poroelaneous mudstone (Sieders, 1992) and siltstone, blocky dolomitic claystone and siliceous siltstone (Hall and others, 1979). Includes lenses of dolomite, interbedded cherty shale and graded sandstone beds. Locally tuffaceous. Weathers to a light gray rock of low density locally called "chalk rock."

Tmd — **Dolomitic siltstone**—Local dolomitic siltstone with some opaline chert.

Tmt — **Tuffaceous mudstone and tuff member**—Light gray, thin- to thick bedded, interbedded with some dark gray calcareous mudstone.

Tdb — **Diabase and basalt (middle Miocene)**—Dark olive-gray, fine- to medium grained, spheroidally weathered, diabase and basalt. Occurs as sills and dikes in the Rincon shale and as possible extrusive flows that might be interbedded locally with tuffaceous sediments in the base of the Monterey Formation. Locally exhibits weakly developed pillow structure.

Tr — **Rincon Shale (early Miocene and Oligocene)**—Dark brown to orange brown siltstone and silty claystone, poorly- to well-bedded, weathers white to light brown. Locally contains zones of dolomite. Lithologically similar to rocks that have been assigned to the lower part of the Monterey Formation but contains fossils known to be older (Hall and Prior, 1975). Differentiated from Monterey Formation by absence of chert and poceleneous shale.

Tv — **Vaqueros Sandstone (Oligocene)**—Gray to brown, medium- to coarse-grained arkosic sandstone. Includes pebbly sandstone and sandy and pebbly limestone. Poorly indurated to hard, with a silty, calcareous matrix. Some beds are hard and resistant due to abundant calcite cement. Clasts are well-rounded to subrounded with a typical composition of 50% to 90% quartz, less than 10% to 30% feldspar, 5% to 35% rock fragments. Contains fossiliferous zones with oyster shells up to 17 cm.

Tcg — **Unnamed conglomerate (Oligocene)**—Massive matrix-supported, non-marine pebble, cobble and boulder conglomerate and pebbly sandstone. Clasts are subrounded to subangular and range in size from pebbles to boulders as much as 6 feet in diameter. Large clasts are mostly feldspathic biotitic sandstone derived from the Atascadero Formation. Much of the pebble and small cobble fraction is composed of volcanic porphyry and other resistant rock types likely reworked from Atascadero conglomerates. Smaller clasts include chert, mafic volcanic rock and graywacke likely derived from Franciscan mélange. These deposits were deposited in a high-energy alluvial fan environment near source areas of rapidly uplifted Mesozoic rocks. Some poorly-sorted zones with subangular boulders appear to be debris flow deposits. Mapped as the Lospe Formation by Hall and others (1975). Similar in age and type to the Sespe Formation in the southern Coast Ranges.

Cambria Felsite (Oligocene)

Tf — **Felsite**—Light gray and grayish orange crystalline felsite, commonly flow-layered with phenocrysts of quartz and plagioclase. Forms resistant ridges and volcanic plugs and domes (Hall and others 1979).

Tft — **Tuff**—Light gray, orange and pale green tuff, lapilli tuff and tuff breccia. Locally contains reworked fragments of Franciscan blueschist, graywacke and ophiolitic serpentinite.

BASEMENT COMPLEXES

Franciscan Complex

Kfm — **Mélange (Late Cretaceous)**—Chaotic mixture of fragmented, fault-bounded, metamorphosed rock masses embedded in a penetratively sheared matrix of argillite and crushed metasandstone. Penetrative deformation of the matrix postdates metamorphism of enclosed rock masses. Individual rock masses range from less than a meter to kilometers in scale and include altered mafic volcanic rocks (greenstone), chert, serpentinite, high-grade blueschist, graywacke, and conglomerate. Greenstone, chert, and serpentinite blocks are probably derived from the Coast Range Ophiolite and were emplaced and interleaved in the matrix during subduction. Small pods mapped locally are designated with abbreviated labels as follows:

mv – metavolcanic rock

sp – serpentinite

ch – chert

bs – blueschist

gw – graywacke

Larger slabs and blocks enclosed in mélange consist of the following:

Kfs — **Sandstone of Cambria (Late Cretaceous)**—Light gray, fine- to coarse-grained, medium-bedded arkose and arkosic wacke interbedded with brown to black micaceous siltstone. Unit is more coherent and less sheared and fractured than other Franciscan units. Contains Late Cretaceous foraminifera and pollen (Graymer and others, 2014)

KJfg — **Graywacke and Metagraywacke (Cretaceous and Jurassic?)**—Brown to greenish gray, fine- to medium-grained, massive- to thin-bedded graywacke sandstone interbedded with shale and siltstone. Composed of 60% to 70% quartz; 20% to 30% feldspar, 5% biotite and 10% shale fragments embedded in a muddy matrix (Hall and Prior, 1975). Rocks are generally moderately to intensely sheared, often obscuring original stratification. This unit lacks exotic blocks characteristic of mélange. Locally includes conglomerate beds with clasts of chert, sandstone and metavolcanic rock.

KJfc — **Chert (Cretaceous and Jurassic)**—Red and green radiolarian chert associated with greenstone. Commonly veined and recrystallized, locally bleached to yellow or white. Deposited in deep oceanic setting on greenstone prior to influx of sandstone and shale. Locally interbedded with thin layers of argillite.

KJfv — **Metavolcanic rocks (greenstone) (Cretaceous? and Jurassic)**—Primarily metamorphosed basalt and diabase. Includes massive to pillowed basalt flows, breccia and tuff. Commonly deeply weathered and extensively sheared, with intermingled pods of chert. Considered to be tectonic blocks incorporated into mélange derived from the upper part of Jurassic ophiolite.

Great Valley Complex - Great Valley Sequence

Atascadero Formation (Late Cretaceous)

Ka — **Sandstone member**—Light gray to dark olive gray, thin to thick-bedded turbidite sandstone with interbedded siltstone, mudstone and conglomerate. Unit structurally overlies Franciscan rocks and the Toro Formation and is internally disrupted by faulting and shearing. Sandstones typically consist of quartz (30-40%), feldspars (30-50%), volcanic and lithic debris (10-30%) and biotite (2 -10%) Hart (1976).

Kac — **Conglomerate member**—Very thick bedded pebble, cobble and boulder conglomerate. Clast composition predominantly includes silicic volcanic rocks, quartzite and granitic rocks. Unit lacks Franciscan debris.

Toro Formation (Early Cretaceous and Late Jurassic)

KJt — **Shale and sandstone member**—Thin-bedded, greenish brown to brown micaceous shale interbedded with thin sandstone beds. Sandstone occurs rarely in beds up to 5 meters thick. Contains calcareous lenses and concretions. Buchia fragments occur locally in thin sandstone beds (Hall and Prior, 1975). Depositionally overlies chert and basalt of the Coast Range Ophiolite.

KJtc — **Conglomerate member**—Lenses of pebble and cobble conglomerate deposited as channel fills on submarine fans. Moderately well sorted. Contains well rounded clasts of chert (60 - 70%), quartzite (10 – 30%) with minor sandstone and mudstone clasts (Seiders, 1982).

KJtl — **Limestone**—Lenses of light to medium gray microcrystalline limestone. Locally contains shell fragments. Lenses are up to 10m thick (Seiders, 1982).

Great Valley Complex - Coast Range Ophiolite

Jch — **Chert (Jurassic)**—Brownish black to olive brown impure chert. Beds 2 to 15 cm thick intercalated with black, flaky, siliceous shale partings. Rock breaks into blocky, joint-bounded blocks with black manganese oxide coatings on some surface. Depositional on basaltic dike-and-sill complex. Overlain by marine shales of the Toro Formation.

Jbd — **Basalt and Intrusive Dike-and-Sill Complex (Jurassic)**—Dark brown extrusive basalt breccia and pillow lava intruded by diabase dikes and sills (oceanic crust remnant). Extensive fracturing and deep weathering typically obscures original structure of basalt. Intrusive dikes and sills are composed primarily of diabase, basalt, gabbro and quartz gabbro. Dikes and sills are locally more voluminous than host basalts and are considered to be feeders to overlying extrusive basalts. (Oceanic crust fragment of Page, 1972.)

Jsd — **Serpentinite and Intrusive Dike-and-Sill Complex (Jurassic)**—Serpentinite extensively intruded by altered diabase dikes and sills (mantle remnant). Relict minerals and textures of peridotite locally present where serpentinization is incomplete. Intrusive dikes and sills are primarily diabase typically altered to hydrous calcium aluminum silicates. Unit is in fault contact with overlying basalt dike-and-sill complex. Dikes and sills considered to be feeders to overlying extrusive basalts. Unit is tectonically underlain by Franciscan mélange. (Mantle fragment of Page, 1972.)

Jsp — **Serpentinized Ultramafic Rocks (Jurassic)**—Pervasively sheared serpentinite occurring as lenticular fault-bounded bodies in Franciscan mélange. Considered to be dismembered bodies of the Coast Range Ophiolite tectonically interleaved with mélange during subduction and entrained along faults. Locally altered to:

sc — **Silica-carbonate rock**—Hydrothermally altered serpentinite, composed of quartz and carbonate mineral assemblages. Relatively resistant, outcropping as craggy knobs.

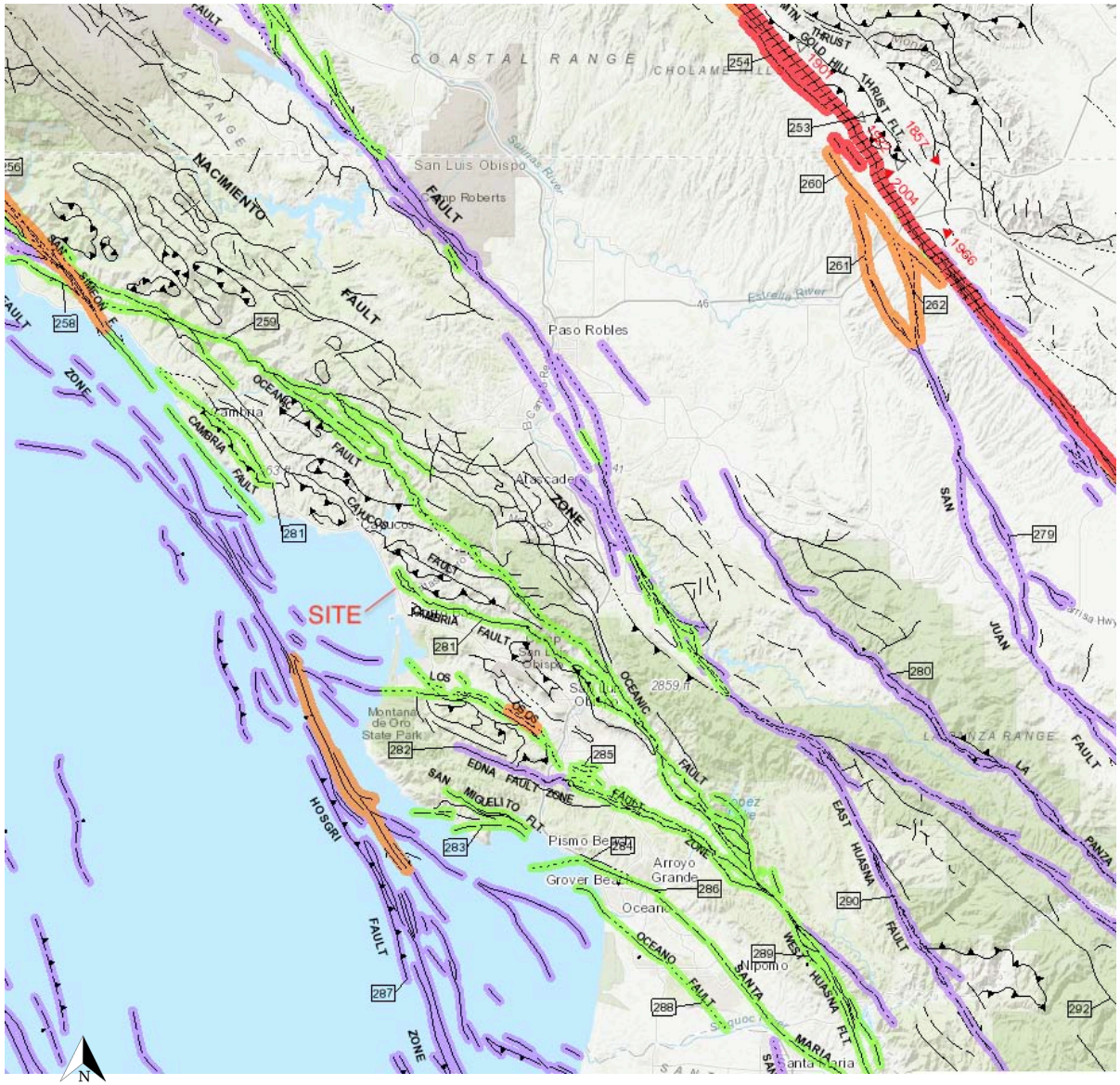
GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401
(805) 543-8539

REGIONAL GEOLOGY LEGEND (Weigers, 2016)

2995 BEACHCOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

PLATE
2B

PROJECT NO:
SL12440-2



FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.

Date bracketed by triangles indicates local fault break.

No triangle by date indicates an intermediate point along faultbreak.

Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.

Square on fault indicates where fault creep slippage has occured that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

EXHIBIT E

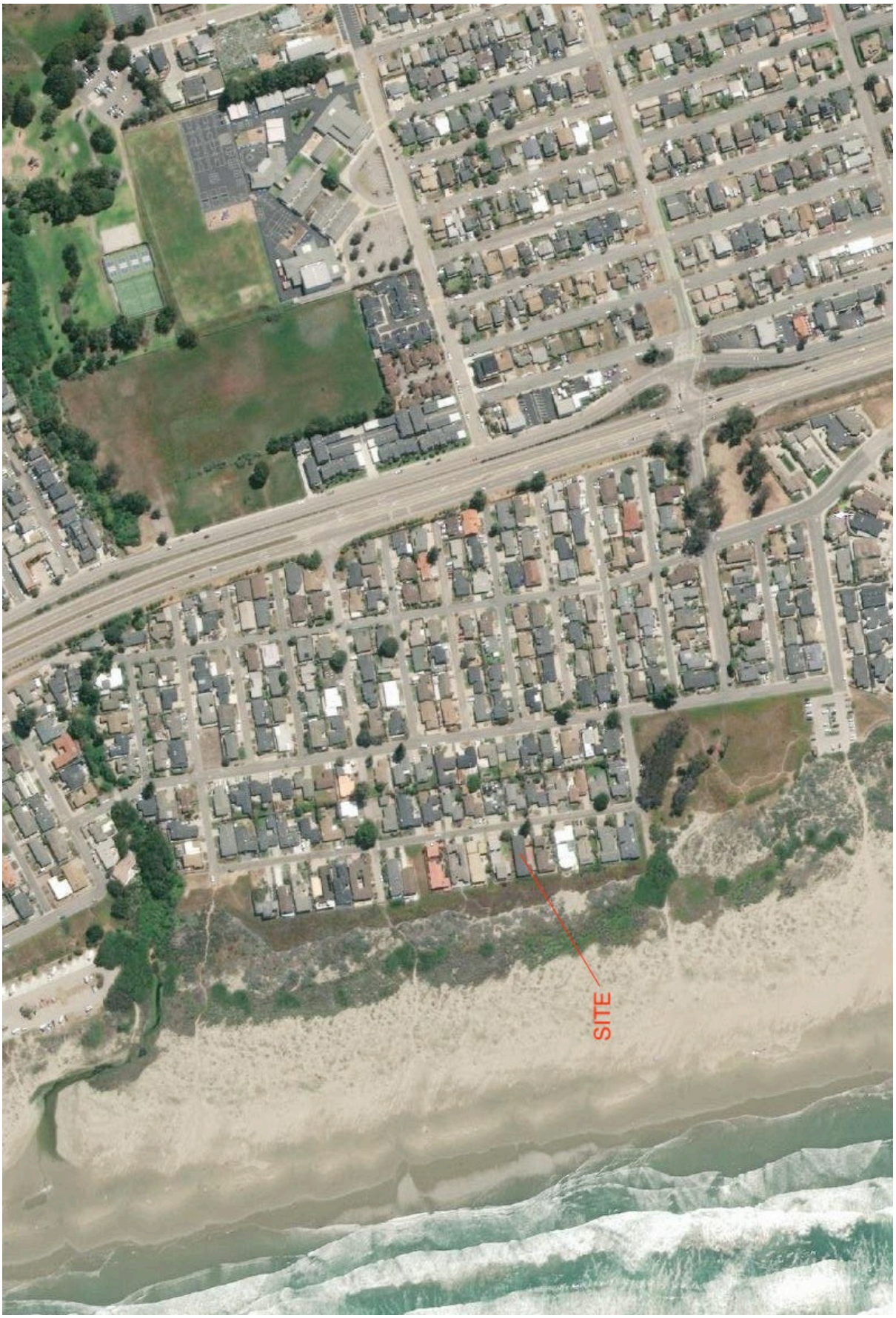
GeoSolutions, Inc.
220 High Street
San Luis Obispo, California 93401
(805) 543-8539

REGIONAL FAULT MAP (Jennings, 2010)
2995 BEACHCOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

PLATE
3

PROJECT NO:
SL12440-2

EXHIBIT E



AERIAL PHOTOGRAPH (Google, 2022)

2995 BEACHCOMBER DRIVE, APN: 065-233-054
MORRO BAY, CALIFORNIA

PLATE 4

PROJECT NO: SL12440-2

GeoSolutions, Inc.
220 High Street
San Luis Obispo, California 93401
(805) 543-8539

EXHIBIT E

APPENDIX A

Boring Log

GEO SOLUTIONS
220 High Street, San Luis Obispo, CA 93401
Phone: 805-543-8539
1021 Tama Lane, Ste 105, Santa Maria, CA 93455
Phone: 805-614-6333
201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
Phone: 805-966-2200

BORING LOG

BORING NO. B-1
JOB NO. SL12440-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**2995 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**September 14, 2021**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**G. Vine**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **Not Encountered** Boring Terminated: **15 Feet**

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	N (BLOWS / FT)	(N1) 60	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICTION ANGLE, (degrees)
0		SM	Silty SAND: very dark grayish brown, dry	A						4					
2		SP	Poorly Graded SAND: grayish brown, dry	B					3.0	NP	0	12.9	103.5		
4			-loose			10	13	2.8							
6			-slightly moist, loose												
9						9	9	3.1							
10			-medium dense, gravels												
14		SC	Clayey SAND: mottled olive brown to dark yellowish brown, moist, medium dense			26	21	18.7							

AGENDA NO: B-2

MEETING DATE: May 17, 2022

Staff Report

TO: **Planning Commissioners** **DATE: May 17, 2022**

FROM: **Nancy Hubbard, Contract Planner**

SUBJECT: **Application** for a Conditional Use Permit No. CUP19-20, Coastal Development Permit No. CP019-047 and Variance Request VAR20-001 for approval of a new single-family dwelling on parcel APN 066-391-001 with the address of 197 Main Street. The site is in an R-1/PD zoning district with a portion below the bluff in a WF/PD zoning district. The property is within the Coastal Appeals Jurisdiction.

