CITY OF MORRO BAY
PLANNING COMMISSION
AGENDA

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

Regular Meeting -Tuesday, January 3, 2023
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, 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 participation. Ways to participate, watch, and submit public comment for this meeting are provided below.

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

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the 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*
- *Alternatively, 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 ALLEGENCE
PLANNING COMMISSIONER ANNOUNCEMENTS

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 Novemebr 15, 2022.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 **Case No.:** CDP 21-014/VAR21-001/PAR22-02
Site Location: 3202 Beachcomber Drive, Morro Bay, CA
Proposal: Application for a Coastal Development Permit, Variance Request and Parcel Map for property located at 3202 Beachcomber Drive. The project consists of a reallocation of the three existing non-conforming parcels into two conforming sized parcels. This project is located on the southern most parcel. The land action requires the demo of the existing single-family home since it crosses over the proposed property line. Following the land action and demo, the project proposes new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The applicant has requested a variance to allow a 12 inch windscreen on top of the required deck railing that exceeds the height limit of 14 feet. The zoning is R-1/S.2A (RS-B new zoning designation) and the site is in the Coastal Appeals Jurisdiction.
CEQA Determination: Exempt under Section 15301, Class 1j(1) for demo of a single family home and Section 15303, Class 3a for a new single family home on a residentially zoned parcel.
Staff Recommendation: Deny the Variance Request and Conditionally Approve the CDP allowing the home without the variance and provide a positive recommendation to City Council related to approval of the PAR
Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

B-2 **Case No.: CDP21-024 / VAR21-002**
Site Location: 3230 Beachcomber Drive, Morro Bay, CA
Proposal: Application for a Coastal Development Permit and Variance Request for new construction of a 1684 sf home with an attached 403 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5118 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The applicant is also requesting a variance for roof deck height to allow deck railing 6 ½ inches above the 14 foot height requirement (VAR21-002). The zoning is R-2/S.2A and the site is located in the Coastal Appeals Jurisdiction.
CEQA Determination: Exempt under Section 15303, Class 3a for a new single family home on a residentially zoned parcel.
Staff Recommendation: Deny the Variance Request and Conditionally Approve the CDP approving the home without the variance.

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, 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 January 17, 2023 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.

Agenda No: A-1

Meeting Date 1-03-2023

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.

#	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	Orgill	3009	Beachcomber	7/19/22	CDP22-023	**Demo of existing home that is structurally unsound, and rebuild new 3335 sf home with a 715 sf garage/trash area . Existing home was the Jim Maul residence.**	Comments sent August 6, 2022, requires resubmittal and wll require updated Architectural Historic Resource review based on the new plan and the structural report. Resubmittal received October 20, 2022, project was deemed complete November 2, 2022. Scheduled for Planning Commission hearing on December 20, 2022. Public notice to begin on December 9th, 2022.				nh
2	Perry	3202	Beachcomber	4/14/21	CDP21-014/ CUP/ VAR21-001 and PAR22-02	**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. Partial submittal received June 7, 2022, is on hold until complete submittal documents and related submittal fees are received. Resubmittal July 11, 2022 with parcel map, review comments sent on August 6, 2022, requires a resubmittal. Resubmittal received 9-7-22, planning approved, PW disapproved, comment letter sent on 9/29/22. Resubmittal received and approved by PW 11/7/22. Project will be schecduled for Planning Commission hearing on January 3, 2023				nh
3	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 Parcel Map (shown with 3202 Beachcomber) is deemed complete. Compantion project has been deemed complete and is ready to be scheduled for Planning Commission Hearing. This proposed home will be scheduled for the same PC hearing on January 3, 2023.				nh
4	Novak	370	Bonita	10/14/2022	CDP22-033	**Admin CDP for the new construction of a 554sq detached ADU.**	Incomplete letter sent on 10/26/22, Resubmittal on 11/28, completeness letter sent 12/14, preparing nocticing for 12/22.				gc
5	Hayes Castro	979	Las Tunas St.	8/22/2022	CDP22-028	**Admin CDP to convert 642sf garage to an ADU.**	Incomplete letter sent on 9/9/22, resubmittal on 10/26, staff requested minor edits on 11/2, project resubmittal on 12/13. completeness letter sent 12/15, preparing noticing for 12/22.				gc
6	State Parks	11	State Park Road	11/30/2022	MIN22-008	**Minor Modification to CDP14-03R for four 500sf modular carports to be placed in the State Park campground woodlot in existing gravelled parking area. Carports to be used for parking of Fire engines and sensitive equipment**	Under review. Project deemed complete 12/15/2022. Noticed on 12/19/22 with pending action on or after 1/3/23.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
7	Van Beurden	715	Embarcadero	12/19/2022	MAJ22-002	**Major modification to CUP to reflect Coastal Commission approved changes at the Dutchman Harborwalk**	Waiting on appllication fees				cj
8	Salbi	450	Marina	12/13/2022	CDP22-043	**Admin CDP for two story single family home with garage and Accessory Dwelling Unit**	Waiting on appllication fees				gc
9	Kleckner	515	Main	12/7/2022	CDP22-042	**After the fact Admin CDP for the demo of a partial construction of residential unit**	Waiting on appllication fees				
10	Torres	381	Nevis	12/12/2022	PKG22-06	**Parking exception request to allow 1 uncovered space in driveway as part of a proposed 18sf addition to an existing 646sf single family home**	Incomplete letter sent 12-15-22.				st
11	Bradley	2285	Emerald Circle	12/5/2022	CDP22-041 / CUP22-12	**CDP and CUP for new construction of a 2,368sf one story single family home and 2 car garage on a vacant lot in the Cloisters subdivision.**	Under review.				gc
12	Smarttlink/ AT&T	590	Morro Ave	12/5/2022	M AJ22-001	**Permit amendment for proposed modifications to existing AT&T rooftop cell site**	Under review. Incomplete letter sent 12/15/22.				cj
13	Naghsh	466	Bonita St	11/29/2022	CDP22-040	**Admin CDP for 240sf garage conversion to ADU.**	Under Review.				st
14	Patel	1050	Morro Ave	11/17/2022	CUP22-10/ CDP22-039	**Remodel exising hotel and add second floor with kitchen and hotel dining area, plus other guest amenities. Increase from 16 rooms to 27 rooms.**	Under Review. Comments provided Dec 12, 2022, requires a resubmittal.				nh
15	Agular	351	Panay	11/2/2022	CDP22-036	**Demo existing one story 849sf SFR to build a two story 1,926sf SFR with a 226sf garage and a 280sf roof deck.**	Under Review, Incomplete letter sent on 12/15/22.				gc

#	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
16	Lutschaunig	242	Surf St	10/31/2022	CDP22-035	**New 380 sf ADU to be constructed over existing 340 sf garage - a portion of the garage will be used for ADU bathroom and stairway**	Planning disapproved and comments sent on November 25, 2022. Required redesign and resubmittal. Meeting week of 12/12/22 with planning consultant to review comments. Applicant to revise plans and resubmit.				nh
17	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	**Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.**	Under review. Planning disapproved and incomplete letter sent on 11/22.				gc/st
18	Hsiao	205	Harbor St.	9/20/2022	LTM22-02	**Lot merger application for underlying lot lines per approved planning permit for 6 unit hotel**	Under review. Correction letter sent 11/21/22.				cj
19	Messer	550	Kern	8/11/2022	CDP22-027	**CDP for new construction of a two story 2,411sf SFR with a 565sf garage and 1,000sf attached ADU.**	Under Review, Incomplete letter sent 8/31, Resbumittal on 11/16, Under review, second Incompelet letter sent 12/13/22				gc
20	Crizer	420	Sicily St	9/8/22	CDP22-031	**Admin CDP to add a 411sf second -story ADU with 329sf deck.**	Incomplete letter sent on 9/27/22				gc/st
21	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	**Admin CDP to develop a new 562 detached ADU**	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits equest on 11/17				gc
22	Shepler	2181	Sumset Ave	8/24/2022	CDP22-029	**CDP Application for a new third dwelling and one ADU on a property with two existing homes**	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.				nh
23	Kersten	1358	Prescott	7/27/2022	CDP22-024	**Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.**	Incomplete letter sent on 08/09/22				gc
24	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	**Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access improvements including extension of Harborwalk**	Under review. Incomplete letter sent 7/27/22.				cj
25	McDonald	471	Panay	6/1/2022	CDP22-019	**Admin CDP for the new construction of a two story residence**	Incomplete Letter Sent 6/14				gc
26	Birchell	2030	Main	5/4/2022	MIN22-005	***The Applicant requested a withdrawal.***	Incomplete letter send 5/17/2022				gc
27	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	**Admin CDP for shed conversion into 468 sf ADU**	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning and building disapproved based on fire/life/safety issues. Resubmittal required.				nh
28	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	**New SFR with attached garage to replace home destroyed in fire**	Correction letter sent 5/1/22.				nh
29	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				nh
30	Luhr	1140	Allesandro Ave	1/20/22	CUP22-06 / CDP22-004/ TTM22-04	**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. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal. Resubmittal received with tentative tract map submittal on August 9, 2022, under review. PW disapproved the VTM, comment sent to applicant on 9-17-22, requires a resubmittal of the VTM. Applicant working with Public Works on some design issues in the public right of way. Once resolved, resubmittal required with any changes.				nh
31	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. City working with selected environmental consultant on contract and owner reimbursemnet agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on Novem ber 2, 2022. REquires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete.				nh
32	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, Resubmittal 7/28, under review				gc
33	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	**Major Modification permit for 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

#	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
34	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. Resubmitted 8/25/22. Under review. Deemed incomplete and response letter sent 9/22/22.				cj
35	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
36	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. Applicant inactivity letter sent 7/22/25, no response from applicant yet. Applicant wants to keep project file open.				nh
37	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. Resubmittal received October 25, 2022 - reviewing under both zoning codes. The project was redesigned to include only one hotel unit and one residential unit. Planning disapproved and letter was sent to applicant on November 18, 2022, requires a resubmittal. Meeting with applicant to review planning comments on Dec. 13, 2022. Applicant to revise plans and resubmit. Resubmittal rceived 12/19/22.				nh
38	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. Applicant inactivity letter sent 7/22/22, applicant responded that they would like to keep the applcation active.				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. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Master Plan community workshop scheduled for 9/14/22. Environmental review still in process.				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
41	Morgan	101	Fig St	8/9/21	CDP21-035/CUP21-12/ VAR21-003	**Coastal development permit, conditional use permit, and variance request for new construction of 1676sf single family home, 465sf garage, roof deck and patio area and request for variance to front setback for property to minimize alteration of bluff feature.**	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. Revised plans emailed with updated geological information. Under review. Discussed bluff policies with Coastal Commission staff . Updated geo report received 7/2022. Updated plans received 10-2022. Project deemed completed and noticed on 11-4-22 for PC action on 11-15-22. PC approved, and project appealed to City Council on 11-25-22. Appeal hearing set for 1-24-23.				cj
Projects Appealed or Forwarded to City Council											
42	Steiner	301-390	Seashell Cove	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. PC reviewed on June 7th, and voted to not forward a favorable recommendation to Council but instead that land use change request should be associated with a project. Applicant is determining next steps.				cj
Environmental Review - none											
Final Map Under Review Projects:											
43	Huber	2783	Coral Ave	8/30/22	TTM22-03	**5 unit residential subdivision**	Planning approved, forwarded to PW.				nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing: - none											

#	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
Grants											
44	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. Zoning Code/Implementation Plan adopted by Council on 11/22/22 as part of LCP update. LCP amendment submitted to Coastal Commission on 12/12/2022.	No review performed.	N/A		sg/cj
45	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
46	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:											
43	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.	Planning disapproved 7/2/21. Resubmittal received 7/25/22. Resubmittal disapproved 8/01/22.	Bldg. - Disapproved 8/4/22			sg
44	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning disapproved 8/1/22	Bldg. - Disapproved 8/5/22			gc
45	Patel	295	Atascadero Rd.	7/18/2022	B22-0154	Installation of (2) illuminated wall signs & (1) branded directional (ground sign).	Sign permit previously approved by Planning.	Ready to issue			co
46	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
47	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
48	Francis	2970	Beachcomber Dr.	10/6/22	B22-0225	Addendum to B22-0096 Remove and replace slab. Remove bedroom 3 - slab & replace foundation with raised stemwall & floor joist.		Ready to issue			
49	Auerbach	3200	Beachcomber Dr.	10/4/22	B22-0221	Addendum #1 to B21-0195 - Added drainage piping in rear yard, down drain to Orcas Street has been modified from approved plan.		Ready to issue			
50	Gray	429	Bernardo Ave	10/12/22	B22-0231	Build new 2 bedroom, 1 bath detached 742 sf ADU to rear of lot.		Bldg. - Disapproved 10/31/22	under review		gc
51	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
52	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue			am
53	Berner	2750	Dogwood Ave.	12/6/22	B22-260	Add 235 sq of conditioned space, including a new bathroom, additions to bedroom and utility room, 297 sf, roof deck, spiral stair, ground floor deck (136 sf), less than 30" above existing adjacent grade.	Under Review				st
54	Robinsion	2940	Dogwood Ave.	7/12/22	B22-0148	Install (2) bay windows, replacing (2) windows of smaller dimension on W facing front of house. Living Room: replace 5'x5' window w/ 50"x81" bay window. Bedroom: replace 32"x44" window w/ 50"x81" window.	Planning disapproved 7/19/22	Bldg. Conditionally Approved 7/18/22			cj
55	Gambrill	571	Embarcadero	2/22/22	B22-0035	Convert office space to commercial vacation rental.	Disapproved 3-8-21. Disapproved resubmittal 6-2-22. new resubmittal received 9/1/22 under review. Disapproved 10/3/22	Bldg. - Approved 6/14/22			cj
56	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. Resubmittal received 6-23-22 and conditionally approved 8/25/22	Ready to issue			cj
57	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
58	Mission Linen Supply	399	Errol St.	10/18/22	B22-0240	Project consists of installing a dissolved air flotation system to treat wastewater for the purpose of meeting the wastewater discharge limits in our new wastewater permit.		Bldg. - Approved 10/27/22			
59	Beale	2230	Greenwood Ave.	9/29/22	B22-0215	Conversion of 451sf of existing conditioned space into an accessory dwelling unit.		Bldg. - Disapproved 10/27/22			
60	McLain	2678-A	Greenwood Ave.	6/27/22	B22-0134	n interior remodel of an existing 480 sf detached garage into a detached ADU with a kitchen, laundry, & bathroom renovation.	Planning Disapproved 7/1/22	Bldg. - Approved 10/12/22			gc
61	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.	Planning disapproved 4-28-22. Resubmittal disapproved 11-3-22. Comment letter sent to Building. Approved 12/1/22.	Bldg. - Approved 10/12/22			cj
62	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
63	Duffy	2865	Ironwood Ave.	9/20/22	B22-0201	Renovation to an existing 2-story single family home. Improvements include reconfiguration of interior rooms and existing roof, and addition of fire sprinklers. No additional square footage, however, replacement of the existing exterior deck is included. No other site improvements are planned.	Planning disapproved 10-5-22. Waiting for resubmittal.	Bldg. - Approved 10/24/22			st
64	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 disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue			sg
65	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.		Bldg. - Approved 11/28/22			
66	Melen	2540	Koa Ave.	8/18/22	B22-0179	Repair of exisiting outdoor stairway	Planning- Disapproved on 8/31/22	Ready to issue			gc

#	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
67	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue			gc
68	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	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
69	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. Planning approved 7/27/22	Bldg. - Approved 8/4/22			am
70	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22. Resubmittal disapproved 6/25/22. Planning approved 7/21/22	Ready to issue			nh
71	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
72	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. No recent activity. Planning permit expires 4/18/2023.	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
73	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.		Bldg. - Disapproved 11/15/22			
74	Timothy and Allyson Cleath Family Trust	2790	Main St	11/8/22	B22-0248	Addendum to B22-0106, Modification to drain collection for parking lot. Sheets C-3 and C-4 revised. No change in flow to the bioswale per attached statement from civil engineer.	Approved 11-10-22. nh	Bldg - Approved 11/8/22			
75	Peterson	390	Morro Bay Blvd.	8/8/22	B22-0171	Commercial T.I., Former BofA office building converted to coffee roasting facility, bakery and coffee shop. Includes indoor guest seating areas, four restrooms, outdoor seating, parking lot refinishing/striping with four additional stalls, new ADA parking stalls & path of travel, new storefront doors and steele awnings at each entry.	Planning approved 8/18/22	Bldg. - Approved 11/14/22			sg
76	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. - Disapproved 5/17/22			am
77	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, resub 8/24. planning disapproved 7/2/19.	Bldg. - Approved 3/27/19			gc

#	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
78	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).	Planning disapproved 5-12-22	Bldg. - Disapproved 9/26/22			nh
79	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22	Bldg. - Disapproved 9/26/22			nh
80	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Disapproved 4/4/22			gc
81	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
82	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
83	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. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21			nh
84	Reyneveld	1060	Quintana Rd.	9/21/22	B22-0203	Install new drive approach to existing parking area, restripe parking areas, handicap stall, access isle new handicap ramp.		Bldg. - Disapproved 10/25/22			
85	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
86	Macias/Mudge	153	Rennell	11/9/22	B22-0249	Construct new 1-story SF residence with 1,478 sf living area and 441 sf attached 2-car garage. There will be a 225 sf covered porch and 295 sf roof deck.		Bldg - Plancheck			
87	Tedd Stuckmeyer	3081	Sandalwood Ave	9/20/22	B22-0200	Construction of a new ADU.	Under Review	Ready to issue			gc
88	Crumpler	3013	Sandalwood Ave	6/22/22	B22-0131	288 sf single story residential bathroom addition.	Dissaproved 7/6/22	Bldg. - Approved 10/27/22			gc
89	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.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed lanscape plan. Planning approved July 5, 2022.	Ready to issue			nh
90	Marston	221	Shasta Ave.	9/27/22	B22-0205	DIGEPLAN - Remodel 1st floor primary bedroom, bath and closet.		Ready to issue			
91	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

#	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
92	Morro Rock	311-A	Tahiti	10/26/22	B22-0245	Addendum #1 to B22-0125 - Replace existing framed roof with pre-fab trusses.	Ready to issue	Ready to issue			
93	Buswell & Chen	166	Trinidad St.	10/5/22	B22-0223	Remodel bathrooms and kitchen and replace 626 sf of roof, roof deck.	Planning Approved 12/10/22	Bldg. - Disapproved 11/01/22			nh
94	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
95	Regan	429	Tulare Ave.	5/27/22	B22-0106	531 sf second floor addition that includes a study and bathroom, stairwell and a 200 sf second story deck.	Planning Approved 6/7	Ready to issue			gc
96	Leonard	550	Zanzibar St.	1/12/22	B22-0008	New 1855 SFR w/482 sf garage and 144 sf balcony deck.	Planning disapproved 2/1/22. Resubmittal approved 4/21/22.	Ready to issue			nh
Planning Projects & Permits with Final Action:								.			
90	City of Morro Bay		Citywide		-	**Plan Morro Bay: General Plan / Local Coastal Program / Zoning Code Update project - Zoning Code/ Coastal Implementation Update - Amendment of Title 17 of Morro Bay Municipal Code**	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 Adoption Hearing Draft reviewed on 8/16/22, 9/6/22, and 9/20/22.** PC adopted Resolution 08-22 forwarding recommendation for adoption to City Council which held adoption hearing on 10/25/22, with second reading of Ordinance 654 to be at Council meeting on 11/22/22.. LCP amendment application submitted to Coastal Commission on 12/12/2022.				
91	Phil and Susan Dowty	580	Olive	9/20/22	CDP22-032	**Admin CDP for conversion of an exisiting 1,051 garage into an ADU.**	Incomplete letter sent 10/13, resubmittal 10/27,completeness letter sent on 11/2, noticing for pending administrative action on 11/28.				gc/st
92	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. Planning Commission denied the project, and the owner has appealed. Scheduled for City Council, August 23, 2022 at the request of the applicant. City council upheld the appeal and approved the project. Project appealed to California Coastal Commission, pending review.				nh
93	Murphy	2440	Laurel Ave	8/1/22	CDP22-025	**Demo existing home and new construction of a new 3037 sf home with a 1198 sf garage/shop on a 4000 sf parcel. Admin CDP with CEQA Historic Evaluation report required.**	Incomplete letter sent on 8/23/22. Project resubmittal received on 10/24/22 and comment letter sent on 11/2/22 with minor corrections required. Project deemed complete, public notice period from November 22, 2022 to December 5, 2022. Administrative decision on permit on December 6, 2022. Permit issued Dec 10, 2022.				nh

Staff Directory:
Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Susana Toner - st

AGENDA ITEM: A-2

DATE: 01/03/2023

ACTION: _____

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – November 15, 2022
VETERENS MEMORIAL BUILDING – 6:00 PM

Planning Commission conducted this meeting in accordance with Assembly Bill 361

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

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS
https://youtu.be/RL-f8dFz6Is?t=106

Commissioner Stewart mentioned the Caroling Cops will be back in early December. On Monday, December 5th in North Morro Bay, Tuesday, December 6th in Central Morro Bay and Wednesday, December 7th in South Morro Bay. They go through the community with flashing lights, Christmas carols and handout toys to children.

PUBLIC COMMENT PERIOD
https://youtu.be/RL-f8dFz6Is?t=166

Sean Green, Morro Bay resident, mentioned Coleman Park renovation and appreciates the City's approach on this project. He also mentioned the Maritime Museum project and supports it but feels it would benefit the entire City and community if there was a Planning Commission hearing.

Chairperson Stewart closed the Public Comment period.
https://youtu.be/RL-f8dFz6Is?t=382

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/RL-f8dFz6Is?t=387

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

A-2 Approval of minutes from the Planning Commission meeting of June 21, 2022.
Staff Recommendation: Approve minutes as submitted.

A-3 Approval of minutes from the Planning Commission meeting of July 19, 2022.
Staff Recommendation: Approve minutes as submitted.

A-4 Approval of minutes from the Planning Commission meeting of August 16, 2022.
Staff Recommendation: Approve minutes as submitted.

A-5 Approval of minutes from the Planning Commission meeting of September 6, 2022.
Staff Recommendation: Approve minutes as submitted.

A-6 Approval of minutes from the Planning Commission meeting of September 20, 2022.
Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Rodriguez moved to approve staff recommendation of A-1 and A-3 through A-6, abstaining from A-2 due to Commissioner Rodriguez's absence. Commissioner King seconded, and the motion passes 4-0, with King, Roschen, Rodriguez, and Stewart voting yes.

Motion: Chairperson Stewart moved to approve staff recommendation of A-2. Commissioner King seconded and the motion passes 3-0-1, with King, Roschen, Stewart voting yes and Rodriguez abstaining.

B. PUBLIC HEARING
https://youtu.be/RL-f8dFz6Is?t=479

B-1 **Case No**: CUP21-12/CDP21-035/VAR21-003
Site Location: 101 Fig St, Morro Bay, CA
Proposal: Coastal Development Permit, Conditional Use Permit, and Variance for the construction of a new single-family residence of 1,676 sq ft with a 465 sq ft garage located in the R-2/PD zone. The variance request is to reduce the front yard setback from 20 sq ft to 10 feet. Application includes request to remove the existing structure to be repurposed by the Historical Society of Morro Bay. The site is 3,600 sf and is zoned R-2 and is in the coastal appeals jurisdiction.
CEQA: Exempt under Section 15303, Class 3a
Staff Recommendation: Conditionally approve
Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577 cjacinth@morrobayca.gov

Jacinth presented the staff report.

Chairperson Stewart explained that she is a member of the Historical Society Board and has no financial connections or gains any one way or another.

The Commissioners presented their questions.

Chairperson Stewart opened the Public Comment period.
https://youtu.be/RL-f8dFz6Is?t=2211

Chuck Stevenson, Applicants Agent, responded to the Commissioners questions and explained the project.

Mr. Morgan, Applicant, gave his appreciation to the Planning staff.

Glenn Silloway, President of the Historical Society of Morro Bay, thanked the Morgan's for recognizing the historic value of Nadine Richard's Little Red House. Commented about his appreciation of the Morgan's offering the Little Red House to the Historical Society to preserve it.

Chairperson Stewart commented that Commissioner Ingraffia joined the panel and is now a full quorum.

Eric Meyer, Morro Bay resident, commented that the City doesn't have any historical resources and there is no requirement for it. Commented on how the downstairs of the Little Red House which was the studio of Nadine's is going to be demolished and thinks the city should decide if it should or shouldn't be. Mr. Meyers stated that there should be conditions and gave examples after the Little Red House has been moved.

Terry Simons, Morro Bay resident, commented about the relocation of the Little Red House, also commented on the project itself stating he did not believe in the variance

findings or reduced garage setback. Simons stated concerns with the project being precedent setting.

Betty Winholtz, Morro Bay resident, commented that she is jazzed that the house will be preserved. Ms. Winholtz asked questions about the project. Also commented about the concerns she has regarding precedent setting, whether the retaining wall will be high enough, and clarification regarding solar panels, .

Chairperson Stewart closed the Public Comment period.
https://youtu.be/RL-f8dFz6Is?t=4200

The Commissioners presented their questions and comments to staff and Agent.

Chuck Stevenson, Agent, responded to the Commissioners questions.

Glenn Silloway, President of the Historical Society of Morro Bay, responded to the Commissioner's questions.

Discussion between Commissioners and staff.

MOTION: Vice- Chairperson Roschen moved to approve staff recommendation. Commissioner Rodriguez seconded, and the motion passes 4-1, with Ingraffia, Rodriguez, Roschen, and Stewart voting yes, King voting no.

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS
https://youtu.be/RL-f8dFz6Is?t=7952

Commissioner Rodriguez commented on the need to complete the report on Public Benefits.

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS
https://youtu.be/RL-f8dFz6Is?t=8124

Add to agenda - Report on Public Benefits

Chairperson Stewart asked if there would be any discussion about the Maritime Museum project and commented about the concept of establishing a Historical Preservation ordinance.

Vice-Chairperson Roschen recognized and thanked Council Member Liaison Jeff Heller, for the efforts he's done, and has been a huge help.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
https://youtu.be/RL-f8dFz6Is?t=8602

Graham commented about the Advisory Body Recognition being held on Tuesday, December 6th.

Vistra is holding an information session about the Battery project at the Community Center on November 16th, 5:30 pm to 7:30 pm.

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 20, 2022, at 6:00 p.m.

_____
Susan Stewart, Chairperson

ATTEST:

_____
Scot Graham, Secretary

AGENDA NO: B-1

MEETING DATE: January 3, 2023

Staff Report

TO: **Planning Commissioners** **DATE: January 3, 2023**

FROM: **Nancy Hubbard, Contract Planner**

SUBJECT: **Application for a** Coastal Development Permit (CDP21-014), Variance Request (VAR21-001) and Parcel Map (PAR22-02) for property located at 3202 Beachcomber Drive. The project consists of the demo of an existing single-family home and new construction of a 2567 sf home with a 963-sf roof deck and a 2412 sf subterranean garage.

RECOMMENDATION:

APPROVE THE CDP AND PARCEL MAP, but DENY THE VARIANCE REQUEST, by approving Planning Commission **Resolution 01-23** that includes Findings and conditions of approval for the project.

LEGAL DESCRIPTION/APN:

ATASCADERO BEACH TRACK LOTS 1, 2 AND 3; BLOCK 9 D
066-166-032: 3202 BEACHCOMBER DRIVE

Prepared By: NTH Department Review: SG

PERMITS REQUIRED:

The land action requires a parcel map (see discussion below) and the demo of the existing home and construction of a new home require a Coastal Development Permit. A Variance Request is required for the additional height requested for the roof deck wind screen.

PROJECT SUMMARY:

The Applicant is requesting approval of the demolition of an existing circa 1954 single family home with 1600 sf of conditioned living space and a 400-sf subterranean garage to allow the three underlying parcels to be reconfigured into 2 parcels, each greater than 5000 sf in size. The owner has submitted for planning permits for two new homes for the two new parcels. A Parcel Map is required to reconfigure the three original small parcels (all under the same ownership) located with frontage on Beachcomber, between Orcas Street and Panay Street, into 2 developable parcels. The south new parcel will be 5,882 square feet and will have the address of 3202 Beachcomber Drive. The other parcel will be 5,118 sf with an address of 3230 Beachcomber Drive. The proposed home at 3230 Beachcomber Drive will be reviewed separately by Planning Commission.

The proposed development for the subject parcel is new construction of a 2,567-sf single family home with a 963 square foot roof deck and a 2,412-sf subterranean garage below the living space (see discussion on single story restriction for development in the S2.A overlay area, below). The applicant has requested a variance to allow a 12-inch windscreen on top of the required deck railing which results in the home exceeding the height limit of 14 feet by one foot The zoning is R-1/S.2A and the site is in the Coastal Appeals Jurisdiction.

Existing home, built in 1954

(E) RESIDENCE
FROM BEACHCOMBER

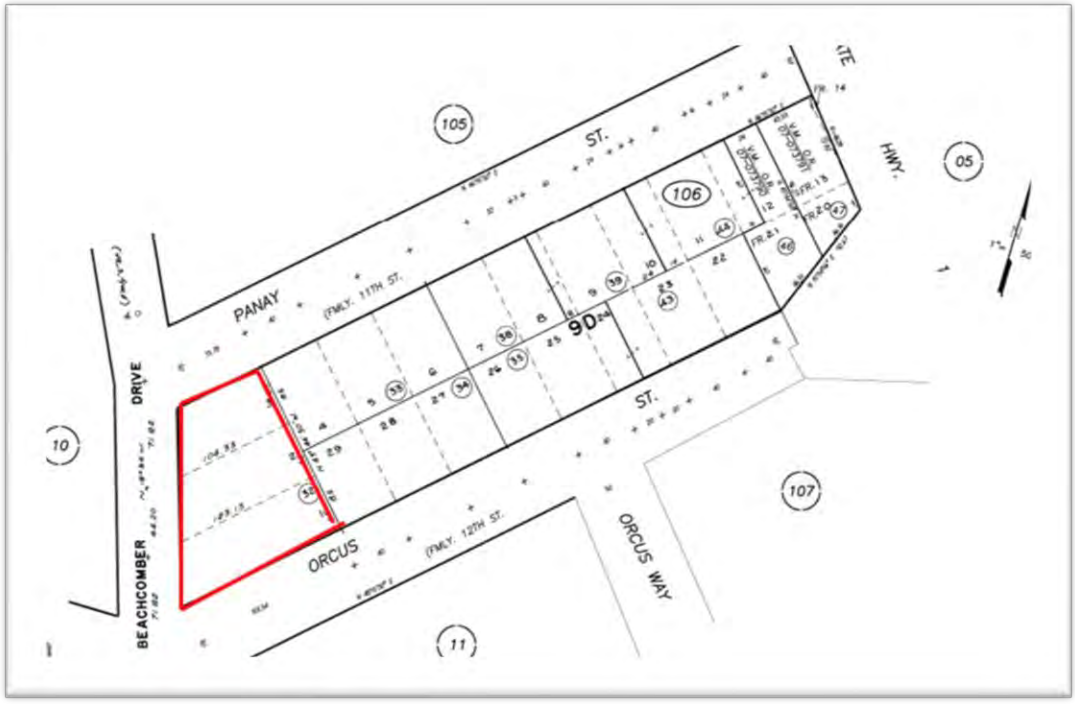
PROJECT ANALYSIS:

CEQA Historic Review:

The existing home was built in 1954. The home was built about 20 years after the first homes in the Atascadero Beach Track. It had 4 previous owners prior to the purchase in 2003 by the current owner. The home has a single-story appearance from Beachcomber, but because of the extreme slope on the southside down to Orcas Street, it has a garage that is below the living space which is accessible from Orcas Street. The applicant engaged a firm to provide a historic building assessment of the home, which concluded that neither the existing structure nor prior ownership history meets the criteria as a historic resource.

Parcel reconfiguration (PAR22-02):

The site is comprised of three small original parcels that span the block between Panay on the north, Beachcomber Drive on the West and Orcas Street on the South. The existing parcels are a non-conforming size (less than 5000 sf each), and the existing home is built over the area of two of the original parcels. The lots cannot be reconfigured without removing the existing non-conforming home (its location would continue to be over a property line). The original land action submittal was a Lot Merger to be followed by a Lot Line Adjustment to create 2 parcels that are conforming with the minimum parcel size (Section 16.36.050A) minimum lot size). However, during the review of the land action submittal, it was determined that because of an existing sewer line and related utility easement the land action required a parcel map process, not the ministerial Lot Merger and Lot Line Adjustment process. Planning Commission approval for the Parcel Map together with approval of the Coastal Development Permit will facilitate the demo of the existing home which will allow the Parcel Map to be finalized and allow development of the proposed new home for 3202 Beachcomber Drive. The development of the two



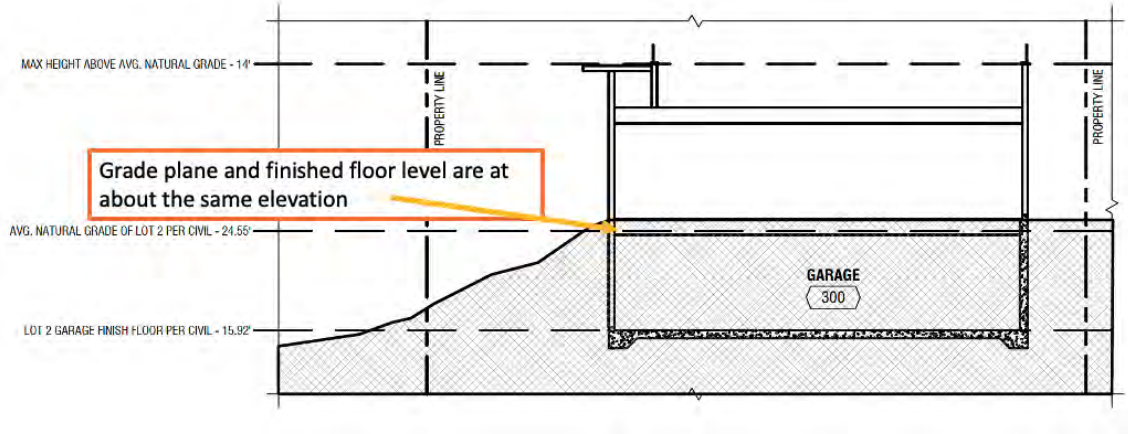
new parcels is dependent on approval of the Final Parcel map and completion of the demo of the existing home.

Prohibited two story construction:

The California Building Code (Chapter 2, definitions) defines a story as the following:

That portion of a building designed for human occupancy included between the upper surface of a floor and the upper surface of the floor or roof next above. If the finished floor level directly above a basement is more than 6 feet above grade for more than 50% of the total perimeter or is more than 12 feet above grade at any point, the basement shall be considered as a story.

As you can see from the diagram below, the lower level is entirely below grade and as such, does not meet the building code definition of a "story". This conclusion is consistent with the definition of a "Story" in the new zoning code. The proposed 2,412 sf basement/garage level is clearly larger than the original garage which appears to be about 400 sf and larger than the other nearby home (110 Orcas St) approved in 2015 for a 480-sf garage under the living level that was also determined to not be a 'story'. There does not appear to be any limitation on the size of the not-a-story garage/basement. However, occupancy will be limited to garage/accessory uses and the Resolution includes a condition prohibiting use of this space as living space or overnight occupancy.



VARIANCE REQUEST:

The proposed roof deck is 963 sf in the center section of the home's roof. It is surrounded by sloped tile roof (low pitch) and a stucco parapet wall. The parapet wall drops down in height on the north and south sides of the deck and is replaced with clear windscreen material. The windscreen varies from 12 inches (the portion above the height limit) to about 2 feet on the north and south sides where the parapet wall height is reduced.

Applicant Justification for Variance:

The applicant has requested a height variance of 12 inches for a windscreen to be installed around the roof deck above the required safety handrail or parapet wall. The Applicant has stated that the roof deck will be windy from time to time and the windscreen is necessary to allow enjoyment of the roof deck.

Procedural requirements to grant a Variance:
Applications for variances from the strict application of the terms of the zoning code may be made and variances may be granted when *all of the following circumstances are found to apply:*

a) **Not a Special Privilege.** That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated.

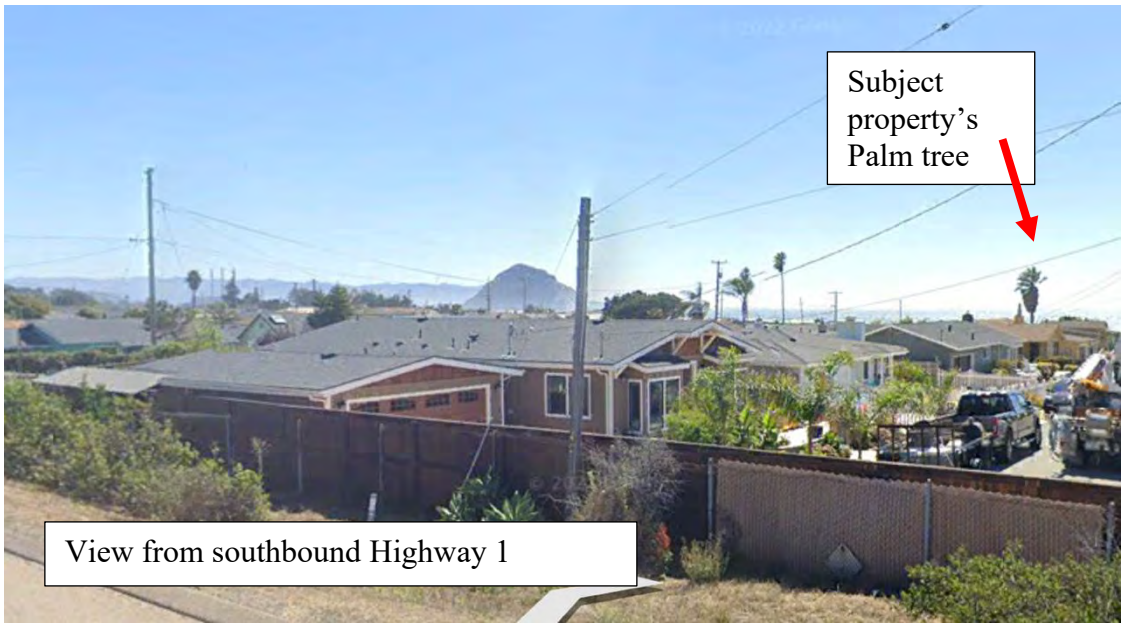
Staff Response:
There are no conditions, that staff is aware of, where a height exception for a windscreen would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is made even more difficult because there is also no

special circumstance applicable to this lot that might justify that this height increase would not be a grant of special privilege. Staff does not believe this finding can be made.

b) **Special Circumstances with Property**. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classification.

Staff's Response
Staff finds that there are no special circumstances existing at the site to justify the requested variance and as such the finding cannot be made and the variance should not be granted. Additionally, it can be argued that because no special circumstance exists on the site to warrant the granting of the variance, granting of the requested variance would constitute a grant of "Special Privilege", inconsistent with the first required finding.

c) **Consistent with General Plan and LCP.** That the variance is found consistent with the intent of the general plan and land use plan of the local coastal program.



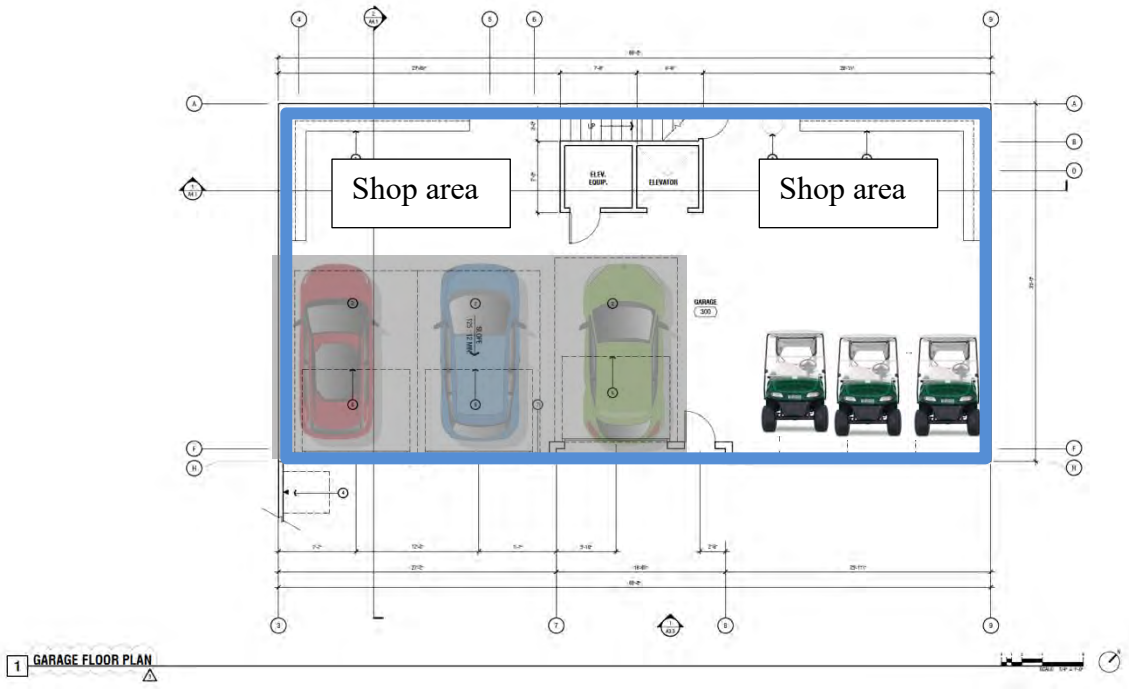
Staff Response
The Land Use section of the General Plan/LCP requires realistic development capacity that protects habitats, scenic resources and enforces development standards, including height, setbacks and lot coverage that shall be interpreted as maximums (or minimums) to be reduced or increased to protect and enhance the resources to meet the LCP objectives to the maximum extent possible (Policy LU1.2 paraphrased). The City's General Plan/LCP intends for projects to comply

with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The additional height does not interfere with scenic resources or public views; however, the project variance request does not comply with the height limit for the zone and therefore, no special circumstances applicable to the site warrant such a request. Staff does not believe this finding can be made.

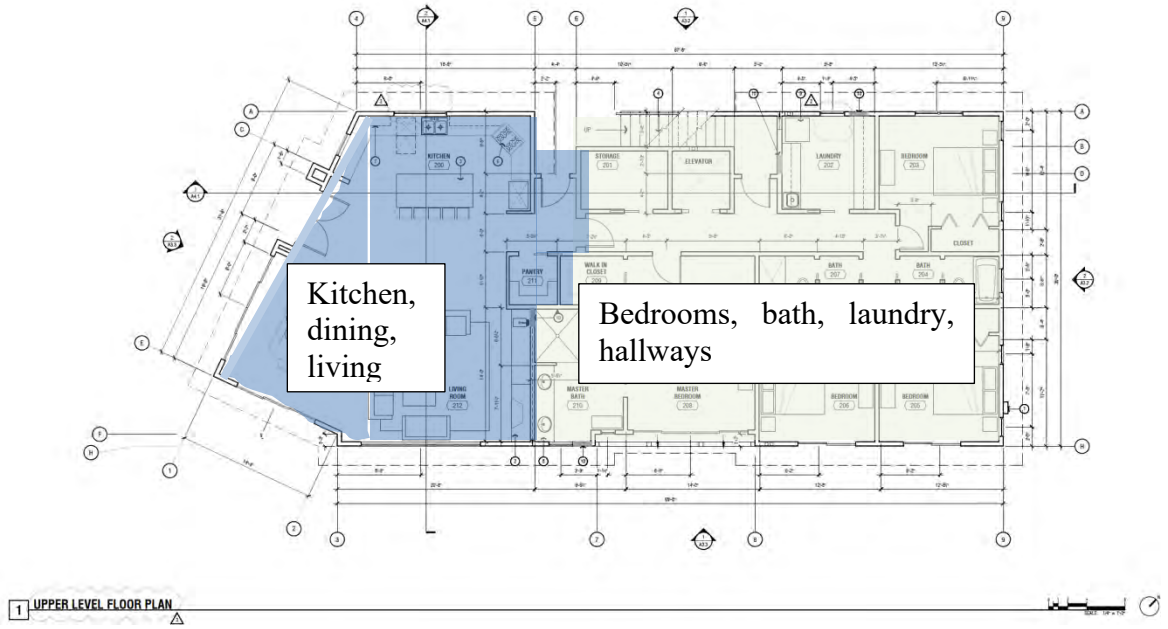
ZONING/LAND USE & DEVELOPMENT STANDARDS:

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 this zoning district. The S.2A overlay allows lesser setbacks and higher lot coverage to compensate for the single-story development restriction. The proposed project meets the setbacks and lot coverage requirements.

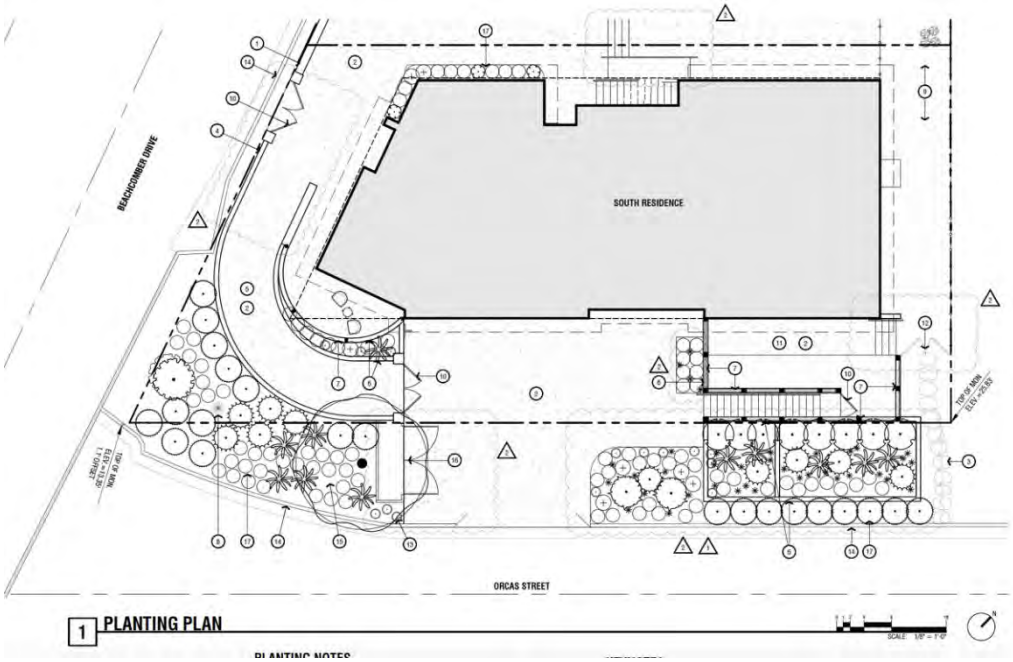
Subterranean Garage Level: The garage/basement level includes parking for automobiles and parking for golf-carts or smaller vehicles. There is a large area for shop and storage. The garage/basement level is accessible from an interior stairway, a man-door and garage doors leading to Orcas Street as well as an elevator to the main living area.

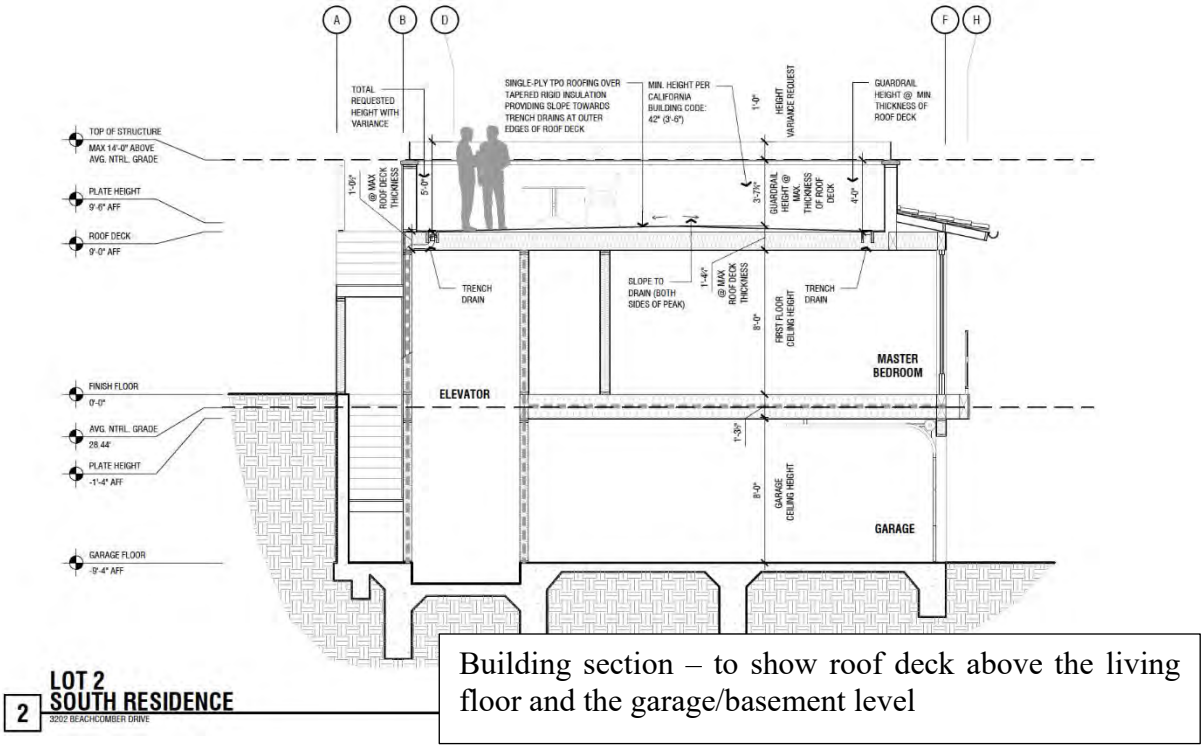


Main Living Area Floor Plan: The homes main floor is at grade with the Beachcomber Drive frontage and the front door faces Beachcomber Drive. The home has 4 bedrooms, three bathrooms, a laundry room, storage room, elevator and a great room on the westerly side of the home with kitchen, dining area and living room. There are decks off two of the bedrooms, a wide walkway along the Beachcomber frontage and a seating area outside the SW corner of the home.



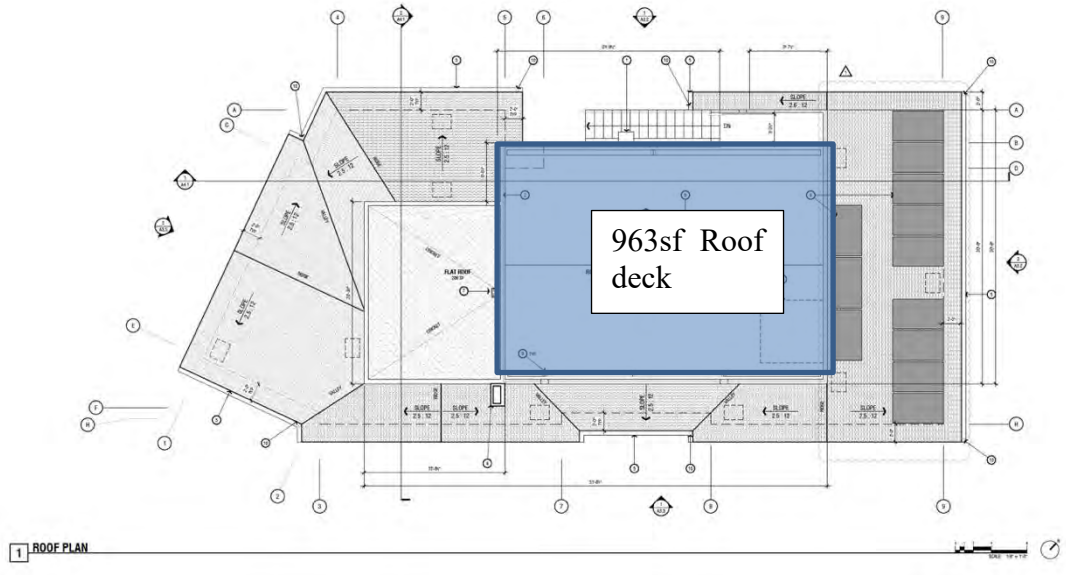
Site Layout: The home's design and the placement on the parcel is with the intent to be compatible with the proposed home to the north (3230 Beachcomber) which is owned by the same family group. The homes are close to each other along the center property line and the designs have some mirror image similarities on the center elevations, with the roof deck access stairways, minimum setbacks and walk-ways. The primary landscaped areas are along the street frontages. Two trees along Beachcomber Drive are noted to be removed, and another existing tree near Orcas St and the Beachcomber bridge is noted to be retained.





Building section – to show roof deck above the living floor and the garage/basement level

Roof Deck: The image above is a building section to show the height of the railing/windscreen and the elevation of the floor of the roof deck (slightly raised in the center for drainage). The parapet walls shown on each side of the building section above are about 4 feet in height but drop down one foot on the north and south sides of the roof deck, replaced by clear windscreen material. Below is a floor plan for the roof level. Solar is shown on the right side of the roof.



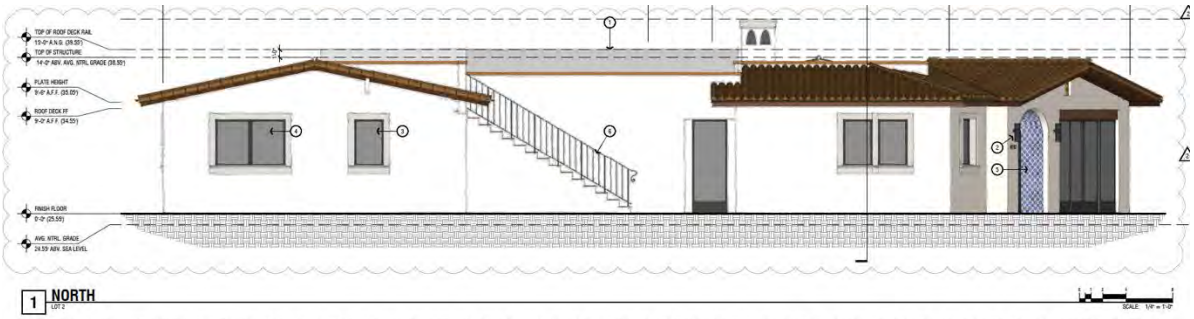
ZONING DEVELOPMENT STANDARDS

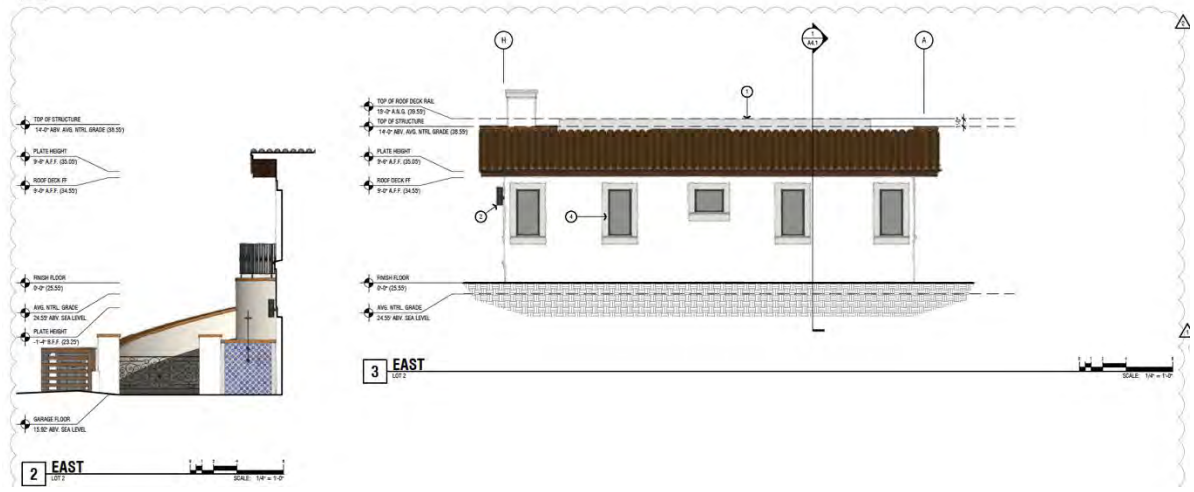
	R-1/S.2A Standards	Proposed Project
Front Setback (Beachcomber)	15 feet	15 feet
Exterior side Setback (Orcas)	15 feet	15 feet
Interior side yard	5 feet	5 feet
Rear Setback	5 feet	10 feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	14 feet 15 feet if Variance Request for Wind Screen is approved
2 story construction	Prohibited in the S.2A overlay zone	Includes a subterranean daylight lower-level garage and accessory spaces (see discussion below)
Lot Coverage	50%	48%

Site Characteristics	
Site Area	11,000 Sq. Ft. (this site proposed to be 5,882 sf)
Existing Use	Single-Family Residence
Terrain	Mostly level, downslope to Orcas St
Vegetation/Wildlife	Urbanized Landscaping
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Orcas St. (vehicular & pedestrian). Beachcomber Drive (Pedestrian)

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	Single Family Residential (R-1)
Zoning Overlay District	S.2.A
Special Treatment Area	N/A
Coastal Hazard Area	Small portion of edge of site is in a 50–100-year sea level rise risk area– no proposed development in that area
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone and in the appeals jurisdiction

PROJECT ELEVATIONS/BUILDING SECTION:





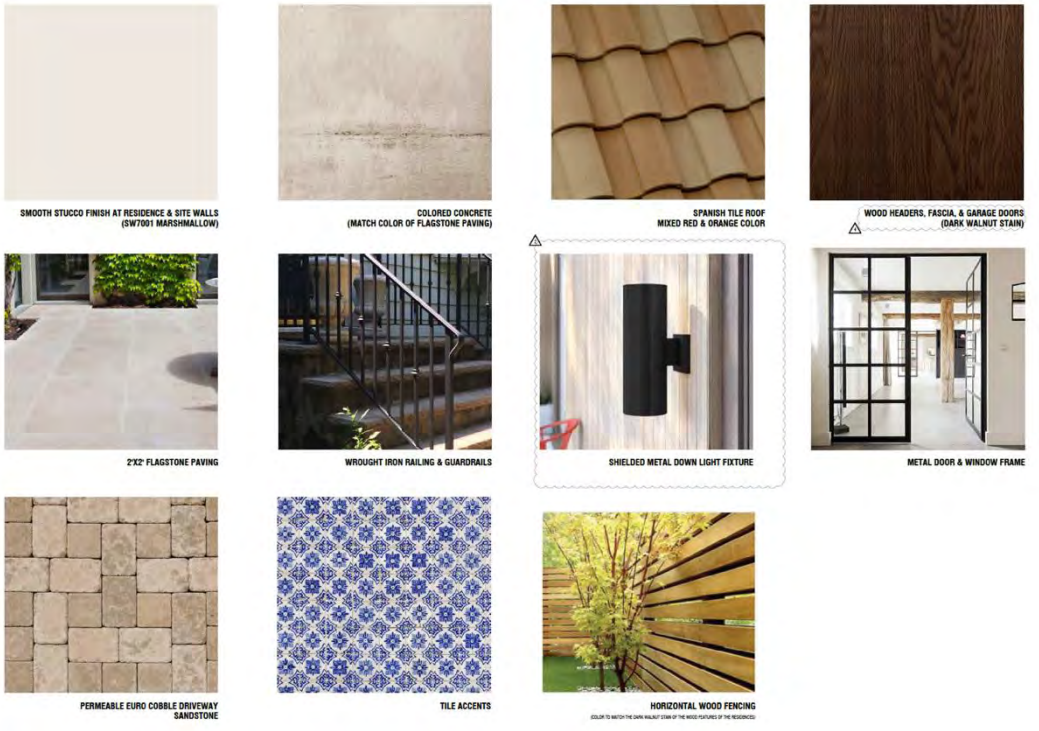
RESIDENTIAL DESIGN GUIDELINES AND NEIGHBORHOOD COMPATIBILITY:

The project meets the residential design standards and neighborhood compatibility. There are a variety of home designs, including Spanish, mid-century modern, bungalow and basic ranch. Most homes in the immediate area are stucco with Spanish tile roofs. The subject home has a very visible front entry along the Beachcomber Drive frontage. It has inviting outdoor areas along the front and the side of the home. The home has an interesting design with articulation, change in materials and wall planes that meets the criteria.

1. **Relationship to homes in the neighborhood**
   The homes in the neighborhood are large, view oriented and well maintained.
2. **Scale and Mass**
   The home is designed to match the scale and mass of most of the homes in the neighborhood. The portion that is out of scale with other homes is the garage level, which is considered a basement, and is not visible from Beachcomber Drive.
3. **Surface Articulation**
   With the use of the windows, doors and building corners and articulation, there is a large variety of visual interest.
4. **Building Orientation**
   The home is appropriately placed on the site with the front facing Beachcomber Drive.
5. **Garage and Driveway**
   The garage and driveway are from Orcas and are below street level, so the entire view from Beachcomber is the home, surrounded by landscaping and hardscaped pathways, not the garage.
6. **Building materials**
   Interesting colors and textures. Color board includes accent tile focus points and provides visual interest.
7. **Architectural Elements**
   Like most homes in the neighborhood, they have unique looks and interesting architectural features.

PROJECT 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



PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 23, 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 15301, Class 1j for demo of an existing single-family home and 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.

CONCLUSION:

The findings show that the project CDP, 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. The Variance Request (VAR21-001) does not meet the findings for approval and is not in accordance with the development standards of the zoning district. The Parcel Map (PAR22-02) is consistent with the Morro Bay subdivision ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission *approve the CDP and parcel map, and deny the variance request,* by approving planning commission **Resolution 01-23** that includes findings and conditions of approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 01-23
Exhibit B – Graphics/Plans and parcel map
Exhibit C – Historic Evaluation
Exhibit D – Geotechnical Report

RESOLUTION NO. PC 01-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT (CDP21-014) AND PARCEL MAP (PAR22-02) AND DENY THE VARIANCE REQUEST FOR THE PROPOSED PROJECT LOCATED AT 3202 BEACHCOMBER DRIVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing January 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CDP21-014, VAR22-001 and PAR22-02 for a demo and new construction of a single family home on a reconfigured parcel; 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1j for demo of an existing single family home and 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 demo of an existing single-family home and new construction of a new single family home on reconfigured parcels.
2. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Variance Request 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.

   There are no conditions where a height exception for a windscreen would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is more difficult to justify because there is also no special circumstance applicable to this lot that might otherwise justify a height increase for other lots in the surrounding neighborhood.

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.

   T*his property does not have any special circumstances that would justify the granting of the requested variance in roof height to accommodate a wind screen that is 12 inches heigher than the height limit and higher than the required safety railing required for a deck.*

3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

   The Land Use section of the General Plan/LCP requires realistic development capacity that protects habitats, scenic resources and enforces development standards, including height, setbacks and lot coverage that shall be interpreted as maximums (or minimums) to be reduced or increased to protect and enhance the resources to meet the LCP objectives to the maximum extent possible (Policy LU1.2 paraphrased). The City's General Plan/LCP intends for projects to comply with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The project variance request does not comply with the height limit for the zone and therefore, no special circumstances applicable to the site warrant such a request.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP21-014 and the Parcel Map (PAR22-02) but denies the Variance Request (VAR21-001) for the property located at 3202 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the of demo of an existing single-family home and new construction of a 2567 sf home with a 963 sf roof deck and a 2412 sf subterranean garage. The home at 3202 Beachcomber Drive will be on a newly created 5889 sf parcel resulting from a reconfiguration of three undersized original parcels to create two conforming parcels through approval of a final parcel map. This permit does not approve the additional

height requested for the windscreen on the roof deck. The zoning is R-2/S.2A and the site is in 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 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. Contingent on recorded final parcel map: The proposed demo of the existing home is required in order to finalize the parcel map. The issuance of a building permit and construction of the proposed new home is dependent on an approved final parcel map that has been recorded and evidence of recording provided to the Planning and Building Departments.

6. 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.

7. 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.

8. Landscaping/Existing Tree Removal: Existing trees removed as part of the development of the property shall be mitigated by adding 2 new trees to the landscape plan for every existing tree removed that exceeds a trunk diameter of 6 inches. The plans include removal of one Fig tree with a trunk diameter of 20 inches and a 10 inch pine tree both of which require mitigation on site. If the Cypress tree along Beachcomber (on the adjacent proposed parcel), is not able to be retained and protected during construction, including the work related to the sewer relocation required for the Parcel Map, it will also require mitigation the same as stated above. The mitigation trees shall be native and drought resistant and shall be 15 gallon containers or larger. All plants specified on the approved landscape plans shall provide coverage all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years.

9. Construction during nesting season: If construction will occur between February 1 and June 30 of any given year, a biologist or arborist shall confirm that there are no nesting birds in the Cypress tree that is proposed to remain on the site and will confirm that no habitat will be disturbed for trees to be removed. The biologist or arborist can also provide construction period protection methods to insure healthy survival of the retained tree.

10. Soil Engineering Report The construction methods and recommendations included in conclusions and recommendations in the GeoSolutions, Inc. report dated November 16, 2020 shall be included in the building permit plan submittal. Changes in the foundation system or structural design of the project will require an update letter from Geo Solutions, or a supplemental report from another qualified registered professional engineering firm with a specialty in geotechnical analysis of proposed developments.

11. Basement/garage level: The lower level subterranean garage/basement area shall not be used as a living space and overnight occupancy is prohibited.

12. Roof Deck: The roof deck shall be posted for the approved occupancy weight limits and enforcement of the occupancy limits is the responsibility of the property owner. All furniture and other items placed on the deck shall not be visible from the street level.

13. Parapet Wall/Roof Deck Railing: The parapet wall shall be continued at full deck railing height on all sides of the roof deck. No part of the railing can be a transparent material, such as, but not limited to glass or plexiglass.

14. 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

15. 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

The plans are conditional approved and subject to the following conditions to be required at Building Permit submittal:

1. Tentative Parcel Map: Submit for Tentative Parcel Map to merge lots and begin sewer easement relocation process. Final Map is required to finalize the relocation of sewer easement.

2. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. Each lot must submit a completed "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The form should calculate all new or replace impervious surfaces or structures (roof surfaces, retaining walls, concrete driveways, etc.). All identified requirements must be submitted for review and approval. 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)

3. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

4. Driveway Approach: Residential driveway approaches are required as part of the frontage improvements and cannot exceed twenty feet in width. If a standard driveway approach cannot be located anywhere along the frontage Driveway without causing a potential safety issue or awkward vehicle maneuvers, then a greater driveway approach width may be approved after submitting sufficient evidence. (MBMC 17.44.030A)

5. Driveway Separations: The total width of residential driveways (excepting transitions) shall not exceed fifty percent of the frontage, and there shall be at Page 2 of 3 least twenty-two feet of standard curb and gutter between the top of driveways transitions on any one parcel. Update plans per City Municipal Code. (MBMC 17.44.030A)

6. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with City Engineer approval and when special construction procedures and materials are used. (MBMC 17.44.030B)

7. Wall height: Solid walls cannot exceed three feet in height and 50% screened walls cannot exceed four feet in height. (MBMC 17.48.100B)

8. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then 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.morrobay.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)

9. Sewer & Water Mainline: All proposed sewer and water mainline relocations or new installations must include plan and profiles in the plan set.

10. Sewer Mainline: Proposed relocation of sewer mainline must line up with existing eastern neighboring sewer mainline. No new turns allowed on the proposed sewer mainline.

11. 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.

12. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)

13. 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.

14. Utilities: Show all existing and proposed locations of the sewer lateral, water Page 3 of 3 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.

15. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining walls will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained. (MBMC 8.14.020)

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.morrobay.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

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 3rd day of January 2023 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Stewart

ATTEST

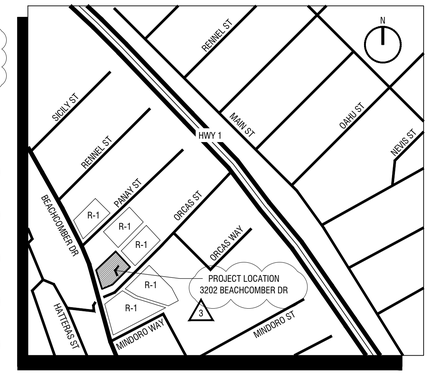
_____
Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 3rd day of January 2023.

PERRY RESIDENCE

3202 BEACHCOMBER DR. MORRO BAY, CA

VICINITY MAP



ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION		
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED, OWNER INSTALLED
CONT	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

CITY OF MORRO BAY MUNICIPAL CODE
TITLE 14 - BUILDINGS AND CONSTRUCTION
TITLE 17 - ZONING
CITY OF MORRO BAY DESIGN GUIDELINES - RESIDENTIAL JULY 2015

DRAWING SYMBOLS

KEYNOTE

DOOR NUMBER

WINDOW NUMBER

EQUIPMENT NUMBER

MASTER BEDROOM 100 9'-0" — ROOM TAG

DETAIL REFERENCE: X / AX.XX — DETAIL NUMBER / SHEET NUMBER

DETAIL TARGET

INTERIOR ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW

ELEVATION MARKER — ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW

SECTION MARKER — SECTION NUMBER / SHEET NUMBER & DIRECTION OF VIEW

SLOPE X.XX — ROOF / GROUND SLOPE: INDICATES SLOPE AND DIRECTION OF SLOPE

HEIGHT / ELEVATION MARKER

NORTH ARROW

REVISION MARKER

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEMOLITION OF AN EXISTING 1,866 SF RESIDENCE AND 747 SF LOWER LEVEL GARAGE. IT ALSO PROPOSES THE MERGING OF 1 PARCEL CONSISTING OF 3 LOTS INTO 2 SEPARATE LOTS, EACH WITH THEIR OWN ASSESSORS PARCEL NUMBER. THE PROJECT FURTHER PROPOSES A NEW SINGLE FAMILY RESIDENCE ON THE SOUTHERNMOST LOT (LOT 2). THE PROPOSED RESIDENCE IS DESIGNED WITH A CONDITIONED UPPER LIVING LEVEL AND AN UNCONDITIONED GARAGE ON THE LOWER LEVEL. THIS PROJECT PROPOSES A 12" HEIGHT RESTRICTION VARIANCE TO ACCOMODATE THE GLASS WINDSCREEN AS DEPICTED ON EXTERIOR ELEVATION SHEETS A3.0 AND A3.1. THIS PROJECT IS ALSO APPLYING FOR A SPECIAL ENCROACHMENT PERMIT WITHIN THE SOUTH SIDE YARD SETBACK. PLEASE REFER TO ATTACHED SPECIAL ENCROACHMENT PERMIT APPLICATION FOR DETAILS.

LAND USE REQUIREMENTS

ADDRESS		3202 BEACHCOMBER DRIVE, MORRO BAY CA 93442		
APN		065-106-032		
BLOCK AND TRACT		BLOCK 9D, ATASCADERO BEACH TRACT		
ZONING		R-1 SINGLE FAMILY RESIDENTIAL		
OVERLAY ZONES		S.2A SPECIAL BUILDING SITE AND YARD STANDARDS		
SPECIFIC AREA DESIGN GUIDELINES		MORRO BAY DESIGN GUIDELINES		
CURRENT USE		R-1 SINGLE FAMILY RESIDENTIAL		
PROPOSED USE		R-1 SINGLE FAMILY RESIDENTIAL		
ALLOWED USE IN ZONE		RESIDENTIAL		
ENTITLEMENTS/USE PERMIT REQUIRED		LOT LINE ADJUSTMENT/PARCEL MERGER		
LOT SIZE		5,889 SF		
LOT - 5,889 SF TOTAL	*AREA*			
UNCONDITIONED GARAGE	2,412 SF.			
CONDITIONED RESIDENCE	2,567 SF.			
TOTAL	4,979 SF.			
MAX SITE COVERAGE	*AREA*	*ALLOWABLE 50%*	*PROPOSED*	
LOT COVERGE	2,844 SF.	2,844 / 5,889 =	***48%***	
DENSITY	*ALLOWABLE*	MODERATE (4-7 D.U. PER ACRE)	*PROPOSED*	LOW DENSITY
HEIGHT LIMIT	*ALLOWABLE*	14 FT. (NO WALL MAY EXCEED 30 FT.)	*PROPOSED*	14'-0" (VARIANCE SUBMITTED FOR EXTRA 1' OF HEIGHT FOR GLASS WINDBREAK AT ROOF DECK
	ALLOWABLE	14 FT. DECK RAILINGS	*PROPOSED*	14'-0"
ADJACENT ZONES	*NORTH*	MCR MIXED COMMERCIAL/RESIDENTIAL		
	EAST	MCR MIXED COMMERCIAL/RESIDENTIAL		
	SOUTH	R-1 SINGLE FAMILY RESIDENTIAL		
	WEST	OA-2, OPEN AREA 2		
SETBACKS - PER S.2A OVERLAY	*FRONT*	PER CITY REQUIRMENTS, FRONT SECTBACK OF THE BEACHCOMBER FRONTAGE	*PROPOSED*	15'-0"
	SIDE (EXTERIOR YARD)	15 FT. (INCLUDING GARAGE)	*PROPOSED*	
	SIDE (INTERIOR YARD)	5'	*PROPOSED*	
	REAR	5'	*PROPOSED*	
PARKING	*REQUIRED*	2 COVERED AND ENCLOSED PER RESIDENCE	*PROPOSED*	3+ COVERED AND ENCLOSED
PARKING DIMENSION	*STALL*	10 FT. X 20 FT. MIN	*DRIVEWAY WIDTH*	20 FT.

PROJECT DIRECTORY

OWNER
PERRY ENTERPRISES, MARK PERRY — CONTACT: MARK PERRY
3828 CALDWELL AVENUE — PHONE: 559.786.5999
VISALIA, CA 93277 — EMAIL: mark@mkperry.com

ARCHITECT
TEN OVER STUDIO — CONTACT: JIM DUFFY
539 MARSH ST. — PHONE: 805.541.1010
SAN LUIS OBISPO, CA 93401 — EMAIL: jimd@tenoverstudio.com

CIVIL ENGINEER
WALSH ENGINEERING — CONTACT: MATT WALSH
1108 GARDEN ST., SUITE 202-204 — PHONE: 805.319.4948
SAN LUIS OBISPO, CA 93401 — EMAIL: matt@walshengineering.net

LANDSCAPE ARCHITECT
TEN OVER STUDIO — CONTACT: JULIA OBERHOFF
539 MARSH ST. — PHONE: 805.541.1010
SAN LUIS OBISPO, CA 93401 — EMAIL: julia@tenoverstudio.com

STRUCTURAL ENGINEER
PRAXIS ENGINEERING — CONTACT: MIKE ALLSHOUSE
1009 MORRO STREET, SUITE 205 — PHONE: 805.489.9900
SAN LUIS OBISPO, CA — EMAIL: mike@praxis-eng.com

ELECTRICAL ENGINEER
JMPE ELECTRICAL ENGINEERING — CONTACT: SAL MELENDEZ
2280 SANTA MARIA WAY, SUITE D4, — PHONE: 805.886.1390
SANTA MARIA, CA — EMAIL: sal@jmpe.net

SURVEY
HORN LAND SURVEYS — CONTACT: JODY HORN
4295 SKYLINK LANE — PHONE: 805.239.0355
PASO ROBLES, CA 93446 — EMAIL: hornlandsurveys@hotmail.com

SOILS ENGINEER
GEOSOLUTIONS INC. — CONTACT: PATRICK B. MCNEILL
220 HIGH STREET — PHONE: 805.543.8539
SAN LUIS OBISPO, CA 93401 — EMAIL: patrick@geosolutions.net

SHEET INDEX

TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT — STATE OF CALIFORNIA
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL

NOT FOR CONSTRUCTION

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY: NM
CHK'D BY: JB

	DATE	SUBMITTAL
	210316	INITIAL CDP
1	210623	1ST RE-SUBMITTAL - CDP
2	211124	2ND RE-SUBMITTAL - CDP
3	211217	3RD RE-SUBMITTAL - CDP

TITLE SHEET

T1.0

1 PROPOSED RESIDENCE FROM BEACHCOMBER

VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE BELOW FOR PROPOSED DESIGN.

2 PROPOSED RESIDENCE FROM BEACHCOMBER

VIEW OF PROPOSED DESIGN LOOKING NORTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE BELOW FOR PROPOSED DESIGN.

3 PROPOSED RESIDENCE FROM BEACHCOMBER

VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM THE CORNER OF BEACHCOMBER DRIVE AND PANAY STREET

NOT FOR CONSTRUCTION

TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT

PERRY RESIDENCE

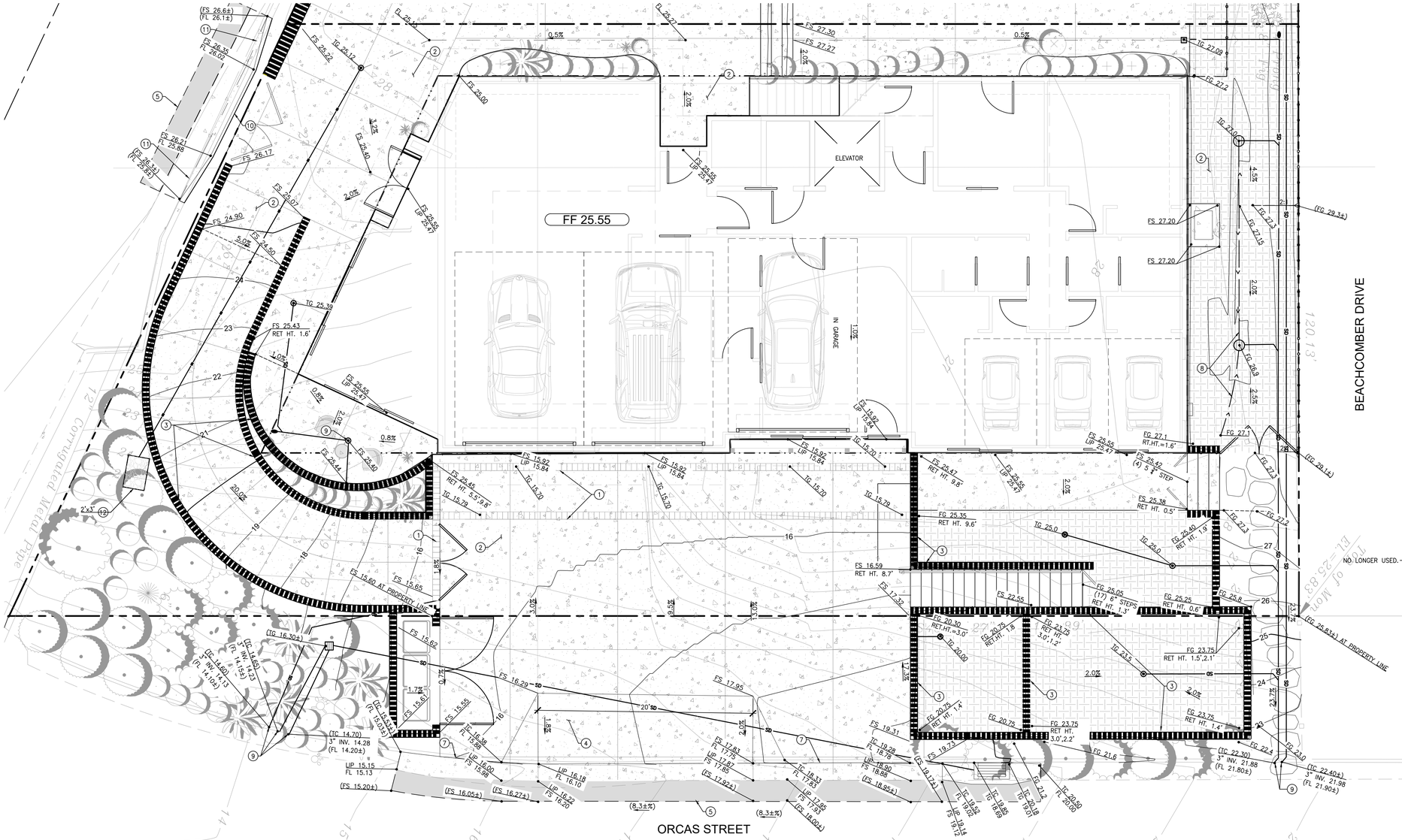
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY: NM
CHK'D BY: JB

	DATE	SUBMITTAL
1	210316	INITIAL CDP
2	210623	1ST RE-SUBMITTAL - CDP
3	211124	2ND RE-SUBMITTAL - CDP
4	211217	3RD RE-SUBMITTAL - CDP

EXISTING SITE & PHOTO MATCH IMAGES

T3.0



GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℙ)
- PROPOSED PROPERTY LINE (ℙ)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- —50LF12"SD@0.5%— STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING KEY NOTES:

1. PROPOSED 8" WIDE TRENCH DRAIN. DURATRENCH MODEL DTPF8 WITH TRAFFIC RATED GRATE OR APPROVED EQUAL.
2. PROPOSED CONCRETE PAVEMENT SECTION.
3. PROPOSED RETAINING WALL. RETAINED HEIGHT PER PLAN. RETAINING WALL DESIGNED BY OTHER.
4. PROPOSED DRIVEWAY APPROACH PER CITY OF MORRO STANDARD B-6.
5. PROPOSED SAWCUT AND PAVEOUT. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.
6. PROPOSED 18" SEAT WALL. DESIGNED BY OTHER.
7. PROPOSED CURB AND GUTTER PER CITY STANDARD B-1 (TYPE A-2).
8. PROPOSED VEGETATED OR ROCK LINED SWALE.
9. PROPOSED CURB THRU DRAIN PER CITY STANDARDS C-7 & C-8.
10. PROPOSED 4" CURB FACE PER CITY STANDARD B-1 (TYPE E).
11. PROPOSED 5' TRANSITION FROM STANDARD 6" CURB (TYPE A-2) TO 4" CURB (TYPE E).
12. PROPOSED ENERGY DISSIPATOR. LENGTH AND WIDTH PER PLAN.