RECOMMENDATION:

APPROVE THE PROJECT by approving Planning Commission **Resolution 05-22** that includes findings and conditions of approval for the project, as depicted on site development plans submitted to the City on March 2, 2022.

LEGAL DESCRIPTION/APN:

LEGAL DESCRIPTION:	PORTION OF GOVT LOT 5 OF SECTION 36, TWNSP 19 SOUTH IN BLOCK 1 OF MORRO BAY PARK
APN:	066-391-001
ADDRESS:	197 Main Street

PROJECT DESCRIPTION:

The Applicant is requesting approval of a Coastal Development Permit, a Conditional Use Permit, and a Variance Request to allow a new home on an irregularly shaped parcel with frontage on a city owned access easement. The proposed home is 2 stories with a total of 459 square feet of living space. The project has a proposed maximum

height of 17 feet above average natural grade. The site is approximately 2500 square feet in size and is subject to the Coastal Bluff setback requirements.

The site is pie shaped and extends from with narrowest portion closest to Main Street and runs west to the water line. The site contains two distinct zoning districts with the portion above the bluff (closer to Main Street) designated as R-1/PD zoning district. The portion below the bluff is designated as a WF/PD zoning district. The site has no frontage on a public street but has access rights to the easement on the north side owned by the City of Morro Bay. Due to the unusual site constraints, the applicant is asking for variances for the following:

- One surface parking space (instead of any garage parking),
- reduced north and south setbacks (3 feet each reducing to 2 feet in the areas of the one pop out on the ground floor and the two small pop-outs on the second floor),
- a roof height ranging from 14 ft to 17 ft within the 20–50-foot bluff setback (requirement is a max of 14 feet, unless a 4/12 pitched roof is proposed, then allows a max of 17 feet) and
- special consideration of the screening trellis structure located on the northerly property line which ranges from 5 feet to 8 feet east to west contouring with the slope of the site.

The home design follows the 'pie shape' of the site to avoid the site constraints which include the top of bluff and the related required bluff setbacks (which prohibits development of any structure within 20 feet from top of bluff). The secondary bluff setback (20ft to 50 ft from top of bluff), requires a reduced height limitation (no more

Aerial of site area

than 14 ft above average natural grade, unless a 4/12 pitched roof is proposed, then 17 feet above ANG is allowed). The proposed design meets the 20-foot bluff setback requirement assuming an average bluff edge determination (see note in development standards table), but has a shed roof that ranges from just under 14 feet to just under 17 feet within 20ft – 50 ft bluff buffer area.

PERMITS REQUIRED:

This project requires a Conditional Use Permit because it is in a PD overlay area. The Planned Development Overlay allows special consideration of unique site conditions and allows reductions in development standards to result in a better project. The project also requires a regular Coastal Development Permit because it is adding a new housing unit and because it is located within the Coastal Appeals Jurisdiction. Because of the site constraints and challenges of the unique shape of the site, the project, as designed, also required a Variance Request for Planning Commission review and approval of the variances noted above, which are required to achieve this small, custom home on this site.

PROJECT ANALYSIS

BACKGROUND:

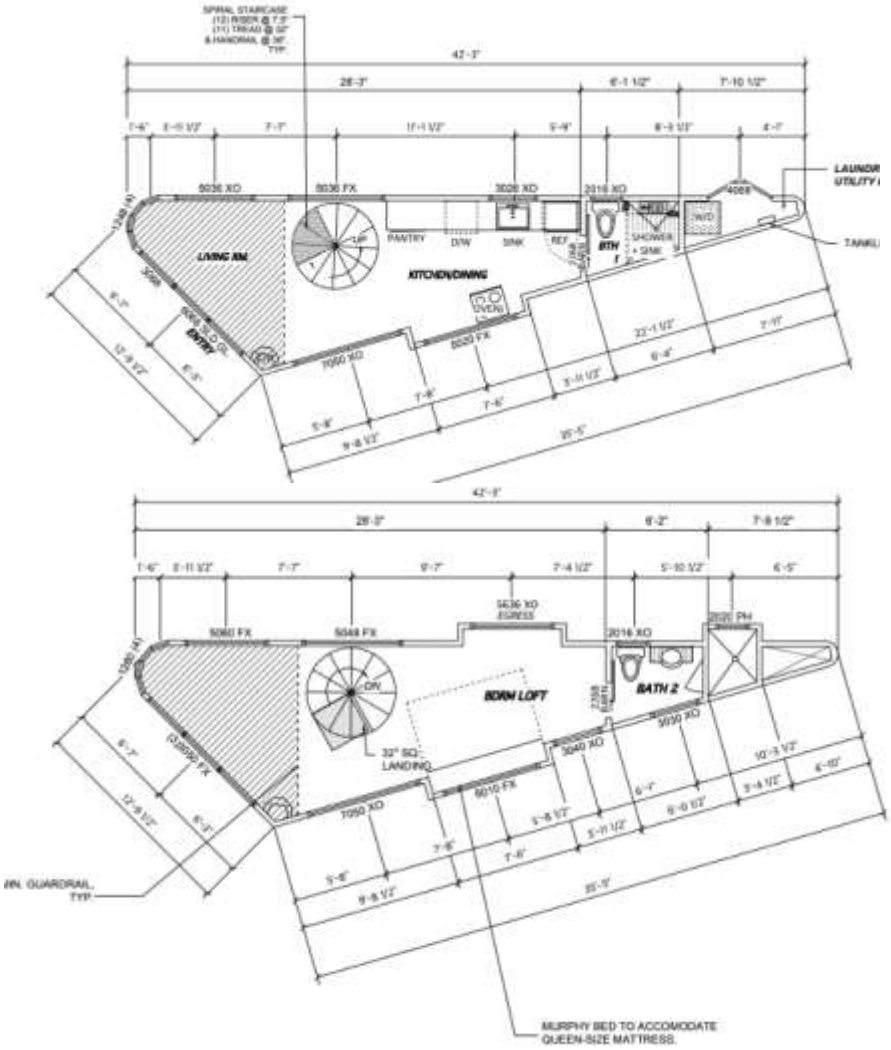
The site is a pie shaped parcel sharing a property line with the 17-foot-wide access easement parcel to the north. The access easement parcel, created in a subdivision dated 1924, was originally owned by SLO county and now is city owned, but remains an easement, not a public street. The subject site was provided documented access rights for use of the easement in 1958, together with rights to other adjacent property owners in order to have access to the commercial/waterfront buildings along the boat docks to the west. The existing commercial building on the lower portion of the site was built with a SLO County permit in the 1950's.

There is no record of any previous development on the subject site above the bluff, however, a portion of this site was paved with a curb making it appear to be part of the easement. Additionally, the property owner to the south also created access to the back of their property across the top portion of the subject site. Many original homes surrounding the site were built in the late 1930's and early 1940's as well as more recent homes built in 2008 and 2015, likely replacing the original homes.

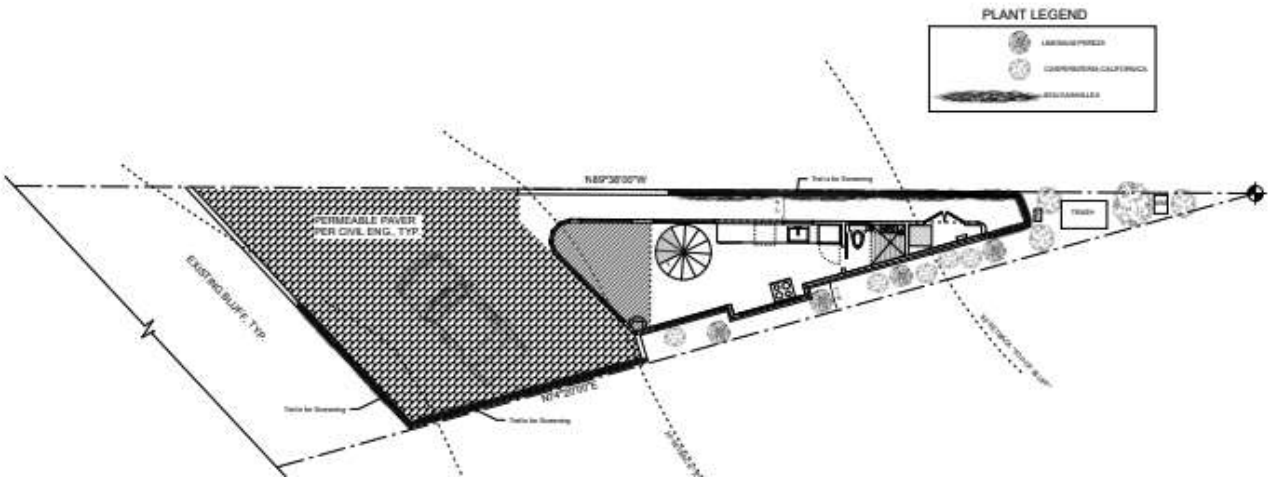
PROPOSED HOME DESIGN:

The proposed home is small to accommodate the unusual site conditions. The home is two stories with a 276 sf lower level that includes a living room, kitchen and full bathroom.

The upper floor includes a loft space accessed from a spiral interior stairway and has a proposed use as a bedroom that includes a murphy bed and closet with a full bathroom. The loft is 183 sf and is open on the west side to the lower level below on the west – with a view from the higher windows along the west wall of the home.



The site includes a single car parking space on the west side of the home, a trash enclosure on the east side and a trellis along the north and east as well as a proposed trellis along the south/west corner of the top of bluff area. The trellis along the west is at the top of bluff and staff recommends that the structure be restricted to 4 feet in height and be setback from the bluff face. The trellis on the south side can be up to 6 feet, 6 inches in height to follow the provisions of the zoning code.



DEVELOPMENT STANDARDS/ VARIANCE REQUESTS:

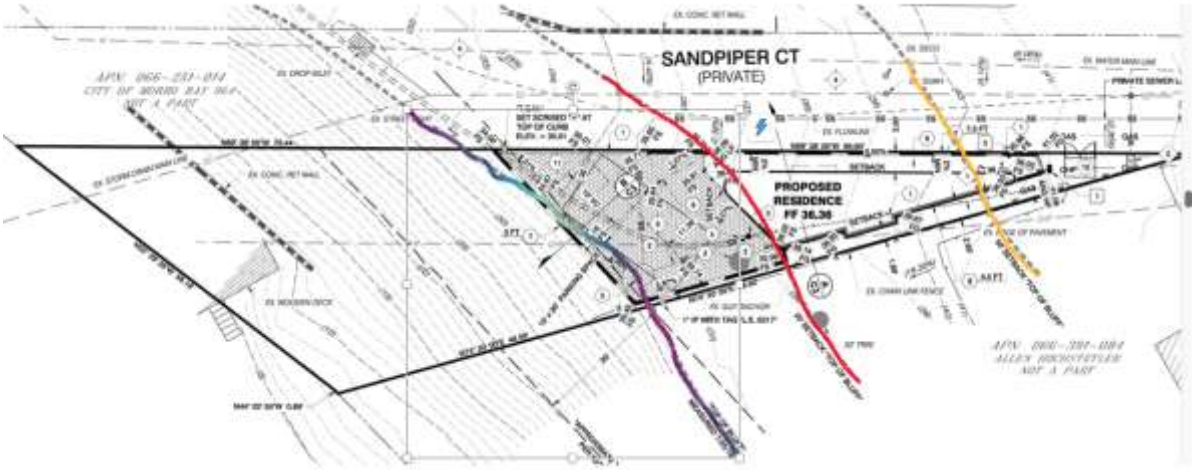
	R-1/PD Standards	Proposed Home
Front Setback	20 feet	20 feet (from point of lot closest to Main Street)
Side-Yard Setback	5 ft max/3 ft min	3 feet on south and north side . 2 feet for the architectural pop-outs
Rear Setback	10ft max/6 ft min	65+ feet
Height (from ANG)	25 feet (see also Bluff Buffer height restrictions below)	17 feet
Bluff Buffer: No structures **Height between 20–50-foot buffer**	20 feet from top of Bluff 14 ft (allows up to 17 ft for 4/12 pitched roof or greater)	About 5 square feet of the west wall of the home is within 20 feet of the top of bluff (reduced to about 2 sq ft using an average bluff line determination) Ranges from 14-17 feet in height with 1/12 pitch shed roof

The proposed new home is on a very challenging parcel, with no frontage on a public street. For purposes of determining frontage for the site, the easterly point of the site

was used since it is closest to Main Street, the closest public street. That determination results in the rear setback applicable to the west (determined by the top of bluff) and the north and south sides of the upper portion of the site become subject to the side yard setbacks. The project is requesting a reduced setback on the north and south sides, necessary to have space for this small home on this constrained site. The existing home to the north that is also along the access easement also appears to be located about 3 feet from the property line (along the easement parcel). They have a short retaining wall protecting the edge of their property.

The proposed home is requesting a variance for roof height for a portion of the area between the 20 foot and 50-foot bluff buffer setback, which encompasses most of the home. The Bluff standards would allow 17-foot height for roof pitches that are 4/12 or greater. However, the proposed home has a sloped shed roof (1/12 pitch) with a height that varies from just under 14 feet to a maximum height of just under 17 feet. The design allows a westerly row of windows at the second-floor level of the home, providing light and a view from the loft bedroom. Pursuant to the current *MBMC Section 17.45.040, Development within the Bluff Buffer Areas: the bluff buffer may be reduced for existing parcels where said setback would render that parcel unusable for its designated use.* In this case, the request is for the bluff height requirement to be allowed for the shed roof rather than require a pitched roof, which would reduce the livable area within the structure. Additionally, this design includes about 5 square feet of the west face of the home that is inside of the 20-foot bluff buffer area. However, if the methodology in MBMC 17.12.058 Average Bluff Edge Elevation (stated specifically related to height determinations) is used in this situation, the entire west wall of the home is behind the 20 foot bluff buffer.

The geotechnical update letter dated 10/22/21 states that with the support of a small retaining wall, the parking space will not affect the stability of the bluff. The civil plans show the retaining wall at the top of bluff, which in accordance with the development standards (MBMC 17.45.040) will not be allowed. The project is conditioned to move the supporting retaining wall east away from the top of bluff and obtain a geologic update providing the recommended location for the retaining wall that ensures the stability of the bluff, provides the support for the parking space and complies with the bluff development standards.



PROJECT ZONING/LAND USE DESIGNATION:

The project site is zoned R-1 with a PD overlay and is in the Mixed-use Land Use area. The proposed new zoning code clarifies that the "mixed use" designation in this area indicates the requirement for commercial and waterfront supporting businesses along the bottom of the bluff and single-family residential uses above the bluff. The proposed project is consistent with the land use plan and designated uses in the zoning code.

The applicant engaged Mid Coast Engineering to provide an updated Geotechnical Engineering report (dated February 26, 2021) with an update letter confirming top of bluff and made a determination that the proposed parking space on the west side of the home would not affect stability of the bluff when supported with a small retaining wall (update letter October 22, 2021). The report provided a confirmation of the top of the bluff determined in 2018 by Joann Head Land Surveying firm. See plan image above for the Bluff buffer overlay on the site plan for the proposed small home.

The proposed design also includes a screening trellis along the north side of the home to provide privacy as well as block the headlights from cars on the access easement. The current zoning code does not address functional screening outside of commercial/industrial uses but allows review and approval of screening requirements to ensure proposed screening is in conformance with the intended purpose or function. The proposed new zoning code includes the following provision to allow this feature: Section 17.23.060 A.3: Decorative Features: One pedestrian entry gate, trellis or other entry structure is permitted in the required front or street-facing side yard of each lot, provide that the maximum height or width of the structure does not exceed 10 feet. Such decorative feature shall not have any solid obstruction that exceeds two feet in diameter between the height of three and 10 feet.

Adjacent Zoning/Land Use			
North:	R-1/PD Single Family Residential	**South:**	R-1/PD Single Family Residential
East:	R-1 Single Family Residential	**West:**	WF/PD Waterfront Commercial

Site Characteristics	
Site Area	2500 square feet
Existing Use	Vacant land in R-1 portion/existing commercial warehouse in WF portion
Terrain	Bluff with slight slope from east to west
Vegetation/Wildlife	Some trees
Archaeological Resources	N/A
Access	City owned access easement off of Main Street

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed use (residential above bluff/waterfront commercial below bluff)
Base Zone District	R-1
Zoning Overlay District	PD
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Within the Coastal Commission Appeal Jurisdiction

RESIDENTIAL DESIGN GUIDELINES AND MATERIALS BOARD:

SOUTH WEST ELEVATION

SOUTH EAST ELEVATION

(P) EXTERIOR LIGHTING

The General Plan/Local Coastal Plan Land Use Policy LU-1.6 is very applicable to this application. It states: *Remove barriers to and create opportunities for innovative or non-traditional housing forms, such as tiny homes, cohousing, and intergenerational housing.* The exterior finishes allow the new house to blend into the trees and the shadows above the bluff and fit into neighborhood meeting the intent of the Residential Design Guidelines.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on May 6, 2022, 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 3a, for a new residential dwelling in a residential land use and zoning district. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project as proposed with the conditions of approval, including approval of the variance requests, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

RECOMMENDATION:

Staff recommends the Planning Commission conditionally approve Conditional Use Permit CUP19-20, Coastal Development Permit CPO19-047 and Variance request VAR20-001 for the project at 197 Main Street, as shown on plans submitted to the City on March 2, 2022, by adopting Planning Commission **Resolution 05-22** which includes the findings and conditions of approval of the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 05-22
Exhibit B – Graphics/Plans
Exhibit C – Geotechnical Engineering Letter update

EXHIBIT A

RESOLUTION NO. PC 05-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (CUP19-20), COASTAL DEVELOPMENT PERMIT (CPO19-047) AND VARIANCE REQUEST (VAR20-001) FOR A PROPOSED NEW HOME TO BE LOCATED AT 197 MAIN STREET LOCATED WITHIN THE COASTAL COMMISSION APPEAL JURISDICTION

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing at the Veterans Memorial Building at 209 Surf Street, Morro Bay, CA on May 17, 2022, for the purpose of considering approval of a Coastal Development Permit, Conditional Use Permit and Variance request to allow a new single-family home on a residentially zoned portion of a parcel ("Project"); 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 appellant, 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) Findings:

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3a, for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Findings:

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for a new single-family home.

2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. The project is surrounded by compatible uses of moderate density residential development; and is of a design, mass and scale suitable for the location.

Conditional Use Findings:

3. The project will not be detrimental to the health safety or general welfare of persons residenting or working in the neighborhood.

4. The proejct will not be injurious or detrimental to property in the neighborhood or the general welfare of the city.
5. The project is in conformance with the general plan and certified local coastal program.

Variance Findings:

1. Variances granted are subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district.
2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identify zone classifications.
3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit (CPO19-047), Conditional Use Permit (CUP19-20) and Variance requests (VAR20-001) for property located at 197 Main Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted to allow development of a new home on irregularly shaped parcel with frontage on a city owned access easement. The proposed home is a two-story home with a total of 459 square feet of living area and a proposed maximum height of 17 feet above the average natural grade. The site is approximately 2500 square feet in size and the project is subject to the Coastal Bluff setback requirements. Due to the unusual site constraints, this permit grants variances for the following: Surface parking for one car, reduced north and south setbacks (3 feet, narrowing to 2 feet in the locations where there are architectural pop-outs) and a roof height in the 20–50-foot bluff setback that ranges between 14 feet and 17 feet in height. The site is located in an R-1/PD zoning district above the bluff and a portion below the bluff in a WF/PD zoning district. The property is within the Coastal Appeals Jurisdiction.