PROJECT IMPERVIOUS AREA TOTALS

DESCRIPTION	NEW IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	1,500	1,025	0	2525
HARDSCAPE	1,570	710	0	2,280
TOTAL	A) 3,070	B.) 1,735	0	D) 4,805

*E) NET IMPERVIOUS AREA = (A+B) – (C–D) OR WHERE (C–D) IS ZERO OR A NEGATIVE NUMBER
(A+B) = NET IMPERVIOUS AREA: (4,805 + 0) = 4,805 SF
PERFORMANCE REQUIREMENT = 1

GRADING QUANTITIES, DISTURBANCE

A. ESTIMATED EARTHWORK QUANTITIES:

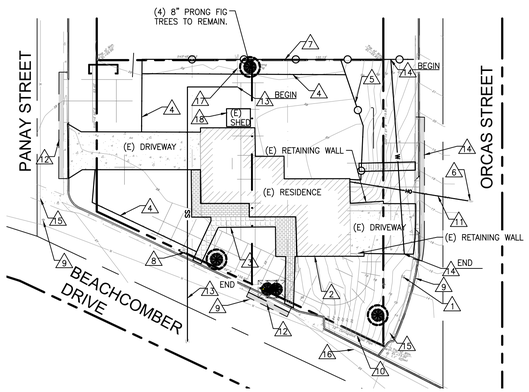
CUT	FILL	NET
795 CY	85 CY	710 CY (CUT)

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.

B. AREA OF DISTURBANCE: 5,889 SF (0.14 ACRES)
IMPERVIOUS AREA: 4,805 SF (0.11 ACRES)
PERVIOUS AREA: 1,804 SF (0.02 ACRES)

NOTE: INCLUDES DRIVEWAY IMPROVEMENTS, BUILDING AND STRUCTURES, STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.

C. AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 12.2%
*DETERMINED VIA AUTOCAD PROGRAM WITHIN PROPERTY LIMITS



DEMOLITION DETAIL

DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE (6 TOTAL)
- EXISTING TREE TO BE REMOVED (2 TOTAL)

SCALE: 1" = 30'

DEMOLITION KEY NOTES

1. EXISTING FIRE HYDRANT TO REMAIN
2. EXISTING RESIDENCE, RETAINING WALLS AND CONCRETE DRIVEWAYS TO BE REMOVED (3,550 SF)
3. EXISTING WALKWAY PATHS TO BE REMOVED (595 SF)
4. EXISTING RAILROAD TIE LANDSCAPE TO BE REMOVED (147 LF)
5. EXISTING FENCE TO BE REMOVED (56 LF)
6. EXISTING JOINT POLE TO REMAIN
7. EXISTING FENCE TO REMAIN
8. EXISTING WATER ⅝" WATER METER TO REMAIN.
9. EXISTING WATER SHUT-OFF VALVE TO REMAIN
10. EXISTING 12" CORRUGATED METAL PIPE TO REMAIN
11. EXISTING OVERHEAD POWER LINE TO BE RELOCATED AFTER CONSTRUCTION (50 LF)
12. SAWCUT AND REMOVE EXISTING CURB, GUTTER, AND PAVEMENT TO THE LIMITS SHOWN. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE (130 LF)
13. REMOVE EXISTING 6" ACP SEWERLINE (110+ LF)
14. REMOVE EXISTING 6" WATERLINE (82 LF)
15. EXISTING 6" ACP WATERLINE TO REMAIN
16. EXISTING 14" ACP WATERLINE TO REMAIN
17. EXISTING 6" ACP SEWERLINE TO REMAIN
18. EXISTING SHED TO BE REMOVED/DEMOLISHED (75 SF)

GENERAL NOTES

1. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
2. ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
3. FOR TREE REMOVALS AND TREE PROTECTION, SEE TREE REPORT/PLANS PREPARED BY OTHERS.
4. 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.
5. 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.
   - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMS: 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.

SCALE: 1" = 5'

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

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LICENSED ARCHITECT — JAMES M. DUFF — COMMISSION C-30770 — 7.31.2021 RENEWAL — STATE OF CALIFORNIA

WALSH ENGINEERING
1508 GARDEN STREET, SUITE 200-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

NOT FOR CONSTRUCTION

COASTAL DEVELOPMENT PERMIT

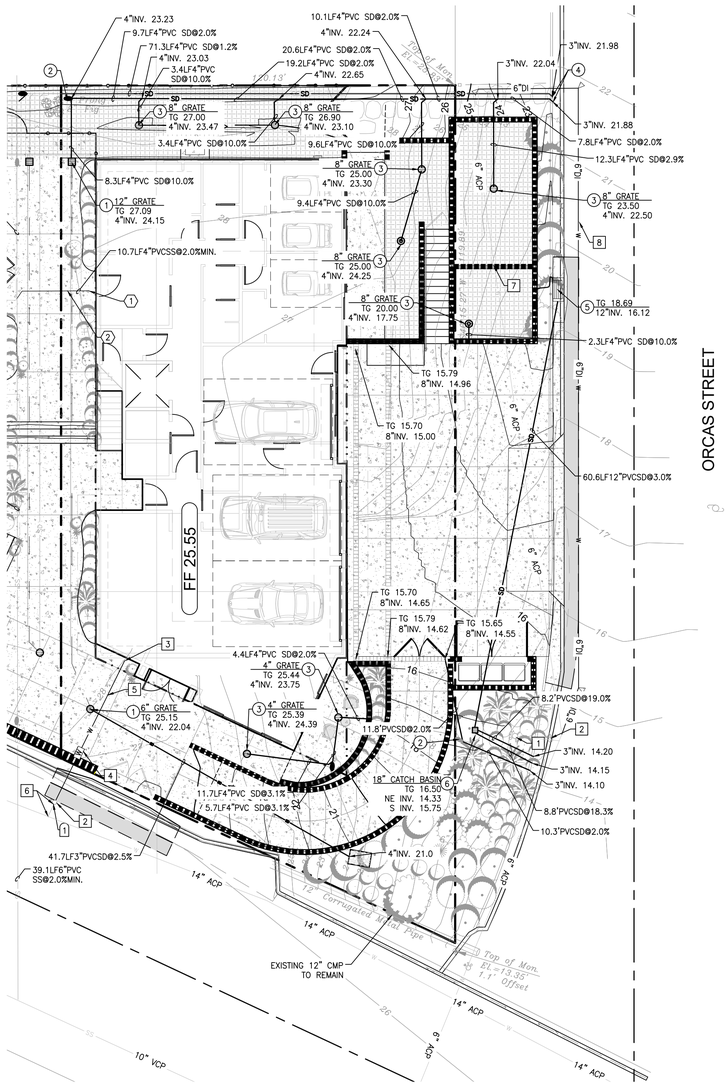
PERRY RESIDENCE

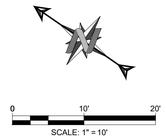
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
210827	2ND RE-SUBMITTAL - CDP

GRADING & DRAINAGE PLAN

C1.1





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

STORM KEY NOTES:

1. PROPOSED 12" AREA STORM DRAIN WITH PEDESTRIAN RATED GRATE.
2. PROPOSED STORM DRAIN CLEANOUT WITH COVER TO GRADE.
3. PROPOSED 8" AREA STORM DRAIN.
4. PROVIDE 4" TO 3" REDUCER FITTING AT BACK OF CURB TO TRANSITION TO 3" PIPE.
5. PROPOSED STORM DRAIN INLET PER CITY STANDARD C-2.
6. PROPOSED 18" CATCH BASIN.

WATER KEY NOTES

1. EXISTING FIRE HYDRANT TO REMAIN.
2. EXISTING WATER SHUT-OFF VALVE TO REMAIN.
3. PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING.
4. PROPOSED 1" METER PER CITY STANDARD W-3.
5. PROPOSED 2" WATER LINE TO PROVIDE DOMESTIC AND FIRE SERVICES. PROVIDE REDUCER FITTING ON PRIVATE SIDE OF METER TO CONVERT FROM 1"(OR EXISTING LINE) TO 2" LINE. FIRE SPRINKLER DESIGNER TO CONFIRM SIZING. NOTIFY ENGINEER OF ANY NECESSARY REVISIONS.
6. PROPOSED POINT OF CONNECTION TO EXISTING MAIN. CONNECT WITH 1" LINE PER CITY STANDARD W-3.
7. EXISTING WATER LINE TO BE RELOCATED PER KEYNOTE 8 HEREON. SEE GRADING PLAN FOR EXACT DEMOLITION.
8. RELOCATED 6" WATER LINE. SEE PROFILE SHOWN HEREON.

SANITARY SEWER KEY NOTES

1. PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
2. PROPOSED 6" SEWER LATERAL. MAINTAIN MINIMUM SLOPE OF 2.0% IN LATERAL.

CAUTIONARY KEY NOTES

1. THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY PRIOR TO ORDERING MATERIALS. CONTRACTOR TO PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.
2. MINIMUM 1' VERTICAL SEPERATION BETWEEN CROSSING OF STORM AND SEWER LINES.

UTILITY GENERAL NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
2. THE WIRE SERVICES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE BUILDING CODES AS AMENDED LOCALLY. EXCEPTIONS TO UNDERGROUNDING OF UTILITIES SHALL BE APPROVED BY BUILDING OFFICIALS.
3. FOR ON-SITE DRY UTILITY ROUTING, SEE HANDOUT PACKAGES PROVIDED BY UTILITY PURVEYORS.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
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STORM DRAIN LEGEND:

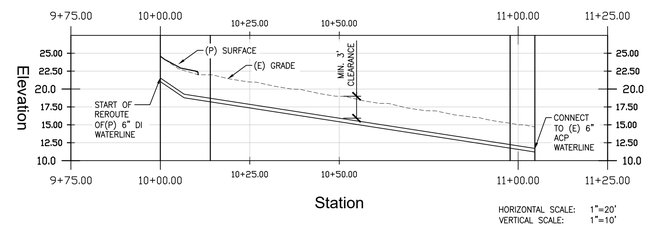
- —50LF12"SD@0.5%— STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- —75LF6"SS@2.0%— SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

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



PROPOSED WATERLINE REROUTE PROFILE

TEN OVER STUDIO, INC
539 Marsh Street,
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LICENSED ARCHITECT — STATE OF CALIFORNIA
JAMES M. OLIVER
CONSTRUCTION
C-30770
7.31.2021
RENEWAL

WALSH ENGINEERING
1530 GARDEN STREET, SUITE 200-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

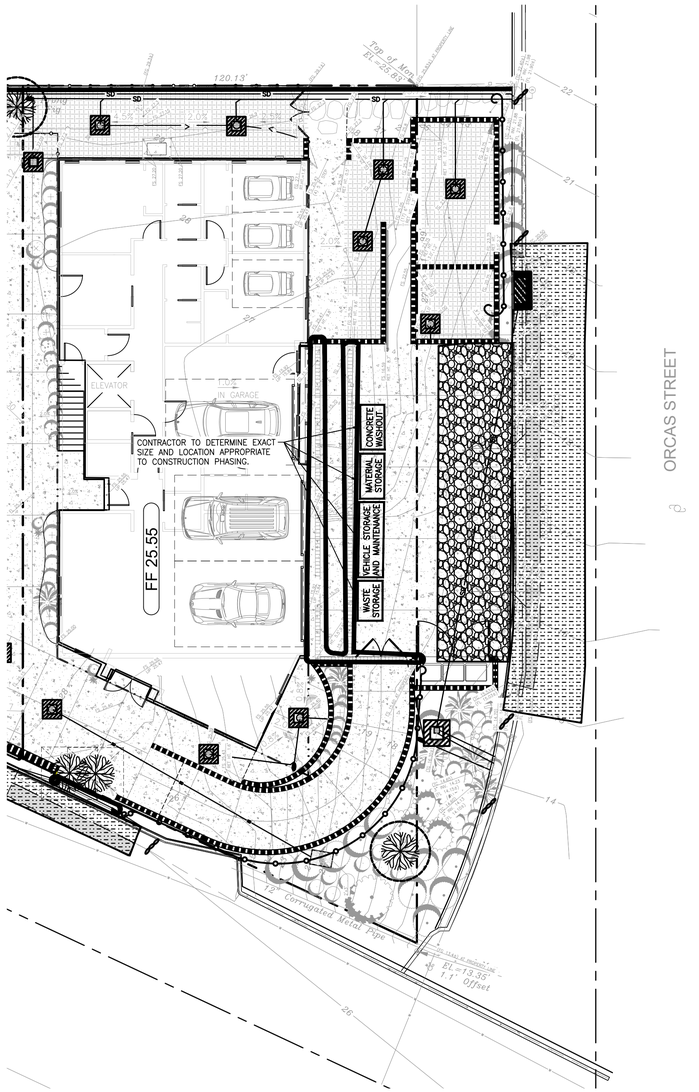
NOT FOR CONSTRUCTION

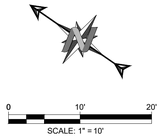
COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
210827	2ND RE-SUBMITTAL - CDP

UTILITY PLAN

C2.1





811

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

EROSION CONTROL LEGEND

- SILT FENCE SEDIMENT CONTROL PER DETAIL 1 ON SHEET EC2.0.
- FIBER ROLL SEDIMENT CONTROL PER DETAIL 2 ON SHEET EC2.0.
- CONSTRUCTION ENTRANCE TRACKING CONTROL BMP PER DETAIL 3 ON SHEET EC2.0.
- CONCRETE WASHOUT — CONCRETE WASHOUT BMP PER DETAIL 4 ON SHEET EC2.0.
- DROP INLET SEDIMENT CONTROL PER DETAIL 5 ON SHEET EC2.0.
- STREET SWEEPING AND VACUUMING PER CASQA FACT SHEET SE-7.
- GRAVEL BAG CHECK DAM PER DETAIL 6 ON SHEET EC2.0.
- CURB INLET SEDIMENT CONTROL PER DETAIL 7 ON SHEET EC2.0.

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LICENSED ARCHITECT
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EROSION & SEDIMENT CONTROL PLAN

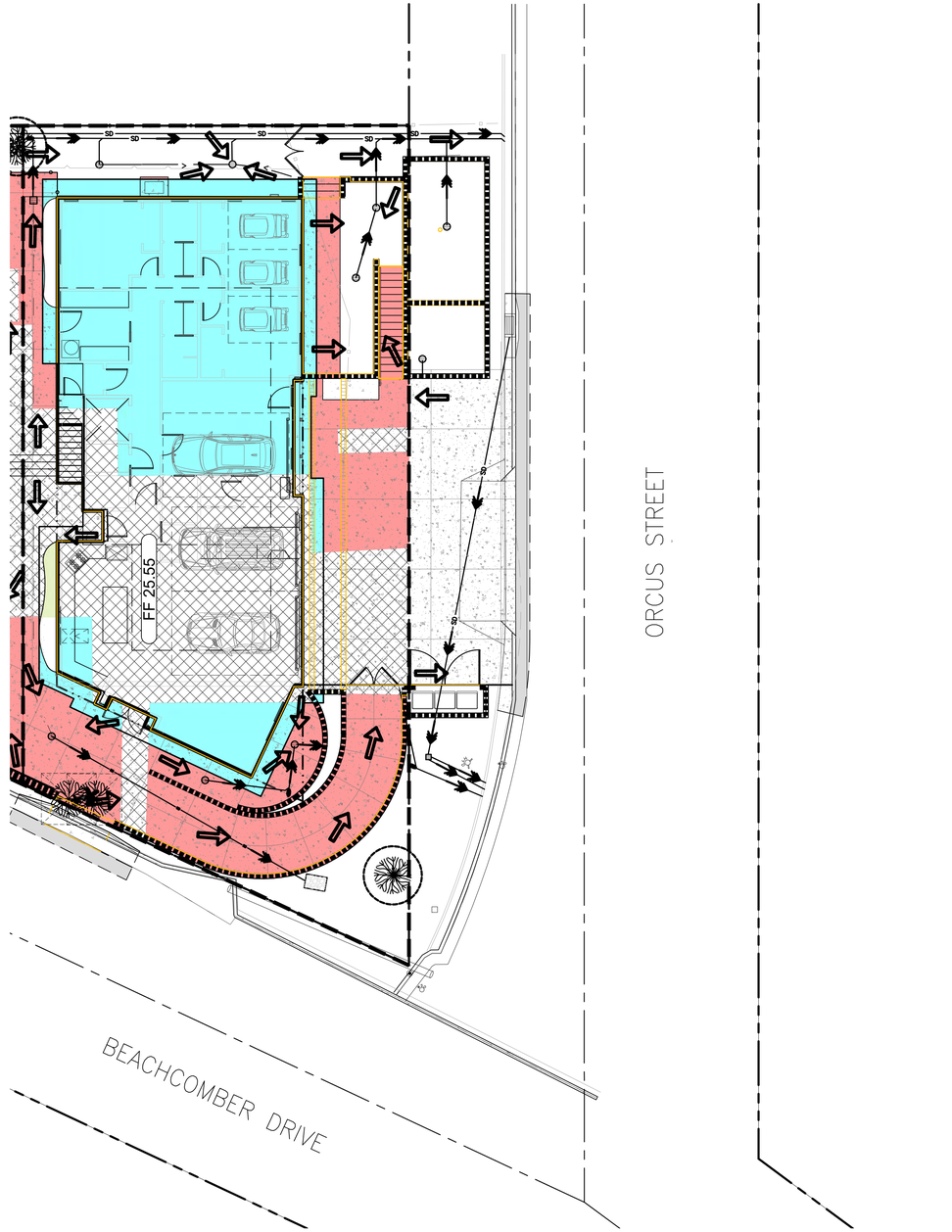
EC1.1

GENERAL LEGEND - 3202 BEACHCOMBER DRIVE

- NEW HARDSCAPE IMPERVIOUS AREA (1,327 SF)
- NEW BUILDING IMPERVIOUS AREA (1,799 SF)
- IMPERVIOUS AREA REPLACED WITH LANDSCAPE SURFACE (21 SF)
- REPLACED IMPERVIOUS AREA (1,730 SF)
- LANDSCAPE AREA TO REMAIN (1,012 SF)
- TRIBUTARY AREA
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW

SITE AREA TOTALS - SOUTH LOT

DESCRIPTION		AREA (SF)	PERCENT OF TOTAL (%)
BUILDING	FLOOR	2,567	43.59
	ROOF OVERHANG	540	9.17
PAVEMENT/HARDSCAPE		1,749	29.70
PERVIOUS/LANDSCAPE		1,033	17.54
TOTAL		5,889	



PERRY RESIDENCE

0 10' 20'
SCALE: 1" = 10'

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NO.	DATE	REVISIONS
1		
2		
3		
4		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

MARK & STEVE PERRY

PERRY RESIDENCE

3202 & 3230 BEACHCOMBER DR., MORRO BAY, CA 93422

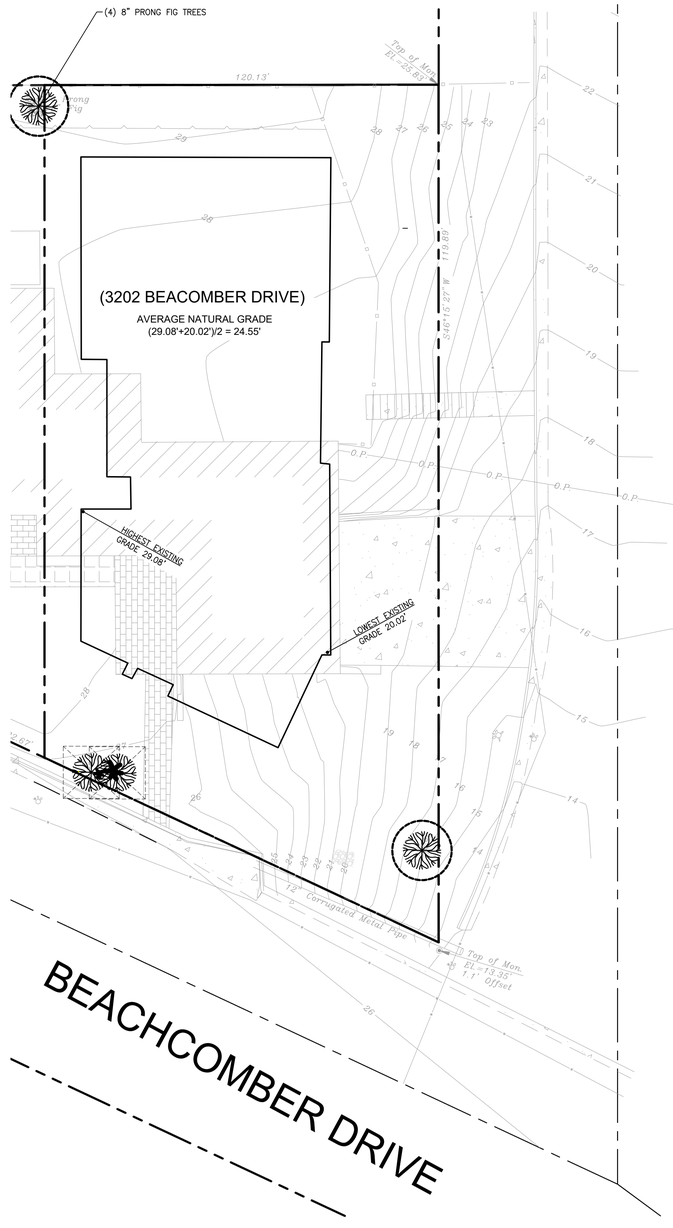
REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C 79026 CIVIL STATE OF CALIFORNIA

DESIGNED BY:	KDG
CHECKED BY:	KDG
APPROVED BY:	MRW
DATE:	12/16/21

3202 BEACHCOMBER DRIVE- HYDROLOGY EXHIBIT

SHEET 1 OF 1

saved: 12/16/2021, plotted: 12/16/2021, path: c:\projects_eng\20200310_perry residences_beachcomber mb\drawings\hydrology exhibit.dwg



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- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE (6 TOTAL)
- EXISTING TREE TO BE REMOVED (0 TOTAL)

SURVEY AND MAPPING

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

TITLE: "TOPOGRAPHICAL SURVEY"
DATED: 03/10/2010

DANNY F. HORN
566 SPRING STREET
PASO ROBLES, CA 93446
(805)239-0355

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF INITIAL SURVEY, THEREFORE EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN AND THE BOUNDARY LINES SHOWN DO NOT REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES. DETERMINATION OF THE ACTUAL PROPERTY BOUNDARIES WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). PROPERTY LINES, EASEMENTS, AND BUILDING SETBACKS SHOULD BE DETERMINED FROM AN ACTUAL BOUNDARY SURVEY. IF NOT, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION.

BENCHMARK

CITY BENCH MARK # A-121 2" BRASS DISK SET @ MAIN AND RENNEL STREETS.
ELEVATION = 44.05'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 46°15'30"E AS SHOWN BETWEEN FOUND AND ACCEPTED MONUMENTS OF RECORD ALONG THE CENTERLINE OF PANAY STREET, PER 2 MB 15 (R).

0 10' 20'
SCALE: 1" = 10'

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

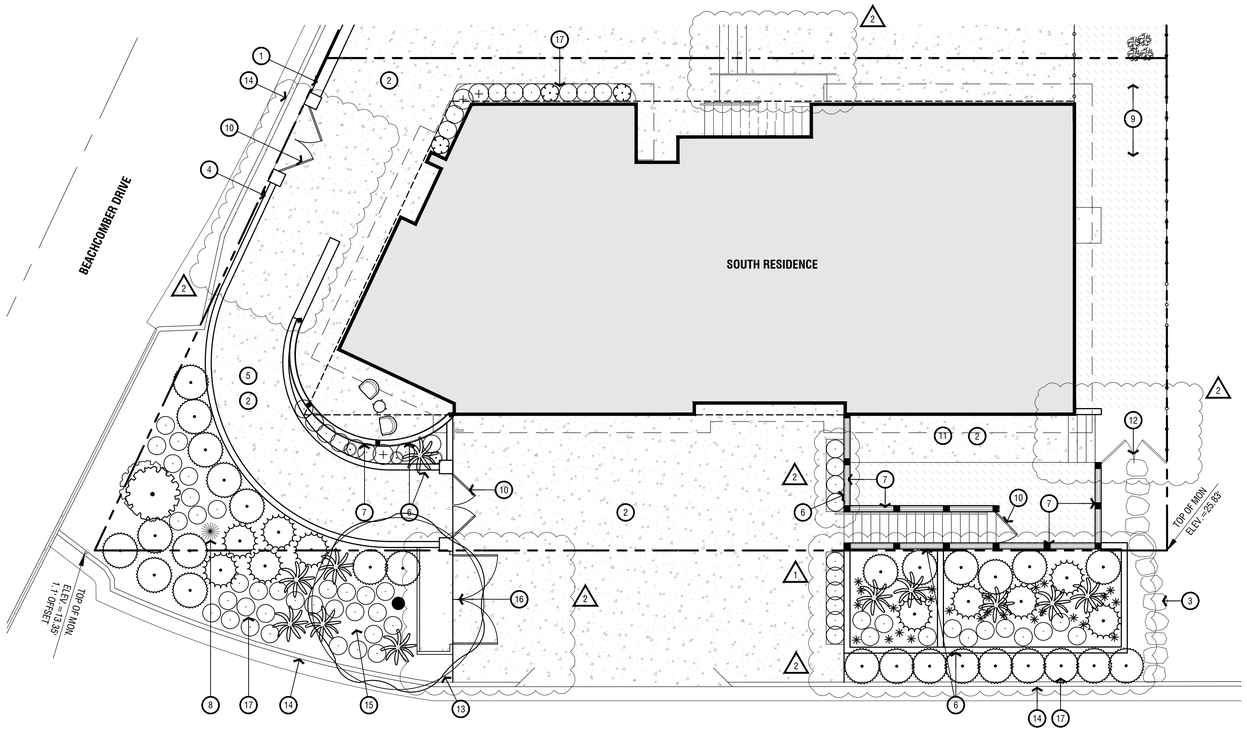
WALSH ENGINEERING
1508 GARDEN STREET, SUITE 203-204
SAN LUIS OBISPO, CA 93401
WALSHENGINEERING.NET
(805) 319-4948

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DATE	SUBMITTAL
210316	INITIAL CDP
210623	1ST RE-SUBMITTAL - CDP
210827	2ND RE-SUBMITTAL - CDP

TOPO SURVEY: HIGH AND LOW POINT OF PROPOSED BUILDINGS

1 OF 1



1 PLANTING PLAN

PLANTING PLAN LEGEND

- FOOTPRINT OF (N) BUILDING
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- CENTERLINE OF ROAD
- MOUNTABLE CURB, PER CITY OF MORRO BAY ENGINEERING STDS.
- PROPOSED WOOD FENCE AT PROPERTY LINE
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

LANDSCAPE CALCULATIONS

SOUTH HOUSE
LOT SIZE: 5,890 SF
TOTAL LANDSCAPE: 913 SF / 16%
TOTAL PERMEABLE SURFACE: 1,183 SF

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	1	Metrosideros excelsa / New Zealand Christmas Tree	15 gal	SIZE: 30' WIDE x UP TO 35' TALL WUCOLS PF: .1 - .3

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	10	Agave attenuata `AGAVWS` / Ray of Light Foxtail Agave	5 gal	SIZE: 4` TALL X 6` WIDE WUCOLS P.F.: .1-.3
	1	Ceanothus x `Wheeler Canyon` / Western Lilac	5 gal	SIZE: 4-6` TALL X 4-8` WIDE WUCOLS P.F.: .1-.3
	11	Coreopsis gigantea / Tree Coreopsis	1 gal	SIZE: 4-5` TALL & WIDE WUCOLS P.F.: .4-.6
	25	Drimia maritima / Sea Squill	Bulb	SIZE: 1-2` TALL & WIDE WUCOLS P.F.: .1-.3
	3	Lavandula stoechas / Spanish Lavender	1 gal	SIZE: 2` TALL & WIDE WUCOLS P.F.: .1-.3
	27	Muhlenbergia dubia / Pine Muhly	3 gal	SIZE: 2-3` TALL & WIDE WUCOLS P.F.: .1-.3
	71	Pennisetum spathiolatum / Rye Puffs	1 gal	SIZE: 2` TALL & WIDE WUCOLS P.F.: .4-.6
	3	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage	1 gal	SIZE: 2-3` TALL & WIDE WUCOLS P.F.: .1-.3
	3	Rosmarinus officinalis `Irene` TM / Irene Trailing Rosemary	1 gal	SIZE: 2` TALL X TRAILING WUCOLS P.F.: .1-.3

GRASS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	564 sf	Agrostis pallens / Thingrass	sod		SIZE: SPREADING WUCOLS P.F.: UNK.

PLANTING NOTES

1. PLANTING LAYOUT SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ANY SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS OF SMALLER CONTAINER SIZES MAY REQUIRE AN INCREASE IN PLANT QUANTITY AND SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MOST CURRENT VERSION OF ANSI Z60.1 STANDARDS FOR PLANT VIGOR, HEALTH AND OVERALL APPEARANCE. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR INSTALLATION. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL UPON INSPECTION WITH NO ADDITIONAL COST TO THE OWNER.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE PLANTING SPECIFICATIONS FOR PLANTING AND SOIL CONDITIONING AND IS RESPONSIBLE TO ADHERING TO THOSE SPECIFICATIONS.
5. SEE SHEET L1.1 FOR PLANTING SPECIFICATIONS AND DETAILS.
6. ALL PROPOSED LANDSCAPE AREAS TO BE DRESSED WITH A MINIMUM 3" LAYER OF LOCALLY SOURCED MINI-FUR OR PETITE WALK-ON BARK, EXCEPT FOR SPREADING GROUNDCOVER AREAS. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

KEYNOTES

1. (N) 18" HIGH SEATWALL PER DETAIL 3, SHEET L1.1
2. (N) CONCRETE PAVING
3. (N) NATURAL STEPPING STONES
4. (N) LOW LANDSCAPE WALL (18" HEIGHT)
5. (N) SLOPED PATH TO ROAD
6. (N) RETAINING WALL
7. (N) RAILING MOUNTED ON WALL
8. (E) TREE TO REMAIN, PROTECT IN PLACE
9. (N) FENCED LAWN AREA
10. (N) WROUGHT IRON GATE, PER DETAIL 1, SHEET L1.1
11. (N) FENCED PATIO
12. (N) 6' HORIZONTAL WOOD PRIVACY GATE PER DETAIL 2, SHEET L1.1
13. (N) STREET TREE
14. (N) FACE OF CURB
15. (E) FIRE HYDRANT TO REMAIN
16. (N) TRASH ENCLOSURE SCREEN AND GATES PER DETAIL 4, SHEET L 1.1
17. (N) IN GROUND LANDSCAPE PLANTER

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JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL
STATE OF CALIFORNIA

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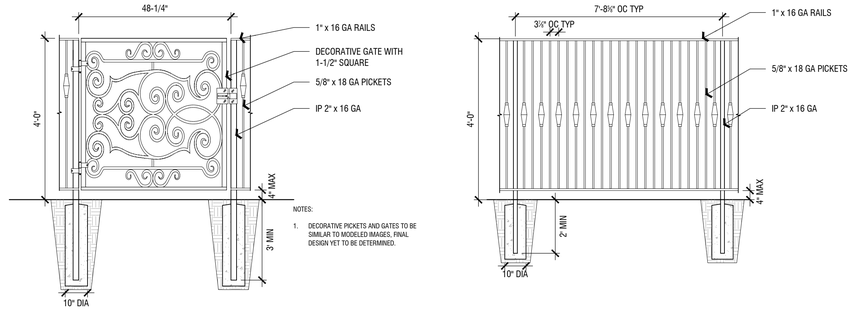
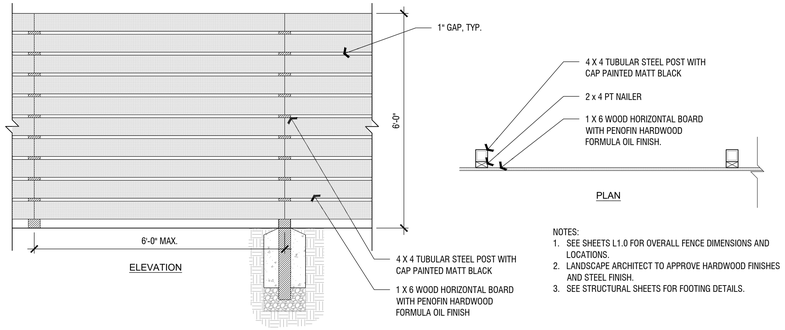
LANDSCAPE PLAN

L1.0



1 WROUGHT IRON FENCE AND GATES

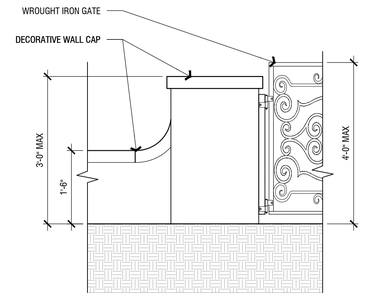
SCALE: N.T.S.



NOTES:
1. SEE SHEETS L1.0 FOR OVERALL FENCE DIMENSIONS AND LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE HARDWOOD FINISHES AND STEEL FINISH.
3. SEE STRUCTURAL SHEETS FOR FOOTING DETAILS.

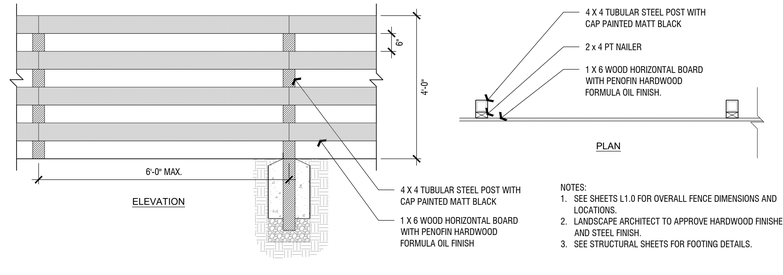
2 6'-0" HORIZONTAL WOOD PRIVACY FENCE

SCALE: 1/2" = 1'-0"



3 LANDSCAPE SEAT WALL

SCALE: N.T.S.



NOTES:
1. SEE SHEETS L1.0 FOR OVERALL FENCE DIMENSIONS AND LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE HARDWOOD FINISHES AND STEEL FINISH.
3. SEE STRUCTURAL SHEETS FOR FOOTING DETAILS.

4 4'-0" HORIZONTAL WOOD TRASH ENCLOSURE SCREEN AND GATES

50% OPEN TO LIGHT AND AIR

SCALE: 1/2" = 1'-0"

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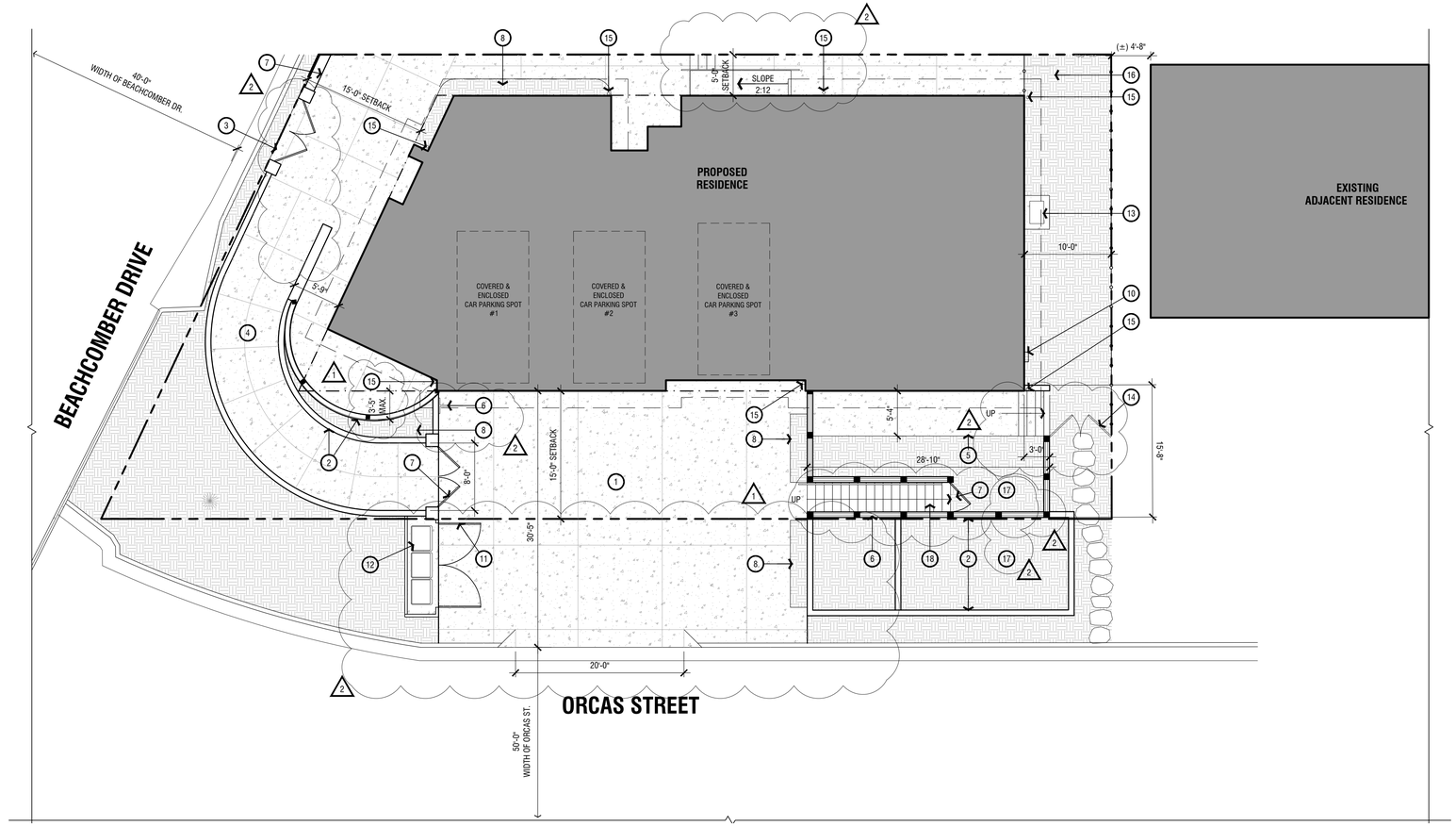
LANDSCAPE DETAILS

L1.1



1 PROPOSED SITE PLAN

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

ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- LINE OF ROOF ABOVE
- PROPOSED WOOD FENCE AROUND PERIMETER OF PROPERTY
- PROPOSED WROUGHT IRON FENCING/RAILING. REFER TO SHEET L1.1
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

ARCHITECTURAL SITE PLAN NOTES

1. PROPOSED LOT SPLIT UNDER SEPARATE PERMIT
2. REFER TO CIVIL PLANS FOR:
   - 2.1. AVERAGE NATURAL GRADE FOR EACH LOT
   - 2.2. TOPOGRAPHY AND CONTOURS
   - 2.3. ELEVATIONS AT ALL FLOOR LEVELS
   - 2.4. PERMEABLE AND IMPERMEABLE SURFACE SQUARE FOOTAGES AND PERCENTAGE CALCULATIONS
   - 2.5. ELEVATIONS AT ALL FLOOR LEVELS
3. REFER TO BUILDING CODE DATE SHEET T1.0 AND SHEET A1.2 FOR LOT COVERAGE CALCULATIONS
4. REFER TO LANDSCAPE SHEETS FOR:
   - 4.1. LANDSCAPING TO REMAIN
   - 4.2. FENCE AND GATE DETAILS

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.
   - 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 EWER 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 .

KEYNOTES

1. (N) CONCRETE DRIVEWAY AND CURB CUT PER CITY OF MORRO BAY STANDARDS, PER ZONING CH. 17.44
2. (N) TERRACE RETAINING WALL
3. (N) SEAT WALL, REFER TO CIVIL SHEETS AND LANDSCAPE DETAILS SHEET L1.1
4. (N) SLOPED PATH TO BEACHCOMBER
5. (N) CONCRETE PAD AT EXTERIOR DOOR, SLOPE AWAY FROM RESIDENCE PER SITE PLAN GENERAL NOTES ON A1.0
6. (N) OUTDOOR GOOSENECK SHOWERHEAD
7. (N) WROUGHT IRON SECURITY GATE, REFER TO SHEET L1.1
8. (N) IN GROUND LANDSCAPE PLANTER
9. NOT USED
10. PROPOSED (N) ELECTRIC METER
11. PROPOSED (N) WOOD SCREENING AND GATE AT TRASH BIN STORAGE, REFER TO 4/L1.1
12. 96 GAL. WASTE WHEELER PER CITY OF MORRO BAY GARBAGE STANDARD
13. (N) MINI SPLIT HVAC SYSTEM CONDENSING UNIT ON CONCRETE PAD
14. (N) WOOD PRIVACY FENCE/GATE. REFER TO DETAIL 2/L1.1
15. LOCATION OF DOWNSPOUT OUTLET
16. HORIZONTAL WOOD SLAT PRIVACY FENCE. PLEASE SEE LANDSCAPE DETAILS FOR MORE INFORMATION
17. LANDSCAPE TERRACE, SEE LANDSCAPE PLANS FOR MORE INFORMATION
18. OUTDOOR STAIRS TO UPPER TERRACE

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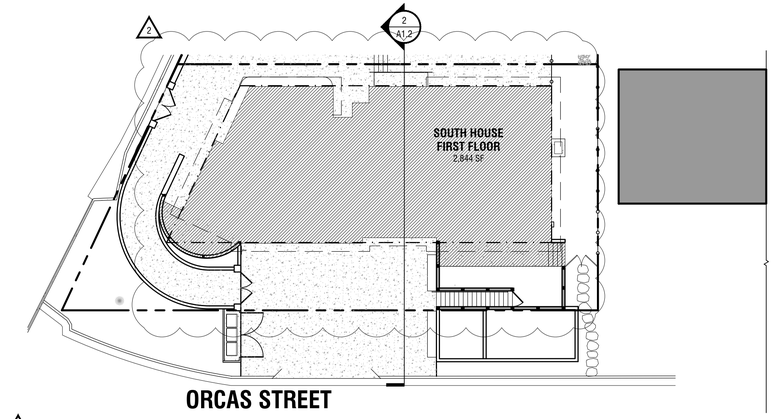
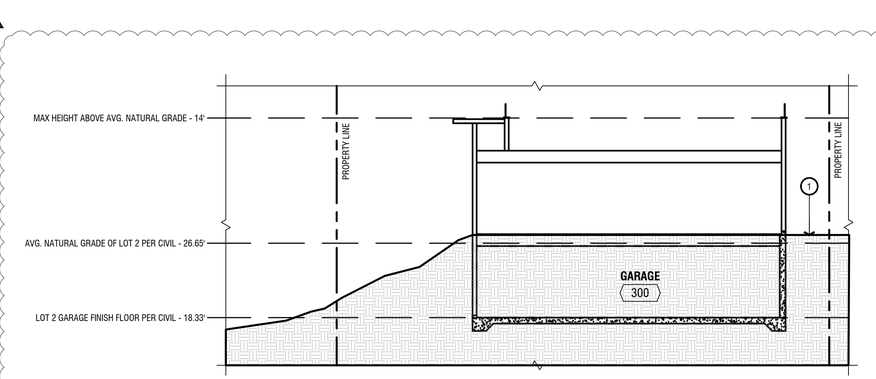
PROPOSED SITE PLAN

A1.0



3 **1 LOT COVERAGE**

SCALE: 1/16" = 1'-0"



1 **2 GARAGE SITE SECTION - 50% BELOW GRADE**

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

SHEET LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- OUTLINE OF RESIDENCE FIRST FLOOR
- (E) WOOD FENCE ON EAST OF PROPERTY
- EXTENT OF LOT COVERAGE AREA PER FLOOR, SEE LOT COVERAGE BREAKDOWN BELOW
- EXTENT OF SURFACE BELOW GRADE PER SURVEY AND CIVIL DRAWINGS

3 **LOT COVERAGE BREAKDOWN**

PER S.2A OVERLAY ZONE STANDARDS, CITY OF MORRO BAY ZONING REGULATIONS

LOT - 5,889 SF TOTAL

MAX SITE COVERAGE	*AREA*	*ALLOWABLE 50%*	*PROPOSED*
LOT COVERGE	2,844 SF.	2,844 / 5,889 =	***48%***

SITE COVERGE TO INCLUDE ALL EXTERIOR PATIOS AND LANDINGS ELEVATED ABOVE NATURAL GRADE LEVEL. SEE 1/A1.1 FOR EXTENT OF AREA COVERED IN CALCULATION.

KEYNOTES

1. SITE GRADE PER SURVEY AND CIVIL

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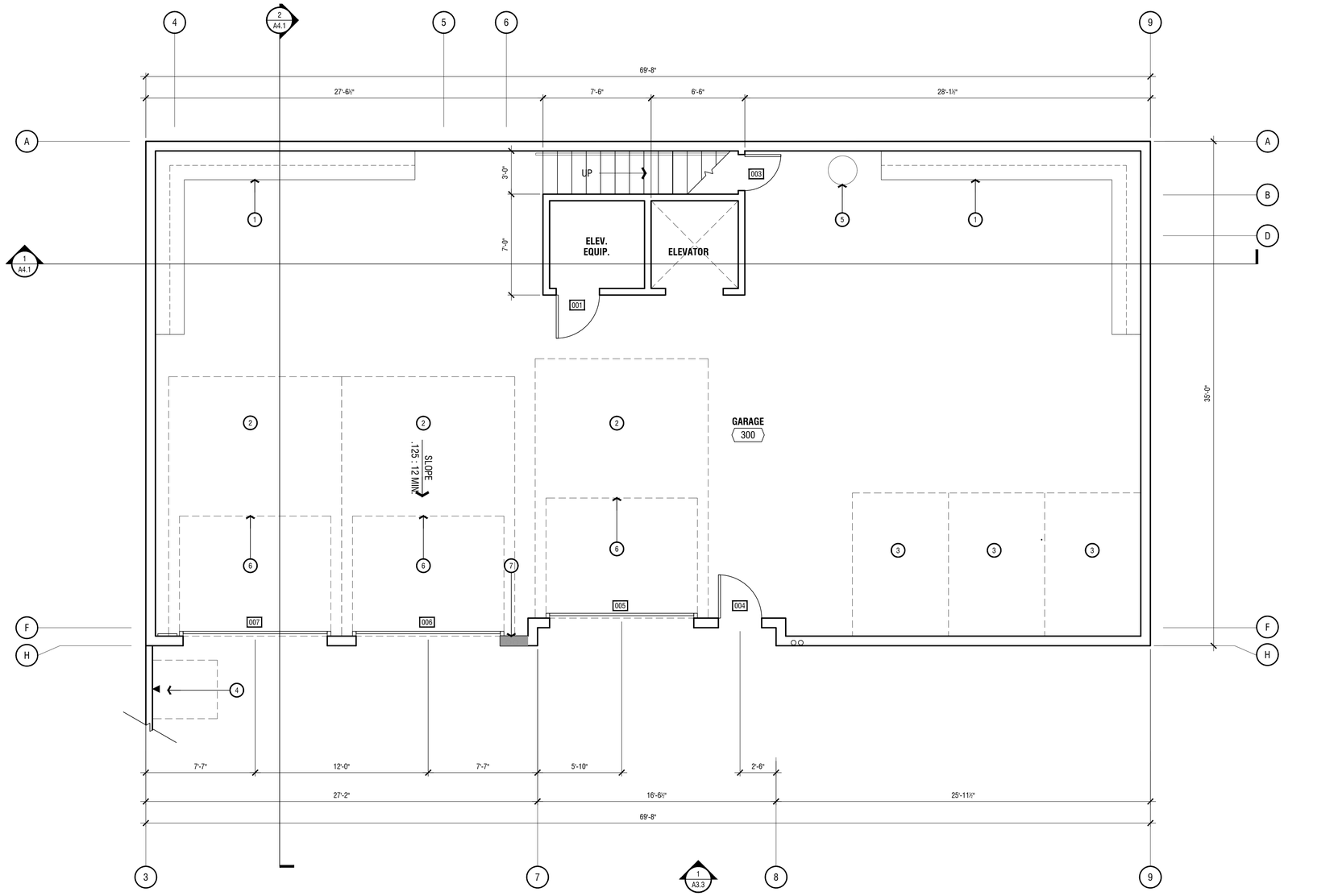
LOT COVERAGE DIAGRAMS

A1.1



1 GARAGE FLOOR PLAN

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

FLOOR PLAN LEGEND

X	WINDOW TAG, REFER TO A7.0
XXX	DOOR TAG, REFER TO A7.0

KEYNOTES

1. WORK BENCH AND SHELVEING
2. 12' x 18' CAR PARKING SPACE
3. 6' x 8' GOLF CART PARKING SPACE
4. OUTDOOR SHOWER
5. TANK STYLE WATER HEATER, CONTRACTOR INSTALLED
6. ROLL UP GARAGE DOOR, OWNER SELECTED AND CONTRACTOR INSTALLED
7. PROPOSED LOCATION OF IN WALL DOWNSPOUT FROM ROOF DECK

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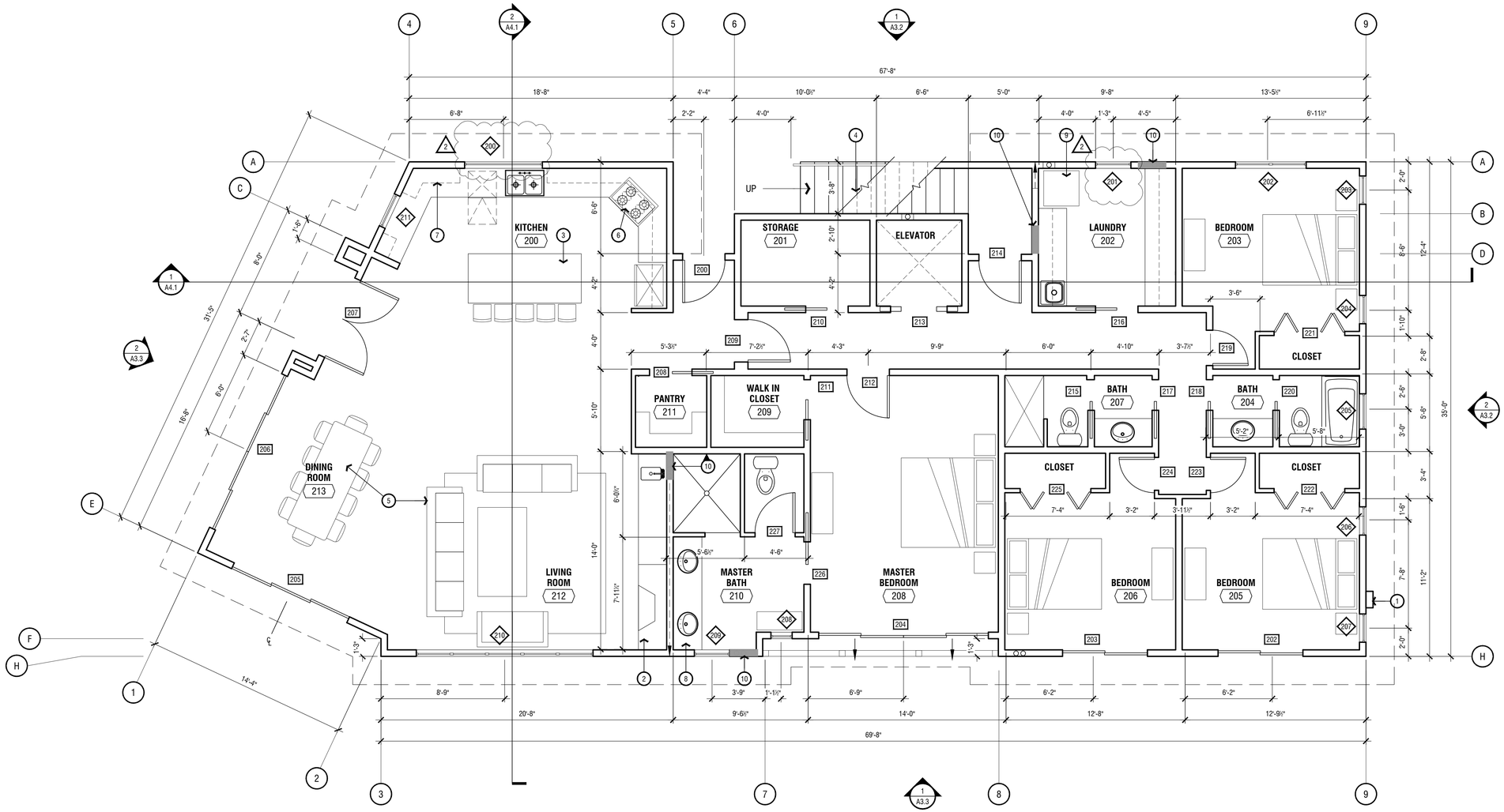
GARAGE
FLOOR PLAN

A2.0



1 UPPER LEVEL FLOOR PLAN

FLOOR PLAN LEGEND

- X — WINDOW TAG, REFER TO A7.0
- XXX — DOOR TAG, REFER TO A7.0
- EXTERIOR WALL, SEE W1 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2X6 WALL, SEE W2 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2X WALL, SEE W3 IN WALL SCHEDULE ON THIS SHEET

WALL ASSEMBLY SCHEDULE

TYPE	DESCRIPTION (FROM LEFT TO RIGHT OF ASSEMBLY)	DETAIL GRAPHIC
W1	EXTERIOR WALL FINISH - REFER TO EXTERIOR ELEVATIONS ON A3.0 COR-A-VENT SV-3 RAINSCREEN SIDING VENT INSTALLED HORIZONTALLY (1) LAYER MENTO EXTERIOR WATER RESISTANT MEMBRANE. TAPE AT ALL JOINTS. 1.5" EXTERIOR RIGID INSULATION (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL 2X6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8" GYP BOARD	EXT. INT.
W2	(1) LAYER 5/8" GYP BOARD 2X6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8" GYP BOARD	INT. INT.
W3	(1) LAYER 5/8" GYP BOARD 2X4 WOOD STUDS PER STRUCTURAL (1) LAYER 5/8" GYP BOARD NOTE: INSULATE ALL WALLS AT BATHROOMS	INT. INT.

KEYNOTES

1. ELECTRICAL PANEL,PLEASE SEE ELECTRICAL SHEETS FOR MORE INFORMATION
2. FIREPLACE
3. KITCHEN ISLAND, COUNTERTOP TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
4. ELECTRIC POWERED CHAIR LIFT, INSTALL PER MANUFACTURERS SPECIFICATIONS
5. FURNITURE TO BE OWNER SELECTED
6. KITCHEN APPLIANCES TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
7. CASEWORK, CABINETRY, AND COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
8. BATHROOM COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
9. STACKED WASHER AND DRYER, OWNER SELECTED AND CONTRACTOR INSTALLED
10. PROPOSED LOCATION OF IN WALL DOWNSPOUT FROM ROOF DECK

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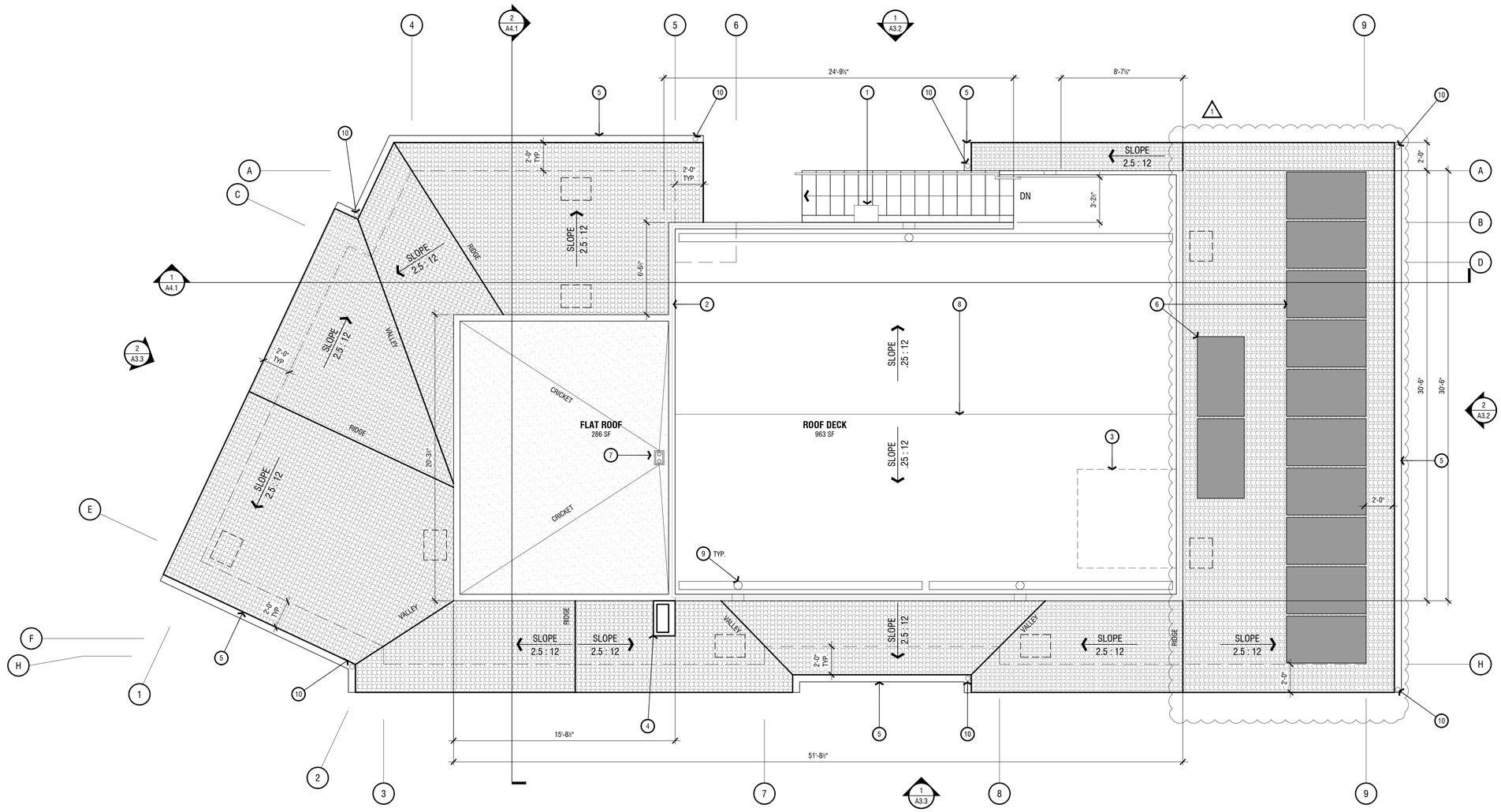
FIRST FLOOR PLAN

A2.1



1 ROOF PLAN

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

ROOF PLAN LEGEND

EXTENT OF BUILDING BELOW

TILE ROOFING

KEYNOTES

1. ELECTRIC POWERED CHAIR LIFT
2. WALL WITH GLASS GUARDRAIL. MIN. 42" TALL
3. PROPOSED HOT TUB BY OTHERS, EXACT LOCATION ON EAST WALL OF ROOF DECK TO BE DETERMINED
4. CHIMNEY
5. HALF ROUND GUTTER, TYP.
6. PROPOSED LOCATION OF APPROXIMATE 12 SOLAR PANEL ARRAY
7. ROOF DRAIN AND OVERFLOW DRAIN AT FLAT ROOF. MIN. 3" DRAIN PIPE AND 3" OVERFLOW REQUIRED BY IPC
8. HIGH POINT OF DECK
9. TRENCH DRAIN AND OVERFLOW DRAIN AT ROOF DECK. MIN. 3" DRAIN PIPE AND 3" OVERFLOW REQUIRED BY IPC.
10. SURFACE MOUNTED DOWNSPOUT

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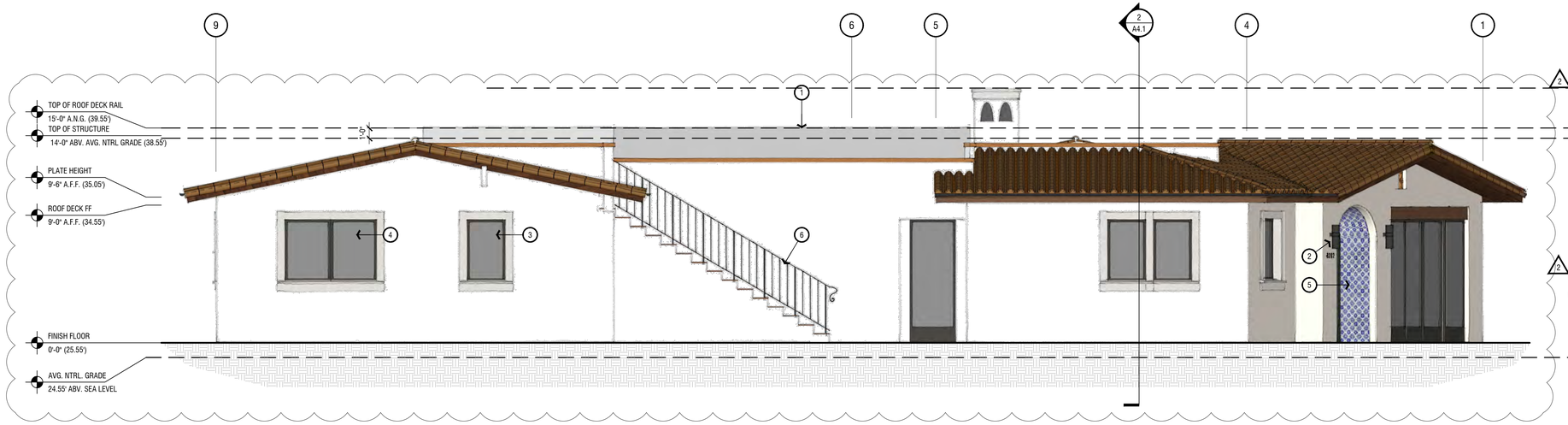
ROOF PLAN

A2.4

EXTERIOR ELEVATIONS LEGEND

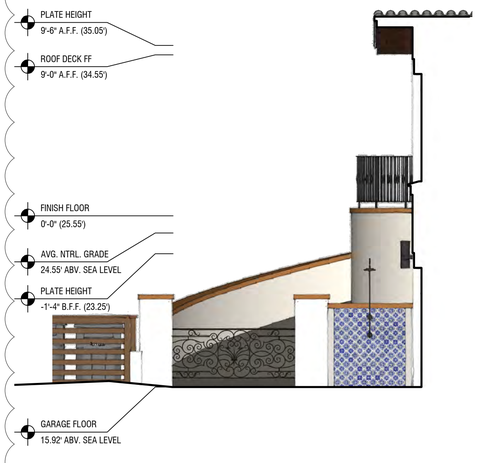
TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION

SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION



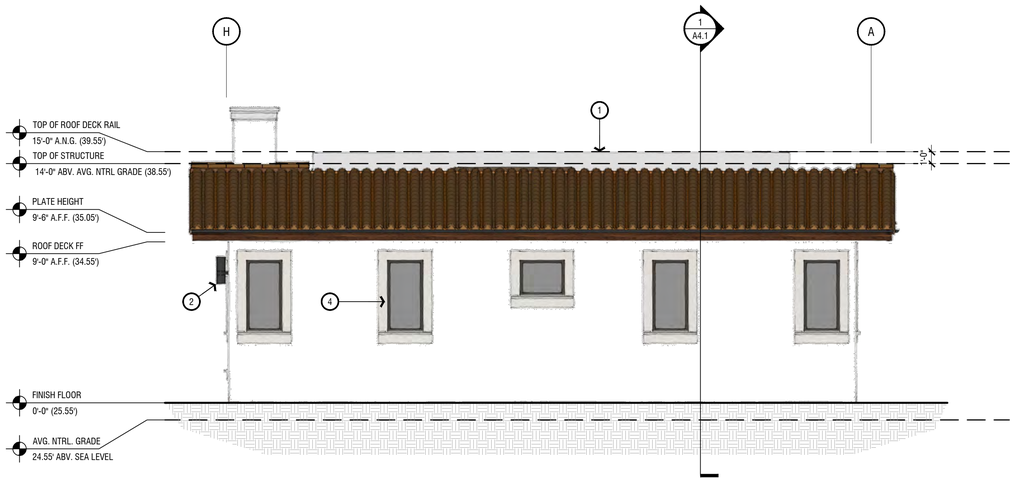
1 NORTH

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



2 EAST

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



3 EAST

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

ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL (N) STRUCTURES SHALL SHALL BE 2.5:12, REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

KEYNOTES

1. 1'-0" REQUESTED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
2. EXTERIOR WALL MOUNTED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW , REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE
6. DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.2 FOR PRECEDENT IMAGE

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LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT

PERRY RESIDENCE

3202 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY: NM
CHK'D BY: JB

	DATE	SUBMITTAL
	210316	INITIAL CDP
1	210623	1ST RE-SUBMITTAL - CDP
2	211124	2ND RE-SUBMITTAL - CDP
3	211217	3RD RE-SUBMITTAL - CDP

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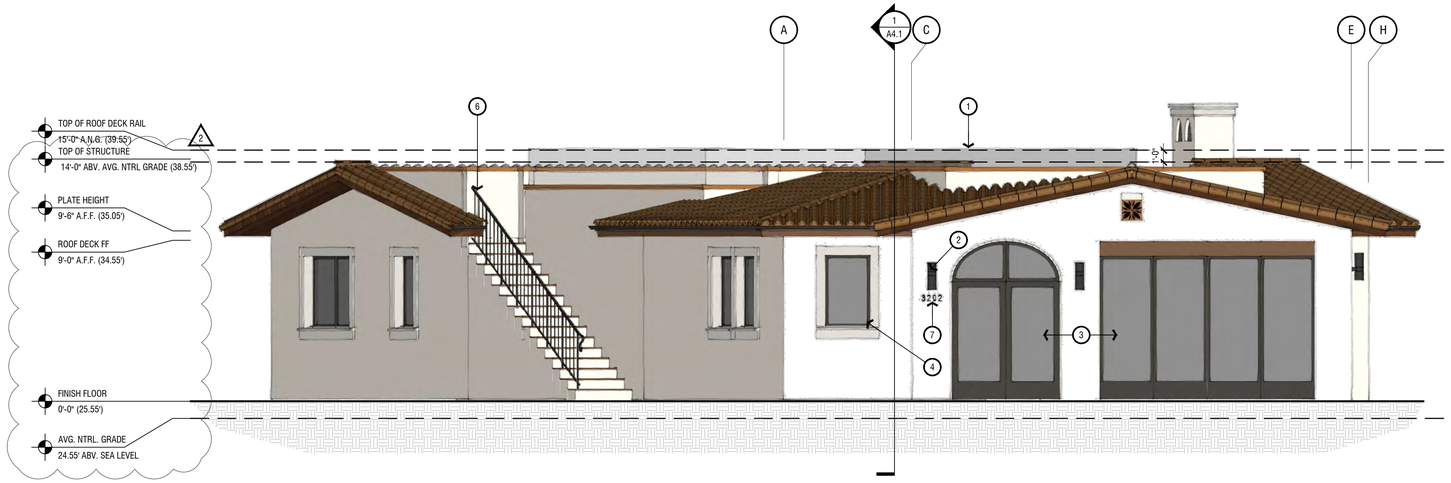
EXTERIOR ELEVATIONS

A3.0

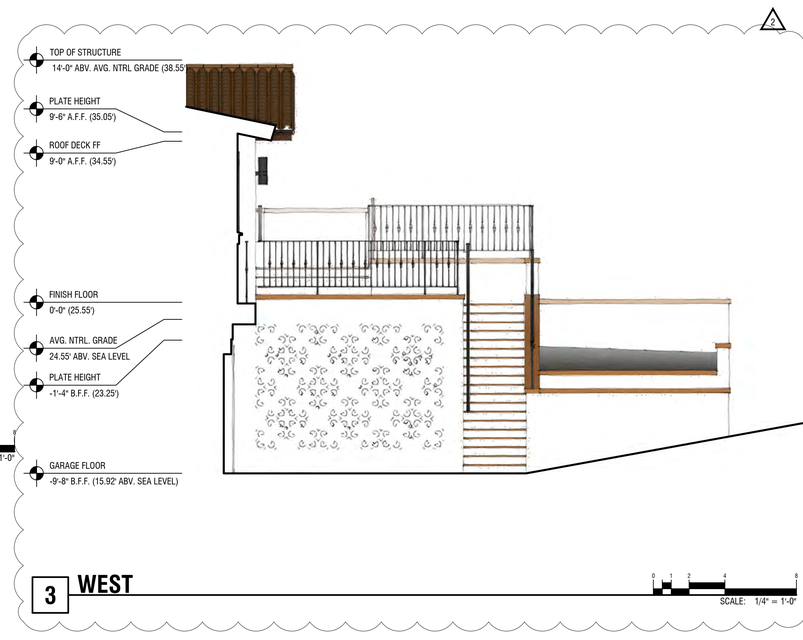
1 SOUTH

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



2 WEST

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



3 WEST

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

EXTERIOR ELEVATIONS LEGEND

TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION

SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION

ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL (N) STRUCTURES SHALL SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
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3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW , REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. NOT USED
6. DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.2 FOR PRECEDENT IMAGE
7. ADDRESS NUMBERS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS 4" HIGH WITH ½" STROKES IN CONTRASTING COLOR FROM BACKGROUND

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EXTERIOR ELEVATIONS

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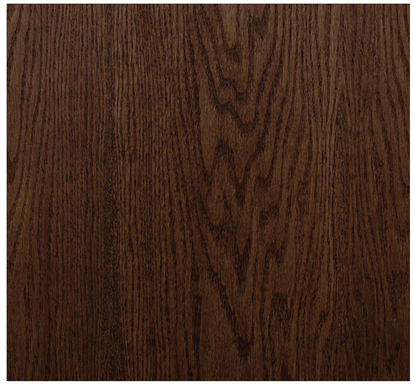
A3.1

SMOOTH STUCCO FINISH AT RESIDENCE
& SITE WALLS (SW7001 MARSHMALLOW)

COLORED CONCRETE
(MATCH COLOR OF FLAGSTONE PAVING)

SPANISH TILE ROOF
MIXED RED & ORANGE COLOR



WOOD HEADERS, RAFTER TAILS & DECK
CEILING FINISH (DARK WALNUT STAIN)

2'X2' FLAGSTONE PAVING

WROUGHT IRON RAILING & GUARDRAILS

SHIELDED METAL DOWN LIGHT FIXTURES

METAL DOOR & WINDOW FRAME

PERMEABLE EURO COBBLE DRIVEWAY
SANDSTONE

TILE ACCENTS

HORIZONTAL WOOD FENCING
COLOR TO MATCH THE DARK WALNUT STAIN OF THE WOOD FEATURES OF THE RESIDENCES

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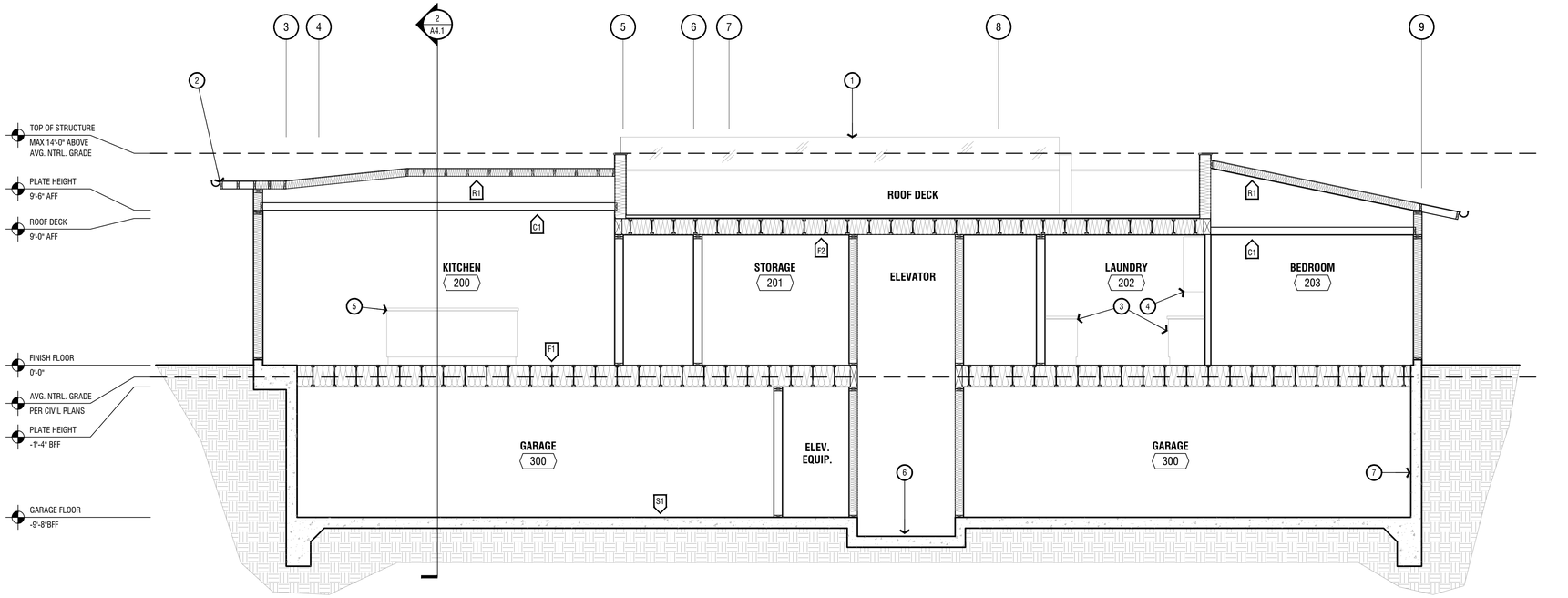
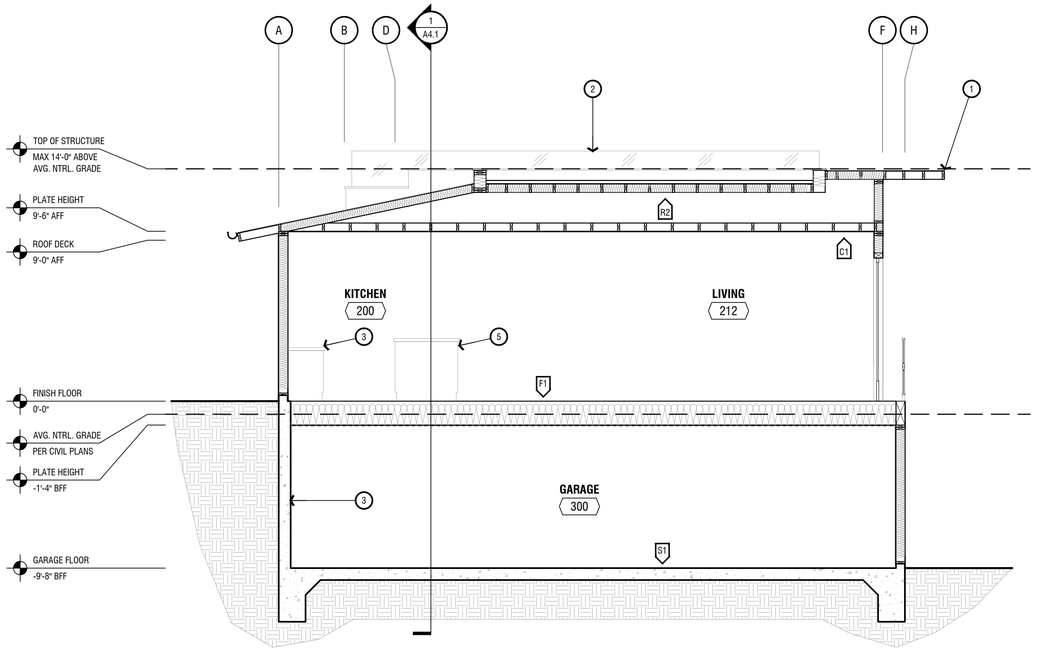
MATERIAL BOARD

A3.2



1 BUILDING SECTION

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



2 BUILDING SECTION

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

SHEET LEGEND

00 ASSEMBLY TAG, SEE ASSEMBLY SCHEDULES ON THIS SHEET

ROOF / CEILING ASSEMBLY SCHEDULE

TYPE	DESCRIPTION (TOP TO BOTTOM OF ASSEMBLY)	DETAIL GRAPHIC
R1	NON VENTED ROOF ASSEMBLY TILE ROOF (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL (1) LAYER MENTO EXTERIOR WATER RESISTANT MEMBRANE TAPE AT ALL JOINTS ROOF FRAMING PER STRUCTURAL R-XX SPRAY FOAM INSULATION R-XX ROCK WOOL BATT INSULATION PER TITLE 24	
R2	FLAT ROOF MIN. CLASS "C" T.P.O OR ROLL OUT WELDABLE VINYL ROOFING (1) LAYER MENTO EXTERIOR WATER RESISTANT MEMBRANE TAPE AT ALL JOINTS (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL ROOF FRAMING PER STRUCTURAL R-XX SPRAY FOAM INSULATION R-XX ROCK WOOL BATT INSULATION PER TITLE 24 (1) LAYER FINISH PER FINISH SCHEDULE ON A7.X	
C1	FLAT CEILING (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL FRAMING PER STRUCTURAL (1) LAYER FINISH PER FINISH SCHEDULE ON A7.X	

FLOOR / SLAB ASSEMBLY SCHEDULE

TYPE	DESCRIPTION (TOP TO BOTTOM OF ASSEMBLY)	DETAIL GRAPHIC
S1	SLAB ON GRADE FLOOR FINISH - OWNER SELECT, CONTRACTOR INSTALL SLAB ON GRADE PER STRUCTURAL REFER TO SOILS REPORT FOR RECOMMENDATIONS	
F1	FLOOR @ GARAGE AND LOT 2 1ST FLOOR (1) LAYER FINISH PER FINISH SCHEDULE SHEATHING PER STRUCTURAL FLOOR FRAMING PER STRUCTURAL R-XX ROCK WOOL BATT INSULATION PER TITLE 24 (1) LAYER 5/8" GYP. BOARD	
F2	ROOF DECK DEX O TEX TOPPING WATERPROOF MEMBRANE 2X SLEEPERS, SLOPE TO DRAIN SHEATHING PER STRUCTURAL ROOF DECK FRAMING PER STRUCTURALR-XX ROCK WOOL BATT INSULATION PER TITLE 24 (1) LAYER 5/8" GYP. BOARD	

KEYNOTES

1. GLASS WINDBREAK AT THE ROOF DECK
2. RAFTER TAIL AT ROOF, REFER TO STRUCTURAL FOR MORE INFORMATION
3. 36" H X 24" D BASE CABINET AND COUNTERTOP, OWNER TO SELECT FINISH AND COLOR, CONTRACTOR TO INSTALL
4. 12" D UPPER CABINETS, OWNER TO SELECT FINISH AND COLOR, CONTRACTOR TO INSTALL
5. KITCHEN ISLAND AND COUNTERTOP, OWNER TO SELECT FINISH AND COLOR, CONTRACTOR TO INSTALL
6. ELEVATOR PIT PER ,MANUFACTURER SPECIFICATION
7. RETAINING WALL AT GARAGE LEVEL, REFER TO STRUCTURAL AND CIVIL PLANS FOR MORE INFORMATION