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

3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor

shall require the filing of an application for a permit amendment subject to Planning Commission review.

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

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

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

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

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.

2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community

Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.

4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

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

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

7. Landscaping: Landscape plans shall be revised to add restoration plantings along the disturbed bluff area (pursuant to the recommendations of the Geotechnical Report) and shall include landscaping over all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years. Landscape plan reflecting these changes shall be included with the building permit submittal plan set.

8. Existing commercial building in Waterfront Commercial zoning district: The applicant is prohibited from using the existing office building for any short- or long-term residential occupancy.

9. Screening along access easement and bluff. A screening structure for landscaping along the north side of the home has been approved as shown on the CDP/CPO/VAR approved plans (placed on top of a retaining wall and can be a graduated height from 5 feet to 8 feet east to west) to provide privacy and reduce the impact of the headlights from autos using the access easement. Partial screening of the southwest portion along the bluff shall be allowed to a maximum height of 4 feet following recommendations of the Geotechnical report for bluff setback of the structural support of the proposed screening structure and compliance with the bluff development standards. Screening and fencing along the south property line must comply with the fencing requirements in the MBMC Section 17.48.100.

10. Reduced setbacks. A variance request for a 3-foot setback (narrowing to 2 feet on the south side of the lower level and in two places on the north side at the second-floor level to accommodate the pop-out sections of the building) on the north and south sides of the proposed home has been approved.

11. Increase Roof Height in Bluff Buffer. A variance request for a roof height ranging from 14-17 feet from average natural grade within the bluff 20–50-foot buffer area has been approved.

12. Restriction on development along the bluff: The geotechnical recommendation is for a retaining wall on the west side of the parking space to provide additional stability to the bluff. The civil plans show the retaining wall at the top of bluff, which is prohibited by MBMC 17.45.040. Building permit submittal shall setback the retaining wall 4-5 feet east of the bluff face or other location as recommended by an updated geologic report addressing this issue.

BUILDING DIVISION CONDITIONS

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

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

7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.

8.) The Title sheet of the plans shall include, but not limited to:

- Street address, lot, block, track, and Assessor Parcel Number
- Occupancy Classification(s)
- Construction Type
- Maximum height of the building allowed and proposed
- Floor area of the building(s)
- Fire sprinklers proposed or existing
- Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

1.) SITE MAINTENANCE: During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.

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

3.) FOUNDATION SETBACK VERIFICATION: Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.

4.) BUILDING HEIGHT VERIFICATION: Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

5.) EXISTING BUILDINGS: Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be 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. This permit card shall then be turned into the building division for scheduling of the final building inspection.

2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.

3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.

4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.

5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.

6.) Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID)

and Post Construction requirements. All proposed projects must complete the "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140) The submitted Performance Requirement Determination Form identifies this project as exempt
.

2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a city driveway approach per City standard detail B-7. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

3. Sewer Lateral: Indicate and label new private sewer lateral pipe. (MBMC 14.07.030)

4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met.

5. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the 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.

6. Water Meter: Indicate and label new water meter on plans and include size of meter.

7. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.

8. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.

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 permit application and requirements are available on the City's website at the following location: https://www.morro-bay.ca.us/197/Public-Works.

- A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
- A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
- If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.
- Any temporarily blocked off parking space(s) or street requires an encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on 17 the day of May 2022 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Stewart

ATTEST

_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 17th day of May 2022

EXHIBIT B

BEAN PROJECT
PROPOSED RESIDENCE

BUILDING DATA

LOCATION:
197 MAIN ST.
MORRO BAY, CA 93412

APN: 066-391-001
Lot 5/Block 36/Tract 729

LOT SIZE: 2,500 SF

ZONING: R-1/PD/WF/PD

OCCUPANCY: R-1/PD

CONSTRUCTION TYPE: V

SCOPE OF WORK:
NEW CONSTRUCTION OF SINGLE FAMILY DWELLING ON UNDEVELOPED PARCEL.

PARCEL MAP

LOCATION MAP

CONSTRUCTION

PROPOSED BUILDING AREAS:
(P) FLOOR: 459 SF
(P) BUILDING FOOTPRINT: 276 SF
(P) PARKING: 0210 SF
(P) NO. OF FLOORS: 2
(P) PATIO: 109 SF

HEIGHT CALCS:

LOWEST POINT @ GRADE: 36.93'
HIGHEST POINT @ GRADE: 40.8'
77.73/2 =

AVERAGE NATURAL GRADE: 38.87'

(P) PEAK HEIGHT: 55.87'
(17'-0" ABOVE A.N.G.)

DRAWING INDEX

APPLICABLE CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2019 CALIFORNIA BUILDING CODE VOLS 1 & 2
* 2019 CALIFORNIA RESIDENTIAL CODE
* 2019 CALIFORNIA ELECTRICAL CODE
* 2019 CALIFORNIA MECHANICAL CODE
* 2019 CALIFORNIA PLUMBING CODE
* 2019 CALIFORNIA ENERGY CODE
* 2019 CALIFORNIA REFERENCE STANDARDS CODE
* 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
* TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
* COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23
* COUNTY FIRE CODE ORDINANCE - TITLE 16
* COUNTY LAND USE ORDINANCE
* CURRENT CITY ENGINEERING STANDARDS + SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

PUBLIC WORKS NOTES

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 permit application and requirements are available on the City's website at the following location: https://www.morro- bay.ca.us/197/Public-Works.
• A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
• A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
• If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.
• Any temporarily blocked off parking space(s) or street requires an encroachment permit. A traffic control plan is also required for any temporary lane closures or street traffic adjustments.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO (A) THE MINIMUM STANDARDS OF THE LATEST EDITION (OR THE CURRENT EDITION IN EFFECT) OF THE UNIFORM BUILDING CODE AND ALL RELATED DOCUMENTS THAT ARE PUBLISHED BY THE IBCO WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY, (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES, AND (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
2. THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE BUILDING DESCRIBED ON THESE DRAWINGS IS IN SUBSTANTIAL CONFORMANCE.
3. A CERTIFICATE OF CONSTRUCTION COMPLIANCE, SIGNED BY THE GENERAL CONTRACTOR BASED UPON HIS OBSERVATION OF THE CONSTRUCTION WORK SHALL BE SUBMITTED TO THE INSPECTING BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
4. ALL WORK DESCRIBED IN THESE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, AND EXTENT OF COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF THE DISCREPANCY UNTIL DISCREPANCY IS RESOLVED.
5. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATION, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
6. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. IF THE STRUCTURE IS LOCATED WITHIN 5'-0" OF THE MINIMUM SETBACK FROM THE PROPERTY LINE: AT THE FOUNDATION INSPECTION, PROVIDE CERTIFICATION FROM A LICENSED LAND SURVEYOR OR CIVIL ENGINEER THAT THE STRUCTURE MEETS THE SETBACK REQUIREMENTS IF THE LOT LINE MONUMENTS ARE NOT AVAILABLE.
8. PROJECT OWNER SHALL BE RESPONSIBLE FOR, OR BE RESPONSIBLE FOR NAMING RESPONSIBLE PARTY THAT WILL IMPLEMENT AND MONITOR THE APPROVED EROSION CONTROL PLAN.
9. PROVIDE REQUIRED ITEMS PER UP-TO-DATE GREEN BUILD CODE.

PROJECT DIRECTORY

PROJECT OWNER:
SANDY BEAN
PH. (805) 528-3475

GENERAL CONTRACTOR:
CRIZER CONSTRUCTION, INC.
ROBERT C. CRIZER
PO BOX 6952
LOS OSOS, CA 93412
PH. (805) 528-4812

DESIGN:
CRIZER DESIGN, INC.
ROBERT C. CRIZER
PO BOX 6952
LOS OSOS, CA 93412
PH. (805) 528-4812

SITE SUREVEY:
JOANN HEAD
LICENSED LAND SURVERYOR
LIC. 6317
PO BOX 887
SANTA MARGARITA, CA 93453
PH. (805) 674-1530

GEOTECHNICAL ENGINEERING:
MID-COAST GEOTECHNICAL, INC.
PO BOX 2220
ATASCADERO, CA 93423-2220
PH. (805) 461-0965

CIVIL ENGINEERING:
DANIEL A. SOTELO
ENGINEERING DESIGN PROFESSIONALS, INC.
PO BOX 4456
SAN LUIS OBISPO, CA 93403
(805) 602-6167

ABBREVIATIONS

A/C	AIR CONDITIONING	J. BOX.	JUNCTION BOX
A.C.	ASPHALT CONCRETE	JT.	JOINT
A.D.A.	AMERICAN DISABILITIES ACT	KIT.	KITCHEN
ADMIN.	ADMINISTRATION	L.	LENGTH
A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
AGGR.	AGGREGATE	LAV.	LAVATORY
ALUM.	ALUMINUM		
ALT.	ALTERNATE	MATL.	MATERIAL
ANOD.	ANODIZED	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
AUTO.	AUTOMATIC	MFR.	MANUFACTURER
		MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MTD.	MOUTNED
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM		
BOT.	BOTTOM	(N)	NEW
		NO.	NUMBER
CAB.	CABINET	NOM.	NOMINAL
CEM.	CEMENT	N.T.S.	NOT TO SCALE
CER.	CERAMIC		
C.I.	CAST IRON	o/	OVER
CLG.	CEILING	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.H.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT		
CNTR.	CENTER	(P)	PROPOSED
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLAS.	PLASTER
CONST.	CONTSTRUCTION	PLYWD	PLYWOOD
CONT.	CONTINUOUS	PR.	PAIR
		PT.	POINT
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DEMO.	DEMOLITION	PVC	POLYVINYL CHLORIDE
DEPT.	DEPARTMENT		
DET.	DETAIL	Q.T.	QUARRY TILE
DIA.	DIAMETER		
DIAG.	DIAGONAL	RAD.	RADIUS
DIM.	DIMENSION	REF.	REFERENCE
DN.	DOWN	REFR.	REFRIGERATOR
DR.	DOOR	REQ.	REQUIRED
DWG.	DRAWING	RM.	ROOM
		R.W.L.	RAINWATER LEADER
(E)	EXISTING		
EA.	EACH	SCHED.	SCHEDULE
EL.	ELEVATION	S.F.	SQUARE FOOT
ELEC.	ELECTRICAL	S.F.M.	STATE FIRE MARSHALL
ELEV.	ELEVATION	SHT.	SHEET
EQ.	EQUAL	SHTG.	SHEATHING
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXP.	EXPANSION	S.M.	SHEET METAL
EXT.	EXTERIOR	S.M.S.	SHEET METAL SCREWS
		SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.F.	FINISHED FLOOR	STD.	STANDARD
FIN.	FINISHED	STL.	STEEL
FIXT.	FIXTURE	STOR.	STORAGE
FL.	FLOOR	STRUCT.	STRUCTURAL
FLASH.	FLASHING	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SYM.	SYMMETRICAL
F.O.	FACE OF		
F.O.B.	FACE OF BUILDING	T.&B.	TOP AND BOTTOM
F.O.C.	FACE OF CONCRETE	T.B.R./D.	TO BE REMOVED/DEMOLISHED
F.O.F.	FACE OF FINISH	TEMP.	TEMPERED
F.O.M.	FACE OF MASONRY	T.&G.	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	THK.	THICK
S.O. W.	FACE OF WALL	THRES.	THRESHOLD
FTG.	FOOTING	T.O.	TOP OF
FURR.	FURRING	T.O.B.	TOP OF BEAM
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	TOIL.	TOILET
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.B.	GYPSUM BOARD	T.V.	TELEVISION
GL.	GLASS	TYP.	TYPICAL
GYP. BD.	GYPSUM WALLBOARD		
		V.C.T	VINYL COMPOSITION TILE
H.B.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VTR.	VENT THRU ROOF
HDR.	HEADER		
HDWD.	HARDWOOD	w/	WITH
HDWE.	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	WOOD
HR.	HOUR	W.H.	WATER HEATER
HT.	HEIGHT	w/o	WITHOUT
H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING	WP.	WATERPROOFING
I.D.	INSIDE DIAMETER		
IN.	INCH		
INCL.	INCLUDE		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		

SYMBOLS

DETAIL CALL-OUT
DETAIL NUMBER + SHEET NUMBER

SECTION CALL-OUT
SECTION-CUT LETTER + SHEET NUMBER

DOOR CALL-OUT
REFER TO DOOR SCHEDULE

WINDOW CALL-OUT
REFER TO WINDOW SCHEDULE

Revisions:
A 4/03/2020
B 4/27/2021
C 10/18/2021
D

Legal Description:
APN: 066-391-001
City of Morro Bay

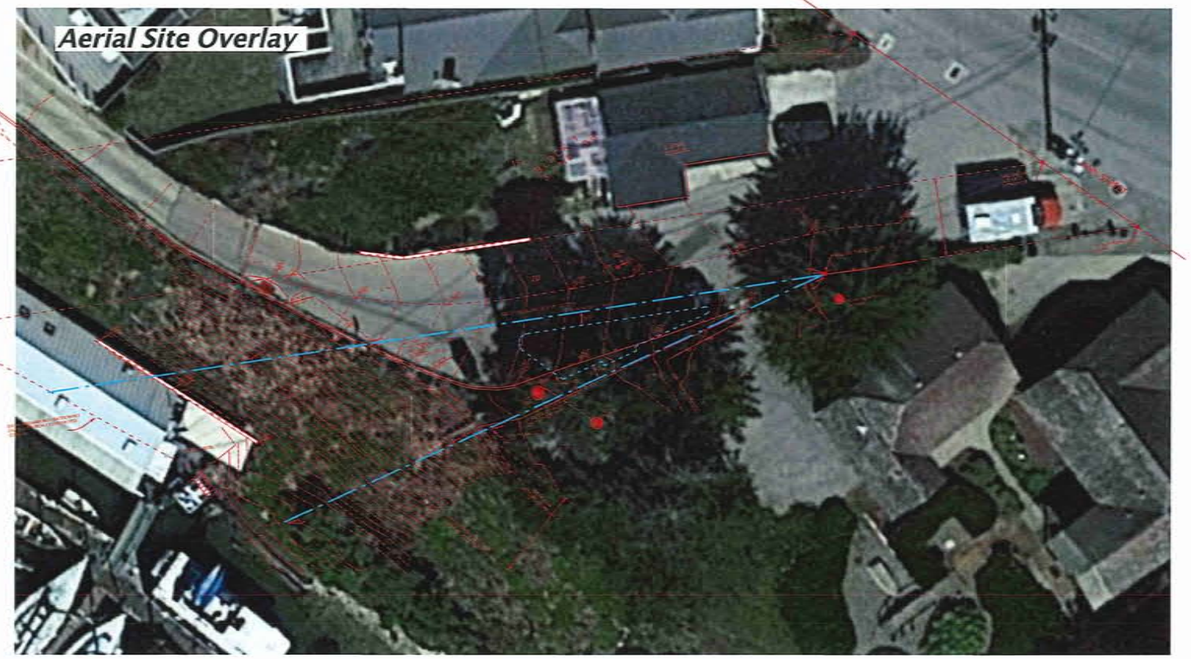
Bean project

Owner/Site Address:
Sandy Bean
197 Main st.
Morro Bay, CA 93412

Crizer Design Company, Inc.
P.O. Box 6952 Los Osos, CA 93412
Ph. (805)528-4812 Fax 528-2325

Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1-0" U.N.O.

T 1.0



ENVIRONMENTAL SETTING

Revisions:
- A 4/03/2020
- B 4/27/2021
- C 10/18/2021
- D

Bean project

Legal Description:
A.P.N.: 066-391-001
City of Morro Bay

Owner/Site Address:
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197 Main st.
Morro Bay, CA 93442

Crizer Design Company, Inc.
P.O. Box 6952 Los Osos, CA 93412
Ph. (805)528-4812 Fax 528-2325

Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1'-0" U.N.O.

T 1.1

EXHIBIT B

SITE TOPO OVERLAY W/ AERIAL

SCALE: NTS

Revisions:
- A 4/03/2020
- B 4/27/2021
- C 10/18/2021
- D

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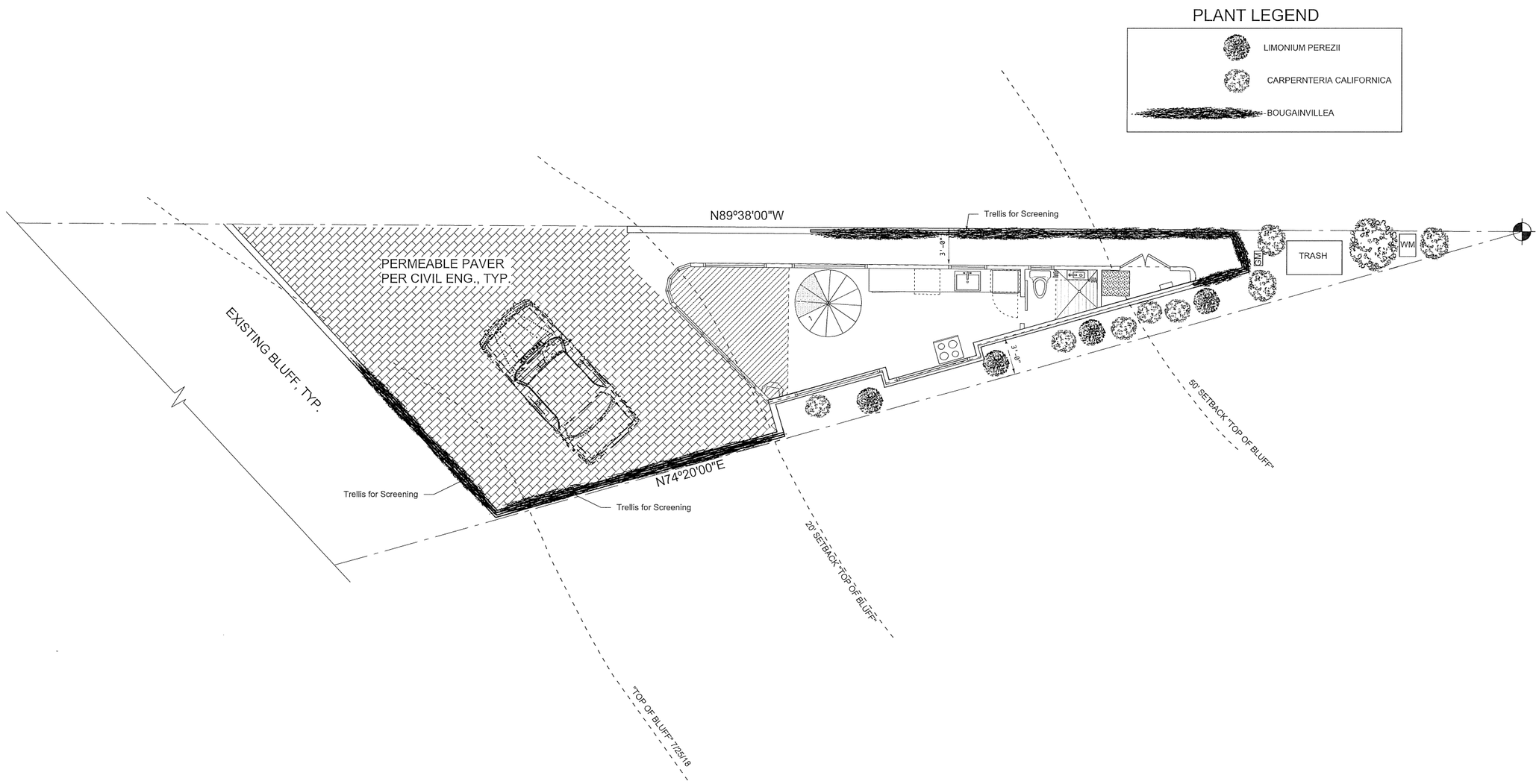
Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1-0" U.N.O.