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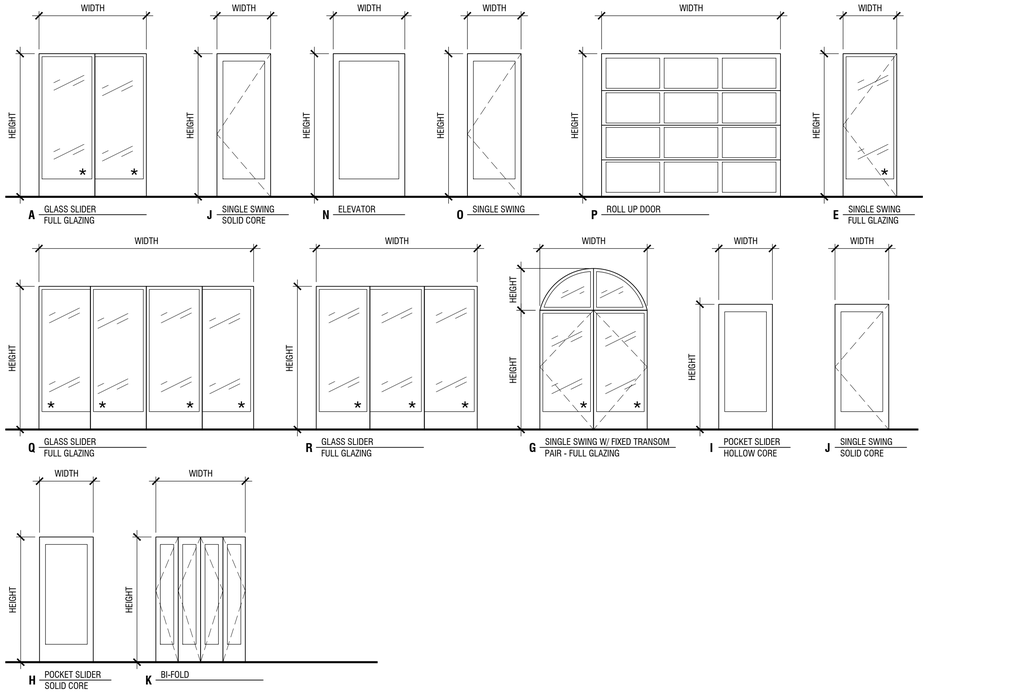
BUILDING SECTIONS

A4.0

DOOR SCHEDULE

OPENING	OPENING SIZE		DOOR			FRAME		NOTES
TAG	WIDTH	HEIGHT	TYPE	MAT	FIN	MAT	FIN	
001	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
002	4'-0"	7'-0"	N	MTL	FF	MTL	FF	INSTALL PER MANUFACTURER SPECIFICATION
003	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
004	3'-0"	7'-0"	O	WD	PTD	WD	PTD	
005	10'-0"	7'-0"	P	MTL	FF	MTL	FF	
006	10'-0"	7'-0"	P	MTL	FF	MTL	FF	
007	10'-0"	7'-0"	P	MTL	FF	MTL	FF	
200	3'-0"	8'-0"	E	WD	PTD	WD	PTD	
201	-	-	-	-	-	-	-	NOT USED
202	6'-0"	8'-0"	A	WD	PTD	WD	PTD	FULL GLAZING WITH TEMPERED GLASS
203	6'-0"	8'-0"	A	WD	PTD	WD	PTD	FULL GLAZING WITH TEMPERED GLASS
204	12'-0"	8'-0"	Q	WD	PTD	WD	PTD	FULL GLAZING WITH TEMPERED GLASS
205	9'-0"	8'-0"	R	WD	PTD	WD	PTD	FULL GLAZING WITH TEMPERED GLASS
206	12'-0"	8'-0"	Q	WD	PTD	WD	PTD	FULL GLAZING WITH TEMPERED GLASS
207	3'-0"	9'-0"	G	WD	PTD	WD	PTD	ENTRY DOOR, FULL GLAZING WITH TEMPERED GLASS
208	3'-0"	7'-0"	I	WD	PTD	WD	PTD	
209	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
210	3'-0"	7'-0"	I	WD	PTD	WD	PTD	
211	3'-0"	7'-0"	I	WD	PTD	WD	PTD	
212	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
213	4'-0"	7'-0"	O	MTL	FF	MTL	FF	INSTALL PER MANUFACTURER SPECIFICATION
214	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
215	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
216	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
217	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
218	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
219	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
220	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
221	5'-0"	7'-0"	K	WD	PTD	WD	PTD	CLOSET
222	5'-0"	7'-0"	K	WD	PTD	WD	PTD	CLOSET
223	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
224	3'-0"	7'-0"	J	WD	PTD	WD	PTD	
225	5'-0"	7'-0"	K	WD	PTD	WD	PTD	CLOSET
226	3'-0"	7'-0"	H	WD	PTD	WD	PTD	
227	3'-0"	7'-0"	J	WD	PTD	WD	PTD	

DOOR ABBREVIATIONS: FF = FACTORY FINISH PTD = PAINTED WD = WOOD MTL = METAL



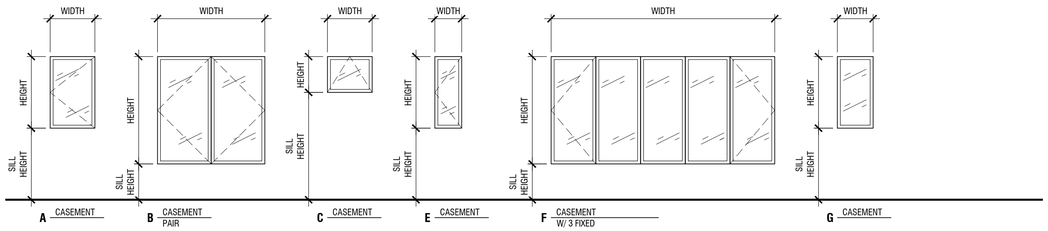
1 DOOR ELEVATIONS

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

X WINDOW SCHEDULE

OPENING	OPENING SIZE		WINDOW		FRAME		NOTES
TAG	WIDTH	HEIGHT	TYPE	SILL HEIGHT	MAT	FIN	
200	2'-6"	4'-0"	A	4'-0"	WD	PTD	
201	2'-6"	4'-0"	A	4'-0"	WD	PTD	
202	6'-0"	6'-0"	B	2'-0"	WD	PTD	
203	2'-0"	4'-0"	G	4'-0"	WD	PTD	
204	2'-0"	4'-0"	G	4'-0"	WD	PTD	
205	2'-6"	2'-0"	C	6'-0"	WD	PTD	
206	2'-0"	4'-0"	G	4'-0"	WD	PTD	
207	2'-0"	4'-0"	G	4'-0"	WD	PTD	
208	1'-6"	4'-0"	E	4'-0"	WD	PTD	
209	2'-6"	4'-0"	A	4'-0"	WD	PTD	
210	12'-6"	6'-0"	F	2'-0"	WD	PTD	
211	2'-6"	4'-0"	A	4'-0"	WD	PTD	

WINDOW ABBREVIATIONS: FF = FACTORY FINISH PTD = PAINTED WD = WOOD MTL = METAL



2 WINDOW ELEVATIONS

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

DOOR & WINDOW NOTES

1. ALL WINDOWS AND DOORS SHALL BE IN COMPLIANCE WITH 2013 CEC SECTION 110.6.
2. ALL WINDOWS SHALL BE CLEAR GLAZED, UNO, HAVE A LABEL LISTING THE CERTIFIED U-FACTOR, CERTIFIED SOLAR HEAT GAIN COEFFICIENT (SHGC), AND INFILTRATION THAT MEETS THE REQUIREMENTS OF CEC SECTION 110.6. REFER TO TITLE 24 FOR ADDITIONAL GLAZING REQUIREMENTS.
3. ALL EXTERIOR WINDOWS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL LIMIT AIR LEAKAGE AND ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
4. EXTERIOR WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF 2013 CBC SECTION 2406, OR BE CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 10 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
5. IF WINDOWS ARE THE ONLY MEANS OF PROVIDING NATURAL VENTILATION TO THE HABITABLE SPACE, THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED UNLESS THE ROOM MEETS EXCEPTIONS NOTED IN CBC SECTION 1203.4.1 OR CRC SECTION R303.1.
6. SITE BUILT WINDOWS SHALL COMPLY WITH CBC SECTION 2404.
7. ALL GLAZING IN EXTERIOR DOORS SHALL BE DUAL GLAZED AND TEMPERED, UNO. ALL GLAZING IN INTERIOR DOORS SHALL BE SINGLE GLAZED AND TEMPERED.
8. PROVIDE A LEVEL LANDING ON EACH SIDE OF ALL DOORS COMPLIANT WITH CBC 1008.1.5 & 1008.1.6. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY PER CBC SECTION 1008.1.7.
9. ALL DOORS SHALL HAVE KEYED ENTRY ACCESS. ALL EGRESS DOORS SHALL BE EQUIPPED WITH DEAD BOLT KEY OPERATED FROM THE OUTSIDE AND MANUALLY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1008.1.9.
10. ALL HAND-ACTIVATED DOOR OPENING HARDWARE MEETS THE FOLLOWING REQUIREMENTS PER CBC SECTION 1008.1.9.1:
    - 10.1. LATCHING , OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
    - 10.2. IS TO BE TO BE CENTERED BETWEEN 34" AND 48" ABOVE THE FLOOR PER CBC SECTION 1008.1.9.2.
11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS WHEN APPROVED BY THE FIRE MARSHALL PER CBC SECTION 1008.1.3.
12. THE SIGNAGE REQUIREMENTS OF CBC SECTIONS 1007.9 & 1007.10 SHALL BE SATISFIED.
13. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE PER CBC SECTION 11B-703.1.
14. THE LOWER 10" OF ALL DOORS COMPLY WITH CBC SECTION 11B-404.2.10, AS FOLLOWS:
    - 14.1. TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
    - 14.2. NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.
15. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 11B-309.
16. THE HIGHEST AND LOWEST OPERABLE PARTS OF THE CONTROLS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THEN 15". ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR PER CBC SECTION 11B-308.
17. DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO 12 DEGREES FROM THE LATCH PER CBC SECTION 11B-404.2.8.
18. EGRESS WINDOW - MIN 20" WIDE AND 24" HIGH WITH A MIN, 5.7 SF CLEAR OPENING

SAFETY GLAZING NOTES

SAFETY GLAZING SHALL BE IN THE FOLLOWING LOCATIONS:

1. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
2. GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
3. GLAZING IN SWINGING AND SLIDING DOORS.
4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

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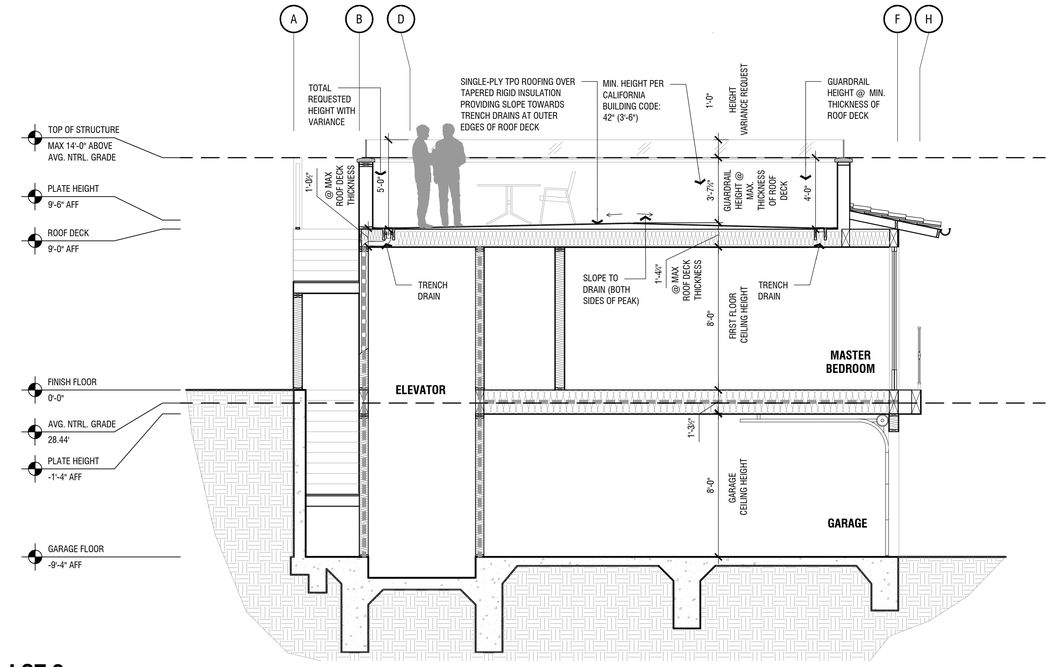
SCHEDULES

A7.0



2 LOT 2 SOUTH RESIDENCE

3202 BEACHCOMBER DRIVE

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

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2	210623	1ST RE-SUBMITTAL - CDP
3	211124	2ND RE-SUBMITTAL - CDP
4	211217	3RD RE-SUBMITTAL - CDP
5	220307	4TH RE-SUBMITTAL - CDP
6	220425	5TH RE-SUBMITTAL - CDP

3202-SOUTH HOUSE
HEIGHT DIAGRAM
EXHIBIT A

Architectural Evaluation of 3202 Beachcomber Drive (APN 065-106-032), Morro Bay, San Luis Obispo County, California

AUGUST 2020

PREPARED FOR

Mark Perry

PREPARED BY

SWCA Environmental Consultants

ARCHITECTURAL EVALUATION OF 3202 BEACHCOMBER DRIVE (APN 065-106-032), MORRO BAY, SAN LUIS OBISPO COUNTY, CALIFORNIA

Prepared for

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SWCA Project No. 62085

August 2020

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PROJECT DESCRIPTION

This architectural evaluation was prepared to assist the property owner and the City of Morro Bay (City) in meeting pertinent regulatory responsibilities in connection with the proposed redevelopment of 3202 Beachcomber Drive (Assessor's Parcel Number [APN] 065-106-032) in the city of Morro Bay, San Luis Obispo County, California (Figure 1). The parcel is currently occupied by a residence built in 1954 (Figure 2). Because a historic-period built environment resource (defined as a resource 50 years of age or older) is present on the parcel, it requires evaluation for potential significance and to determine whether it meets the criteria for listing in the California Register of Historical Resources (CRHR), or whether it otherwise constitutes a historical resource for the purposes of the California Environmental Quality Act (CEQA).

METHODOLOGY

Preliminary research consisted of reviewing standard secondary sources, including general San Luis Obispo County histories (Angel 1994; Morrison and Hayden 2002) and local Morro Bay histories (Gates and Bailey 1982; Moses 2001; Castle and Ream 2006). Next, an appropriate historical context was identified. While such aspects as the physical condition, style, materials, and workmanship of architectural resources can be considered to some extent on their own merits, the significance of these resources can be determined only with reference to the historic circumstances that created them. The historical context for the resources on the subject parcel focuses on the development of the Atascadero Beach residential subdivision, with reference to its associations with the Atascadero Colony and early- to mid-twentieth century residential subdivisions in Morro Bay.

SWCA Environmental Consultants (SWCA) Senior Architectural Historian Paula Juelke Carr conducted the architectural evaluation and prepared the report. Site-specific research was conducted through online databases of the County of San Luis Obispo (County) Assessor's Office (property information) and Surveyor's Office (recorded maps), as well as online newspaper databases (Ancestry.com, Newspapers.com, GenealogyBank.com, and California Digital Newspapers Collection). The County Assessor and City Planning Department were also contacted by email for information about the original construction materials and building permit history.

HISTORIC CONTEXT

Morro Bay

The Morro Bay region in general was part of two sprawling Mexican-era land grants: Rancho San Bernardo on the southeast and Rancho Moro y Cayucos on the northwest. The area immediately around the bay, however, was not part of either rancho and therefore became the property of the U.S. Government when the Mexican–American War ended in 1848 and Alta California became a territory of the United States. Such federal lands in California were gradually surveyed over the ensuing decades and, with the passage of the Homestead Act in 1862, these surveyed lands were thrown open to settlement. Federal lands could also be obtained by redeeming scrip—the method used by Franklin Riley (1824–1897), who was the first to take advantage of the availability of government land locally, acquiring 137.94 acres in 1872 (U.S. Bureau of Land Management [BLM] 2018). Riley was responsible for the first glimmerings of residential development alongside Morro Bay.

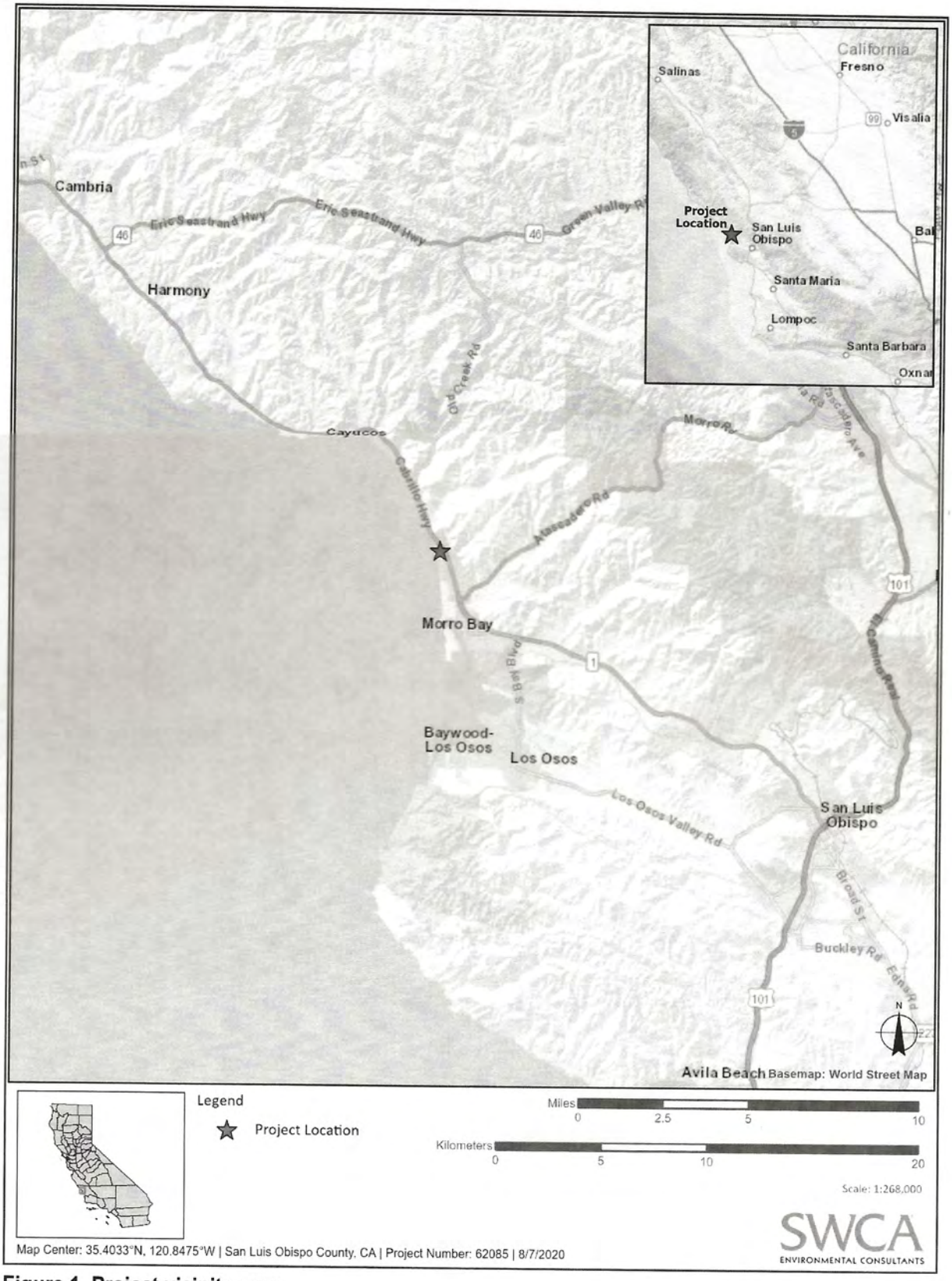


Figure 1. Project vicinity map.

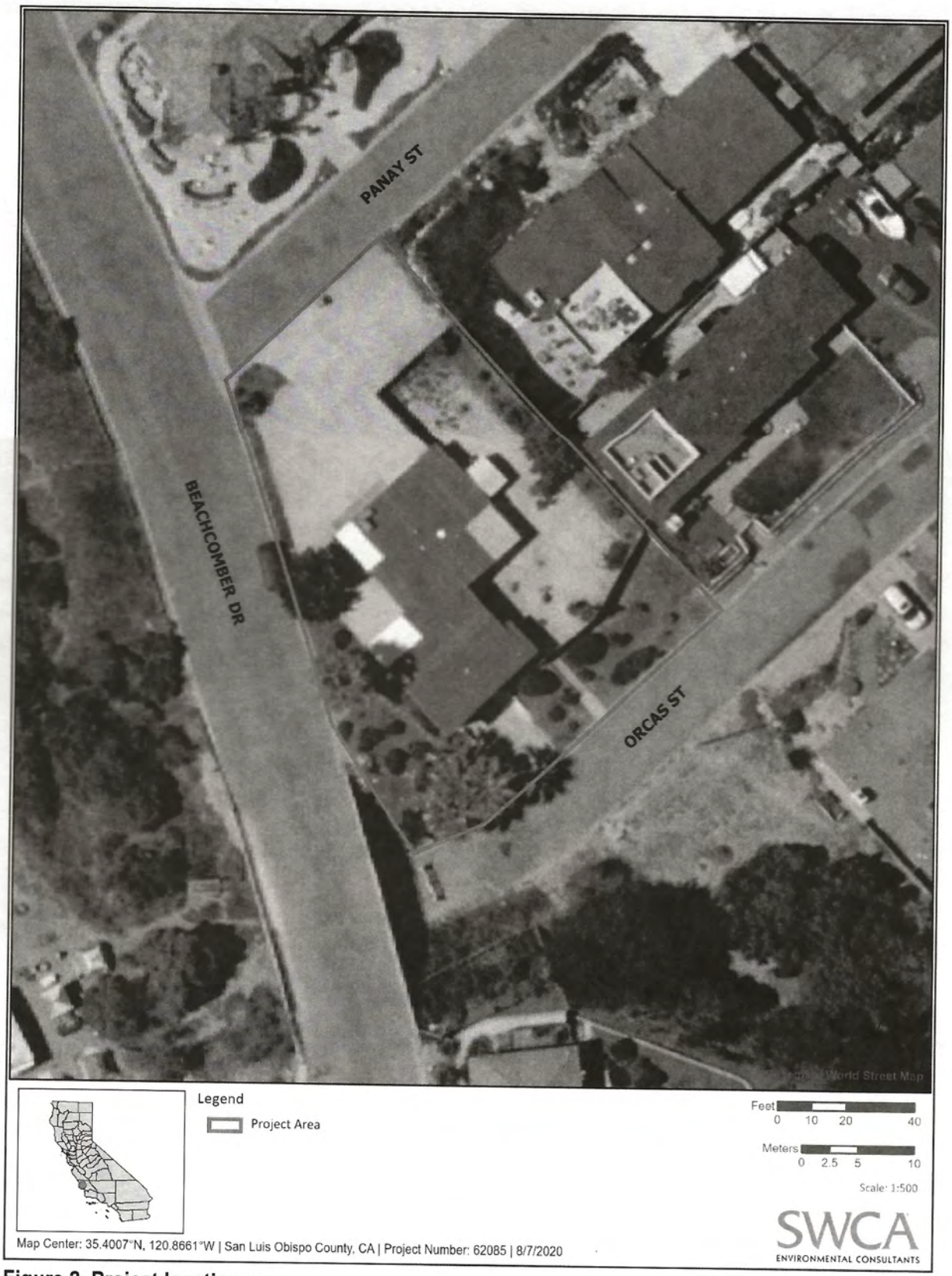


Figure 2. Project location map.

Within 6 months of acquiring his land, he hired Carolan Mathers, a local county "road viewer" with surveying experience, to draw up a townsite map. Riley's intention, unlike that of later developers, was to create a commercial hub for shipping the agricultural produce of the hinterlands (grain, wool, and cheese) and importing lumber and other necessities not available locally. "The town of Morro Bay was booming in 1872 and 1873 . . . and new settlers were moving into the area looking for farmland . . . All were looking for good land where transportation of farm products would not be too difficult" (Gates and Bailey:15–16, 20). County historian Myron Angel noted in 1883 (Angel 1994:347–348): "The year 1873 brought prosperous times for Morro. A new wharf was projected, several dwellings and business houses were put up, and the benefits of the excellent situation and rich back country began to be visible. Morro exceeded every other place in the county in the briskness of its growth . . . There had been erected fourteen dwelling-houses, two stores, two blacksmith shops, one shoemaker shop, one carpenter shop, and a butcher shop."

Farmhouses remained scattered, although a town nucleus had certainly developed. A group of San Francisco businessmen formed the Morro Bay Improvement Association and sold lots, and, for a few more years, there were rumors (that never materialized) of a luxury hotel and railroad that would bring certain success. By 1888, roughly half of the land surveyed for Riley in 1872 had been acquired by March and McAlister, who had a new survey done by County Surveyor H. C. Ward. Some of the proposed developments from the late 1880s to the turn of the twentieth century showed quite different plans, with densely packed small lots laid out on a regular street grid. The size of the lots is consistent with those of many other proposed Central Coast beach developments of the same time (e.g., El Pizmo, Pacific Grove), with room enough for tent platforms, but not full-sized homes. All of the plans for large-scale development of Morro Bay went awry with the economic downturn of the early 1890s, although Morro Bay continued to be a coastal magnet, with seasonal camping, boating, fishing, and other recreational uses well established by the turn of the twentieth century.

Atascadero Beach

Atascadero Beach—the North Morro Bay subdivision where the subject parcel is located—is historically linked with the development of the Atascadero Colony, established in 1915 nearly 20 miles inland, on the opposite side of the Santa Lucia Range. The Atascadero Colony was the utopian brainchild of Edgar Gardner (E.G.) Lewis, an enterprising publisher, promoter, and land developer. For his planned community, Lewis envisioned "a city in the country, especially adapted to the automobile, with small orchard estates, residential section and all of the civic, educational and businesses as well as the administrative buildings grouped into a civic center" (Petry 2012:79). In 1913 Lewis purchased the vast Henry Ranch in northern San Luis Obispo County, advantageously located on both the main line of the Southern Pacific Railroad and on Highway 101, midway between Los Angeles and San Francisco. The former cattle ranch encompassed some 23,000 acres of level or gently rolling terrain that had seldom if ever been plowed. Lewis systematically worked with a series of civil engineers and agricultural and other experts to lay out an entirely new community, with roads, irrigation systems, and orchard trees established before house construction would begin. Specific areas of the Colony were designated for particular kinds of land uses. Beyond the downtown core, with its impressive civic buildings, and beyond the smaller residential lots, scores of larger, outlying "blocks" were intended for development as family-owned orchard and farm properties. North of the downtown core, an industrial zone (Administration Park) was planned between Traffic Way and Atascadero Creek.

> Many of the photos of Atascadero that appeared in E. G. Lewis's early advertising brochures, newspapers and magazine stories featured people frolicking on the beach of the Pacific Ocean. [Figure 3]. He made numerous references to ocean breezes and beach cottages. So it became necessary very early on that Lewis build a road to get to the ocean,

which in reality is about 17 miles away from Atascadero itself. Today the road, State Highway 41, is officially known as the "E. G. Lewis Highway." (Allan 2010:25–26)

Figure 3. Detail of Atascadero Beach Land & Improvement Company letterhead, 1918 (eBay 2020).

Acting through a subsidiary corporation called the Atascadero Beach Land & Improvement Company, the Atascadero Colony Holding Corporation bought up large tracts of coastal property on both sides of the county road (Highway 1) north of Morro Rock. The Atascadero Beach subdivision (Figure 4), surveyed by civil engineer John Barnard in 1917, comprised hundreds of lots, selling for anywhere from $450 to $1,000. Building restrictions that accompanied the sale stipulated that no cottage or bungalow could cost less than $250. Typical of the time, there were also race restrictions: only Caucasians were allowed to purchase lots in the new subdivision. Lewis touted Atascadero Beach as a "highly-restricted seaside resort for nice people" [sic], adding that it was "not an advantageous place for dives and questionable resorts and every possible provision has been made to assure that it will be free from undesirable features" (Allan 2010:27).

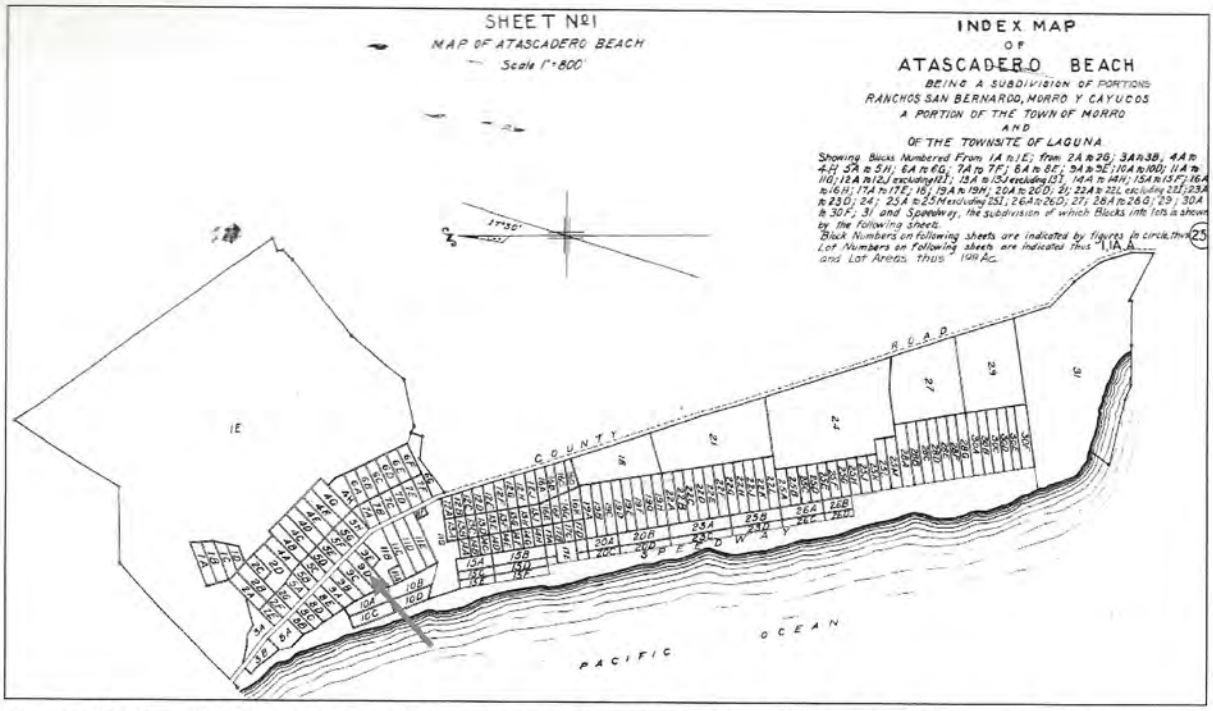


Figure 4. The subject parcel comprises Lots 1, 2, and 3 of Block 9-D of the Atascadero Beach subdivision. The block and lot designations shown on this map form the basis for the legal descriptions of the subdivision parcels (Barnard 1917).

The *San Francisco Examiner* (1917:46) carried an article about the auto camp newly established inland, near the Atascadero Colony's Administration Building, noting that:

> Campers at Atascadero should take the opportunity during their stay to visit Atascadero Beach, which can be done easily over one of the most beautiful scenic roads in this part of the State. The distance to the beach is twelve miles from Atascadero's civic center.... Here can be enjoyed the safest of bathing, as there is no undertow. Surf fishing and clam digging are among the popular sports. A day spent at the beach, returning to the camping ground before continuing one's journey north or south, should not be missed.

To better promote the Atascadero Beach development, the Atascadero Beach Land & Improvement Company went on to build a Mission-Revival style hotel, the Cloisters Inn (Figure 5), on the beachfront. The hotel gave the subdivision a prominent focal point and a convenient sales office and venue for hosting promotional activities. Photos of the events were featured in the rotogravure section of the Colony's *Atascadero News,* published by Lewis and mailed nationwide.

Figure 5. As part of E. G. Lewis's expansive Atascadero Beach enterprise, he built a hotel, the Cloisters Inn, on the beachfront, shown here c1919. The site is currently a regional park and residential development (Atascadero Historical Society 1967.1.581).

The only two residences built anywhere on the Atascadero Beach subdivision in the early years were the "Lewis Cabin" and the "Smith Cottage" (Figures 6 and 7, respectively), which give an idea of the sort of rustic (but well-built) vacation cottages Lewis envisioned for the subdivision.

Figure 6. No doubt to give a spur to lot sales, E. G. and Mabel Lewis built their own rustic-style bungalow (the "Lewis Cabin") at Atascadero Beach (Atascadero Historical Society 1967.4.313).

Figure 7. As late as 1925, only one other house had been built at Atascadero Beach, the Smith Cottage (Atascadero Historical Society 1967.22.289).

Locally, on the ocean side of the mountains, the growing popularity of automobile touring in the 1910s and 1920s played a part in intensifying interest in Morro Bay. A 1920 booster publication organized by the County Chamber of Commerce (Roberts 1920:18–19, 34) extolled Morro Bay—"a beautiful summer resort, a fertile garden district and a dairy stronghold"—and the recent modern improvements represented by the Cloisters Inn and Lewis's new highway:

> At Morro Bay and beach there is…a summer colony of non-residents every year, and very recently a modern seaside hotel has been erected at Atascadero Beach within almost a stone's throw of the breakers. The placid waters of the bay afford most pleasant boating advantages in addition to the pleasures of the beach. A fine road from Atascadero to the beach rambles through the mountains between the two….

Also in the 1920s, Highway 1—a new all-weather Portland cement concrete road—entered Morro Bay from the south, linking the area firmly with San Luis Obispo and beyond. The pace of residential real estate development near the bay began to accelerate. Farmlands lying to the south and east of the original El Moro Townsite began to be purchased, surveyed, and subdivided. Sales at Atascadero Beach languished, however: "In 1919 lots were sold to individuals. Lots were even given to folks who bought ten acres in Atascadero . . . Apparently no building was permitted until a certain number of lots were sold" (Hansen 1999). This was a tenuous position for buyers to say the least because no building ensued.

In December 1923, Lewis's visionary (and extremely costly) Atascadero schemes imploded; Lewis himself was bankrupted and eventually sent to prison on a charge of fraudulent use of the U.S. mail in promoting investment in his real estate ventures. The bankruptcy court appointed attorney Oscar Willett to assume responsibility for administering the Colony's assets and paying off debts. In early 1925, Willett created an entity called the Atascadero Development Syndicate, which carried out the court-mandated assignment briskly and efficiently. Under Willett's guidance, the Syndicate sold off valuable real estate holdings.

Contemporary newspaper coverage (*San Francisco Examiner* 1924:1) documents that ownership of the Atascadero Beach development was already in a snarl. Lewis was alleged to be "the owner of the majority of the capital stock of the Atascadero Beach Land & Improvement Company, which is said to be 946 acres of beach land values at $1,200,000." Lewis's stock, however, was purportedly conveyed to a trustee who represented "the owners of bonds covering a mortgage of $346,349."

In 1925 the *Los Angeles Times* (1925:17) reported that 4,991 of 5,000 shares of the company were owned by the Atascadero Estates, and in late December a new corporation, Morro Beach, Ltd., "organized to enable the noteholders' committee of Atascadero Beach Land & Improvement Co., to transfer the latter's properties and $100 a share cash which will be used for working capital. The properties to be transferred consist of several thousand lots in an 800-acre tract on the coast of San Luis Obispo County. The tracts are known as Atascadero Beach and Morro Beach" (*San Francisco Examiner* 1928:63).

Two factors dominated the fate of the Atascadero Beach subdivision: the onset of the Great Depression and the advent of the 1925 Mattoon Act, a state bill which "outlined a procedure for special improvement district financing of municipal improvements such as streets, sewers, and sidewalks" (*Oakland Tribune* 6 June 1956:4). When improvement bonds were authorized for new subdivisions, the developers benefited from being able to build necessary infrastructure. The bonds, however, effectively put a lien on the entire subdivision, making lot buyers collectively responsible for paying a portion of assessment district taxes on unsold lots, as well as their own taxes. When Lewis was forced into bankruptcy in 1925, the Atascadero Beach property was bonded under the Mattoon Act, and some basic improvements were made to the portion of the subdivision west of Highway 1. Among those improvements in 1925 were the installation of streets and curbs and the construction of the 60-foot concrete arch bridge (San Luis Obispo County Bridge 49C-243) that carries Beachcomber Drive across Beach Creek (Figure 25, below). Despite the improvements on the west side of the highway, no houses were built.

Lots in the Atascadero Beach subdivision continued to be sold sporadically through 1931, when the Mattoon Act was repealed, but existing tax debts remained on the books and would have been a serious deterrent to most buyers, especially during the economically grim years of the Great Depression. Delinquent tax rolls published in 1935 revealed the dire financial and real estate situation of the Atascadero Beach subdivision. *Santa Maria Times* columnist G. A. Martin provided details (1935:1):

> What subdivision promoters did to California in the booming days of the boom before the big boom boom, is illustrated in San Luis Obispo county, where, of the 374 columns of newspaper space required for the 1935 delinquent tax list, 164 cover Atascadero Beach, a district covering less than 300 acres.
>
> Only 35 of these columns were required for advertising the current 1934-35 delinquency and 132 columns were devoted to printing of the addenda. The addenda is the list of properties to be offered at tax sale that were delinquent in previous years.
>
> These lots were sold by real estate promoters for summer homes – but most of the purchasers bought on the theory that prices would advance and they would make a cleanup. They have either been unable to pay their taxes or have decided to call it a day and forfeit the lots rather than spend any more on them. Vista del Encanto, Pismo Heights and Monterey Heights, other San Luis Obispo County subdivisions, also contribute a large share of delinquencies.
>
> As a result of the failure of property owners in San Luis Obispo County to pay their taxes, the delinquencies are 24.81 per cent this year, much of the delinquency – about half – is for improvements made under the notorious Mattoon Act.

By July 1, 1935 a Los Angeles bank, L.A. First National Trust and Savings, released the property to the state. By the end of the 1930s, Europe was at war, and the United States was gearing up for its inevitable involvement in the conflict. The December 7, 1941, Japanese attack on Pearl Harbor sent a shock wave across the nation. Locally, it was followed a mere 2 weeks later by another frightening event just north of Morro Bay: on December 23, the Richfield Oil Company tanker *Larry Doheny* came under attack from a Japanese submarine. The attackers drove the ship shoreward at Estero Bay and fired a torpedo that missed. During the same early morning hours, another submarine torpedoed and sank the Union Oil Company tanker *Montebello* off Piedras Blancas to the north. The war had come to Morro Bay's doorstep, and the uncertainties of living on the edge of the Pacific near the Estero Bay oil depot understandably made potential real estate buyers jittery. Wartime rationing of gasoline and tires in the early 1940s also had an impact on tourism in general.

Post-War Residential Development

Vic Hansen, a longtime Morro Bay resident and local historian, notes on his website (Hansen 1999) that the lack of development at Atascadero Beach "lasted throughout the war [until] about 1946 [when] a local individual and a financier from San Francisco . . . secured the property and began to sell lots."

In the years immediately following the end of the war, the Atascadero Beach subdivision (Figure 8), along with many other Morro Bay residential subdivisions, benefited from infrastructure improvements, including natural gas supply, sewage disposal, and highway improvements. The *Santa Maria Times* announced in 1949 (1949:3) that a new 6-inch gas line would be extended from Morro Bay as far as Cayucos, providing service to Atascadero Beach and eight other housing tracts. In 1951, the *Los Angeles Times* (1951:46) reported that, as a result of an agreement between the County Board of Supervisors and the Morro Bay Land & Development Company, a 15-acre site for a new sewage disposal plant had been set aside in the Atascadero Beach subdivision. In 1954 the California Division of Highways adopted plans to reroute a 3.8-mile section of Highway 1 between Atascadero Beach and Old Creek Road to accommodate future freeway development (*Santa Cruz Sentinel* 18 February 1954:1).

Figure 8. U.S. Navy photograph of Atascadero Beach,1946 (Hansen 1999). The location of the subject property within Block 9-D is indicated (cf. Figure 4). The prominent rows of eucalyptus trees flanking San Jacinto Street can be seen at right.

Of all the post-war activities affecting the Atascadero Beach subdivision, however, the most critical was the successful effort to clear the 1929 Mattoon Act restrictions that had acted like a dead weight on property transfers. In 1951 the County Board of Supervisors initiated the legal process that finally cleared up the legal tangle that had persisted for nearly 25 years. In January 1953, the Morro Beach Company was able to put Atascadero Beach lots back on the market (Bailey 1982).

The early 1950s saw a widespread building boom in California. In San Luis Obispo County, building permits issued in the four unincorporated towns, including Morro Bay, showed an increase in number of

almost 50% during 1952, as well as an increase in value of 56.5 % over 1951 figures. Morro Bay issued 319 building permits in 1952, for a combined value of $1,205,092—the leading figure for the unincorporated towns (*Los Angeles Times* 1953:129).