T1.2



(P) SITE PLAN / LANDSCAPING PLAN

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

Revisions:
- A 4/03/2020
- B 4/27/2021
- C 10/18/2021
- D

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Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1'-0" U.N.O.

T 1.3

ECT PRE-CONSTRUCTION MEETING

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

RVATION AND TESTING PROGRAM

S ENGINEER OF RECORD SHALL OBSERVE THE FOLLOWING TASKS:

EMENT, BACKFILL, AND COMPACTION OF FILL MATERIAL

Y REPORTS ARE REQUIRED BY THE SOILS ENGINEER OF RECORD TO THE GRADING JR, MONITORING THE JOB PROGRESS INCLUDING THE STATUS OF EROSION & TATION MONITORING.

EPORT IS REQUIRED FOR ENGINEERING GRADING INCLUDING ALL COMPACTION

ECT SURVEY MONUMENTS

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

ING NOTES

RADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED IR 'APPLICABLE CODES' HEADING.

EVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE TY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY WORK BEING ORMED, AND ARRANGE FOR INSPECTION.

DING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT D BY MID-COAST GEOTECHNICAL, INC. , DATE FEBRUARY 26, 2021 FILED WITH THE CITY OF RO BAY.

E ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED ICTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE MITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION WHEN A SOILS REPORT IS UNED. THE COUNTY POLICY REGARDING PAD CERTIFICATION SHALL BE FOLLOWED. WHEN ICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE D INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE DING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE UBC AND TY ORDINANCES.

UT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE ICAL (2:1).

' CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

S OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL OBSERVED BY A SOIL OR CIVIL ENGINEER.

ATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.

OVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

ISTURBED AREAS SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION ROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.

UM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.

UM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND METER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY ERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL SET AT THE CONTRACTOR'S EXPENSE.

CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN THE RIGHT OF WAY SHALL AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL IN AN ENCROACHMENT PERMIT.

NEERING REPORTS FOR CUT OR FILL SLOPE STEEPER THAN 2:1 SHALL BE SUBMITTED TO IELD INSPECTOR.

AL INSPECTOR

CIAL INSPECTOR:
E JENSEN

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE BUILDING DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE BUILDING DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE BUILDING DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.: N/A LESS THAN ONE ACRE SITE DISTURBANCE

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
NAME: XXXXXXX
LOCAL PHONE: (805) XXX-XXXX

GRADING AND VEGETATION REMOVAL

TO CONTROL EROSION, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN THE SILTATION OF WATER COURSE OR UNCONTROLLABLE EROSION.

EROSION CONTROL & INSPECTIONS

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

PRE-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BEST MANAGEMENT PRACTICES (BMPs) ARE APPROPRIATELY INSTALLED AND MAINTAINED POST-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BMPs HAVE FUNCTIONED ADEQUATELY. BMPs SHALL BE EVALUATED FOR ADEQUACY AND PROPER IMPLEMENTATION AND WHETHER ADDITIONAL BMPs ARE REQUIRED IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT. QUALIFIED PERSONNEL SHALL CONDUCT INSPECTIONS OF THE SITE:

1. PRIOR TO ANTICIPATED STORM EVENTS
2. DURING EXTENDED STORM EVENTS IN 24-HOUR INTERVALS
3. AFTER ACTUAL STORM EVENTS

SPECIAL INSPECTIONS

1. ALL CONSTRUCTION & INSPECTIONS SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTER 17.
2. SPECIAL INSPECTION REQUIREMENT ARE REQUIRED FOR THIS PROJECT, THE OWNER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON ALL TASKS IDENTIFIED BELOW.
3. SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE CITY BUILDING DEPARTMENT, NAMES AND QUALIFICATIONS OF SPECIAL INSPECTOR(S) SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT FOR APPROVAL.
4. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF COMPONENTS LISTED IN THE SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CITY BUILDING DEPARTMENT AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. THE STATEMENT SHALL CONTAIN THE ITEMS LISTED IN CBC 1706.1.
5. A FINAL REPORT PREPARED BY A SOIL OR CIVIL ENGINEER SHALL BE SUBMITTED TO THE FIELD INSPECTOR STATING THE WORK PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS, APPLICABLE CODES, AND IS FOUND TO BE SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT SHALL INCLUDE ANY FIELD PROGRESS REPORTS, COMPACTION DATA ETC.

SECTION 1705, STATEMENT OF SPECIAL INSPECTIONS:

- 1705.1 GENERAL, WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY SECTION 1704, 1707 OR 1708, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705 FOR SUBMITTAL BY THE PERMIT APPLICATION (SEE SECTION 1704.1.1).
- 1705.2 CONTENT OF STATEMENT OF SPECIAL INSPECTIONS. THE STATEMENT OF SPECIAL INSPECTIONS SHALL IDENTIFY THE FOLLOWING:

a. THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING BY THE BUILDING OFFICIAL OR BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR EACH PORTION OF THE WORK.

b. THE TYPE AND EXTENT OF EACH SPECIAL INSPECTION.

c. THE TYPE AND EXTENT OF EACH TEST.

d. ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION OR TESTING FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTION 1705.3, 1705.4, 1707 OR 1708.

e. FOR EACH TYPE OF SPECIAL INSPECTION, IDENTIFICATION AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION OR PERIODIC SPECIAL INSPECTION.

SECTION (TABLE) 1704.7, REQUIRED VERIFICATION AND INSPECTION OF SOILS.

a. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY SHALL BE PERFORMED PERIODICALLY DURING TASK.

b. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL, SHALL BE PERFORMED PERIODICALLY DURING TASK.

c. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS, SHALL BE PERFORMED PERIODICALLY DURING TASK.

d. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL, SHALL BE PERFORMED CONTINUOUSLY DURING TASK.

e. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAD BEEN PREPARED PROPERLY, SHALL BE PERFORMED PERIODICALLY DURING TASK.

OBSERVATION & TESTING PROGRAM.

THE PROJECT SOILS ENGINEER SHALL PERFORM THE INSPECTION & TESTING FOR THE FOLLOWING TASKS:

- FINAL PLANS
- STRIPPING AND CLEARING OF VEGETATION
- RECOMPACTION OF SCARIFICATION SOILS
- FILL PLACEMENT AND COMPACTION
- OVER EXCAVATING
- VERIFICATION OF SOILS TYPE & DEPTH
- FINAL REPORT

THE SOIL ENGINEER OF WORK SHALL BE DANE JENSEN - 805-461-0965 SOILS REPORT # 18514 THE PROJECT ENGINEER OF WORK SHALL PERFORM THE INSPECTION FOR THE FOLLOWING TASKS:

- ROUGH GRADING & SITE PREPARATION
- FINAL GRADING INSPECTION PRIOR TO FINAL CITY INSPECTION

THE PROJECT ENGINEER OF WORK SHALL BE DANIEL SOTELO OF ENGINEERING DESIGN PROFESSIONALS, INC., RCE 81227, P.O. BOX 4456, SAN LUIS OBISPO, CA 93402, PHONE (805) 602-6167

THE ENGINEER OR WORK SHALL STATE IN WRITING THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.

THE PERSON RESPONSIBLE FOR BMP INSPECTION IS XXXXXX,
PHONE (805) XXX-XXXX.

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE, VOLS 1 & 2
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY STANDARD SPECIFICATIONS: CURRENT EDITION
- CITY ENGINEERING STANDARDS: CURRENT EDITION
- CITY FIRE CODE ORDINANCE
- CITY LAND USE ORDINANCE
- GRADING 2019 APPENDIX CHAPTER 33

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

ABBREVIATIONS

ABAN	ABANDON	GR	GAS PRESSURE REGULATOR	TEMP	TEMPORARY
AIP	ABANDONED IN PLACE	PL-G	PLASTIC GAS	TBA	TO BE ADJUSTED
AGG	AGGREGATE	S-G	STEEL GAS	TBR	TO BE REMOVED
ALT	ALTERNATE EC	GB	GRADE BREAK	TC	TOP OF CURB
A	ANODE, GAS	GUT	GUTTER	TP	TOP OF PIPE
ACP	ASBESTOS CEMENT PIPE	HDWL	HEADWALL	TS	TRAFFIC SIGNAL
AC	ASPHALTIC CONCRETE	IN	INCH	TSI	TRAFFIC SIGNAL INTERCONNECT
AVE	AVENUE	INT	INTERSECTION	TRANS	TRANSITION
BC	BACK OF CURB	INV	INVERT	TYP	TYPICAL
BCR	BACK OF CURB RADIUS	ISL	ISLAND	UG	UNDERGROUND
BVC	BEGINNING OF VERTICAL CURVE	JB	JUNCTION BOX	VAR	VARIABLE
		LOC	LENGTH OF CURB	VERT	VERTICAL
BM	BENCH MARK	LT	LEFT	VC	VERTICAL CURVE
BMP	BEST MANAGEMENTS PRACTICES	LF	LINEAR FEET	VG	VALLEY GUTTER
		MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
BDRY	LINE BOUNDARY LINE	MAX	MAXIMUM	W	WATER
CATV	CABLE TELEVISION	MIN	MINIMUM	WM	WATER METER
C-C	CENTER TO CENTER	MON	MONOLITHIC	W/O	WEST OF
CL	CENTERLINE	N/O	NORTH OF	YD	YARD
CO	CLEAN OUT, SEWER	NTS	NOT TO SCALE		
COMM	COMMERCIAL	OC	ON CENTER		
CONC, CONST	PCC CONCRETE CONSTRUCTION OR CONSTRUCT	OG	ORIGINAL GROUND		
		PVMT	PAVEMENT		
		PI	POINT OF INTERSECTION		
COR	CORNER	PRC	POINT OF REVERSE CURVE		
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVE		
CSAP	CORRUGATED STEEL ARCH PIPE	PT	POINT OF TANGENCY		
		PCC	POINT OF COMPOUND CURVE		
CSP	CORRUGATED STEEL PIPE	PP	POWER POLE		
C&G	CURB AND GUTTER	P	POWER		
CIP	CAST IRON PIPE	PL	PROPERTY LINE		
COL	COLUMN	PROP	PROPOSED		
CU YD, CY	CUBIC YARD	PB	PULL BOX		
CU FT, CF	CUBIC FEET	RP	RADIUS POINT		
CULV	CULVERT	R	RADIUS		
CF	CURB FACE	RR	RAILROAD		
DEPT	DEPARTMENT	REINF	REINFORCED		
DIA	DIAMETER	RC	REINFORCED CONCRETE		
DWY	DRIVEWAY ORIGINAL GROUND	RCB	REINFORCED CONCRETE BOX		
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE		
ESMT	EASEMENT	RELOC	RELOCATE		
E/O	EAST OF	RT	RIGHT		
EP	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY		
EO	EDGE OF OIL	RD	ROAD		
E	ELECTRIC	SS	SANITARY SEWER		
EM	ELECTRIC METER	SHT	SHEET		
ELEV	ELEVATION	S/O	SOUTH OF		
EMBK	EMBANKMENT	SW	SIDEWALK		
ECR	END OF CURB RETURN	SQ FT, SF	SQUARE FOOT		
EC	END OF CURVE	SQ YD, SY	SQUARE YARD		
EVC	END OF VERTICAL CURVE	STA	STATION		
EXIST	EXISTING	SHP	STEEL HIGHPRESSURE PIPE		
FT	FEET OR FOOT	SD	STORM DRAIN		
FG	FINISH GRADE	STD	STANDARD		
FA	FIRE ALARM	STRUCT	STRUCTURAL OR STRUCTURE		
FH	FIRE HYDRANT				
FL	FLOW LINE	SURV	SURVEY		
GALV	GALVANIZED	SL	STREETLIGHT		
GM	GAS METER	T	TELEPHONE		

UTILITY NOTES

1. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.
2. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO TO TEN DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.
3. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE FINAL UTILITY DESIGN WITH THE UTILITY COMPANIES AND ADDRESS OVERHEAD AND UNDERGROUND DESIGN CONSTRAINTS THAT MAY IMPACT THE PROJECT DESIGN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEERING DESIGN PROFESSIONALS, INC. IN WRITING OF ANY DESIGN CONSTRAINTS THAT MAY IMPACT THE PROJECT IN WRITING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE AND OFF SITE UTILITY COORDINATION AND QUANTITY TAKE OFF, AND SHALL BID ACCORDINGLY.

SHEET INDEX

EARTHWORK QUANTITIES

AREA OF DISTURBANCE = 0.06 AC

ESTIMATED CUT: 56 CY±
ESTIMATED FILL: 1 CY±
NET = 55 CY± CUT

MAX CUT: 5
MAX FILL: 1

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

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	——	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	——	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	——	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF FILL.	X	——
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	——	X

STORM WATER PROJECT INFORMATION

PROJECT NAME	BEAN RESIDENCE
APPLICATION NUMBER	CDP19-047
ADDRESS AND APN	197 MAIN STREET, APN: 066-391-001
NAME OF APPLICANT	SANDY BEAN
NAME OF OWNER	SANDY BEAN
PROJECT PHASE NUMBER	N/A
PROJECT TYPE	SINGLE FAMILY RESIDENCE
PROJECT AREAS	
TOTAL PROJECT SITE AREA	2,500 SF
TOTAL NEW IMPERVIOUS SURFACE AREA	204 SF
TOTAL REPLACED SURFACE AREA	808 SF
TOTAL NEW PERVIOUS AREA	204 SF
CALCULATION OF NET IMPERVIOUS AREA	1,012 SF
ACKNOWLEDGEMENT OF THE PERFORMANCE REQUIREMENTS THAT APPLY	
PR NO. 1 - SITE DESIGN AND RUNOFF REDUCTION	YES
PR NO. 2 - WATER QUALITY TREATMENT	EXEMPT, SRF PROJECT GENERATES LESS THAN 5,000 SF OF IMPERVIOUS AREA

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1-800-642-2444

REV	DATE	DESCRIPTION
A	9/13/2021	BUILDING PERMIT - 1ST SUBMITTAL
B	10/26/2021	BUILDING PERMIT - 2ND SUBMITTAL
C	12/19/2021	BUILDING PERMIT - 2ND SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
LOS OSOS CA
(805.602.6167 | EDPINCORPORATED.COM

NOTE SHEET

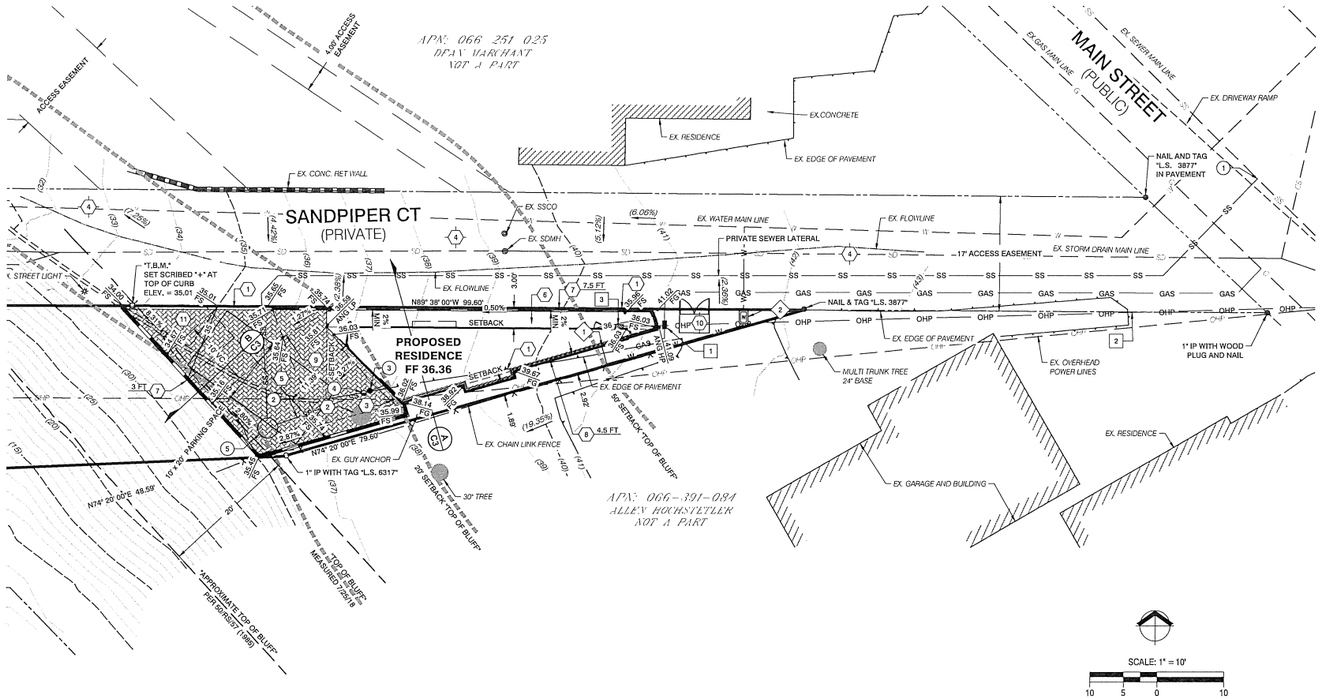
BEAN RESIDENCE
197 MAIN STREET
MORRO BAY, CA
APN# 066-391-001

DATE: 12/19/2021
DRAFTER: DS
CHECKED: DS
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA
12/19/2021

SHEET C1
SHEET 1 OF 4 SHEETS

CDP19-047



SCALE: 1" = 10'

10 5 0 10

LEGEND

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

LEGEND

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

CONSTRUCTION NOTES

1. SAWCUT CLEAN EDGE AND REMOVE EXISTING CURB AND ASPHALT.
2. EXISTING TREE TO BE REMOVED.
3. EXISTING POWER POLE TO BE REMOVED AND RELOCATED PER UTILITY COMPANY DIRECTION. CONTRACTOR TO COORDINATE WITH PG&E PRIOR TO CONSTRUCTION.
4. PROTECT IN PLACE.
5. MEET AND MATCH EXISTING ASPHALT WITH WITH PAVER DRIVEWAY PER DETAIL 3, SHEET C3.
6. CONSTRUCT 4" CONCRETE REINFORCED WITH NO. 4 REINFORCING BARS PLACED AT 24 IN O.C. EACH WAY OVER 6" OF APPROVED NON-EXPANSIVE IMPORT OVER 12" OF COMPACTED NATIVE 95% R.C. MATERIAL.
7. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PLANS AND GEOTECHNICAL REPORT FOR DETAILS. CONTRACTOR TO PROVIDE ASPHALTIC WATER PROOFING ON SOIL RETAINING SIDE OF WALL. MAX HEIGHT PER PLAN.
8. STEM WALL. MAX HEIGHT PER PLAN.
9. CONTRUCT FLOW LINE AS SHOWN.
10. CONSTRUCT TRASH ENCLOSURE PER OWNERS' DIRECTION.
11. CONSTRUCT DRIVEWAY APPROACH PER COMB STANDARD B-7.