Owners of 3202 Beachcomber Drive, 1953–2003

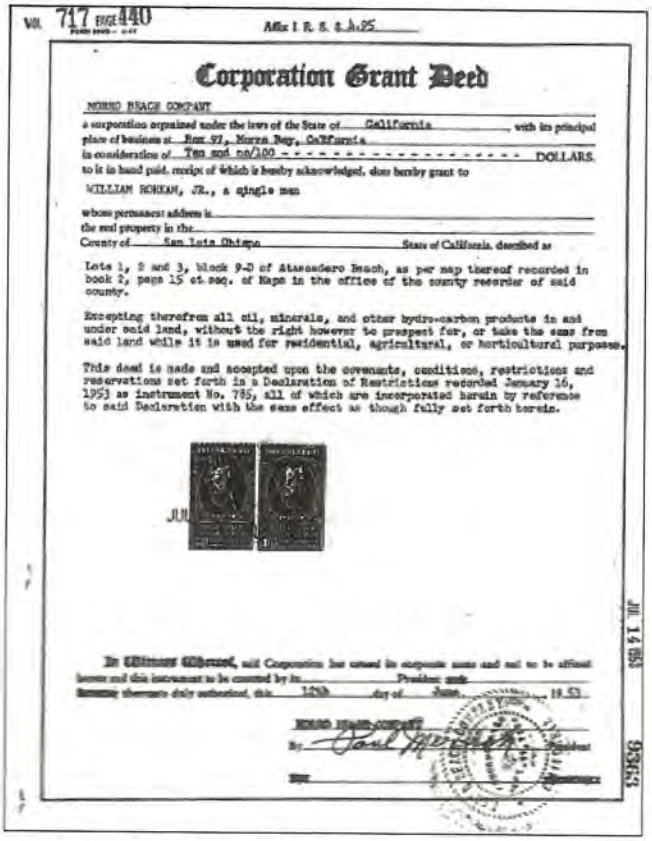
The subject parcel on Beachcomber Drive was among the Atascadero Beach subdivision properties sold in the early 1950s. The following four individuals have been identified as previous owners of the property.

WILLIAM H. ROHKAM, JR. (1911–1981)

William H. Rohkam, Jr., was born in Chicago in 1911, but his family moved to Beverly Hills, Los Angeles County, during his youth. His father was an investor, and the family residence was at 908 North Beverly Boulevard. Rohkam attended University of California, Los Angeles, graduating with an A.B. in political science in 1934 (Figure 9). By 1940 Rohkam was an attorney with the legal firm of Barker & Keithly, based in downtown Los Angeles. In June 1942 he enlisted in the U.S. Army; following his World War II military service, which ended in April 1946, Rohkam returned to Pasadena. From available information, it appears that Rohkam served in his capacity as an attorney during the war. In the immediate post-war years, he wrote a technical treatise on French administrative law (Rohkam 1947) and also collated wartime memorabilia, issued as a government publication (Rohkam 1946). A *Los Angeles Times* article (1954, Part III:4) announced that Rohkam would be speaking to the Santa Monica branch of the American Association of University Women on the topic, "The United States' Postwar Policy toward communism in Germany," noting that Rohkam "has been attached to the Defense Department's intelligence corps in Germany."

Figure 9. William H Rohkam, Jr.'s UCLA graduation photo (Associated Students of the University of California at Los Angeles 1934:114).

On July 17, 1953, William H. Rohkam, Jr., purchased Lots 1–3 in Block 9-D of the Atascadero Beach subdivision directly from the Morro Beach Company (San Luis Obispo County *Official Records* Book 717, page 440) (Figure 10). Since the County Assessor documents a construction date of 1954 for the residence, Rohkam evidently had it built, but he does not appear to have lived there year-round. California voter registration records show that, both before and after he purchased the Morro Bay property, his principal place of residence was the family home in Beverly Hills.



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Affix I. R. S. $ 1.25

Corporation Grant Deed

MORRO BEACH COMPANY

a corporation organized under the laws of the State of California, with its principal place of business at Box 97, Morro Bay, California, in consideration of Ten and no/100 - DOLLARS, to it in hand paid, receipt of which is hereby acknowledged, does hereby grant to

WILLIAM ROHKAM, JR., a single man

whose permanent address is

the real property in the

County of San Luis Obispo, State of California, described as

Lots 1, 2 and 3, block 9-D of Atascadero Beach, as per map thereof recorded in book 2, page 15 et seq. of Maps in the office of the county recorder of said county.

Excepting therefrom all oil, minerals, and other hydro-carbon products in and under said land, without the right however to prospect for, or take the same from said land while it is used for residential, agricultural, or horticultural purposes.

This deed is made and accepted upon the covenants, conditions, restrictions and reservations set forth in a Declaration of Restrictions recorded January 16, 1953 as instrument No. 785, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.

JUL

In Witness Whereof, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized, this 12th day of June, 19 53.

MORRO BEACH COMPANY

By Paul [illegible] President

Sec. Secretary

JUL 14 1953

93653

Figure 10. Deed recording the original purchase of the subject property, described as "Lots 1, 2, and 3, block 9-D of Atascadero Beach, as per map thereof recorded in book 2, page 15, et seq. of Maps."

Although Rohkam sold the subject parcel in 1956, he nonetheless weighed in years later when the California Department of Parks and Beaches was planning to create camping facilities on Atascadero State Beach. The plans were controversial for a range of issues: the potential loss of free public access (including for vehicles), impacts to adjacent residential neighborhoods, the unsightliness of a "trailer park," and the loss of the "clean white sands" of the unspoiled beach. A group of concerned citizens organized themselves as the Morro Bay Preservation Association, protesting that the plans called for "facilities for 104 trailers of campers. The vehicular access at Orcas Street, used by everyone for many years, including the thousands who drove down to the beach during the recent low tides for clamming, will be closed. Beachcomber Drive will be fenced off with a chain link fence prohibiting access from that section" (*Tulare Advance-Register* 5 March 1965:12).

In his own letter to the editor of the *Fresno Bee* (1 March 1965:26), Rohkam commented:

> Surely there is a right solution for the needs of the trailer-owning inlanders who want escape the summer heat. But many of us who love the natural beauty of the California coastline deplore the building of a huge concrete complex of trailer platforms, toilet buildings, shower rooms, etc.,—all conspicuously in the foreground of a magnificent sweep of beach dominated by the unique mass of Morro Rock. Let's preserve this view uncluttered for all to enjoy!

> As one of several alternatives, why not expand the trailer section of the already existing Morro Bay State Park, which is free from tide hazards, drainage problems and sand dunes? Trailer campers would be sheltered from cold beach winds, enjoy the privacy of a landscaped grove and, perhaps best of all, have easy access to boating on the bay. Why cannot construction on this project be halted and the problem reexamined?

LEONARD J. LIEST (1899–1983) AND RUTH LORRAINE DAVIS LIEST (1916–2011)

On August 31, 1956, William Rohkam sold the property to Leonard John Liest and his wife, Ruth (San Luis Obispo County *Official Records* Book 861, page 8). Liest was born in Wisconsin in 1899. After serving in World War I, he returned to Wisconsin and attended medical school in Milwaukee. He then moved to Montana, where he married his first wife, Mary Loretta Gleeson. During the next several years the couple moved back and forth between Wisconsin and Montana. Liest also served in World War II, as a Medical Commander in the U.S. Navy (Figure 11). Following the war, Liest settled in Salem, Oregon, where he taught at Oregon State Hospital. In 1948 he married his second wife, Ruth Lorraine Davis, and the family relocated to California, settling first in Mendocino County, before coming to Morro Bay. The 1965 county directory shows the Liests in residence on Beachcomber Drive.

Figure 11. Leonard J. Liest, during World War II service as a Navy Medical Commander (Ancestry.com).

Liest's 1983 obituary provides the following biographical information:

> Dr. Liest received his medical degree from Marquette University in 1926. He practiced general medicine and surgery before specializing in neuropsychiatric care. He came to California in 1952 and worked for the California Department of Mental Hygiene and later with the Department of Corrections where he was a neuropsychiatric consultant to the California Adult Authority. In 1967 he moved to Santa Cruz County where he was employed by the Santa Cruz County Mental Health Services and also had a private practice. He was on the medical staffs of all the local hospitals.
>
> He was a member of the Santa Cruz County Medical Society, the California Medical Association, the American Medical Association, the American Psychiatric Association, the Electro-Convulsive Therapy Research Association, [and] the Association of Corrective and Social Therapy . . . (*Santa Cruz Sentinel* 1983:A-12).

EBERHARD HANS FEUSS (1914–2002) AND HELMA VICTORIA FEUSS (1912–2009)

Dr. and Mrs. Liest sold the Beachcomber property to Eberhard and Hilma Feuss on July 25, 1968 (San Luis Obispo County *Official Records* Book 1484, page 427). In 1951 Eberhard, Helma, and their two sons had arrived as immigrants after enduring hardships in Eastern Germany during World War II. Fleeing from the Russian Army, they eventually reunited in the American zone in Munich. There they sought help from the American Consulate and were temporarily relocated to Bavaria, before being able to emigrate. The family settled in Carlsbad, New Mexico on 80 acres belonging to the American army officer who had assisted them in Munich (Figure 12). Before the outbreak of the war, Eberhard had received a degree in agronomy from the University of Stettin, in what was then Pomerania (now part of Poland); he continued to pursue a career in agronomy in the U.S.

German Family Finds Freedom, Peace On Farm Near Carlsbad

Seated around a table heaped with an abundance of wholesome food presents quite a change to the Feuss family of Carlsbad, N. M. who escaped from behind the Iron curtain of Russian-occupied Germany. During World War II, Eberhard Feuss (top left) was a German officer of the Wehrmacht (German draftee army, not the Nazi SS troops). Helma Feuss (top right) and her two boys, Walt, 10, (lower left) and Hasty, 13, (lower right), barely escaped into Western Germany, just two days before the Russians marched into Pomerania on April 30, 194 —(Kockler Photo)

Figure 12. Feuss Family at home in Carlsbad, New Mexico, a few months after their arrival in the United States (El Paso Times 1951).

By 1968 the family had relocated to Kern County, where Eberhard was employed as general manager of the Plaza Marina Farms, a 9,000-acre operation, 45 miles west of Wasco, started in September 1966 by the Berrenda-Mesa Irrigation District (*Fresno Bee* 11 August 1968:96). That same year, Feuss was interviewed about the growing tensions between grape growers and the farmworkers. He commented that some of the housing for farmworkers was unfit for humans:

> If we make these people live like this to make farming pay, there is something terribly wrong with agriculture . . . These people are often hungry. In the richest country in the world, this shouldn't be. Some people think that anyone who wants to change things is a Communist. They see Communists behind every bush. I know what Communism is. I've lived under it, been imprisoned by Communists. If there is anything in this valley that could lead to Communism it is the poverty (*Los Angeles Times* 1968:108).

By 1973, Eberhard and Helma Feuss had moved to Oxnard, in Ventura County.

ALWYN MEYER BRIONES (1909–2000) AND BERNICE RUTH BRIONES (1916–1983)

On March 4, 1975, the Feusses sold the Beachcomber property to Alwyn M. Briones (San Luis Obispo County *Official Records* 1822, page 201). Briones was born in Stockton, San Joaquin County, where his family owned a clothing store. In 1938 Alwyn joined the National Guard and later enlisted in the U.S. Army, serving until 1945. By 1946 he was living in Bakersfield and was employed by the California Highway Patrol (Figure 13). By the 1950s he had married; Alwyn, Bernice, and their two sons lived at 408 18th Street—their permanent address during his entire career with the CHP and her career as a public health nurse. By 1975 Alwyn is listed in the city directory as retired. The *U.S. Public Records Index* (Ancestry.com 2010) documents that the subject property was a second residence for the Briones family (Figure 14). Bernice died in Morro Bay in 1983; Alwyn died in Morro Bay in 2000.

Figure 13. Alwyn M Briones as a young CHP patrolman, c1946.

Name:	Alwyn M Briones [Alwyn Briones]
Residence Date:	1970
Address:	408 18th St
Residence:	Bakersfield, CA
Postal Code:	93301-4931
Second Residence Date:	1979
Second Address:	3202 Beachcomber Dr
Second Residence:	Morro Bay, CA
Second Postal Code:	93442-3005

Figure 14. *U.S. Public Record Index* excerpt documents 3202 Beachcomber Drive as a second residence for the Briones family (Ancestry.com 2010).

On March 21, 2003, the Briones property was deeded to Mark Perry, the present owner (San Luis Obispo County Document #2003028845).

DESCRIPTION OF ARCHITECTURAL RESOURCES AT 3202 BEACHCOMBER DRIVE (APN 065-106-032)

Beachcomber Drive traverses the front edge of a low terrace above the beach. The large parcel at 3202 Beachcomber (Lots 1–3 of Block 9-D of the Atascadero Beach subdivision) is trapezoidal, running the full width of the block between Panay and Orcas Streets. The low-profile residence is centered on the parcel, which is level except on the south side where it slopes steeply down to Orcas Street, which provides access to the beach. The residence faces the ocean and is separated from the shore by Beachcomber Drive and a portion of the Morro Strand State Beach campground (Figure 15).

Figure 15. Overview of Beachcomber Drive residential neighborhood on low terrace above campground and beach (Google Earth Pro 2020).

The Beachcomber Drive neighborhood is entirely residential, with a scattering of vacant lots. The current housing stock was not built as a single tract; rather, it consists of individually built homes of various architectural styles and ages, ranging from the 1950s through the present. Many of the modern parcels comprise two original building lots. The largest homes are of recent construction; most older homes have been modified. Neighborhood vegetation includes a few small trees, shrubs, and ornamental plantings. Fences and driveways are of varied materials and textures. There are concrete curbs and gutters but no sidewalks.

Some of the following photographs are from Google Earth Pro, dated 2020; these views were verified in the field by SWCA on July 27, 2020, as still representing the current appearance of the property. Additional photographs were taken by SWCA during the July 27 field visit, and two other recent photographs were provided by a colleague, Robert C. Pavlik.

Figure 16. Street elevation of residence at 3202 Beachcomber Drive (Google Earth Pro 2020).

Residence

The San Luis Obispo County Assessor's residential building record for the subject property documents a construction date of 1954 for the Ranch-style/Beach Cottage, split-level residence at 3202 Beachcomber Drive. This record also documents that the "use type" for the property was categorized as a "double," multi-residential use, with two residential units incorporated in the 1,616-square-foot building. It was, however, neither a duplex nor an apartment building. The plan-view sketch of the building shows no interior partitions. An aerial view of the residence shows the plan view as two large squares, substantially offset (see Figure 2). At ground level, this offset is further elaborated by setbacks that create a zig-zag line across the façade (Figure 17). The residential building record also notes that the house is of standard frame construction with a concrete foundation, board-and-batten siding, steel sash windows, and a composition roof. The interior featured a living room and three bedrooms, two bathrooms, two kitchens, two fireplaces, two air conditioning units, and asphalt tile flooring throughout.

The concrete foundation is low across most of the width of the residence but becomes a substantial raised concrete-block foundation where the ground slopes downhill toward Orcas Street on the south. The large picture windows are set in simple wood frames. The roofline is formed of low-pitched intersecting gables, with simple wood brackets in the gable ends and long rafter tails supporting the porch roofs. Eaves are narrow and finished with simple wood fascia (Figure 18).

The front elevation has two separate ground-level porches, each with broad brick floors (see Figures 17 and 19). The deep overhanging porch roofs, though covered with corrugated fiberglass, appear as extensions of the roof planes and are supported by simple wood posts. The most prominent features are the two matching, broad, brick exterior chimneys, both of which pierce the roofline between the main body of the house and the porch overhangs. The chimneys bracket the ends of the porches (Figure 20). The two main entries are sheltered under the porches. As constructed, the house had a 10 × 20-foot carport and storage area, but this was enclosed at an unknown date (Figure 21).

Figure 17. Oblique view showing the zigzag setbacks across façade, each with an entry door. The concrete walkway and sliding double door (which lacks a step) are later additions (SWCA 2020).

Figure 18. Oblique view across north end of residence. One of the main entrances is visible under the porch overhang (Google Earth Pro 2020).

Figure 19. Oblique view across both porches, flanked by broad brick chimneys (SWCA 2020).

Figure 20. Junction of unmortared brick walkway (likely a later addition) with original elevated brick front porch and brick chimney (SWCA 2020).

Figure 21. The parcel comprises three lots, spanning the entire block between Orcas Street and Panay Street. The original carport (red box) has been enclosed; the wide concrete driveway is a modern addition. A vertical board fence encloses a side yard (Pavlik 2020).

On the Orcas Street elevation, two side-by-side single-car garages are built under the main body of the house. At the top of the wide driveway there are short sections of concrete retaining walls. The original garage doors have been replaced with modern raised-panel vinyl doors. One of the two small windows has been replaced with a pop-out greenhouse window (Figure 22). A poured concrete stairway provides access up the steep slope to the fenced-in rear yard. The rear elevation of the house is obscured by the tall fence, but a rear door, sheltered under a small, low-pitched, pent gable roof supported on brackets, is partly visible (Figure 23).

Figure 22. Two-story south elevation of residence. Vinyl garage doors and greenhouse pop-out window are modern additions (Google Earth Pro 2020).

Figure 23. Oblique view of two-story south elevation facing Orcas Street and pedestrian underpass to campground and beach (Google Earth Pro 2020).

Just to the left of the driveway, Orcas Street dead ends at a barricade that blocks vehicular traffic but permits pedestrian access under the bridge to the beach. The channeled alignment of Beach Creek also ends nearby, where the creek intersects with Orcas Street opposite the driveway (Figures 24 and 25). The

view from the subject parcel looks across Beachcomber Drive to Morro Strand State Beach and Morro Rock (Figure 26).

Figure 24. View down steep slope from Beachcomber Drive to Orcas Street, at south end of residence. The Beach Creek channel outlet is indicated by red arrow (SWCA 2020).

Figure 25. View of east profile of Beachcomber Drive Bridge at end of Orcas Street, former main access to the Morro Strand State Beach. Beach Creek outlet indicated by arrow (Pavlik 2020).

Figure 26. Oblique view from subject parcel across Beachcomber Drive and Morro Strand State Beach toward Morro Rock (SWCA 2020).

EVALUATION OF ARCHITECTURAL RESOURCES AT 3202 BEACHCOMBER DRIVE (APN 065-106-032)

Public Resources Code (PRC) Section 21084.1 states, "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant."

The purpose of this architectural evaluation, then, is to determine whether any historic-period architectural resources (resources constructed in 1970 or earlier) present at 3202 Beachcomber Drive are eligible for listing in the CRHR, or if they otherwise constitute historical resources for the purposes of CEQA. Eligibility for listing in the CRHR is evaluated under the following four criteria:

- **Criterion 1:** The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- **Criterion 2:** The resource is associated with the lives of persons important in our past;
- **Criterion 3:** The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- **Criterion 4**. The resource has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1[c]).

Evaluation under Criterion 1

The architectural resources at 3202 Beachcomber Drive do not have significance under Criterion 1. Although the subject parcel was originally laid out as part of the 1917 Atascadero Beach residential subdivision, the residence was not built until 1954, and has no link to the original E. G. Lewis enterprise. Further, the residence does not represent a significant contribution to California's history or cultural heritage in terms of economic scale, innovation, public interest, or public involvement, nor has it demonstrated any influence on the nature of residential development in Morro Bay.

Evaluation under Criterion 2

The residence at 3202 Beachcomber Drive does not have significance under Criterion 2. The house has had four documented owners between 1953 and 2003, but was the principal residence for only two owners: the Liest family for 12 years, between 1956 and 1968, and the Feuss family for 6.5 years, between 1968 and 1975. Both households were headed by professional men well regarded in their respective fields, but their careers are not best exemplified by the residence, and the individuals themselves are not particularly significant either locally or at the state level.

William Rohkam, Jr., who owned the property for 3 years between 1953 and 1956 and built the residence in 1954, had his primary residence in Pasadena and a career centered on a law firm in Los Angeles. The family home in Beverly Hills, which he appears to have inherited, is the residence most closely linked to his Los Angeles-based career. Rokham, as a part-time Morro Bay resident, at best, did not make any important contribution to either the neighborhood or town. The Briones family, who owned the property for more than 25 years, had their primary residence and careers in Bakersfield; they lived in Morro Bay only during their retirement years.

Evaluation under Criterion 3

The residence at 3202 Beachcomber Drive does not have significance under Criterion 3. It is likely that the residence at 3202 Beachcomber Drive was designed by a skilled architect, but not a famous or unusually significant one. Although the Ranch-style/Beach Cottage design has good proportions and is well conceived and executed, the house appears to have been built with average-quality materials (composition roofing, asphalt floor tiles) rather than made-to-order features. This could certainly have been intentional and a practical expedient, well in keeping with a seldom-visited beach house. The well-planned simplicity of the design is one thing; however, the mundane interior treatments are another. Evidence suggests that Rohkam was a professional man of means and aesthetic discernment (Figure 27). If an architect was involved in the creation of the residence, it is unfortunate that the architect's name is not readily available. The location of the building permit—which generally lists both architect and contractor—is unknown. When the residence was built, the subdivision was within the jurisdiction of the County; Morro Bay did not incorporate as a City until 1964. Both the County and City were contacted as part of the research for this report, but neither has retained building permits for 1954. Lacking this important documentation, the evaluation must rely on an assessment of the quality and integrity of the residence. Integrity, as assessed for architectural evaluations, considers seven aspects: location, setting, design, materials, workmanship, feeling, and association.

The residence remains at its original location and, as documented in the County Assessor's building record, no additions have been built to increase the original footprint of 1,616 square feet. The beachfront setting is somewhat altered by the construction of the Morro Strand State Beach campground across Beachcomber Drive, although camping on the beach in general was already a well-established practice dating back to the late nineteenth century. The concrete arch bridge, paved roads, curbs, and gutters were

already in place when the house was built. The surrounding neighborhood was much more sparsely settled in the 1950s, and residences were of modest size. Landscaping was probably little more than native dune vegetation—especially since the houses here were not built as year-round homes.

The rustic Ranch-style-meets-Beach-Cottage design chosen for the home was a reasonable choice for the time and place. The materials and workmanship used in its construction all have considerable integrity to their 1954 appearance. The application of board-and-batten siding, the zig-zag façade, and recessed covered porches with their exposed rafter tails, deep eaves, and brick floors were especially felicitous design and materials choices. That these were integrated so well at 3202 Beachcomber can be seen by contrasting the results with those on a less successfully designed property two streets away, at 136 Sicily Street built in 1957 (Figure 28).

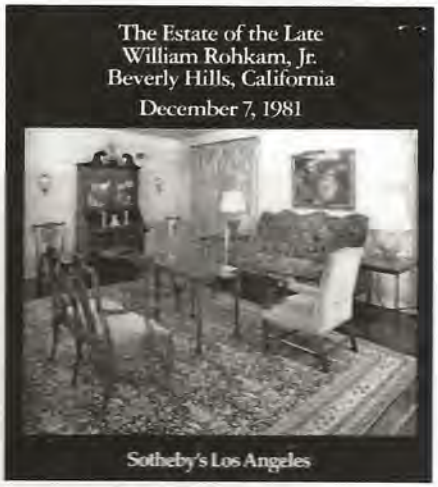

Figure 27. After Rohkam's death in 1981, pieces from his estate were auctioned off by the prestigious fine arts auction house Sotheby Parke Bernet.

Figure 28. Board-and-batten wall cladding is also featured on the 1957 residence at 136 Sicily Street, two streets down from Panay Street in the same Beachcomber Drive subdivision (SWCA, July 27, 2020).

The 3202 Beachcomber Drive property has been altered to some extent on at least the three visible elevations. On the Panay Street side, the former carport has been enclosed to match the rest of the residence, and a wide concrete parking area has been added recently. On the façade, unmortared concrete and brick walkways have been laid down to provide access to the two entrances. More noticeable is the installation of the double sliding door, which is at odds with the proportions of the original design; lacking a step, the door also seems impractical for use. The Orcas Street elevation has replacement garage doors and a replacement greenhouse pop-out window.

Evaluation under Criterion 4

The architectural resources at 3202 Beachcomber Drive do not have significance under Criterion 4. Although this criterion is generally applied to archaeological resources, it may in certain circumstances be appropriate for built-environment resources displaying unusual construction methods or materials. However, the residence at 3202 Beachcomber Drive does not demonstrate any such unusual features.

CONCLUSIONS

The double residence at 3202 Beachcomber Drive (APN 065-106-032) was developed decades after the Atascadero Beach subdivision was created as part of E. G. Lewis's Atascadero Colony enterprise and has no connection with Lewis or with the formative years of the Colony or Atascadero Beach. Although the house is well designed and well preserved, it is not a masterwork or even a pristine example of its architectural type. For this property to be eligible, it would need to have an identified architect of some note (or at least a plausible attribution), few noticeable alterations, and a setting more representative of the sparsely populated subdivision of 1954. The residence would then be able to convey its "beach cottage" style more convincingly. Because of its lack of significance under Criteria 1 through 4, the property does not meet the criteria for listing in the CRHR, nor does it constitute a historical resource for the purposes of CEQA.

PREPARER'S QUALIFICATIONS

SWCA Senior Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior's Standards for Professionally Qualified Staff as both historian and architectural historian. Ms. Carr has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. She has been with SWCA since 2017.

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SOILS ENGINEERING REPORT
3202 BEACHCOMBER DRIVE
APN: 065-106-032
MORRO BAY CALIFORNIA

PROJECT SL11862-1

Prepared for

Mark Perry
C/o Steve Perry
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Prepared by

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November 16, 2020

GEO SOLUTIONS

SOILS ENGINEERING REPORT

DATE:
November 16, 2020

PROJECT NUMBER:
SL11862-1

CLIENT:
Mark Perry
C/o Steve Perry
3524 S. Vintage Ct
Visalia, CA 93277

PROJECT NAME:
3202 Beachcomber Dr
APN: 065-106-032
Morro Bay
California

Dear Mr. Perry:

This Soils Engineering Report has been prepared for the proposed single-family residences to be located at 3202 Beachcomber Drive, APN: 065-106-032, Morro Bay, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

It is anticipated that graded pads will be constructed for the proposed single-family residences with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

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.

REGISTERED PROFESSIONAL ENGINEER
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APN: 065-106-032
MORRO BAY CALIFORNIA

PROJECT SL11862-1

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed single-family residences to be located at 3202 Beachcomber Drive, APN: 065-106-032, Morro Bay, California. See Figure 1: Site Location Map for the general location of the project area. Figure 1: Site Location Map was obtained from the program GIS Surfrider 1.8 (Elfelt, 2016).

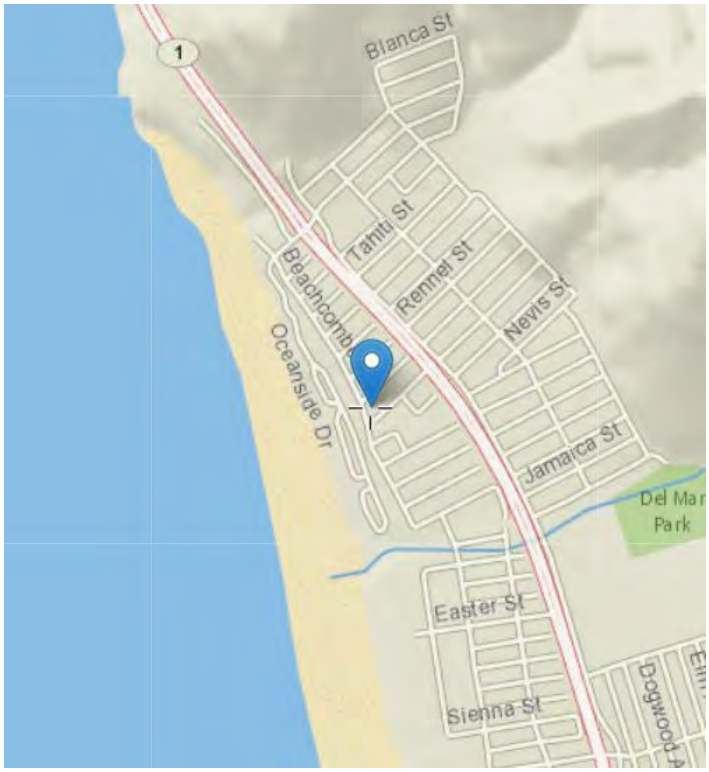

Figure 1: Site Location Map

1.1 Site Description

3202 Beachcomber Drive is located at 35.400700 degrees north latitude and -120.866161 degrees east longitude at a general elevation of 29 feet above mean sea level. The property is approximately rectangular in shape and 10,491 square feet in size. The nearest intersection is where Beachcomber Drive intersects Panay Street at the north corner of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site.

The Site is generally level with descending slopes on the southeast side with maximum gradients of 5 to 1 (horizontal to vertical). Surface drainage follows the topography towards the southwest to Orcas Street. A single-family residence currently occupies the site and will be demolished and two new single-family residences are proposed.

1.2 Project Description

The proposed single-family residences are anticipated to be one or two stories in height. At the time of the preparation of this report, the proposed single-family residences are to be constructed using light wood framing.

It is anticipated that the proposed single-family residences will utilize slab-on-grade and/or raised wood lower floor systems. Dead and sustained live loads are currently unknown, but they are anticipated to be relatively light with maximum continuous footing and column loads estimated to be approximately 1.5 kips per linear foot and 15 kips, respectively.

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and to develop geotechnical information and design criteria. The scope of this study includes the following items:

Figure 2: Site Plan

1. A literature review of available published and unpublished geotechnical data pertinent to the project site including geologic maps, and available on-line or in-house aerial photographs.

2. A field study consisting of site reconnaissance and subsurface exploration including exploratory borings in order to formulate a description of the sub-surface conditions at the Site.

3. Laboratory testing performed on representative soil samples that were collected during our field study.

4. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.

5. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation was conducted on October 27, 2020 using a Mobile B-24 drill rig and hand auger equipment. Three six-inch diameter exploratory borings were advanced to a maximum depth of 15 feet below ground surface (bgs) at the approximate locations indicated on Figure 3: Field Investigation. Sampling methods included the Standard Penetration Test utilizing a standard split-spoon sampler (SPT) without liners. The Mobile B-24 drill rig was equipped with a safety hammer, which has an efficiency of approximately 60 percent and was used to obtain test blow counts in the form of N-values.

Data gathered during the field investigation suggest that the soil materials at the Site consist of alluvial soils. The surface material at the Site in the area of borings B-1 and B-2 generally consisted of black fat CLAY (CH) encountered in a moist and stiff condition. The sub-surface materials consisted of dark grayish brown sandy CLAY (CL) encountered in a moist condition underlain varying shades of sandy CLAY (CL) with gravel encountered in a hard and very stiff condition. The surface and sub-surface materials in the area of boring B-3 generally consisted of dark brown clayey SAND (SC) encountered in a slightly moist to very moist and medium dense condition, underlain by dark olive brown poorly graded SAND (SP) with gravel. Groundwater was encountered in boring B-3 at a depth of 6.5 feet below ground surface.

Regional site geology was obtained from United States Geological Survey MapView internet application (USGS, 2013) which compiles existing geologic maps. Figure 4: Regional Geologic Map presents the geologic conditions in site vicinity as mapped on the *Geologic Map of the Morro Bay North Quadrangle* (Dibblee, 2006). The majority of all underlying material at the Site was interpreted as surficial sediments.

Groundwater was encountered in Boring B-3 at a depth of 6.5 feet. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.

Figure 3: Field Investigation

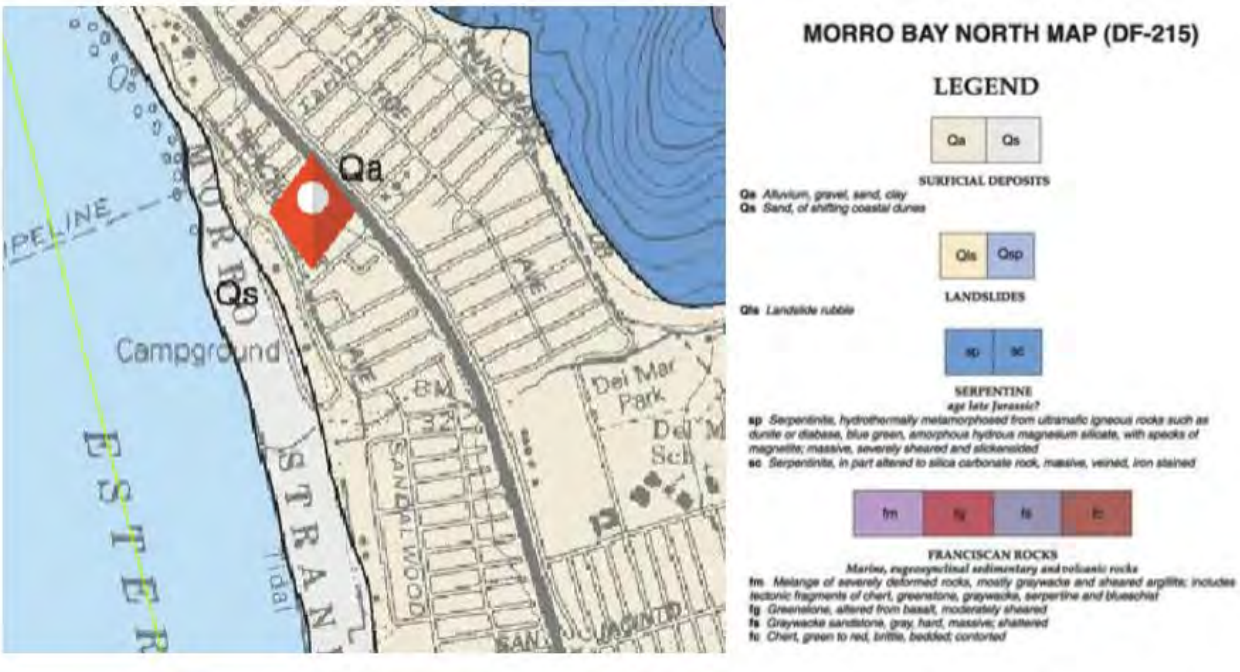

Figure 4: Regional Geologic Map

During the boring operations the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project engineer has reviewed a continuous log of the soils encountered at the time of field investigation. See **Appendix A** for the Boring Logs from the field investigation.

Laboratory tests were performed on soil samples that were obtained from the Site during the field investigation. The results of these tests are listed below in Table 1: Engineering Properties. Laboratory

data reports and detailed explanations of the laboratory tests performed during this investigation are provided in **Appendix B**.

Table 1: Engineering Properties

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Plasticity Index	Fines Content (%)
A	Black Fat CLAY	CH	104	High	118.3	13.1	42 High	76.4
B	Very Dark Grayish Brown Fat CLAY	CH	-	-	-	-	40 High	-
C	Dark Grayish Brown Lean Clayey SAND	SC	-	-	-	-	11 Low	-

4.0 SEISMIC DESIGN CONSIDERATIONS

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 35.400700 degrees north latitude and -120.866161 degrees east 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 are summarized in Table 2: 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.

5.0 LIQUEFACTION HAZARD ASSESSMENT

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to 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.

6.0 GENERAL SOIL-FOUNDATION DISCUSSION

It is anticipated that a graded pad will be constructed for the proposed single-family residences with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The presence of potentially expansive material. Influx of water from irrigation, leakage from the residence, or natural seepage could cause expansive soil problems. Foundations supported by expansive soils should be designed by a Structural Engineer in accordance with the 2019 California Building Code.

2. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

7.1 Preparation of Building Pads

1. It is anticipated that graded engineered fill pads will be developed for the proposed residences with footings founded in engineered fill.

2. For the development of an engineered fill pad, the native material should be over-excavated at least 24 inches below existing grade, 12 inches below the bottom of the footings, to competent material, or to two-thirds the depth of the deepest fill (measured from the bottom of the deepest footing); whichever is greatest. The limits of over-excavation should extend a minimum of 5 feet beyond the perimeter foundation, to property lines, or existing improvements, whichever is least. The exposed surface should be scarified to a depth of 6 inches; moisture conditioned to 3% over optimum moisture content, and compacted to a minimum relative density of 90 percent (ASTM D1557-12). The over-excavated material may then be processed as engineered fill. Onsite soil and rock material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and other particles. Imported fill should meet the requirements of the grading plan. GeoSolutions, Inc. should be notified at least 72 hours prior to delivery to the site to sample and test proposed imported fill materials. Refer to Figure 5: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement.

3. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the exterior of the structure per Section 1804.3 of the 2019 CBC.

4. The recommended soil moisture content should be maintained during construction and following construction of the proposed development. Where soil moisture content is not maintained, desiccation cracks may develop which indicate a loss of soil compaction, leading to the potential for damage to foundations, flatwork, pavements, and other improvements. Soils that have become cracked due to moisture loss should be removed sufficient depth to repair the cracked soil as observed by the soils engineer, and the removed materials should then be moisture conditioned to approximately 3 percent over optimum value, and compacted.

7.2 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structures. Isolated pad footings are not permitted. Spread footings should be a minimum of 2 feet square and connected to the perimeter foundation by grade beams on at least two sides.

2. Minimum footing and grade beam sizes and depths in engineered fill should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

Table 3: Minimum Footing and Grade Beam Recommendations

	Perimeter Footings	Grade Beams
Minimum Width	12 inches (one story) 15 inches (two story)	12 inches
Embedment Depth	30 inches	18 inches
Minimum Reinforcing*	6 #5 bars (3 top / 3 bottom)	4 #5 bars (2 top / 2 bottom)
Spacing	-	16 feet on-center each way
***** Steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel (see WRI Design of Slab-on-Ground Foundations and ACI 318, Section 26.6.6 – Placing Reinforcement).		

3. Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing and Grade Beam Recommendations which meets the specifications of Section 1808.6 of the 2019 California Building Code for the soil conditions at the Site. Reinforcing steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel in accordance with WRI Design of Slab-on-Ground Foundations, and ACI 318, Section 26.6.6 – Placing Reinforcement.

4. A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been maintained in a moist condition with no desiccation cracks present.

5. An allowable dead plus live load bearing pressure of **1,500 psf** may be used for the design of footings founded in engineered fill.

6. Allowable bearing capacities may be increased by one-third when transient loads such as wind and/or seismicity are included.

7. A total settlement of less than 1 inch and a differential settlement of less than 1 inch in 30 feet are anticipated.

8. Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the engineered fill and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.30** may be utilized for sliding resistance at the base of footings extending a minimum of 30 inches into engineered fill. A passive pressure of **250-pcf** equivalent fluid weight may be used against the side of shallow footings in engineered fill. If friction and passive pressures are combined to resist lateral forces acting on shallow footings, the lesser value should be reduced by 50 percent.

9. Foundation excavations should be observed and approved by a representative of this firm prior to the placement of formwork, reinforcing steel and/or concrete.

10. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2019).

11. The base of all grade beams and footings should be level and stepped as required to accommodate any change in grade while still maintaining the minimum required footing embedment and slope setback distance.

7.3 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has been maintained in a moist condition with no desiccation cracks present.

2. Concrete slabs-on-grade should be in conformance with the recommendations provided in Table 4: Minimum Slab Recommendations. Reinforcing should be placed on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI Design of Slab-on-Ground Foundations, Steel Placement). The recommended reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.

Table 4: Minimum Slab Recommendations

Minimum Thickness	5 inches
Reinforcing*	#4 bars at 16 inches on-center each way
* Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI/CSRI-81 recommendations for Steel Placement, Section 2).	

3. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.

4. Where concrete slabs-on-grade are to be constructed for interior conditioned spaces, the slabs should be underlain by a minimum of four inches of clean free-draining material, such as a ¾ inch coarse aggregate mix, to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 15-mil Stego Wrap membrane (or equivalent installed per manufacturer's specifications) should be placed between the free-draining material and the slab to minimize moisture condensation under the floor covering. See Figure 5: Sub-Slab Detail for the placement of under-slab drainage material. It is suggested, but not required, that a two-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete, increasing the depth of the under-slab material to a total of six inches. The sand should be lightly moistened prior to placing concrete.

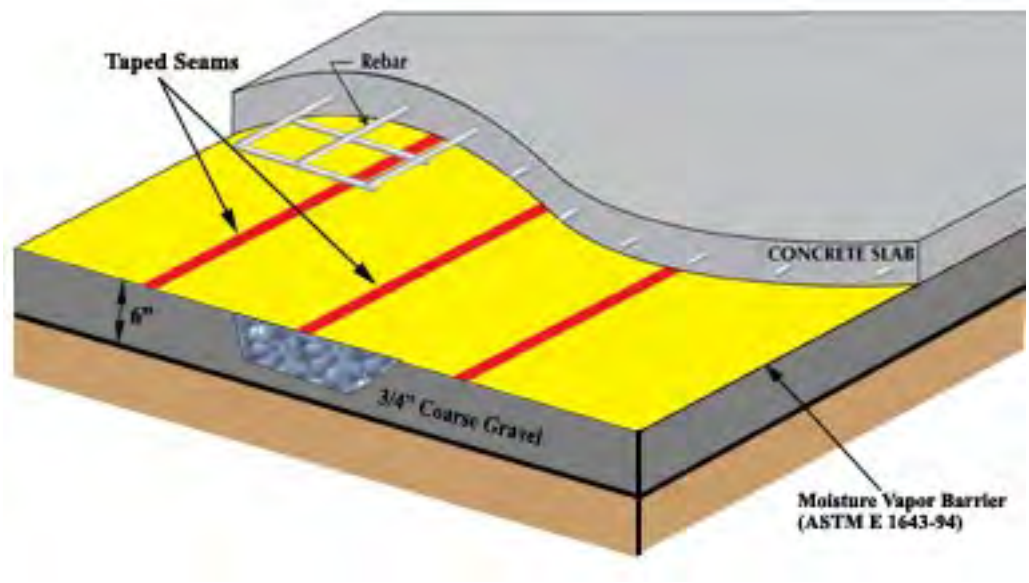

Figure 5: Sub-Slab Detail

5. It should be noted that for a vapor barrier installation to conform to manufacturer's specifications, sealing of penetrations, joints and edges of the vapor barrier membrane are typically required. As required by the California Building Code, joints in the vapor barrier should be lapped a minimum of 6 inches. If the installation is not performed in accordance with the manufacturer's specifications, there is an increased potential for water vapor to affect the concrete slabs and floor coverings.

6. The most effective method of reducing the potential for moisture vapor transmission through concrete slabs-on-grade would be to place the concrete directly on the surface of the vapor barrier membrane. However, this method requires a concrete mix design specific to this application with low water-cement ratio in addition to special concrete finishing and curing practices, to minimize the potential for concrete cracks and surface defects. The contractor should be familiar with current techniques to finish slabs poured directly onto the vapor barrier membrane.

7. Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives. Therefore, it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

7.4 Retaining Walls

1. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures presented in Table 5: Retaining Wall Design Parameters and Figure 6: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 5: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Native ($\gamma' K_A$) Static, Active Case, Granular Import ($\gamma' K_A$)	65 35
Static, At-Rest Case, Native ($\gamma' K_O$) Static, At-Rest Case, Granular Import ($\gamma' K_O$)	80 50
Static, Passive Case, Native ($\gamma' K_P$)	250

2. The above values for equivalent fluid pressure are based on retaining walls having level retained surfaces, having an approximately vertical surface against the retained material, and retaining granular backfill material or engineered fill composed of native soil within the active wedge. See Figure 6: Retaining Wall Detail and Figure 7: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.

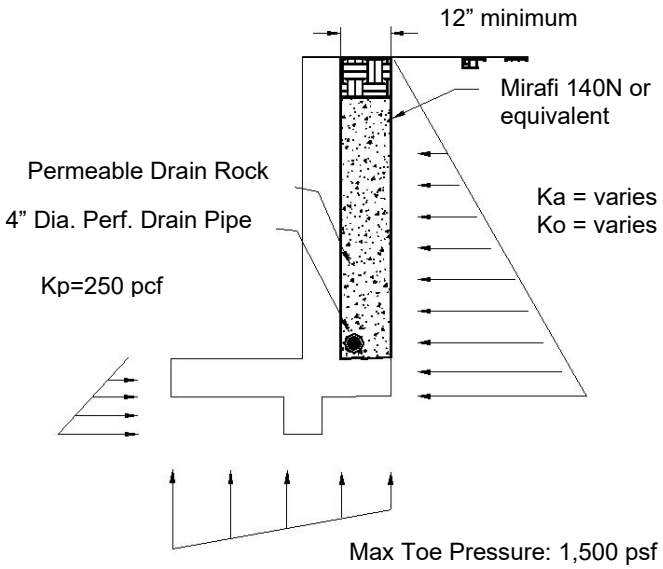

Figure 6: Retaining Wall Detail

3. Proposed retaining walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination.

4. We recommend that the proposed retaining walls at the Site have an approximately vertical surface against the retained material. If the proposed retaining walls are to have sloped surfaces against the retained material, the project designers should contact the Soils Engineer to determine the appropriate lateral earth pressure values for retaining walls located at the Site.

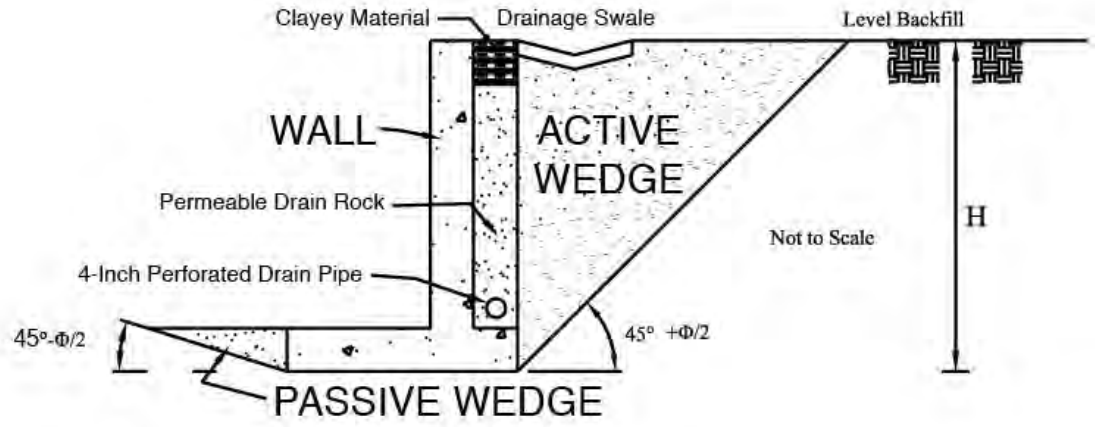

Figure 7: Retaining Wall Active and Passive Wedges

5. Retaining wall foundations should be founded a minimum of 30 inches below lowest adjacent grade in engineered fill as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of **0.30** may be used between engineered fill and concrete footings. Project designers may use a maximum toe pressure of **1,500 psf** for the design of retaining wall footings founded in engineered fill.

6. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **33 pcf** (native) equivalent fluid pressure for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $^1/_3H$ above the base of the retaining wall, where *H* is the height of the retaining wall. Seismic active lateral earth pressure values were determined using the simplified dynamic lateral force component (SEAOC 2010) utilizing the design peak ground acceleration, PGA_M, discussed in Section 4.0 (**PGA_M = 0.502g**). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Based on research presented by Dr. Marshall Lew (Lew et al., 2010), lateral pressures associated with seismic forces should not be applied to restrained walls (at-rest condition).

7. Seismically induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.

8. In addition to the static lateral soil pressure values reported in Table 5: Retaining Wall Design Parameters, the retaining walls at the Site should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a retaining wall, supplemental pressures will be induced and should be taken into account in the design of the retaining wall.

9. The recommended lateral earth pressure values are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a granular filter material be placed behind all proposed walls. The blanket of granular filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches from the ground surface. The top 12 inches should consist of moisture conditioned,

compacted, clayey soil. Neither spread nor wall footings should be founded in the granular filter material used as backfill.

10. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.

11. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.

12. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.

13. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.

14. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth. Damproofing and waterproofing shall meet the minimum standards of Section 1805 of the 2019 California Building Code.

7.5 Preparation of Paved Areas

1. Pavement areas should be excavated to approximate sub-grade elevation or to competent material; whichever is deeper. The exposed surface should be scarified an additional depth of 12 inches, moisture conditioned to slightly above optimum moisture content, and compacted to a minimum relative density of 95 percent (ASTM D1557-12 test method).

2. The top 12 inches of sub-grade soil under all pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum.

3. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.

4. Due to the expansive potential of the soils at the Site, the base courses beneath un-reinforced pavement sections may fail, causing cracking of the pavement surfaces, as the sub-grade materials move laterally during expansive shrink-swell cycles.

5. Therefore, in order to minimize the potential for the failure of pavement sections at the Site, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

6. GeoSolutions, Inc. should be contacted prior to the design and construction of pavement sections at the Site in order to assist in the selection of an appropriate laterally-reinforcing biaxial geogrid product and to provide recommendations regarding the procedures for the installation of geogrid products at the Site.

7.6 Pavement Design

1. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications (State of California, 1999).

2. As indicated previously in Section 7.5, the top 12 inches of sub-grade soil under pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum moisture content. Aggregate bases and sub-bases should also be compacted to a minimum relative density of 95 percent based on the aforementioned test method.

3. A minimum of six inches of Class II Aggregate Base is recommended for all pavement sections. All pavement sections should be crowned for good drainage.

4. In order to minimize the potential for cracking of the pavement surfaces at the Site due to lateral movement of the base courses during expansive shrink-swell cycles of the sub-grade materials, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

5. GeoSolutions, Inc. should be contacted prior to the design and construction of the pavement sections to provide recommendations regarding the selection of and installation of an appropriate laterally-reinforcing biaxial geogrid product.

8.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by the City of Morro Bay the 2019 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.

2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.

3. Consultation during selection and placement of a laterally-reinforcing biaxial geogrid product.

4. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.

5. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.

6. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.

7. Preparation of special inspection reports as required during construction.

8. In addition to the construction inspections listed above, section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Special Inspections and Tests of Soils:

Table 6: Required Special Inspections and Tests 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

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. 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.

2. 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.

3. 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.

REFERENCES

REFERENCES

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APPENDIX A

Field Investigation

Soil Classification Chart

Boring Logs

FIELD INVESTIGATION

The field investigation was conducted October 27, 2020 using a Mobile B-24 drill rig. The surface and sub-surface conditions were studied by advancing three exploratory borings. This exploration was conducted in accordance with presently accepted geotechnical engineering procedures consistent with the scope of the services authorized to GeoSolutions, Inc.

The Mobile B-24 drill rig with a six-inch diameter solid-stem continuous flight auger advanced three exploratory borings near the approximate locations indicated on Figure 3: Field Investigation. The drilling and field observation were performed under the direction of the project engineer. A representative of GeoSolutions, Inc. maintained a log of the soil conditions and obtained soil samples suitable for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System. See the Soil Classification Chart in this appendix.

Standard Penetration Tests with a two-inch outside diameter standard split tube sampler (SPT) without liners (ASTM D1586) was performed to obtain field indication of the in-situ density of the soil and to allow visual observation of at least a portion of the soil column. Soil samples obtained with the split spoon sampler are retained for further observation and testing. The split spoon samples are driven by a 140-pound hammer free falling 30 inches. The sampler is initially seated six inches to penetrate any loose cuttings and is then driven an additional 12 inches with the results recorded in the boring logs as N-values, which area the number of blows per foot required to advance the sample the final 12 inches.

Disturbed bulk samples are obtained from cuttings developed during boring operations. The bulk samples are selected for classification and testing purposes and may represent a mixture of soils within the noted depths. Recovered samples are placed in transport containers and returned to the laboratory for further classification and testing.

Logs of the borings showing the approximate depths and descriptions of the encountered soils, applicable geologic structures, recorded N-values, and the results of laboratory tests are presented in this appendix. The logs represent the interpretation of field logs and field tests as well as the interpolation of soil conditions between samples. The results of laboratory observations and tests are also included in the boring logs. The stratification lines recorded in the boring logs represent the approximate boundaries between the surface soil types. However, the actual transition between soil types may be gradual or varied.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retainined on No. 4 (4.75mm) sieve	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures
			Atterberg limits plot below "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravely sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly and sands, little or no fines
		Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil	PI < 4 or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
		Inorganic soil	PI > 7 and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil	Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
		Inorganic soil	Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity
Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor		PT	Peat, muck and other highly organic soils

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (i.e. GW-GM, GW-GC, GP-GM, or GP-GC).

**If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (i.e. CL-ML) are required.

the "A" line, then dual symbols (i.e. CL-ML) are required.

CONSISTENCY

CLAYS AND PLASTIC SILTS	STRENGTH TON/SQ. FT ++	BLOWS/ FOOT +
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY

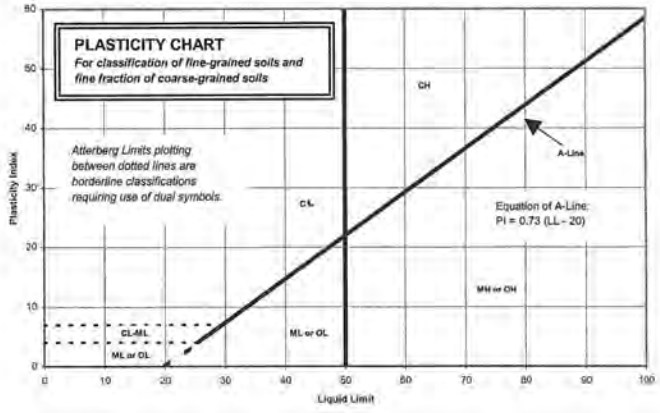
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT +
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

+ Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).

++ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvane, or visual observation.

CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

Less than 5%, Pass No. 200 (75mm)sieve — GW, GP, SW, SP
More than 12% Pass N. 200 (75 mm) sieve — GM, GC, SM, SC
5%-12% Pass No. 200 (75 mm) sieve — Borderline Classification requiring use of dual symbols



Drilling Notes:

1. Sampling and blow counts
   a. California Modified – number of blows per foot of a 140 pound hammer falling 30 inches
   b. Standard Penetration Test – number of blows per 12 inches of a 140 pound hammer falling 30 inches

Types of Samples:
X – Sample
SPT - Standard Penetration
CA - California Modified
N - Nuclear Gauge
PO – Pocket Penetrometer (tons/sq.ft.)

GEO SOLUTIONS
220 High Street, San Luis Obispo, CA 93401
Exhibit D 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. SL11862-1

PROJECT INFORMATION

PROJECT:	**3202 Beachcomber**
DRILLING LOCATION:	**See Figure 3**
DATE DRILLED:	**October 27, 2020**
LOGGED BY:	**GV**

DRILLING INFORMATION

DRILL RIG:	**Mobile B-24**
HOLE DIAMETER:	**6 Inches**
SAMPLING METHOD:	**SPT**
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			Base												
1		CH	Fat CLAY with Sand: black, moist												
2				A					76.4	42	104	13.1	118.3		
3			stiff												
4		CL	Sandy CLAY: dark grayish brown, moist	SPT		13	17	22.3							
5															
6				B						40					
7															
8		CL	Sandy CLAY with Gravel: mottled dark grayish brown and brown, hard												
9				SPT		38	51	18.3							
10															
11															
12															
13			very stiff *many gravels												
14				SPT		22	25	17.8							
15															
16															
17															
18															
19															
20															

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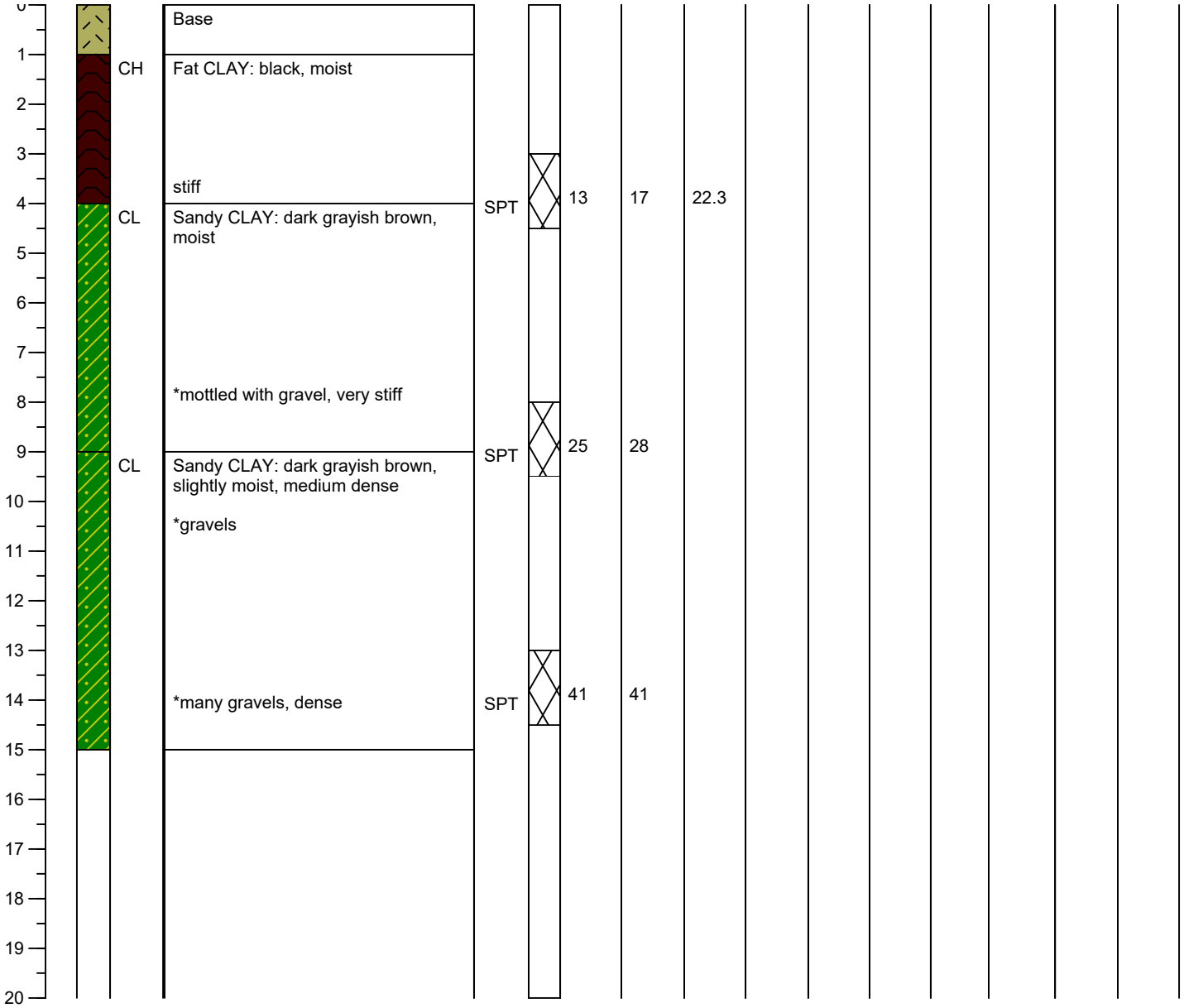
Phone: 805-966-2200

BORING LOG

BORING NO. B-2
JOB NO. SL11862-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**3202 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**October 27, 2020**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**GV**	APPROX. ELEVATION:	**Not Recorded**

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



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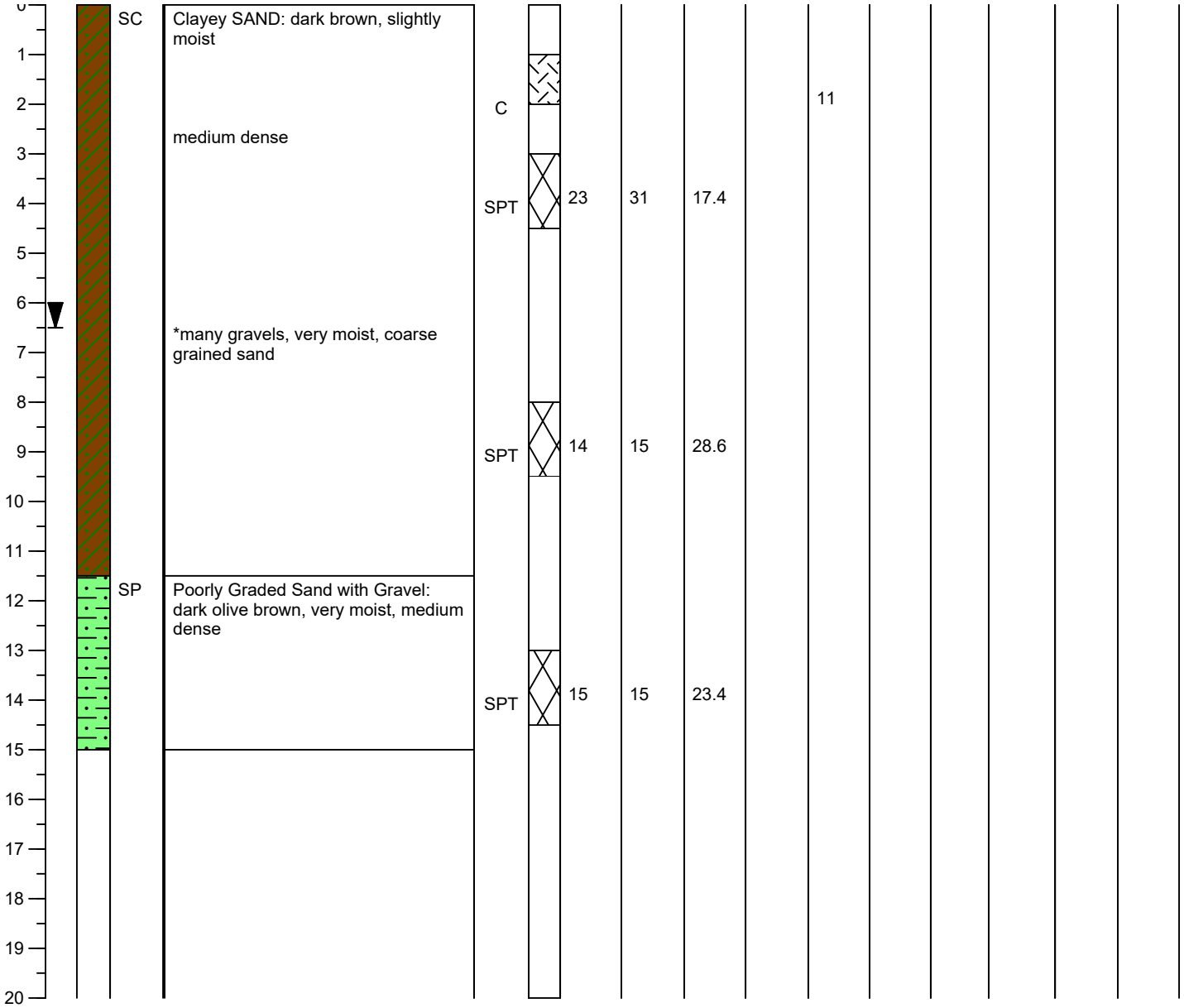
Phone: 805-966-2200

BORING LOG

BORING NO. B-3
JOB NO. SL11862-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**3202 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**October 27, 2020**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**GV**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **6.5 Feet** Boring Terminated: **15 Feet**



APPENDIX B

Laboratory Testing

Soil Test Reports

LABORATORY TESTING

This appendix includes a discussion of the test procedures and the laboratory test results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using the currently accepted test methods, when applicable, of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests are obtained from various locations during the course of the field exploration, as discussed in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed are described below:

Expansion Index of Soils (ASTM D4829) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557) is performed to determine the relationship between the moisture content and density of soils and soil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM D4318) are the water contents at certain limiting or critical stages in cohesive soil behavior. The liquid limit (LL or W_L) is the lower limit of viscous flow, the plastic limit (PL or W_P) is the lower limit of the plastic stage of clay and plastic index (PI or I_P) is a range of water content where the soil is plastic. The Atterberg Limits are performed on samples that have been screened to remove any material retained on a No. 40 sieve. The liquid limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. To determine the Plastic Limit a small portion of plastic soil is alternately pressed together and rolled into a 1/8-inch diameter thread. This process is continued until the water content of the sample is reduced to a point at which the thread crumbles and can no longer be pressed together and re-rolled. The water content of the soil at this point is reported as the plastic limit. The plasticity index is calculated as the difference between the liquid limit and the plastic limit.

Particle Size Analysis of Soils (ASTM D422) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.

Density of Soil in Place by the Drive-Cylinder Method (ASTM D2937) and **Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass** (ASTM D2216) are used to obtain values of in-place water content and in-place density. Undisturbed samples, brought from the field to the laboratory, are weighed, the volume is calculated, and they are placed in the oven to dry. Once the samples have been dried, they are weighed again to determine the water content, and the in-place density is then calculated. The moisture density tests allow the water content and in-place densities to be obtained at required depths.

GeoSolutions, Inc.	SOILS REPORT	(805) 543-8539

Project:	3202 Beachcomber Drive			Date Tested:	November 5, 2020
Client:				Project #:	SL11862-1
Sample:	A	Depth:	1.0 to 4.0 Feet	Lab #:	11916
Location:	B-1			Sample Date:	October 27, 2020
				Sampled By:	DW

Soil Classification
ASTM D2487, D2488

Result: Black Fat CLAY with Sand

Specification: CH

Sieve Analysis
ASTM D422

Sieve Size	Percent Passing	Project Specifications
1 1/2"		
1"		
3/4"		
1/2"		
3/8"		
No. 4	99	
No. 8	98	
No. 16	97	
No. 30	95	
No. 50	92	
No. 100	85	
No. 200	76.4	

Sand Equivalent Cal 217

1		SE
2		
3		
4		

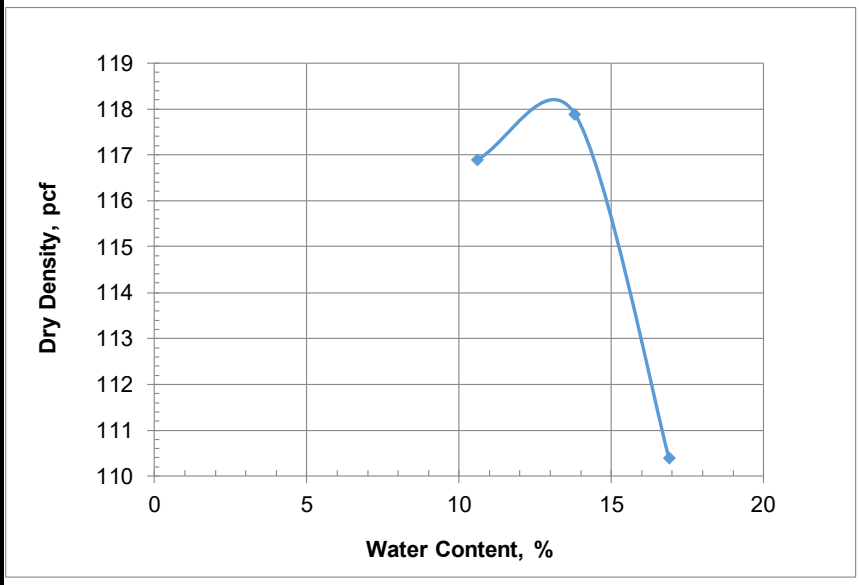
Plasticity Index
ASTM D4318

Liquid Limit:	55
Plastic Limit:	13
Plasticity Index:	**42**

Expansion Index
ASTM D4829

Expansion Index:	**104**
Expansion Potential:	High
Initial Saturation, %:	50

Laboratory Maximum Density
ASTM D1557



Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Estimated Specific Gravity for 100% Saturation Curve = 2.57

Trial #	1	2	3	4
Water Content:	10.6	13.8	16.9	
Dry Density:	116.9	117.9	110.4	

Maximum Dry Density, pcf:	**118.3**
Optimum Water Content, %:	**13.1**

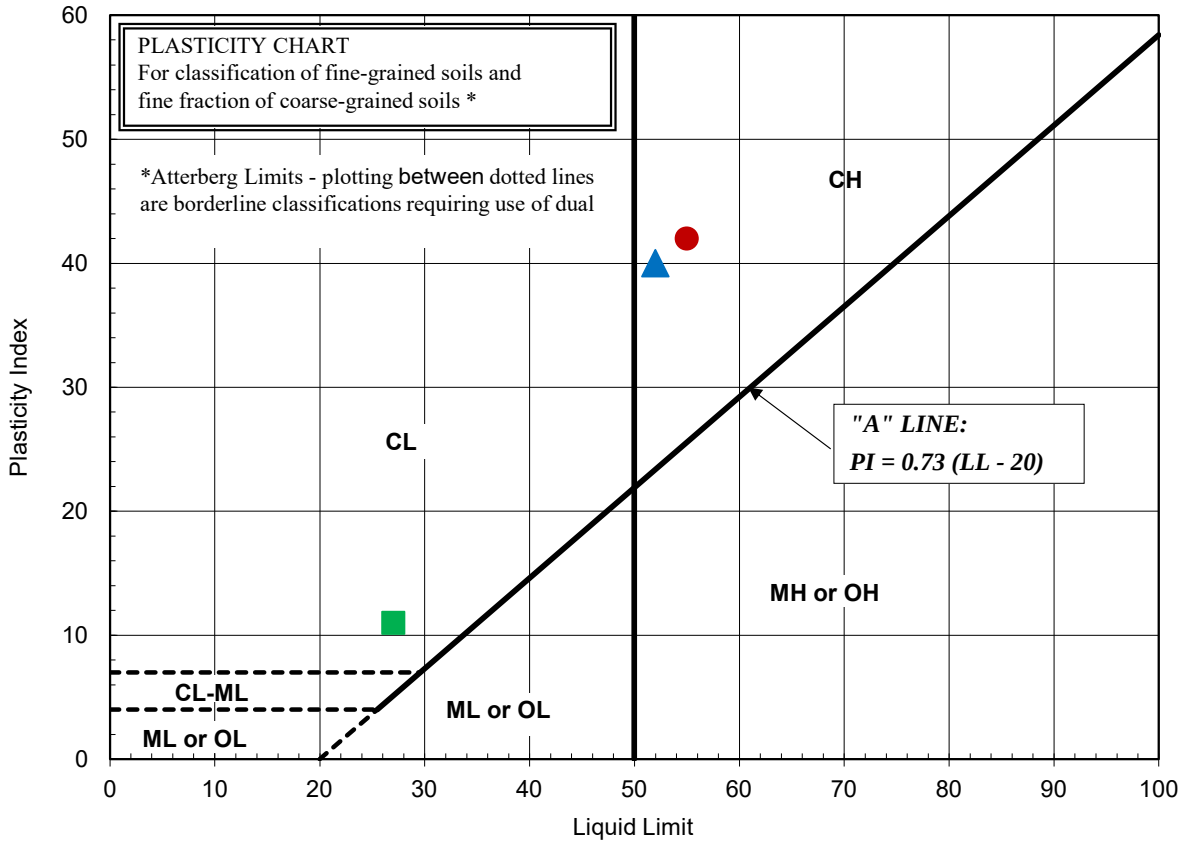
Moisture-Density ASTM D2937, **Moisture Content** ASTM D2216

Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description
B-1	4.0	22.3			Dark Brown Sandy CLAY
B-1	9.0	18.3			Dark Yellowish Brown Sandy CLAY
B-1	14.0	17.8			Dark Yellowish Brown Sandy CLAY
B-2	4.0	22.3			Very Dark Grayish Brown Silty Sandy CLAY
B-3	4.0	17.4			Dark Yellowish Brown Clayey SAND
B-3	9.0	28.6			Very Dark Brown CLAYSTONE
B-3	14.0	23.4			

Report By: Aaron Eichman

GeoSolutions, Inc. | **PLASTICITY INDEX TEST SUMMARY REPORT (ASTM D4318)** | **(805) 543-8539**

Project: 3202 Beachcomber Drive
Sample(s): A, B, and C
Project #: SL11862-1
Date: 11/5/2020
Checked by: AE



LEGEND symbol	location	depth	CLASSIFICATION	TEST RESULTS Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
●	B-1	1-4'	Black Fat CLAY with Sand	55	13	42
▲	B-1	4-8'	Very Dark Grayish Brown Fat CLAY	52	12	40
■	B-3	1-3'	Dark Grayish Brown Lean Clayey SAND	27	16	11

Remarks:

Testing was performed in accordance with ASTM D4318

NP - material tested is nonplastic (liquid or plastic limit tests could not be performed)

Report By: Aaron Eichman

B 2

APPENDIX C

Seismic Hazard Analysis

Design Map Summary (SEAOC, 2019)

SEISMIC HAZARD ANALYSIS

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 ASCE7-16 (ASCE, 2016). 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. As per section 1613.2.2 of the 2019 CBC, the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile and can be determined based on the criteria provided in Table 20.3-1 of ASCE7-16.

ASCE7-16 provides recommendations for estimating site-specific ground motion parameters for seismic design considering a Risk-targeted Maximum Considered Earthquake (MCE_R) in order to determine *design spectral response accelerations* and a Maximum Considered Earthquake Geometric Mean (MCE_G) in order to determine probabilistic geometric mean *peak ground accelerations*.

Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% probability of exceedance in 50 years. *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R-based ground motion parameter maps for bedrock, provided in ASCE7-16. These spectral accelerations are then multiplied by site-specific coefficients (F_a, F_v), based on the Site soil profile classification and the maximum spectral accelerations determined for bedrock, to yield the *maximum* short period (S_{MS}) and 1-second period (S_{M1}) spectral response accelerations at the Site. According to section 11 of ASCE7-16 and section 1613 of the 2019 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.2.4 of the 2019 CBC indicates the site-specific *design* spectral response accelerations for short (S_{DS}) and 1-second (S_{D1}) periods can be taken as two-thirds of *maximum* ($S_{DS} = 2/3*S_{MS}$ and $S_{D1} = 2/3*S_{M1}$).

Per ASCE7-16, Section 21.5, the probabilistic maximum mean peak ground acceleration (PGA) corresponding to the MCE_G can be computed assuming a 2% probability of exceedance in 50 years (2475-year return period) and is initially determined from mapped ground accelerations for bedrock conditions. The site-specific peak ground acceleration (PGA_M) is then determined by multiplying the PGA by the site-specific coefficient F_h (where F_h is a function of Site Class and PGA).

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.

3202 Beachcomber

Latitude, Longitude: 35.400700, -120.866161

Date	11/16/2020, 5:45:21 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	0.963	MCE_R ground motion. (for 0.2 second period)
S_1	0.358	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.074	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	0.716	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.115	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.428	MCE_G peak ground acceleration
F_{PGA}	1.172	Site amplification factor at PGA
PGA_M	0.502	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	0.963	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.075	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.358	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.396	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.589	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.897	Mapped value of the risk coefficient at short periods
C_{R1}	0.904	Mapped value of the risk coefficient at a period of 1 s

Exhibit D

DISCLAIMER

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APPENDIX D

Preliminary Grading Specifications

PRELIMINARY GRADING SPECIFICATIONS

A. General

1. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.

2. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.

3. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.

4. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

1. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.

2. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

1. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours' notice.

2. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

3. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.

D. Site Protection

1. Protection of the Site during the period of grading and construction should be the responsibility of the contractor.

2. The contractor should be responsible for the stability of all temporary excavations.

3. During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor should install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

E. Excavations

1. Materials that are unsuitable should be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.

2. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 1804 of the 2019 California Building Code unless specifically modified by the Soil Engineer/Engineering Geologist.

3. The Soil Engineer/Engineer Geologist should review cut slopes during excavations. The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

F. Structural Fill

1. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

2. Imported fill should be free of organic and other deleterious material and should have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

1. Structural fill using approved import or native should be placed in horizontal layers, each approximately 8 inches in thickness before compaction. On-site inorganic soil or approved imported fill should be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557-12_{e1}.

2. Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

3. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.

4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

H. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.

2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.

3. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

4. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.

5. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

6. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.

2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

J. Underground Facilities Construction

1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for “Excavations, Trenches, Earthwork.” Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.

2. Bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative density based on ASTM D1557-12$_{e1}$.

3. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative density based on ASTM D1557-12$_{e1}$. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report under Preparation of Paved Areas for vehicle pavement sub-grades. Trench walls must be kept moist prior to and during backfill placement.

K. Completion of Work

1. After the completion of work, a report should be prepared by the Soils Engineer retained to provide such services. The report should including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.

2. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within Chapter 18 of the 2019 CBC.

Exhibit E

Planning Commission

COASTAL DEVELOPMENT PERMIT (CDP21-014), PARCEL MAP (PAR22-02) AND VARIANCE REQUEST (VAR21-001) FOR A LAND ACTION, DEMO OF EXISTING AND CONSTRUCTION OF A NEW HOME AT

3202 BEACHCOMBER DR.

JANUARY 3, 2023

MORRO BAY
PUT LIFE ON COAST

Site Information

- Frontage on Beachcomber Dr
- (e) three small parcels totaling 11000 sf
- Existing home built across property line

PUT LIFE ON COAST

Historic Building Assessment

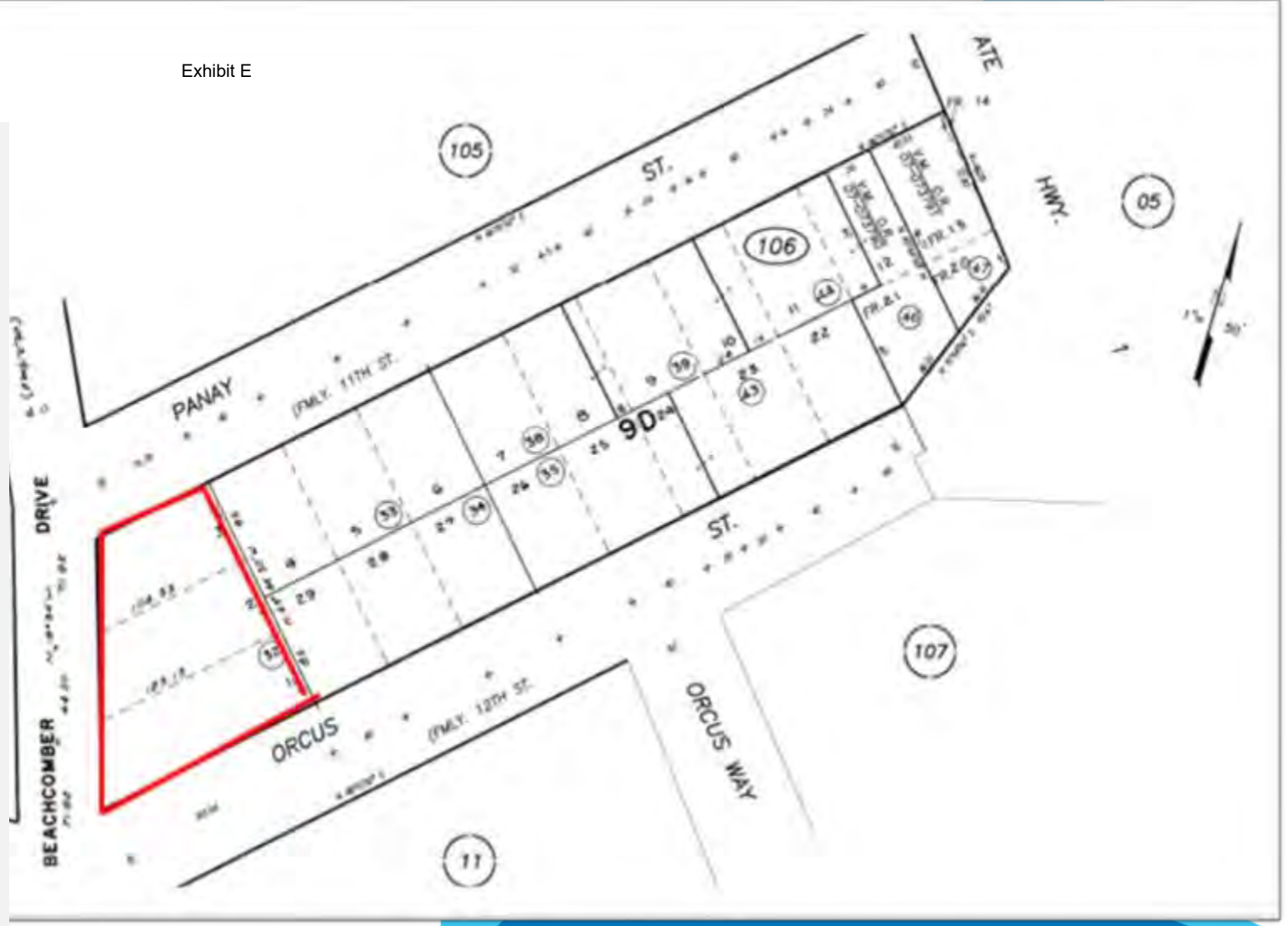
- Existing home built in 1954 with subterranean garage level
- Does not meet criteria for historic registry

(E) RESIDENCE
FROM BEACHCOMBER

MORRO BAY
PUT LIFE ON COAST

Land Action - Parcel Map

- Three small non-conforming sized parcels from original subdivision
- One existing home built across property line
- Owners want to create two conforming parcels (each over 5000 sf in size)
- Process requires a Parcel Map which requires Planning Commission approval



MORRO BAY
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Land Action - Parcel Map

Approximate configuration of new parcels – north parcel is 5, 118 sf
and
south parcel is 5,882 sf in size

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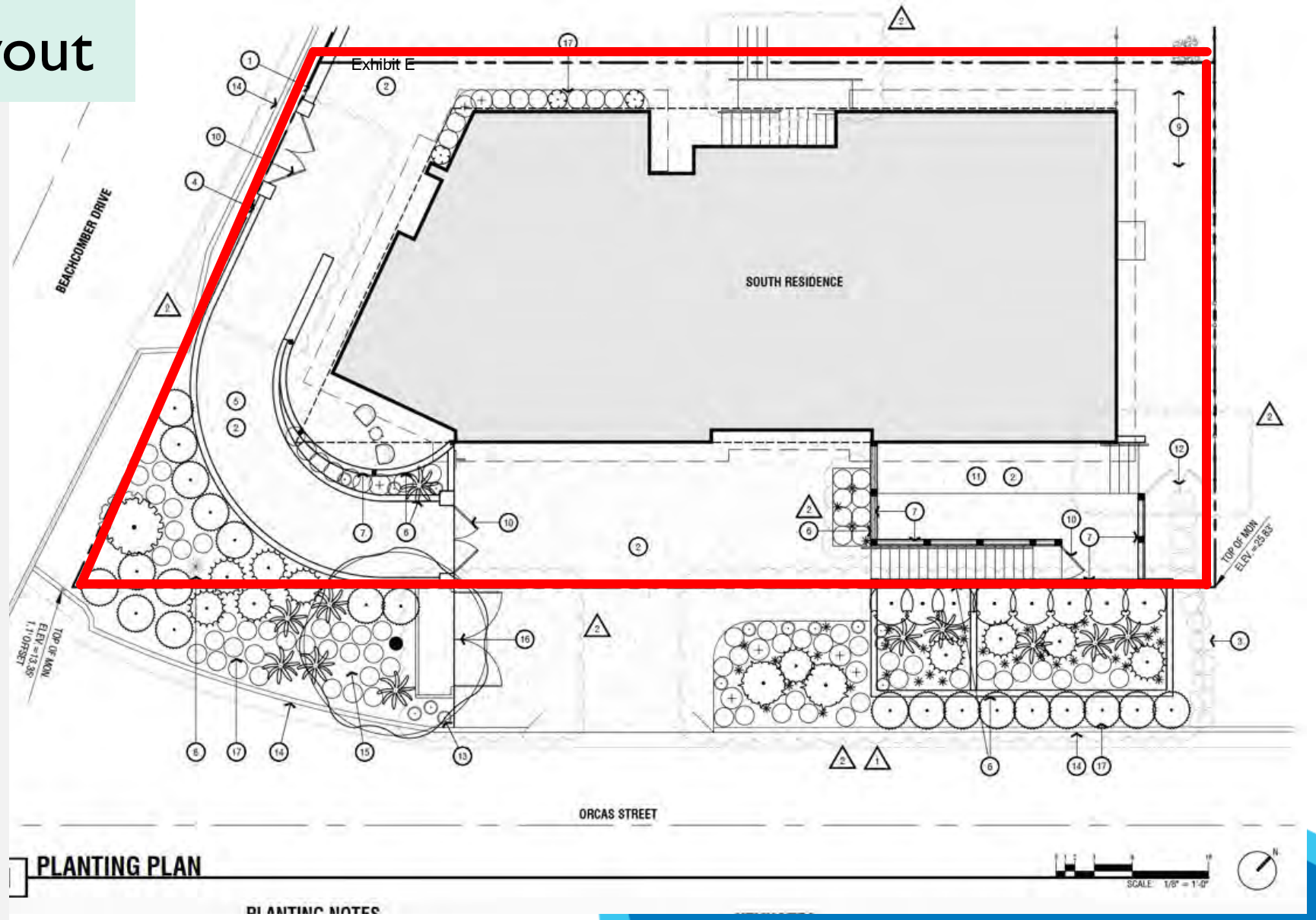
South Parcel – Site layout

Red indicates property lines after approval of the Parcel Map

Shows the layout of the site with hardscape and landscaping.