WATER CONSTRUCTION NOTES

1. 2" PVC (SCH 40, OR EQUAL) WITH PRESSURE REGULATOR WATER SERVICE FROM METER TO RESIDENCE PER "WATER/GAS SERVICE TRENCH" DETAIL 2, SHEET C3. VERIFY 1" IS ADEQUATE SIZE WITH FIRE SPRINKLER ENGINEER PRIOR TO CONSTRUCTION, AND ADJUST ACCORDINGLY.
2. INSTALL NEW 1" WATER METER PER CITY OF MORRO BAY STANDARD W-3. CONTRACTOR TO VERIFY WITH FIRE SPRINKLER ENGINEER PRIOR TO CONSTRUCTION.

SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SEWER MAIN PER COMB DETAIL S-1. CONTRACTOR TO VERIFY TIE IN LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY IF SUMP W/ GRINDER PUMP IS REQUIRED PRIOR TO CONSTRUCTION. IF SUMP PUMP AND GRINDER IS NOT REQUIRED THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
2. 4" PVC (SDR 35, OR EQUAL) GRAVITY SEWER LATERAL AT 2% MIN. SLOPE FROM POINT OF CONNECTION TO NEW RESIDENCE PER SEWER TRENCH DETAIL 1 AND 4, SHEET C3.
3. 4" SEWER CLEANOUT W/ TRAFFIC RATED LID IF LOCATED IN TRAFFIC AREAS. SEWER CLEAN OUT TO BE PLACED A MINIMUM OF 2' FROM STRUCTURE.
4. BACKWATER VALVE W/ TRAFFIC RATED LID IF LOCATED IN TRAFFIC AREAS. BACKWATER VALVE TO BE PLACED A MINIMUM OF 2' FROM STRUCTURE.
5. INSTALL GRINDER PUMP W/ SEWER MANHOLE AND SUMP PER MANUFACTURER'S SPECIFICATIONS IF REQUIRED.

UTILITY CONSTRUCTION NOTES

1. INSTALL PE GAS SERVICE (SIZE PER GAS CO.) FROM EXISTING GAS MAIN TO RESIDENCE. TRENCH AND BACK FILL SHALL BE PER "WATER/GAS SERVICE TRENCH" DETAIL 2, SHEET C3 AND PER COMB ST-24. VERIFY THE TRENCH DETAIL SATISFIES GAS COMPANY REQUIREMENTS PRIOR TO TRENCHING.
2. OVERHEAD UTILITIES TO BE INSTALLED PER UTILITIES COMPANY DIRECTION. CONTRACTOR TO VERIFY OVERHEAD POWER LINE CLEARANCES PRIOR TO CONSTRUCTION.
3. ELECTRIC METER TO BE SET BY PG&E.

CITY OF MORRO BAY NOTICES

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY
2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

SITE DATA

APN No.	ACREAGE:	ZONING
066-391-001	0.06	R-1/PD/WF

GEOTECHNICAL REPORT

PROJECT No.	18514
DATED:	FEBRUARY 26, 2021
AS PREPARED BY:	MID-COAST GEOTECHNICAL, INC.

EARTHWORKS

CUT = 56 CY

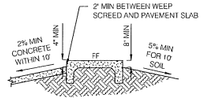
FILL = 1 CY

NET = 55 CY CUT

TOPOGRAPHIC SURVEY

PROJECT No.	133-01
DATED:	MARCH, 2019
AS PREPARED BY:	JOANN HEAD LAND SURVEYING

fore you Dig
ing underground
ines. It's costly.
Call
OR
0-642-2444



BUILDING SLAB SECTION

REV	DATE	DESCRIPTION
A	3/12/2021	BUILDING PERMIT - 1ST SUBMITTAL
B	10/26/2021	BUILDING PERMIT - 2ND SUBMITTAL
C	1/21/2022	BUILDING PERMIT - 2ND SUBMITTAL

ENGINEERING
DESIGN
PROFESSIONALS, INC.
LOS OSOS CA
805.602.6167 | EDPINCORPORATED.COM

GRADING AND UTILITY PLAN

BEAN RESIDENCE
197 MAIN STREET
MORRO BAY, CA
APN# 066-391-001

DATE:	DRAFTER:	CHECKED:	SCALE:
1/21/2022	DS	DS	1"=10'

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA
1/21/2022

SHEET
C2
SHEET 2 OF 4 SHEETS

CDP19-047

MIN SAND COVER
HAND-TAMPED)

MIN SAND COVER
HAND-TAMPED)

IEAS

STRUCTION
I TIGHT. CONTRACTOR
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FOUNDATION PER
STRUCTURAL PLANS

LUENCE

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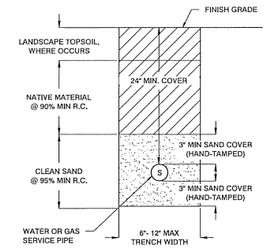
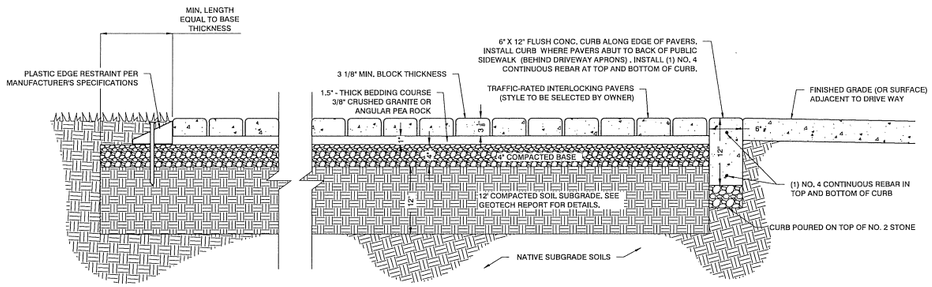


*NATIVE MATERIAL MAY SUFFICE FOR BEDDING AND INITIAL BACKFILL - SEE SOILS REPORT

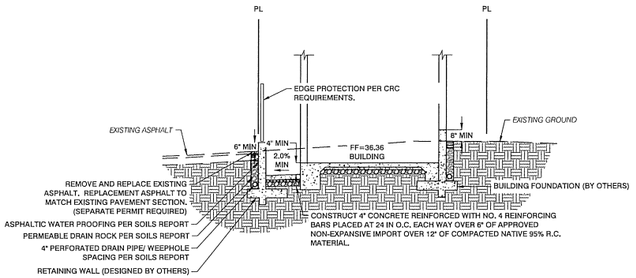
NOTES:
1. NO TREES OR LARGE BUSHES ARE TO BE PLANTED OVER WATER/GAS SERVICES
2. WATER SERVICE PIPE AND FITTINGS ARE TO BE SCHEDULE 40 PVC W/SOLVENT-WELD JOINTS
3. GAS SERVICE PIP/FITTINGS SHALL BE PER THE GAS COMPANY
4. THIS DETAIL IS FOR NON-VEHICULAR AREAS. IN AREAS SUBJECT TO VEHICULAR TRAFFIC, MINIMUM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

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

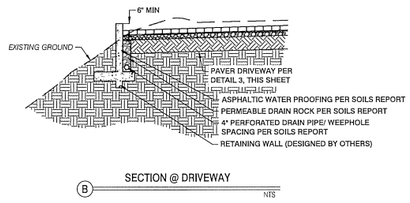


NOTES:
1. PAVING BLOCKS SHALL BER CERTIFIED VEHICLE-LOAD- RATED BY THE MANUFACTURER.
2. SUB-BASE, BASE, AND BEDDING COURSES SHALL BE ADEQUATELY COMPACTED.
3. EDGE RESTRAINT IS REQUIRED AT PERIMETER OF PAVERS - CONCRETE CURBS ARE RECOMMENDED ALONG EDGES OF DRIVEWAYS.
4. PAVER SECTION TO BE REVIEWED FOR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

3 PAVER PAVING
NTS



A SECTION @ RESIDENCE
NTS



B SECTION @ DRIVEWAY
NTS

REV	DATE	DESCRIPTION
A	8/12/2021	BUILDING PERMIT - 1ST SUBMITTAL
B	10/26/2021	BUILDING PERMIT - 2ND SUBMITTAL
C	1/21/2022	BUILDING PERMIT - 2ND SUBMITTAL

ENGINEERING
DESIGN
PROFESSIONALS, INC.
LOS OSOS CA
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DETAIL SHEET

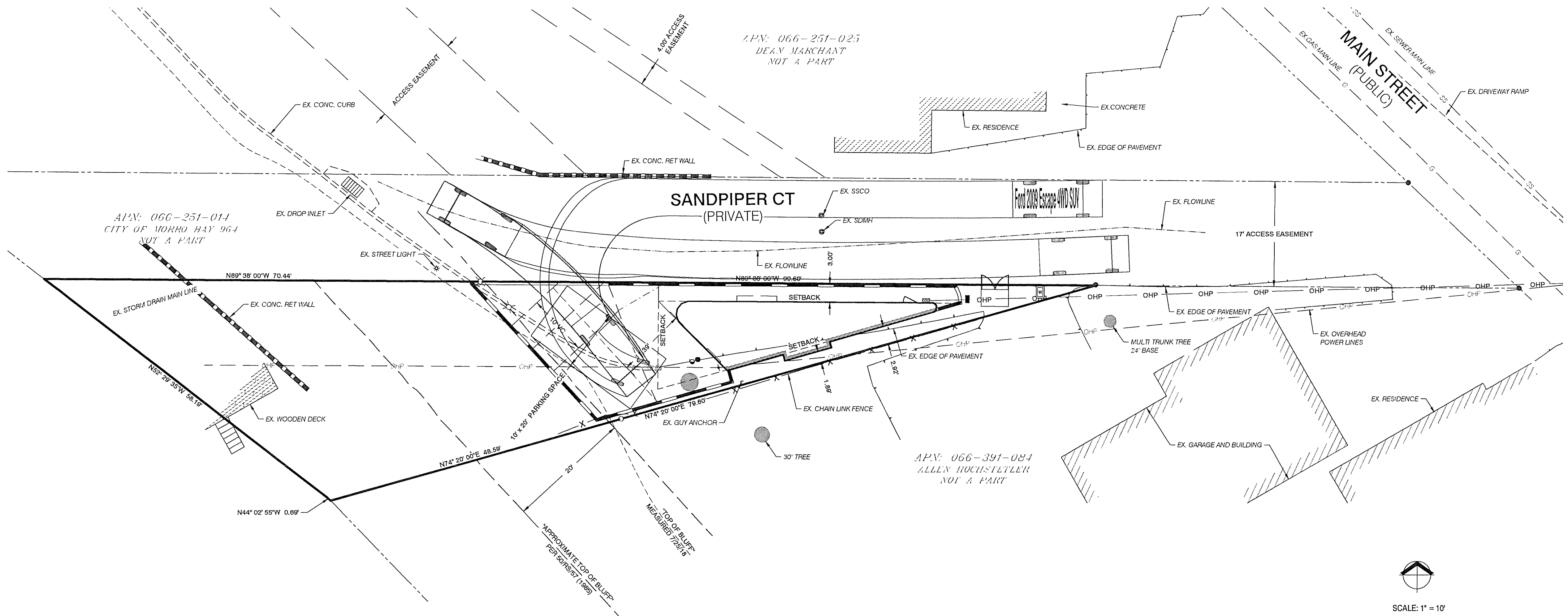
BEAN RESIDENCE
197 MAIN STREET
MORRO BAY, CA
APN# 066-391-001

DATE: 1/21/2022
DRAFTER: DS
CHECKED: DS
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTTOSANTI
NO. 81227
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA
1/21/2022

SHEET
C3
SHEET 3 OF 4 SHEETS

CDP19-047



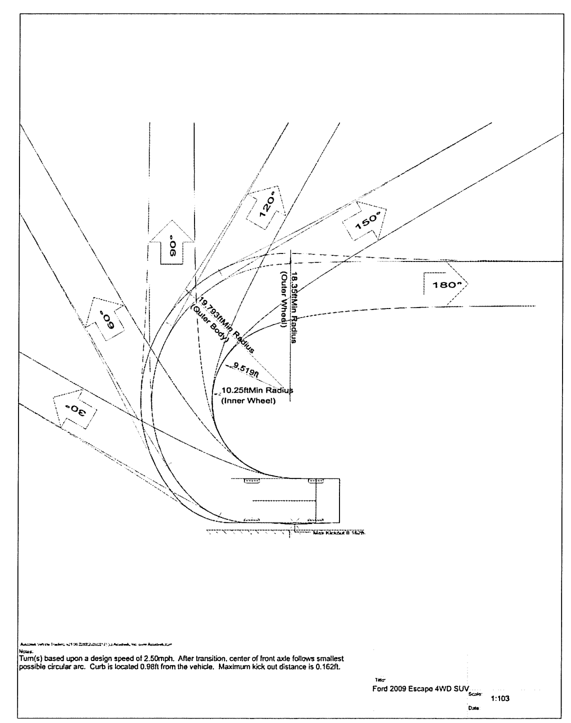
LEGEND

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

Vehicle Tracking v21.00 - Pool

Unit Name:	**Ford 2009 Escape 4WD SUV Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	4x4 Car
Classification	(Unspecified)
Source:	No data
Description:	No data
Notes:	No data
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	5.925ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.593ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.074ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	1 Fixed
Primary Rear Axle Offset:	8.592ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	8.592ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	5.925ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.593ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.074ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	18.350ft (based upon active axles only)
Calculated Maximum Wheel Angle:	39.200deg
Lock-to-Lock Time (Fwd/Rev):	4.0sec / 4.0sec
Driver / Pilot	
Driver Offset Longitudinally:	2.105ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	5.577ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-2.817ft, 0.000ft
Length / Width:	14.558ft / 5.925ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources



VEHICLE DATA

CITY OF MORRO BAY NOTICES

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2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS OFFICE LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.

FLOOD ZONE INFORMATION

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

BENCHMARK

NGS PID FV0401 - BRASS CAP SET IN THE TOP OF A CONCRETE BLOCK CONTAINING A CENTENNIAL STAIRWAY BRASS PLAQUE STAMPED "5 1935"
ELEVATION = 36.5 (NAVD 88 DATUM)
NOTE: THERE IS NO PUBLISHED ACCURACY FOR THIS BENCHMARK. IT HAS BEEN USED ONLY TO PROVIDE A RETRIEVABLE REFERENCE POINT.

ON SITE "T.B.M.":
SET SCRIBED "+" IN TOP OF CURB AS SHOWN.
ELEVATION = 35.01 FEET.

DISCLAIMER NOTE:

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-642-2444

SITE DATA

APN No.	ACREAGE:	ZONING
066-391-001	0.06	R-1/PD/WF

GEOTECHNICAL REPORT

PROJECT No. 18514
DATED: FEBRUARY 26, 2021
AS PREPARED BY: MID-COAST GEOTECHNICAL, INC.

TOPOGRAPHIC SURVEY

PROJECT No. 133-01
DATED: MARCH, 2019
AS PREPARED BY: JOANN HEAD LAND SURVEYING

REV.	DATE	DESCRIPTION
A	9/13/2021	BUILDING PERMIT - 1ST SUBMITTAL
B	10/26/2021	BUILDING PERMIT - 2ND SUBMITTAL
C	12/19/2021	BUILDING PERMIT - 3RD SUBMITTAL

ENGINEERING DESIGN PROFESSIONALS, INC.
LOS OSOS CA
805.602.8157 | EDPINCORPORATED.COM

SWEEPT PATH ANALYSIS

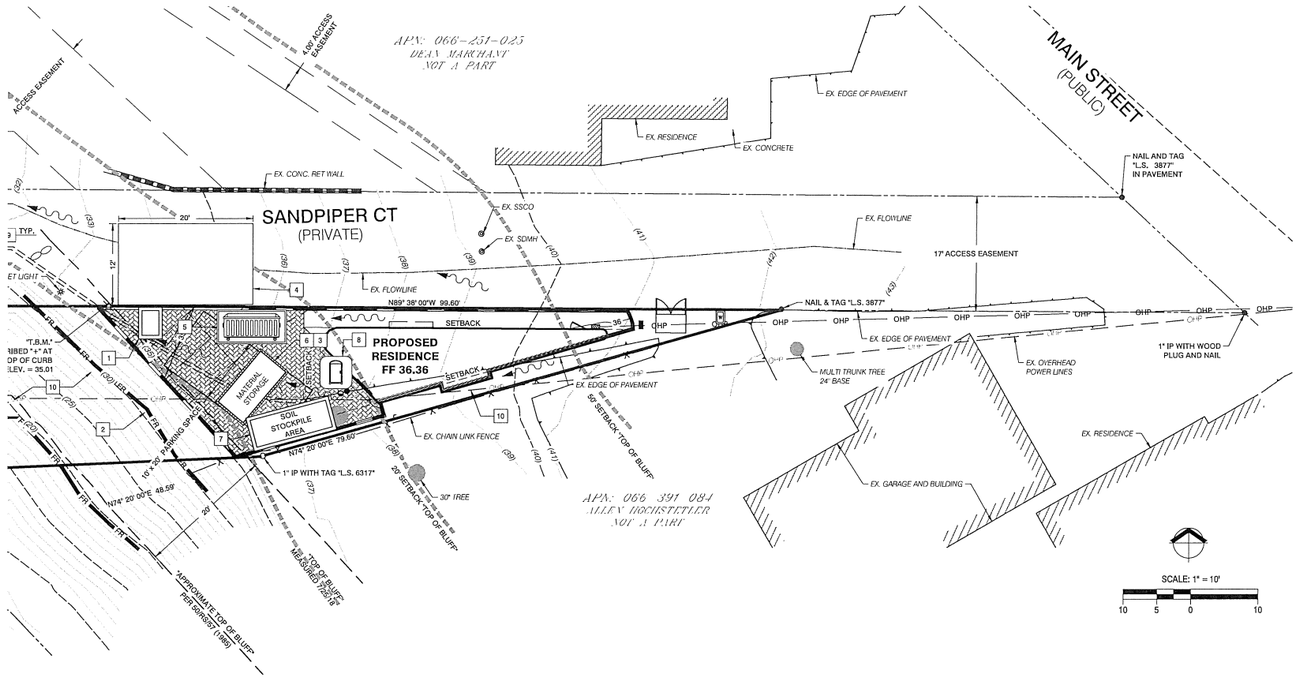
BEAN RESIDENCE
197 MAIN STREET
MORRO BAY, CA
APN# 066-391-001

DATE: 12/19/2021
DRAFTER: DS
CHECKED: DS
SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER
NO. 81227
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA
12/19/2021

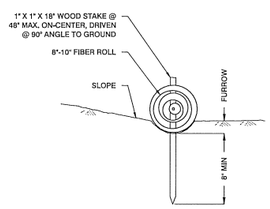
SHEET
EX1
SHEET 1 OF 1 SHEETS

CDP19-047



LEGEND

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



FIBER ROLL DETAIL

EROSION CONTROL NOTES

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

SITE DATA

APN No.	ACREAGE:	ZONING
066-391-001	0.06	R-1/PD;WF

GEOTECHNICAL REPORT

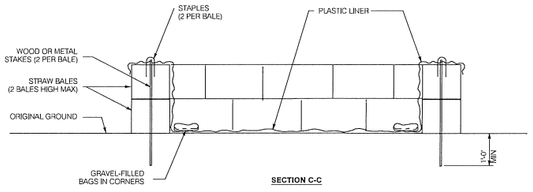
PROJECT No.	18514
DATED:	FEBRUARY 26, 2021
AS PREPARED BY:	MID-COAST GEOTECHNICAL, INC.

TOPOGRAPHIC SURVEY

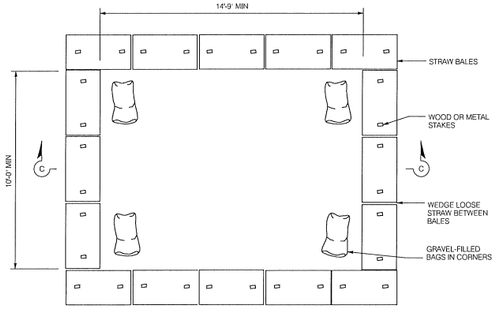
PROJECT No.	133-01
DATED:	MARCH, 2019
AS PREPARED BY:	JOANN HEAD LAND SURVEYING

NOTES:

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



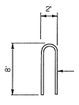
SECTION C-C



PLAN

TEMPORARY CONCRETE WASHOUT FACILITY

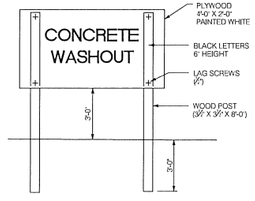
(ON GRADE)



STAPLE DETAIL

NOTES:

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



CONCRETE WASHOUT

SIGN DETAIL

WM-8 - CONCRETE WASTE MANAGEMENT

HMARK

ID FV0401 - BRASS CAP SET IN THE TOP OF A CONCRETE BLOCK CONTAINING A NNIAL STAIRWAY BRASS PLAQUE STAMPED "5 1935"
TION = 36.5 (NAVD 88 DATUM)
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:RIBED "+" IN TOP OF CURB AS SHOWN.
TION = 35.01 FEET.

AIMER NOTE:

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Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-642-2444

	DATE	DESCRIPTION
A	3/12/2021	BUILDING PERMIT - 1ST SUBMITTAL
B	10/26/2021	BUILDING PERMIT - 2ND SUBMITTAL
C	1/21/2022	BUILDING PERMIT - 2ND SUBMITTAL

ENGINEERING
DESIGN
PROFESSIONALS, INC.
LOS OSOS CA
805.602.6167 | EDPINC@PRODIGY.COM

EROSION CONTROL PLAN

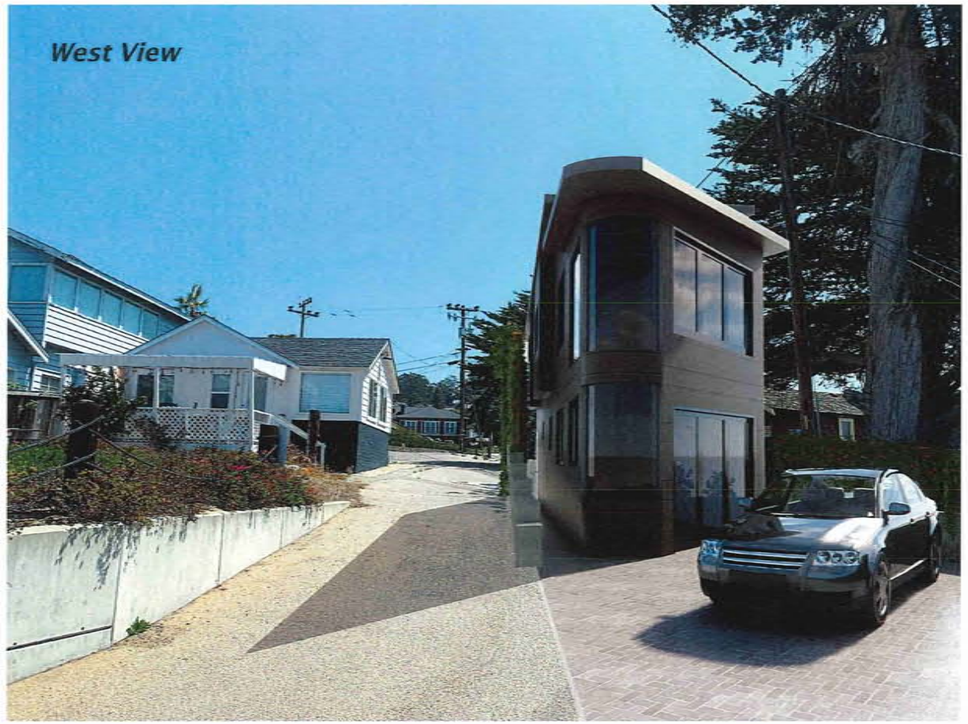
BEAN RESIDENCE
197 MAIN STREET
MORRO BAY, CA
APN# 066-391-001

DATE: 1/21/2022
DRAFTER: DS
CHECKED: DS
SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER
DANIEL A. SOTELO
NO. 81227
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA
1/21/2022

SHEET
C4
SHEET 4 OF 4 SHEETS

CDP19-047



GOALS AND POLICIES

GOAL CD-1: The individual identity of each of Morro Bay's character areas is embraced and represented by new and renovated development.

LCP

POLICY CD-1.1: Distinct Character Areas. Consider and maintain the distinctiveness of each character area in planning and design decision-making.

POLICY CD-1.2: Compatible New Development. Require new development projects to be compatible with the vision for the area in which it is located.

POLICY CD-1.3: Design Guidelines. Work with residents and business owners to develop and adopt citywide design guidelines that illustrate appropriate form, scale, and massing for buildings while allowing for distinctive design and flexibility.

POLICY CD-1.4: Design Standards. As part of the Zoning Code, adopt permanent design standards for the city that allow for a wide variety of architectural styles while maintaining the character of each character area and the city as a whole.

ARCHITECTURAL CONCEPT

Revisions:
A 4/03/2020
B 4/27/2021
C 10/18/2021
D

Legal Description:
APN: 066-391-001
City of Morro Bay

Bean project

Owner/Site Address:
Sandy Bean
197 Main st.
Morro Bay, CA 93412

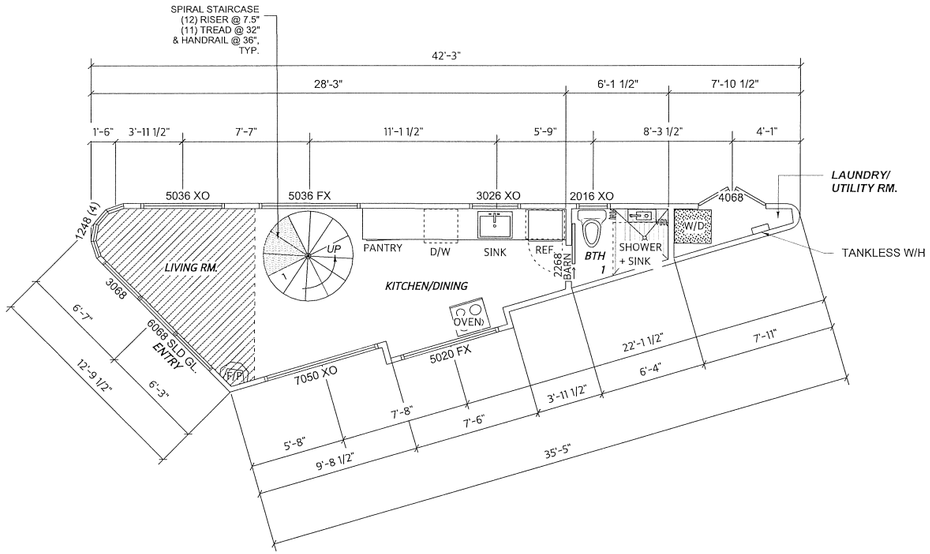
Crizer Design Company, Inc.
P.O. Box 6952 Los Osos, CA 93412
Ph. (805)528-4812 Fax 528-2325

Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1-0" U.N.O.

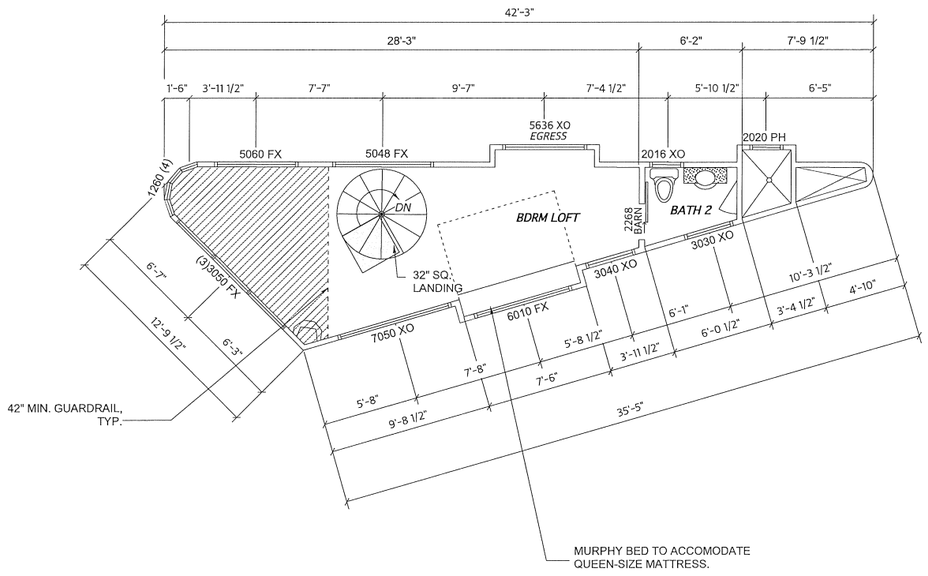
A 0.0

= OPEN TO A ABOVE/BELOW

POLICY LU-1.6: INNOVATIVE HOUSING DESIGN.
REMOVE BARRIERS TO AND CREATE OPPORTUNITIES FOR INNOVATIVE OR NONTRADITIONAL HOUSING FORMS SUCH AS TINY HOUSES, COHOUSING, AND INTERGENERATIONAL HOUSING.



LOWER LEVEL



UPPER LEVEL/LOFT

N

PROPOSED FLOOR PLANS

SCALE: 1/4" = 1-0'

Revisions:
A 4/03/2020
B 4/27/2021
C 10/18/2021
D

Legal Description:
A.P.N.: 066-391-001
City of Morro Bay

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Ph. (805)528-4812 Fax 528-2325

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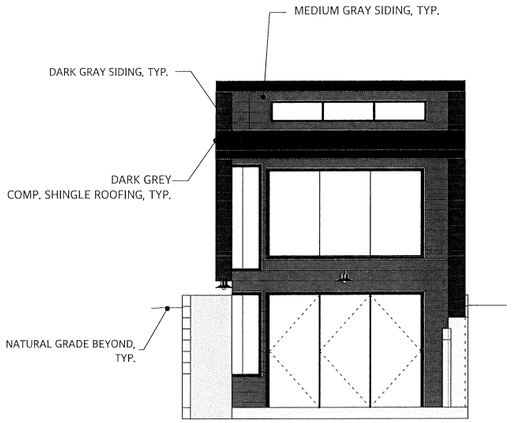
Drawn By: DN
Scale: 1/4" = 1-0" U.N.O.

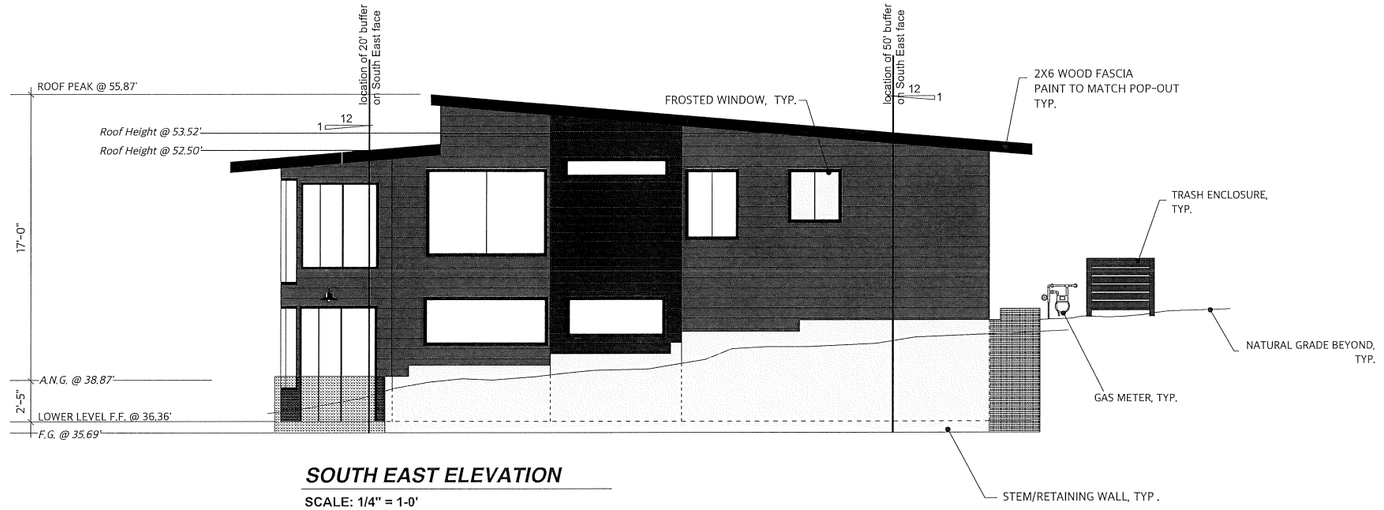
A 1.0

EXHIBIT B



SOUTH WEST ELEVATION

SCALE: 1/4" = 1-0'



SOUTH EAST ELEVATION

SCALE: 1/4" = 1-0'

NORTH ELEVATION

SCALE: 1/4" = 1-0'

PROPOSED ELEVATIONS

SCALE: 1/4" = 1-0'

POLICY PS-2.12: Grading and Cut-and-Fill Operations. Require new development to minimize grading and cut-and-fill operations. Require new development projects involving grading to have landscape plans prepared that include the following provisions:

- Plantings shall be of native, drought-tolerant plant species, and blend with the existing natural vegetation and natural habitats on the site, except as noted below.
- Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.
- Noninvasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species in the irrigated zone(s) required for fuel modification nearest approved residential structures.
- Landscaping or revegetation shall provide 90% coverage within five years.

Revisions:
A 4/03/2020
B 4/27/2021
C 10/18/2021
D

Legal Description:
A.P.N.: 066-391-001
City of Morro Bay

Bean project

Owner/Site Address:
Sandy Bean
197 Main st.
Morro Bay, CA 93442

Crizer Design Company, Inc.
P.O. Box 6952 Los Osos, CA 93412
Ph. (805)528-4812 Fax 528-2325

Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1-0' U.N.O.

A 1.1

ROOFING:

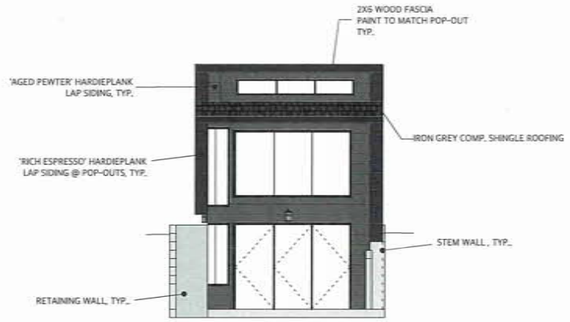
GAF TIMBERLINE SHINGLES
in
'NATURAL SHADOW CHARCOAL'

MAIN EXTERIOR

HARDIEPLANK LAP SIDING
SELECT CEDARMILL
in
'AGED PEWTER'
ColorPlus Technology

ACCENT:

HARDIEPLANK LAP SIDING
SELECT CEDARMILL
in
'RICH ESPRESSO'
ColorPlus Technology



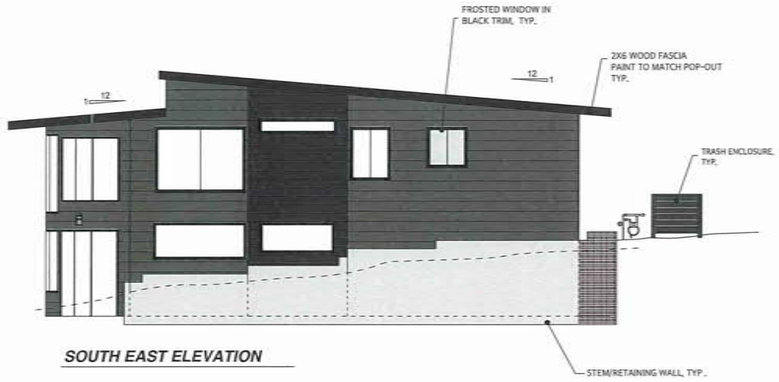
SOUTH WEST ELEVATION

(P) EXTERIOR LIGHTING

NAUTICAL-INSPIRED EXTERIOR LIGHT FIXTURES WHERE REQUIRED AT EXTERIOR ACCESS DOORWAYS.

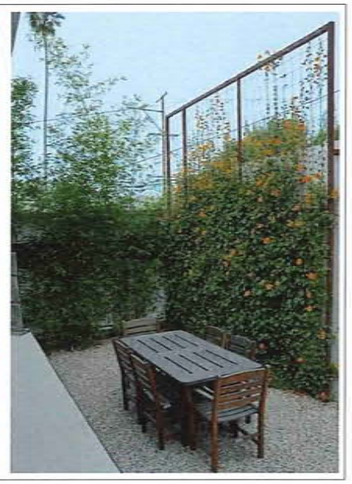
TO BE ACCORDANCE WITH 'APPLICABLE CODES' LISTED ON SHEET T 1.0. IN ACCORDANCE WITH REGULATIONS AND REQUIREMENTS NOTE(S), THIS SHEET

EXAMPLE DEPICTED AT LEFT
James Allan Kayden Collection OUTDOOR
WALL SCONCE
FINISH: 'Vintage Black'
MODEL: VXWS974874VBL



SOUTH EAST ELEVATION

(P) PRIVACY TRELLIS CONCEPTS



NORTH ELEVATION

NOTES ON REGULATIONS AND REQIREMENTS

CITY OF MORRO BAY ZONING CODE UPATE PLANNING COMMISION REVIEW DRAFT (2018)

17.09.040 Supplemental Regulations
A. Architectural Treatment. Exterior treatment of structures in new development and redevelopment shall be considered though the development review process. The following criteria will be used in the review of applications:
1. The architectural and landscape design of a project, including materials, shall be consistent with the character of a working fishing village.
2. The design shall protect aesthetic environmental qualities.
3. The design shall enhance the desirability and/or enjoyment of the immediate area.
4. The design shall improve community appearances by preventing extremes of dissimilarity or monotony in new construction or redevelopment.

17.14.110(C). General Requirements. Outdoor lighting shall be designed to be an integral part of the built environment, reflecting a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of the community. Lighting for commercial installations adjacent to or near residential uses shall be compatible with and not directly illuminate nearby residential uses.
17.14.110(C)(3). Design of Fixtures. Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.
17.14.110(C)(4). Timing Controls. All outdoor lighting in nonresidential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building or, in the case of shopping centers, all buildings, are not in use and the lighting is not required for security.

PLAN MORRO BAY MAY 2021

POLICY CD-1.11: Minimize Aesthetic Impacts.
Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect public views and ensure development protects the public viewshed. Public views shall be protected and enhanced as a matter of great public importance, particularly related to public views that include Morro Bay proper, the sandspit, and Morro Rock, and all development shall be sited and designed to be subordinate to such views.

POLICY CD-1.12: Complementary Design.
Require building designs, materials, and landscaping that are complementary to the landscape, climate, and existing development.

POLICY C-9.5: Lighting Standards.
Development shall be sited and designed to avoid illuminating, reduce glare, protect and enhance skyward nighttime public views, and minimize lighting in open spaces and natural areas. New lighting fixtures shall be mounted at low elevations and fully shielded to direct lighting downward. Lighting along walkways should be mounted on low bollards or ground buttons. Lighting shall be focused on targeted use areas and shall be limited to what is necessary for public safety. Floodlighting shall be prohibited. Exterior lighting fixtures should complement the architectural style of structures.

POLICY PS-2.12: Grading and Cut-and-Fill Operations.
Require new development to minimize grading and cut-and-fill operations. Require new development projects involving grading to have landscape plans prepared that include the following provisions:
• Plantings shall be of native, drought-tolerant plant species, and blend with the existing natural vegetation and natural habitats on the site, except as noted below.
• Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.
• Noninvasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species in the irrigated zone(s) required for fuel modification nearest approved residential structures.
• Landscaping or revegetation shall provide 90% coverage within five years.

COLOR BOARD

SCALE: 3/16" = 1-0'

Revisions:
A 4/03/2020
B 4/27/2021
C 10/18/2021
D

Legal Description:
APN: 066-391-001
City of Morro Bay

Bean Project

Owner/Site Address:
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Ph. (805)528-4812 Fax 528-2325

Date: 1/21/20
Drawn By: DN
Scale: 1/4" = 1-0" U.N.O.

CB

GEOTECHNICAL, INC.

Geotechnical Engineering Services

October 22, 2021
File No. 18-8115
Report No. 20411

RECEIVED
OCT 28 2021
City of Morro Bay
Community Development Dept.

Sandy Bean
PO Box 1888
Morro Bay, CA 93443

SUBJECT SITE: APN: 066-341-001, 197 Main Street, Morro Bay
REFERENCES:
1) Our Geotechnical Engineering Report, dated July 23, 2018.
2) Our update letter dated February 26, 2021

Dear Ms. Bean:

We have prepared this letter to address the most recent plan check comments prepared by the City of Morro Bay in a letter dated October 4, 2021. During a recent site visit, we compared the existing slope with the topographic survey prepared by Joann Head Land Surveying, dated July 25, 2018. We have determined that, from a geotechnical engineering standpoint, the top of bluff is in conformance with the top of bluff shown on the topographic survey, dated July 25, 2018. Additionally, it is our opinion that the parking area will not affect the stability of the slope due to the construction of a retaining wall on the downhill side of the parking space.

REGISTERED PROFESSIONAL ENGINEER
DANE C. JENSEN
GE 2846
GEOTECHNICAL
STATE OF CALIFORNIA

Respectfully submitted,
MID-COAST Geotechnical, Inc.

Dane C. Jensen, GE 2846
Expiration Date 12/31/2022

DCJ:gjr
Sandy Bean (1 + e-mail)

P.O. Box 2220 • 3124 El Camino Real • Atascadero, CA 93423-2220
Bus. (805)461-0965 • FAX (805)461-0161 • www.midcoastgeotech.com

MID-COAST GEOTECHNICAL, INC.

Geotechnical Engineering Services

GEOTECHNICAL ENGINEERING REPORT

Proposed Residence

APN: 066-391-001, Sandpiper Court

Morro Bay, CA

RECEIVED

OCT 28 2021

City of Morro Bay
Community Development Dept.

for:

Sandy Bean

PO Box 1888

Morro Bay, CA 93443

Date: February 26, 2021

Report No. 18514

File No. 18-8115

Revision 2

P.O. Box 2220 • 3124 El Camino Real • Atascadero, CA 93423-2220
Bus. (805)461-0965 • FAX (805)461-0161 • www.midcoastgeotech.com

TABLE OF CONTENTS

1 INTRODUCTION

This report presents the results of our geotechnical investigation performed at the site of the proposed residence located on Sandpiper Court in the City of Morro Bay. The principal purpose of this investigation was to determine the geotechnical properties of the surface and subsurface soils in order to provide recommendations for general site grading and to design a suitable foundation for the proposed residence. From a geotechnical stand point the site appears to be suitable to support the proposed development when prepared as recommended herein. Research and exploratory work was conducted in accordance with presently accepted procedures consistent with the scope of work you have requested for this development. No warranty regarding the uniformity of subsurface conditions is implied.

2 SCOPE OF THE GEOTECHNICAL INVESTIGATION

The scope of our geotechnical investigation consisted of the following:

a. 1 hand auger boring extended to a depth of 10 feet. The location and identification of the excavations are shown on the attached drawings.
b. Observing existing man-made and natural field conditions.
c. Obtaining and testing representative bulk and undisturbed soil samples and logging the formations encountered.
d. Analysis of the field observations and laboratory testing.

3 SUMMARY OF FINDINGS

3.1 SITE DESCRIPTION

The proposed residence will be situated on a westerly descending parcel of less than 10 percent slope in the building area. The terrain on the west side of the parcel descends to the west at about 1.5:1 (H:V), is covered with vegetation and is partially retained by a low wall. The slope flattens near the mapped ordinary high water mark. A paved access road is located north of the site and travels to a boat dock located west of the site. Mature cypress trees are located along the south property line. A revised site plan (dated April 3, 2020) showing the proposed and existing elevations is attached in the appendix of this

report. The revised site plan shows the residence sited entirely on native material, with little to no fill needed for the site. It is anticipated that the area just west of the parking space curb/stem wall will be graded to blend in to the slope on the adjacent parcel with minor amounts of material required. However, due to the fact that the vegetation will be removed from the slope during grading, stabilization of the slope and restoration of the vegetation will be vital to maintain stability of the slope.

3.2 EXPANSIVE NATURE OF THE SOIL

The surface and subsurface soils are a very low expansive sandy material.

3.3 EXISTING SOIL CONDITIONS

The loose to medium dense sandy surface soils were encountered to about 3 feet below grade and are underlain with medium dense to hard sandy material.

3.4 GROUND WATER CONDITION

At the time of our investigation no ground water was encountered in the excavations to a depth of 10 feet below existing grade. Due to the sandy nature of the on-site soils, it is anticipated that the groundwater level is controlled by the level of the adjacent bay. The mapped ordinary high water mark is about 25 feet below the existing grade in the area of the proposed residence which is the assumed high groundwater level.

3.5 SEISMIC PARAMETERS

We have reviewed the available information regarding the site locations and soil type. The purpose of our review was to determine the appropriate seismic parameters for the 2019 CBC Section 1613 requirements. The site is underlain with dense sandy material according to the logs available from the area. Density of the soil with respect to blow counts, shear strength, or shear wave velocities to a depth of 100 feet, has not been determined. However, due to the sandy nature of the near-surface material, we recommend that a site class D be used for the project.

Based on information provided in IBC Figures 1613.2.1 (1) and (2) and Tables 1613.2.3, the maximum considered earthquake spectral response acceleration values, adjusted for site class effects, are as follows:

short periods: $S_{DS} = 0.712g$

1-second periods: $S_{D1} = 0.451g$

(Confirmed with the USGS website www.hazards.atcouncil.org)

3.6 LIQUEFACTION POTENTIAL

We have reviewed the subsurface data to provide an opinion regarding the liquefaction potential of the site. Exploratory borings were extended 10 feet deep in the building area. Dense sandy material was noted within about 3 feet of the existing grade. It is assumed that groundwater could be as high as 25 feet below the existing grade due to tidal influence.

Liquefaction is generally considered a result from development of pore pressure in loose saturated sandy soil during a seismic event. The potential of liquefaction is based on the seismicity of the site, the presence and depth of groundwater, the presence of sandy soil, and density of the soil. We have not extended an exploratory boring more than 10 feet deep in the building area. Historical examples of liquefaction were observed about 1/2 mile north of the site after the San Simeon earthquake (2003). In areas of observed damage, the sea wall which was constructed on sea floor sediments was found to have moved to the west between 6 and 12 inches. However, the site is generally underlain with dense dune sand deposits that were not observed to exhibit seismically induced settlement as a result of the San Simeon earthquake. Due to the size of the parcel, it is anticipated that the proposed structure will be fairly small in footprint with generally low design bearing pressures. Based on the anticipated low bearing pressures, presence of dense dune sands and groundwater at a depth of greater than 25 feet below grade, it is our opinion that the likelihood of foundation distress due to liquefaction of the site is very low.

3.7 SLOPE STABILITY

The slope to the west of the building site is approximately 25 feet in height (the top of the slope is at an elevation of about 34 feet above mean sea level with the ordinary high water mark mapped at about 10 feet above mean sea level) and lays at a gradient of about 1.5:1 (H:V). It is covered with thick vegetation and no signs of slope instability were observed in the area of site. The toe of the slope flattens to about 10 percent gradient between the ordinary high water mark and the mean water level. Due to the existing boat dock and the lack of large wave action in the bay, erosion of the base of the slope is not considered significant.

A brick paver parking space is proposed for the area directly to the west of the residence. It is anticipated that the curb/stem wall proposed for the western edge of the parking space will be designed for a vehicular surcharge. Additionally, the stem wall footing may need to be deepened to account for the distance to daylight requirement noted in section 5.5 of this report. It is our opinion that the curb/stem wall will not contribute to slope instability.

The native sandy material is very erosive when exposed to weather and surface drainage. Due to the fact that the slope is covered with mature vegetation, toe erosion is considered negligible and no surficial drainage will be directed onto the slope, it is our opinion that the slope is stable in its current condition.

3.8 SLOPE SETBACK

CBC 1808.7 defines the slope setback as one-third of the slope height as measured between the toe of the slope and the bottom of the foundation. Assuming that the proposed slope height is about 20 feet and the foundation will extend about 1.5 feet below grade, the setback would be about 6 feet. However, due to the steepness of the slope and the requirements of paragraph 5.5, we recommend a 10 feet separation be maintained between the edge of the foundation and the firm material on the slope.

4 GRADING RECOMMENDATIONS

The following recommendations are made based on your representations that a residential structure will be constructed on the site. It is anticipated that very minor fills will be required beyond the footprint of the residence to create the western parking space. It is your responsibility to notify the geotechnical engineer of any changes to the proposed development. If changes occur, the recommendations contained in this report will be reviewed and may need to be revised.

4.1 GENERAL GRADING RECOMMENDATIONS

a. All grading work should be done in a professional manner and in conformance with the current local jurisdiction's grading ordinances and per the grading recommendations stated herein. In addition, all grading work shall be observed by the geotechnical engineers representatives.

b. All removal areas and footing excavations shall be observed by the representative of the geotechnical engineer before any fill or steel reinforcement is placed. It is your responsibility to notify MID-COAST Geotechnical, Inc. when grading operations or construction begins so that the required observations can be made.

c. All surface vegetation and debris shall be removed from the work area as grading operations begin.

d. A careful search shall be made for subsurface debris and abandoned water wells, septic tanks, etc., during grading operations. If any such subsurface cavities are encountered, they shall be removed down to the firm underlying soil and properly backfilled and compacted as directed by a representative of the geotechnical engineer.

e. Special inspections should be performed in accordance with Table 1705.6 below:

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-----	X
2. Verify excavations are extended to proper depth and have reached proper material.	-----	X
3. Perform classification and testing of controlled filled materials.	-----	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-----
5. Prior to placement of controlled fill, observe subgrade and verify that the site has been prepared properly.	-----	X

*2016 California Building Code

4.2 BUILDING AREA REMOVAL DEPTH

The existing surface soils and any uncertified fill material underlying the proposed building area shall be removed to a minimum depth of 24 inches below the bottom of the proposed footings or down to firm natural material, whichever is deeper.

NOTE: Certified structural fill is required for any fill to be used for an engineering purpose. All fill beneath structures, on slopes greater than 5:1, in embankments or other earthen structures, must be certified structural fill. All other fills, deeper than 12 inches, not to be used for structural support should be compacted but in some cases may not require certification. These uncertified fill areas, such as landscape fills, must be approved by this office and the local jurisdiction prior to grading.

4.3 GENERAL SITE REMOVAL DEPTH

In those areas outside the building area where certified fill will be placed, the surface soils shall be removed to a minimum depth of 30 inches below the existing ground surface as observed at the time of our field investigation or down to firm natural material, whichever is greater. (This removal is applicable to driveways, yards, and all other areas to be certified and receive structural fill.)

4.4 BOTTOM CHECK AND PROCESSING OF REMOVAL AREA

Field observations will be required to confirm that the removal bottom has been established in firm natural material prior to processing operations.

The exposed material at the bottom of the removal areas shall then be properly prepared and brought to near optimum moisture content before any fill is placed. The removal shall extend a minimum of 5 feet beyond the foundation perimeter or equal to the depth of removal, whichever is greater. The removed soil may be used as backfill providing all the deleterious materials, if any, are picked out.

4.5 PLACEMENT OF FILL

All fill shall be placed in layers approximately 8 inches in depth, brought to a moisture content near optimum moisture content, and compacted to a minimum of 90 percent of the maximum density (ASTM D1557) up to final pad subgrade. Fill compacted at high moisture content may be subject to yielding. Yielding or pumping grades will not be approved by this office. Material placed as certified fill shall be free of debris and rocks greater than six inches in width across the widest point.

4.6 IMPORT MATERIAL

All imported material, if any, to be used for structural fills shall be observed and approved by a representative of the geotechnical engineer prior to transport to the site. Imported fill material shall be free of debris and rocks greater than six (6) inches at the widest point. Imported soils shall be similar or less expansive than those existing on the site. The rock-to-soil ratio of the import material shall not exceed 50 percent.

4.7 SITE DRAINAGE

Small ponds of water near any structure should be eliminated. Final grading shall provide a positive drainage away from the footings. Due to the sandy nature of the on-site material, it is anticipated that the surface drainage will percolation through the permeable surfaces surrounding the building and dissipate into the soil. All other roof drainage should be collected and transferred away from the building and slopes in non-erosive devices. Proper drainage shall also be provided away from the building footings and from the lot during construction. This is especially important when construction takes place during the rainy season. All drainage plans should also be in compliance with the local jurisdictions grading requirements. Due to the sandy nature of the on-site soils, the cuts proposed for the site should not adversely affect the storm water runoff.

5 FOUNDATION DESIGN RECOMMENDATIONS

The foundation design recommended below shall be confirmed or modified, if necessary, after grading operations are completed, depending upon the nature of the soils resulting on the surface of the graded building pad.

5.1 SOIL EXPANSION POTENTIAL

At a minimum, any foundation design should take into consideration construction on soils in the expansion index range of 0 to 20. The actual expansion index range may vary depending on the nature of the soil resulting after the completion of grading. Structural

details of any foundations, such as footing thickness, concrete strength and the amount of reinforcement should be established by your structural engineer.

5.2 SUB-SLAB MOISTURE BARRIER

In order to reduce the migration of moisture through the foundation and into the living spaces, we recommend that 3/4" or larger clean gravel be placed in a minimum thickness of 4 inches above pad grade. A vapor retarder shall be placed over the gravel with a minimum of 2 inches of sand or gravel placed over the plastic and beneath the slab. The vapor retarder shall conform to the requirements of ASTM E1745-11 and shall be installed in conformance with ASTM E1643.

5.3 BEARING CAPACITY: CONTINUOUS FOOTINGS

Continuous footings supported on certified fill material are adequate for foundation support of the proposed residence and may be designed using a bearing pressure of 1500 psf. The footing depth should meet the minimum recommendations noted above. The recommended bearing values are based on an assumed embedment of a minimum of 18 inches into certified fill material and be a minimum of 12 inches wide. A 5 percent increase of bearing pressure values is allowable for each additional 6-inch increment of width or depth up to a maximum value of 2500 psf.

5.4 BEARING CAPACITY: INDEPENDENT FOOTINGS

Independent footings supported on certified fill material may be designed using a bearing pressure of 1750 psf. They shall be a minimum of 15 inches in width and extend a minimum of 18 inches below the lowest adjacent grade. A 5 percent increase is allowable for each additional 6 inches of width and/or depth up to a maximum value of 3000 psf.

5.5 FOUNDATIONS NEAR SLOPES

All foundations excavated on or adjacent to any existing or proposed slopes will require a minimum 10 feet horizontal distance to daylight or the setback described in paragraph 3.8, whichever is greater. The horizontal distance is measured from the bottom of the footings to daylight on the slope or to the extent of the competent material on the slope, i.e., all slough or loose material on the slope will be discounted when measuring the distance to daylight.

5.6 WIND AND SEISMIC LOADS

The bearing pressures given are for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

5.7 PASSIVE AND FRICTIONAL RESISTANCE

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.35 may be used with the dead load forces in the certified fill material.

Passive earth pressure may be computed as an equivalent fluid having a density of 350 pcf with a maximum earth pressure of 1750 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

5.8 RETAINING WALLS: ACTIVE EARTH PRESSURE

Retaining walls may be designed for an equivalent fluid pressure of 30 psf per foot of depth. Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures. The allowable bearing, friction, and passive earth pressure may be found in the preceding sections.

All other retaining walls may be designed for the corresponding active pressures shown on the table below:

Surface Slope of Retained Material Horizontal to Vertical	Equivalent Fluid Weight (pcf)
Level	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43

All walls should be backfilled with a minimum 1-foot wide layer of free draining soil, approved by MID-COAST Geotechnical, Inc., synthetic drain product, or clean, uniform sized gravel placed against the wall up to 18 inches below finish grade. Where the cavity to be filled behind a wall is less than 18 inches at the surface, the use of gravel is allowed without testing if compacted to the satisfaction of the geotechnical engineer. In the case of walls constructed with gravel backfill in areas where subsurface water is anticipated, we recommend that a geotextile fabric be placed between the backfill and cut.

In order to reduce the migration of water behind the wall, the surface of the gravel backfill should be sealed by pavement or covered by 18 inches of compacted soil. The surface water drainage shall be directed away from the wall and shall meet the requirements of the current local jurisdiction's building code. Where weep holes are not used at the base of the retaining wall, a perforated pipe shall be placed within a bed of approved rock at the base of the retaining wall and shall be drained to discharge into an approved drainage course.

5.9 ESTIMATED SETTLEMENT

Based upon test results, field observations, and compliance with these recommendations, a total settlement of less than 1 inch and differential settlement of less than 1/4 inch is expected in a distance of 20 feet.

6 ADDITIONAL RECOMMENDATIONS

6.1 PERIMETER SLABS AND GARDEN WALLS

Perimeter slabs (walkways, patios, etc.) and garden walls shall be designed as free-floating and independent of the adjacent structure. Subgrade materials in areas to receive slab-on-grade shall be prepared and presaturated as per the "Foundation" recommendations provided herein.

6.2 COMPACTION OF EXCESS SOIL

Soils generated during footing excavation operations should not be placed across the pads unless the materials are compacted to at least 90 percent relative compaction. This also applies to sand, agricultural, and landscape fill exceeding 12 inches in depth. Compaction tests should be taken in additional fills placed in order to confirm that the minimum relative compaction requirements are achieved. It is your responsibility to notify MID-COAST Geotechnical, Inc. if testing is needed.

6.3 ROOF GUTTERS AND DOWN SPOUTS

We advise that gutters and down spouts be installed on all buildings as a means of improving the flow of run-off away from the foundation and building area. Gutters and down spouts are of particular importance when the structure is located on expansive soil, on sandy soil underlain with low permeability material, on structures with subterranean areas, or other conditions which may be sensitive to excess moisture. Down spouts should be connected to PVC pipe and drained to an approved drainage course such as a street or storm drain.

7 OBSERVATIONS AND TESTING

All foundation excavations should be approved by this firm prior to placing concrete or any steel reinforcement. All removal excavation bottoms shall be observed and approved by a geotechnical engineer or his representative prior to placement of backfill. Any fill placed for engineering purposes should be tested and certified.

Temporary wall excavations should be observed by a representative of this firm. It is your responsibility to notify MID-COAST Geotechnical, Inc. at each stage of the excavations so that observations can be made. If the examination reveals any hazard, appropriate treatment will be recommended. Please advise this office at least 24 hours prior to any required observations.

8 LIMITS AND LIABILITY

Please be aware that our contract fee for our services to prepare this report do not include additional work which may be required such as grading observation and testing, footing observations, presaturation observations, etc. Since the extent of grading and the amount of involvement of our services varies for each project, our services are normally billed on an hourly rate or per-test basis.

This report provides recommendations and comments in accordance with currently accepted practice applicable to the scope of your project. Further requirements may be imposed by the reviewing agency or necessary as a result of changes to your building or grading plans. Where additional services are requested or required, you will be billed for any equipment costs and on an hourly basis for consultation or analysis.

All documents, including maps, plans, drawings, specification and test results which we prepare or furnish or which are prepared or furnished by our independent professional associates and consultants pursuant to this agreement are considered instruments of service with respect to the project, and we will retain an ownership and property interest therein, whether or not the project is completed. Without limiting the foregoing, we reserve the right to make use of all information obtained in the performance of our services in projects for other clients, including without limitation, the right to use all test results and reports in performing services for future owners of your property.

The limits of our liability for data contained in this report and our warranty are presented on the following page.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

Respectfully submitted,
MID-COAST Geotechnical, Inc.

Dane C. Jensen, RCE C60675
Expiration Date 12/31/2022

DCJ/gjr
Sandy Bean (1 + e-mail)

9 WARRANTY

This report is based on the development plans provided to our office. In the event that any significant changes in the design or location of the structure(s) as outlined in this report are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed and the conclusions of this report are modified or approved by the geotechnical engineer.

The subsurface conditions, excavations, and characteristics described herein have been projected from individual borings or test pits placed on the subject property. The subsurface conditions, excavation, and characteristics shown should in no way be construed to reflect any variation which may occur between these borings or test pits.

It should be noted that fluctuations in the level of the groundwater may occur due to variation in rainfall, temperature, changes in drainage and grading, and other factors not evident at the time measurements were made and reported herein. MID-COAST Geotechnical, Inc. assumes no responsibility for variations which may occur across the site.

If conditions encountered during construction appear to differ from those disclosed, this office shall be notified so as to consider the need for modifications. No responsibility for construction compliance with the design concepts, specifications or recommendations is assumed unless on-site construction review is performed during the course of construction which pertains to the specific recommendations contained herein.

This report has been prepared in accordance with generally accepted practice. No warranties, either express or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

APPENDIX

(Laboratory results, maps, and logs)

10 LABORATORY TEST RESULTS

10.1 MOISTURE-DENSITY DETERMINATIONS

Maximum Density-Optimum Moisture data were determined in the laboratory from soil samples using the ASTM D-1557-07 Method of Compaction.

SOIL TYPE	SOIL DESCRIPTION	MAXIMUM DRY DENSITY (lbs/cu.ft)	OPTIMUM MOISTURE (%)
S2	Reddish brown silty SAND	111.0	7.5

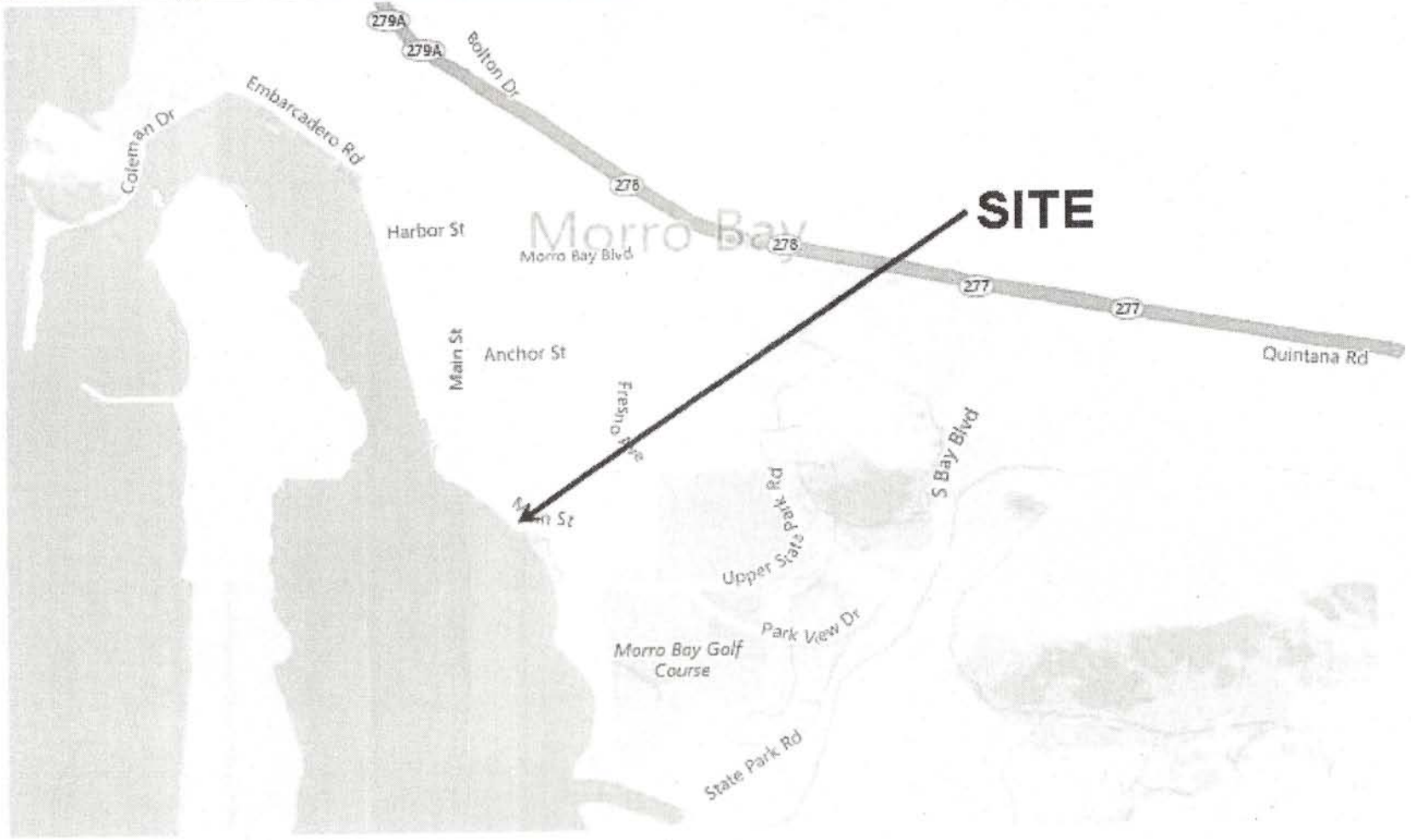
10.2 FIELD DENSITY SUMMARY (Ring Density Method)

TEST NO.	DEPTH (FT)	SOIL TYPE	FIELD MOISTURE CONTENT (%)	DRY DENSITY (lbs/cu.ft)	% OF MAX. DRY DENSITY
B1	2	S2	3.9	96.4	87
B1	5	S2	4.6	98.4	89
B1	10	S3	4.6		

10.3 EXPANSION INDEX TEST

An Expansion Index Test was performed on a representative bulk sample of the soil collected during our investigation. Expansion index test procedure is performed in accordance with ASTM D4289-03. The results follow:

SOIL TYPE	LOCATION	EXPANSION INDEX
S1	B1 @ 0-2'	0



Vicinity Map **N.T.S.**

*MAP PROVIDED BY BING MAPS

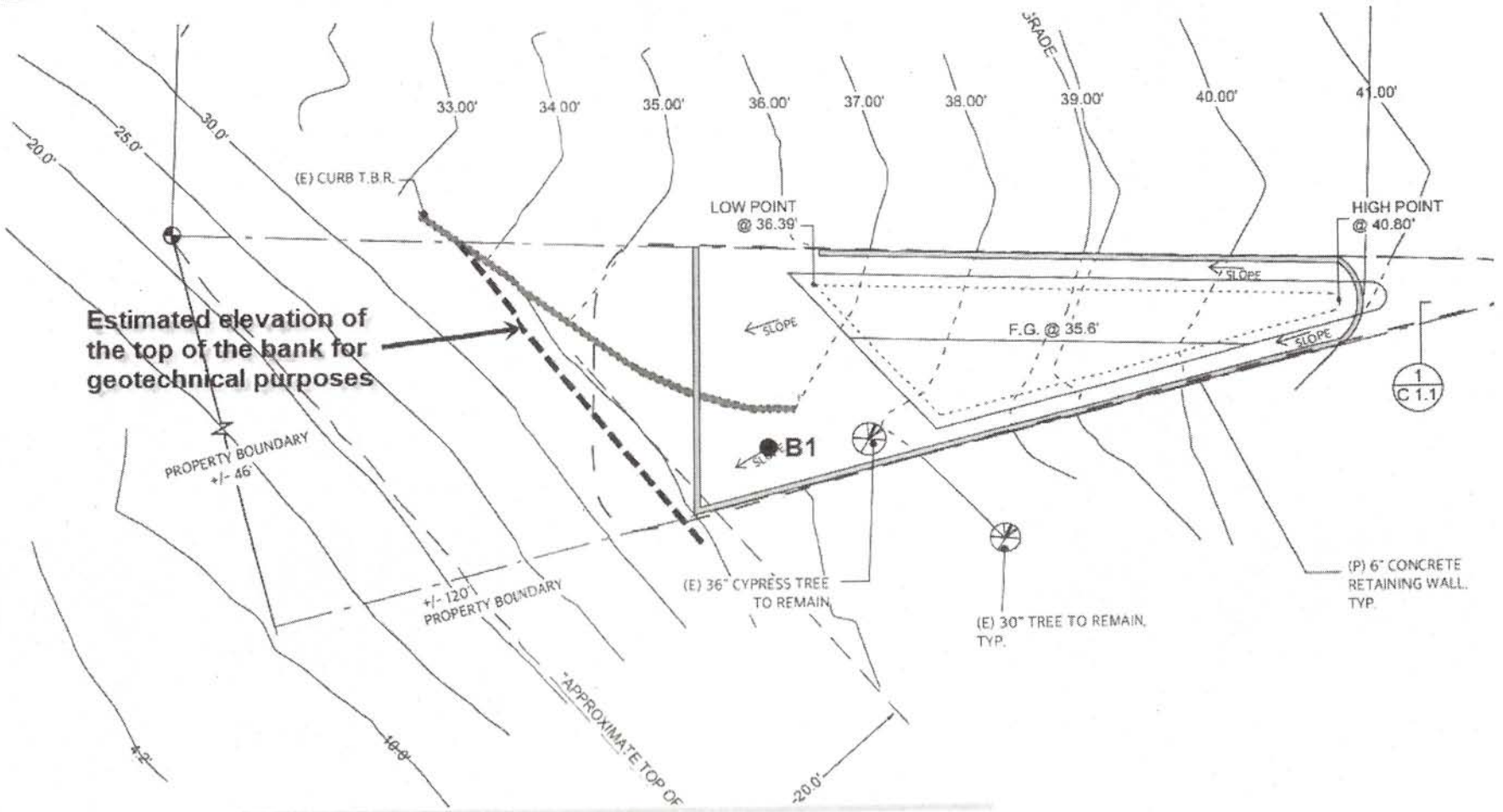
MID-COAST GEOTECHNICAL, INC.

Sandy Bean
Proposed Residence
APN: 066-391-001, Sandpiper Court
Morro Bay
California

Date: February 26, 2021

Plate 1

EXHIBIT C



Legend N.T.S.

- ● **Exploratory Soils Boring**

*PLAN PROVIDED BY OTHERS

MID-COAST GEOTECHNICAL, INC.	Sandy Bean Proposed Residence APN: 066-391-001, Sandpiper Court Morro Bay California	Date: February 26, 2021 **Plate 2**

EXHIBIT C

LOG OF BORING B1

MID-COAST GEOTECHNICAL, INC.
3124 El Camino Real Atascadero CA 93422
Telephone: 805-461-0965

CLIENT: Sandy Bean
PROJECT: Proposed Residence
LOCATION: Sandpiper Court, Morro Bay
NUMBER: 18-8115
DATE(S) DRILLED: 7/12/2018

DRILLING METHOD(S):
Hand Auger

GROUNDWATER INFORMATION:
No groundwater was encountered at time of drilling

SURFACE ELEVATION:

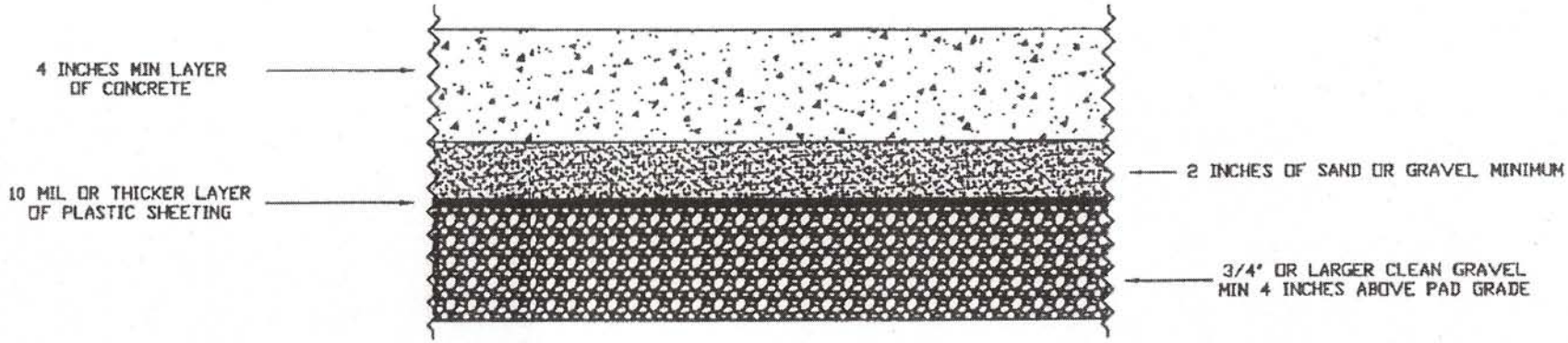
DEPTH (FT)	SAMPLES	N: BLOWS/FT P: TONS/SQ FT T: TONS/SQ FT PERCENT RECOVERY/ ROCK QUALITY DESIGNATION	MOISTURE CONTENT (%)	DRY DENSITY POUNDS/CU.FT	RELATIVE COMPACTION (%)	ATTERBERG LIMITS: LIQUID LIMIT (LL)	ATTERBERG LIMITS: PLASTIC LIMIT (PL)	ATTERBERG LIMITS: PLASTICITY INDEX (PI)	EXPANSION INDEX	MINUS NO. 200 SIEVE (%)	USCS	SOIL SYMBOL	SOIL TYPE	DESCRIPTION OF STRATUM
1													S1	Brown silty SAND, loose, damp
2			4	96	87									Reddish brown silty SAND, medium dense, damp
3														
4													S2	
5			5	98	89									
6														
7														Brown silty SAND, medium dense to hard, damp
8													S3	
9														
10			5											Boring terminated at 10' below grade

FIELD DATA | LABORATORY DATA | CLASS.

N - STANDARD PENETRATION TEST RESISTANCE
P - POCKET PENETROMETER RESISTANCE
T - POCKET TORVANE SHEAR STRENGTH

REMARKS:
Boring was backfilled with auger clippings

LOG OF BORING - MIDCOAST.GDT - 9/27/18 18:10 - G:\GINTWPROJECTS\18-8115.SOILS.GPJ



MID-COAST GEOTECHNICAL, INC.

SUB-SLAB MOISTURE BARRIER
(Typical)

Plate S

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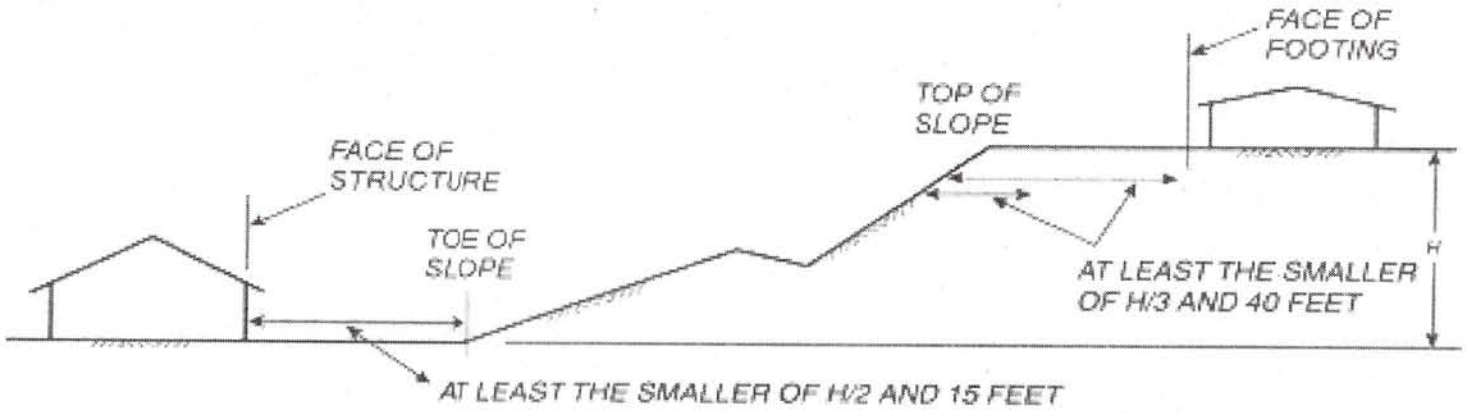
EXHIBIT C



For SI: 1 foot = 304.8 mm.

FIGURE 1808.7.1

FOUNDATION CLEARANCES FROM SLOPES

MID-COAST GEOTECHNICAL, INC.	**Slope Setbacks - Per 1808.7.1 CBC 2019**	**Plate T**

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EXHIBIT C