Shows improvements and landscaping on the site and in the public ROW



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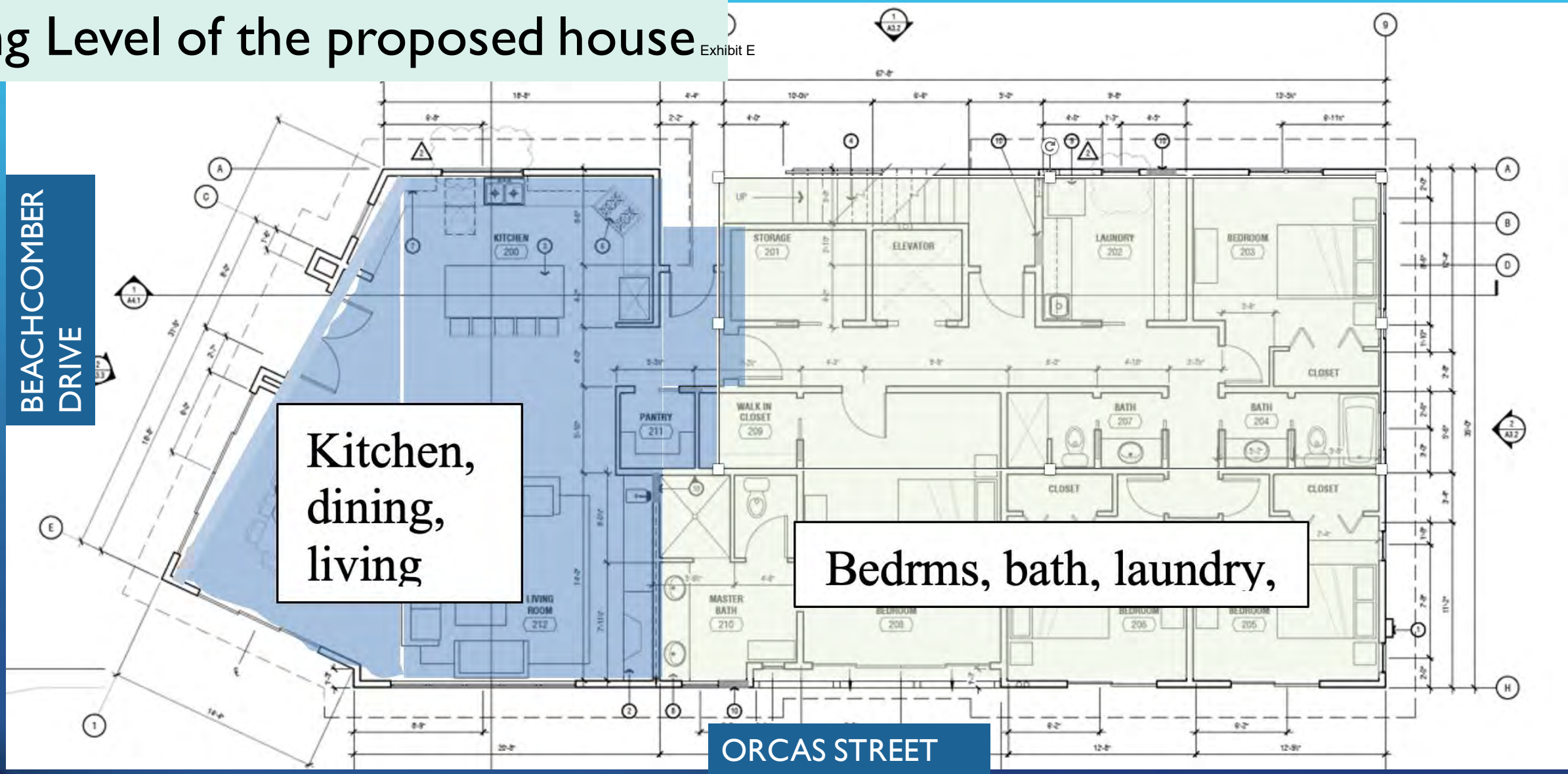
Living Level of the proposed house

Exhibit E



2567sf conditioned living space

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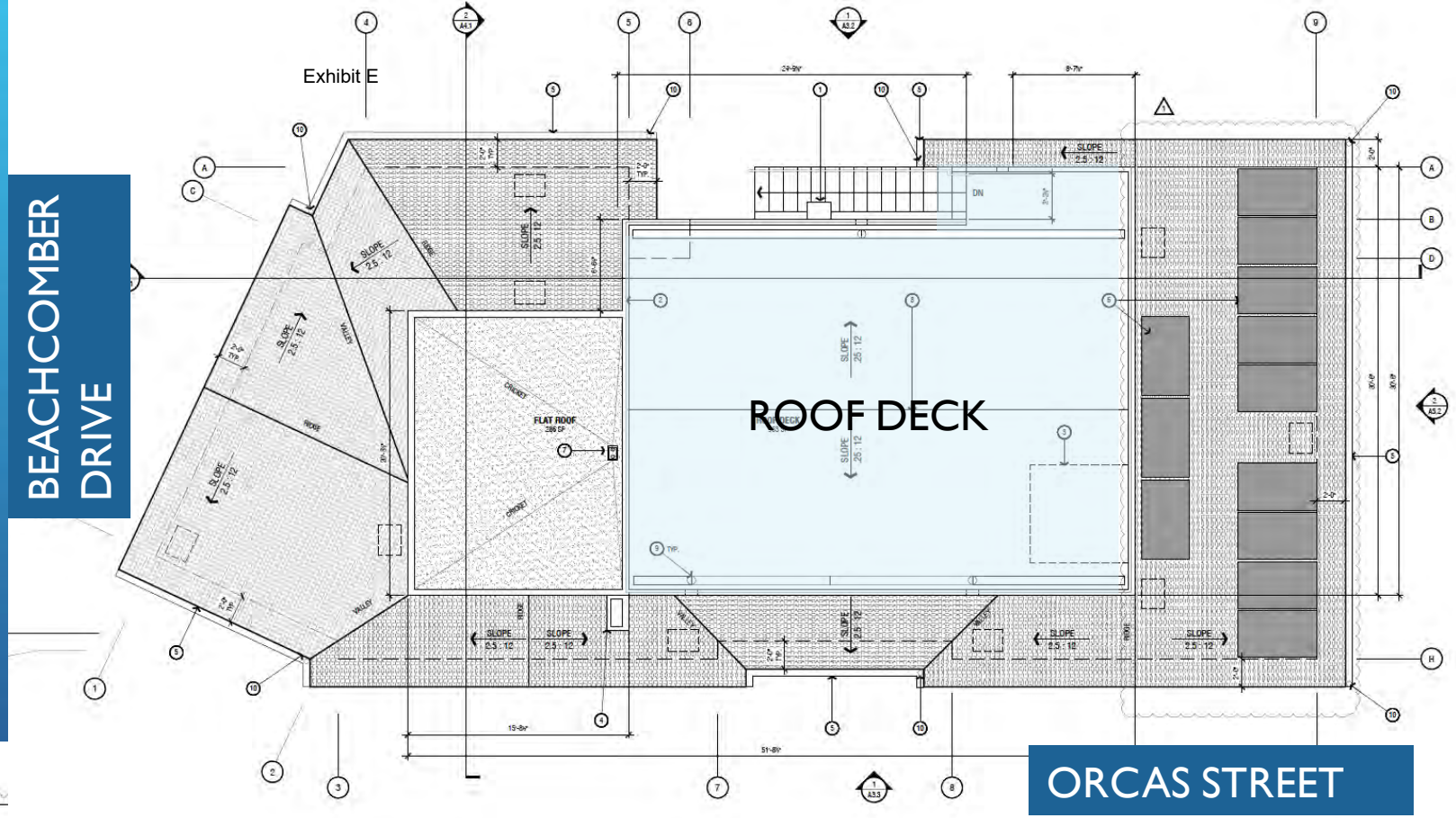
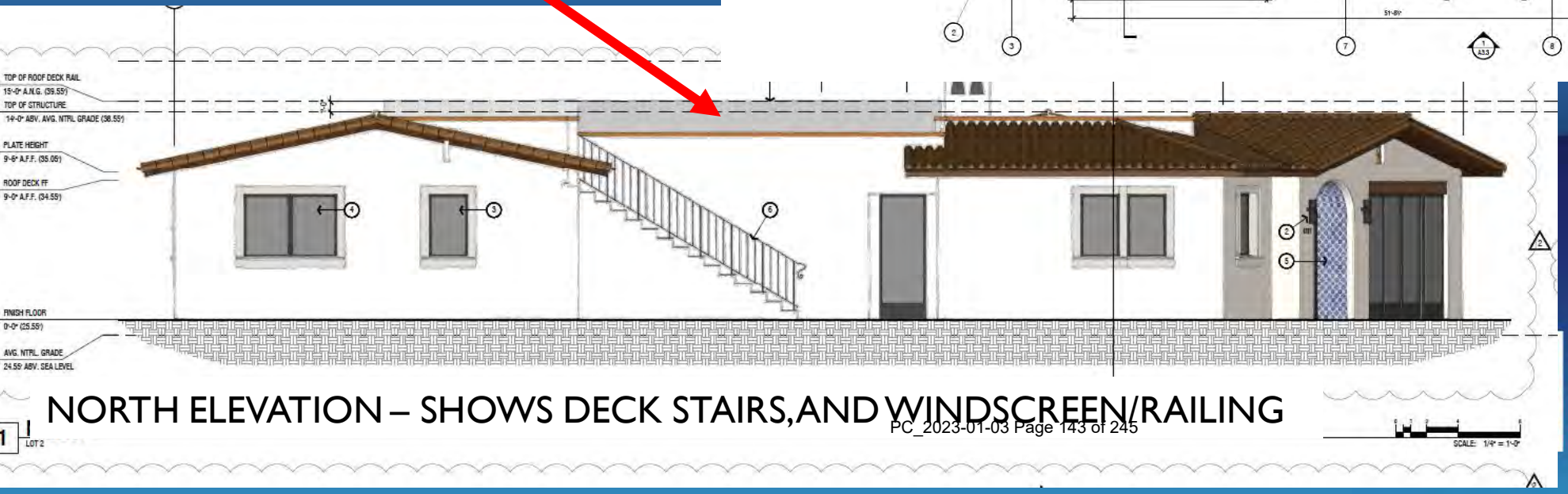
Proposed roof deck

963 SF roof deck

Note: Parapet walls on north and south elevations are about one foot lower and do not screen as much view of roof deck





NORTH ELEVATION – SHOWS DECK STAIRS, AND WINDSCREEN/RAILING

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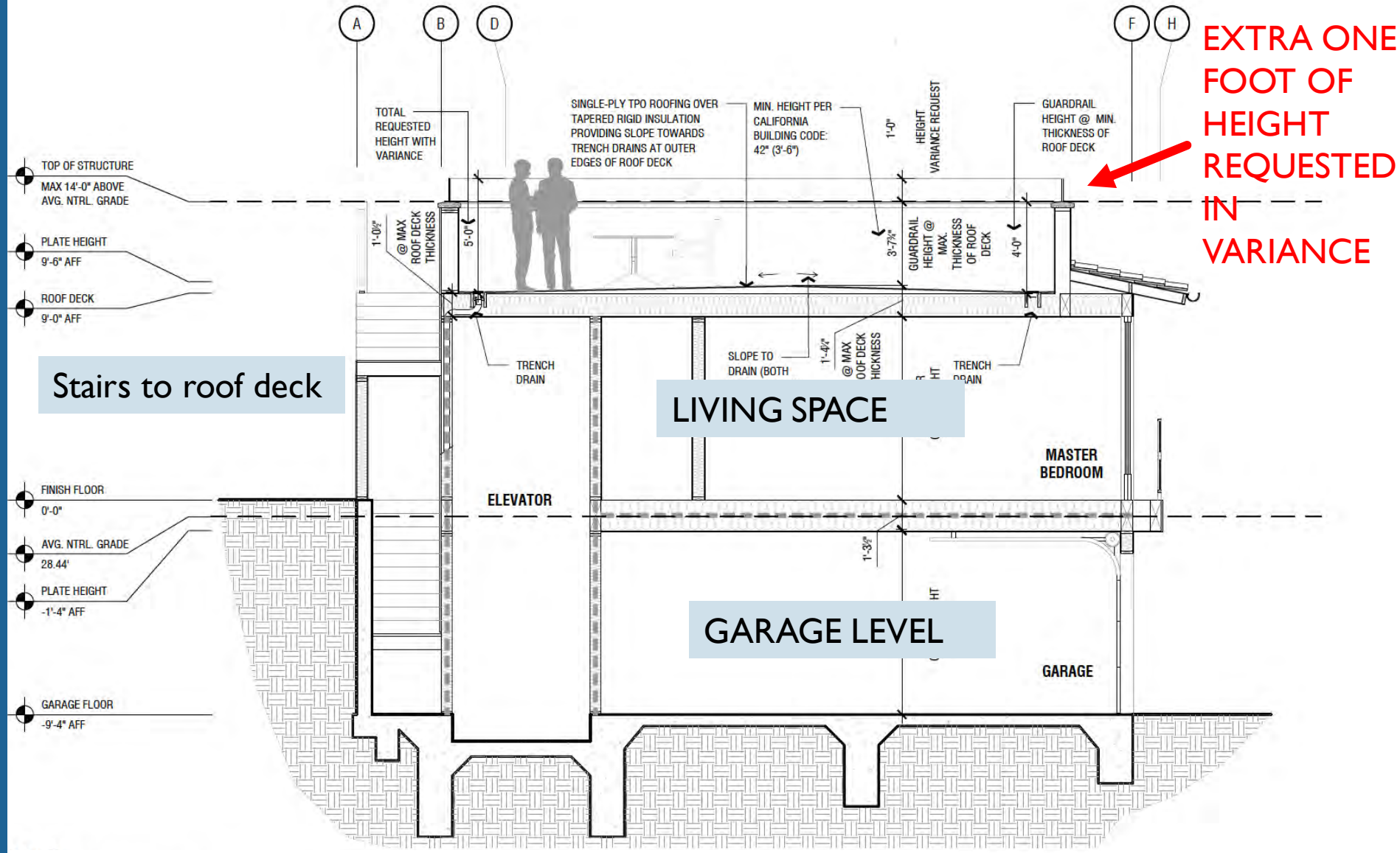
Building Section showing roof deck

Exhibit E

- Railing without additional 12 inches in height for windscreen meets code (42”)
- Parapet walls on west and east are at full rail height
- Parapet walls on North and South are lower and don’t screen view of roof deck



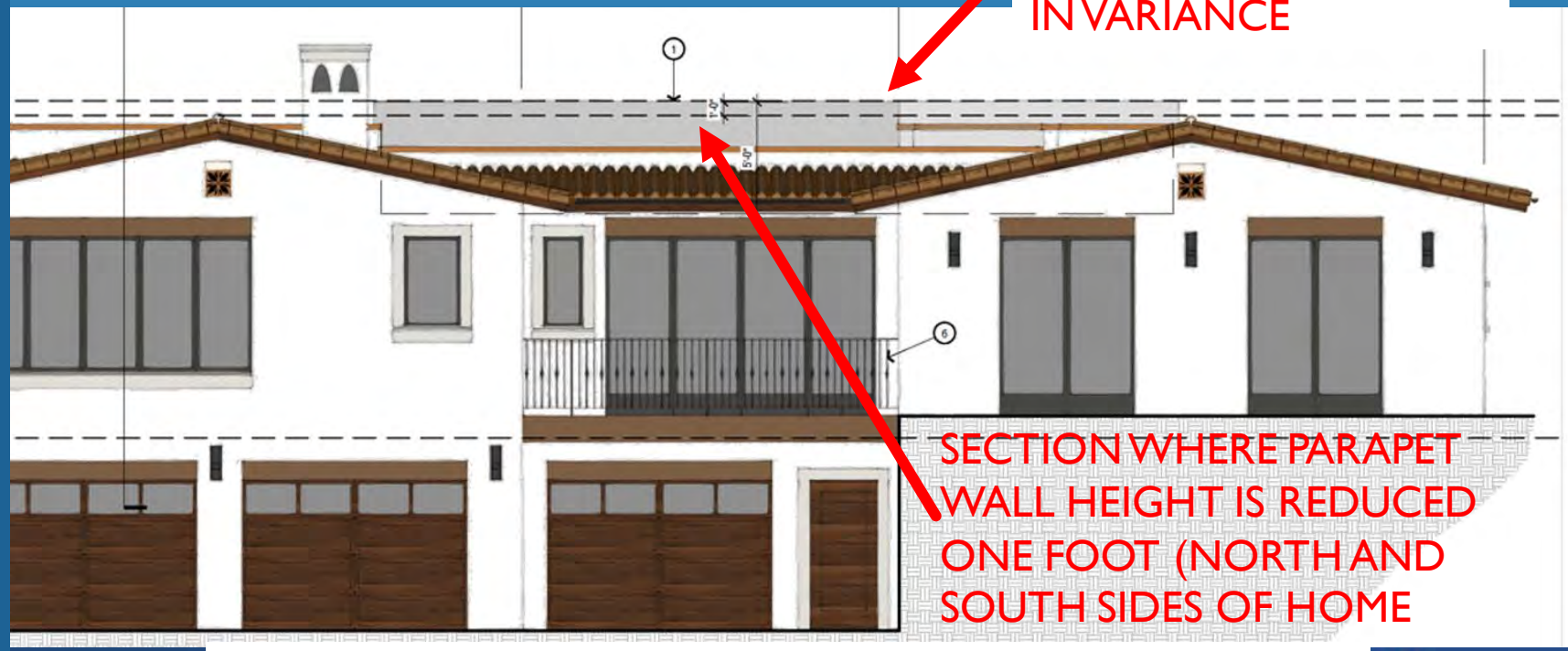
BLDG SECTION FROM BEACHCOMBER (LOOKING EAST)

Summary of Variance Request

Variances can be granted when they meet ALL of the findings:

Finding 1: The Request does not constitute a special privilege not afforded to other homes in the area.

Staff Response: Other homes in the area have complied with the height standards. There is no conditions that staff is aware of that would allow a height exception for a windscreen that would not be considered a grant of special privilege



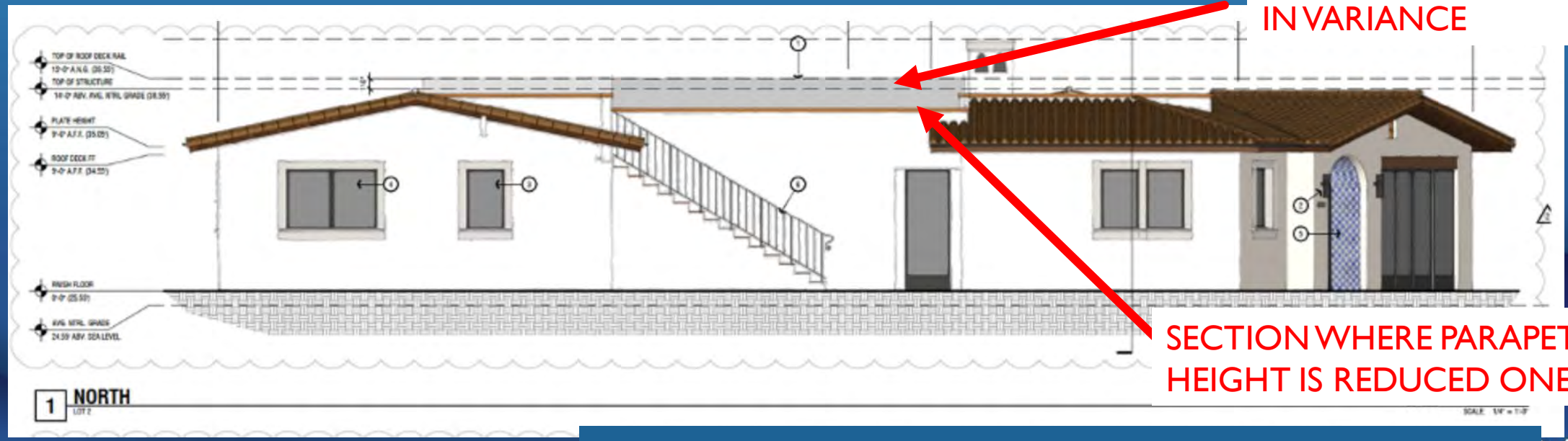
BLDG SECTION FROM ORCAS ST (LOOKING NORTH)

Finding 2: There are special circumstances with the property that deprive this property of privileges enjoyed by other properties in the vicinity.

Exhibit E

Summary of Variance Request

Staff Response: There are no special circumstances existing at the site to justify the requested variance and as such the findings cannot be made and the variance should not be granted.



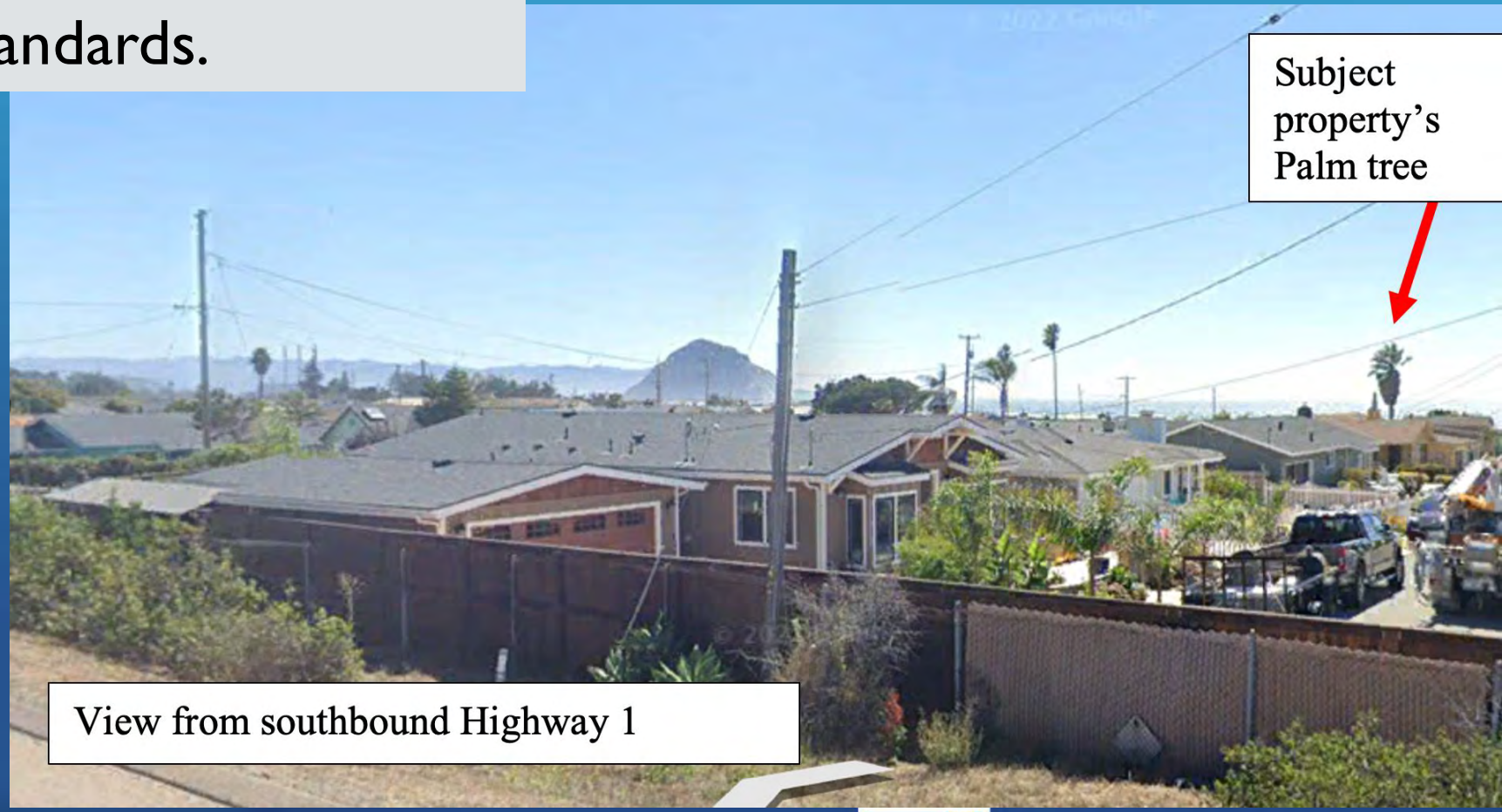
View of North side of the home –(looking south)

Summary of Variance Request

Exhibit E

Finding 3: That the request is consistent with the General Plan and Local Coastal Plan related to protection of scenic resources and meets the Development Standards.

Staff Response:
Although the additional height does not interfere with public views, the variance request does not comply with the development standards (height requirement) and therefore, there are no special circumstances that warrant granting this request.



MORRO BAY
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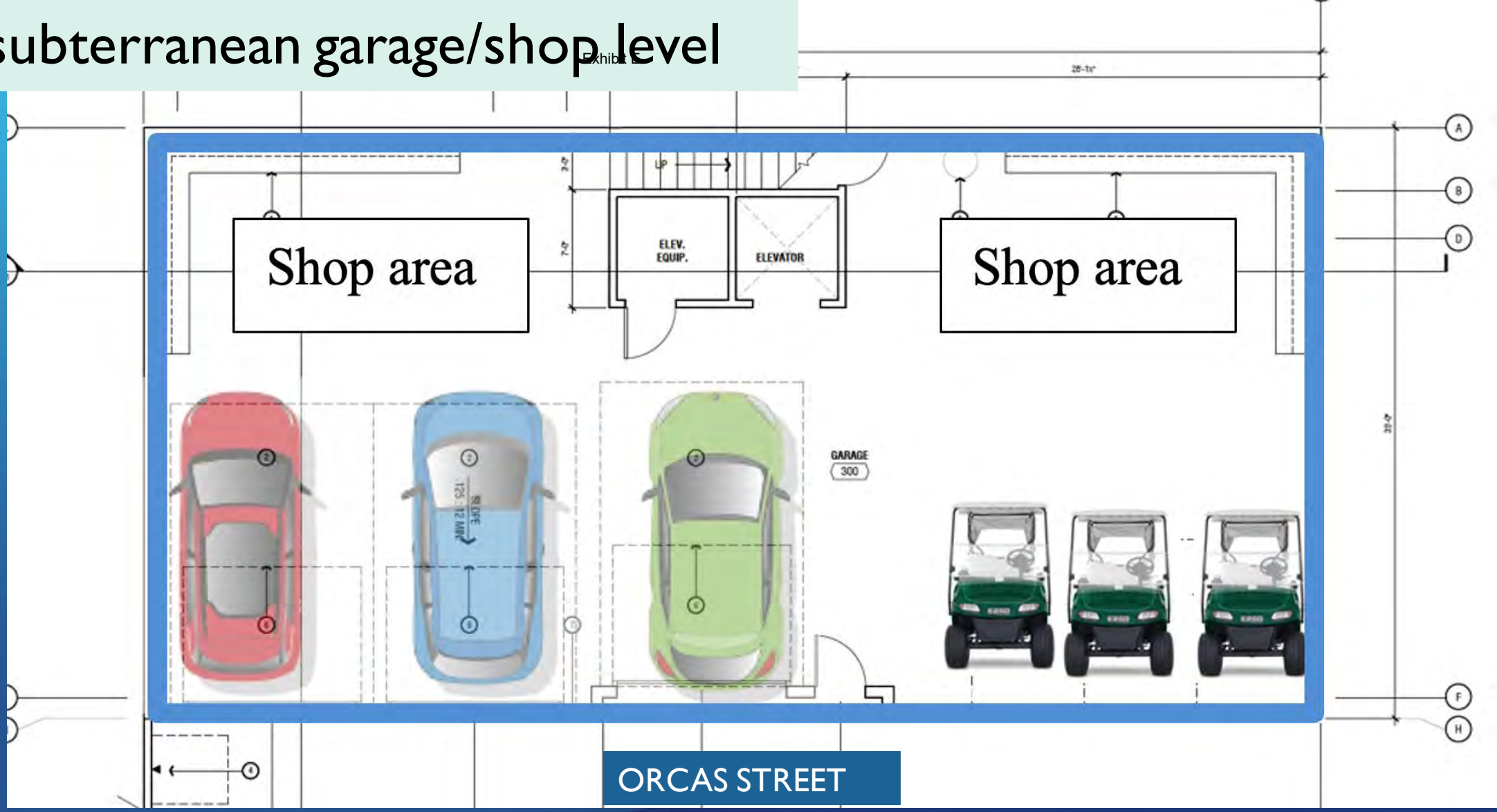
Proposed subterranean garage/shop level



2412 sf subterranean garage/shop

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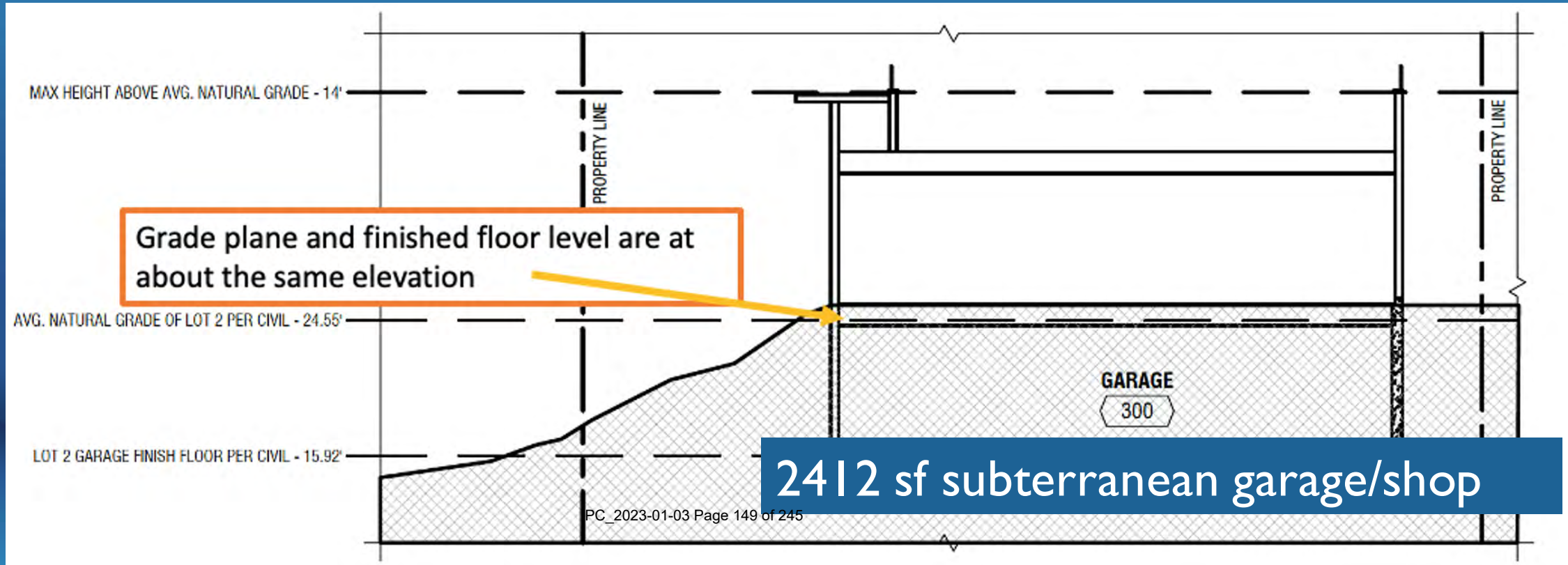
CA Building Code - definition of a 'story': *If the finished floor level directly above a basement is more than 6 feet above grade for more than 50% of the total perimeter or is more than 12 feet above grade at any point, the basement shall be considered as a story.*

Exhibit E

This project meets the criteria as a level, but not a story (i.e. same as the other approved subterranean garage at 110 Orcas St).



Site Zoning and Overlay areas

Exhibit E

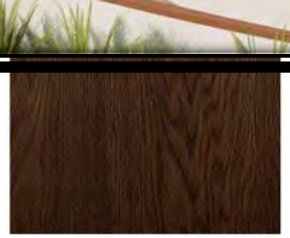
	R-1/S.2A Standards	Proposed Project
Front Setback (Beachcomber)	15 feet	15 feet
Exterior side Setback (Orcas)	15 feet	15 feet
Interior side yard	5 feet	5 feet
Rear Setback	5 feet	10 feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	14 feet 15 feet if Variance Request for Wind Screen is approved
2 story construction	Prohibited in the S.2A overlay zone	Includes a subterranean daylight lower-level garage and accessory spaces
Lot Coverage	50%	48%

Material Board

SMOOTH STUCCO FINISH AT RESIDENCE & SITE WALLS
(SW7001 MARSHMALLOW)

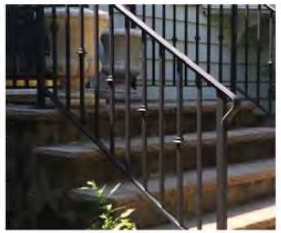
COLORED CONCRETE
(MATCH COLOR OF FLAGSTONE PAVING)

SPANISH TILE ROOF
MIXED RED & ORANGE COLOR



WOOD HEADERS, FASCIA, & GARAGE DOORS
(DARK WALNUT STAIN)

2'X2' FLAGSTONE PAVING

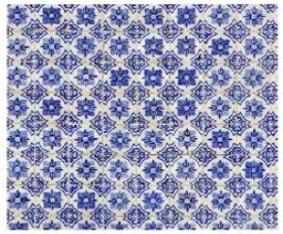


WROUGHT IRON RAILING & GUARDRAILS

SHIELDED METAL DOWN LIGHT FIXTURE

METAL DOOR & WINDOW FRAME

PERMEABLE EURO COBBLE DRIVEWAY
SANDSTONE



TILE ACCENTS

HORIZONTAL WOOD FENCING

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Character of the Neighborhood

- The neighborhood is a blend of modern homes and older homes.
- Most are large, single story with low-pitch roofs.
- Home styles include: Spanish, mid-century modern, bungalow and basic ranch.
- Most homes have a very strong presentation along the street frontage, especially to the west.

This proposed home, other than the garage level and roof deck, meets the residential design guidelines and fits into the character of the neighborhood

Staff recommendation is for approval of CDP21-014 and denial of the Variance (VAR21-001), pursuant to findings and conditions in PC Resolution 01-23

AGENDA NO: B-2

MEETING DATE: January 3, 2023

Staff Report

TO: **Planning Commissioners** **DATE: January 3, 2023**

FROM: **Nancy Hubbard, Contract Planner**

SUBJECT: **Application for a Coastal Development Permit (CDP21-024) and Variance Request (VAR21-002)** for property located at 3230 Beachcomber Drive. The project consists of new construction of a 1684 sf home with an 801-sf roof deck and a 403-sf garage.

RECOMMENDATION:

APPROVE THE CDP but DENY THE VARIANCE REQUEST, by approving Planning Commission **Resolution 02-23** that includes Findings and conditions of approval for the project.

LEGAL DESCRIPTION/APN:

ATASCADERO BEACH TRACK A PORTION OF LOTS 1, 2 AND 3; BLOCK 9 D (REQUIRES NEW APN#): 3230 BEACHCOMBER DRIVE

Prepared By: NTH Department Review: SG

PERMITS REQUIRED:

The land action (being processed with the adjacent property, which is under the same ownership as the subject property) requires a parcel map and the demo of the existing home (which crosses over the proposed new property line). The construction of a new home requires a Coastal Development Permit. A Variance Request is required for roof deck wind screen that is above the height limit.

PROJECT SUMMARY:

The Applicant is requesting approval of the construction of a new single-family home with 1684 sf of conditioned living space, an 801-sf roof deck and a 403-sf garage. The home will be on a new 5,118 sf site, bordered by Beachcomber Dr. on the West and Panay St. on the north. The address is 3230 Beachcomber Drive.

The applicant has requested a variance to allow a 6 ½ inch height variance for additional windscreen on top of the required safety railing around the proposed roof deck. The applicant's design includes a very low parapet wall and about a 2+ foot height of windscreen material above the parapet wall. The result is a very visible roof deck using materials that do not block the view of the deck and are not consistent with the exterior materials used in the rest of the project. The conditions of approval in Resolution 02-23, include a requirement to increase the parapet wall around the entire roof deck area to be a minimum of 42 inches from the roof deck floor, meeting the safety railing requirement. See Variance Request findings below. The zoning is R-1/S.2A and the site is in the Coastal Appeals Jurisdiction.

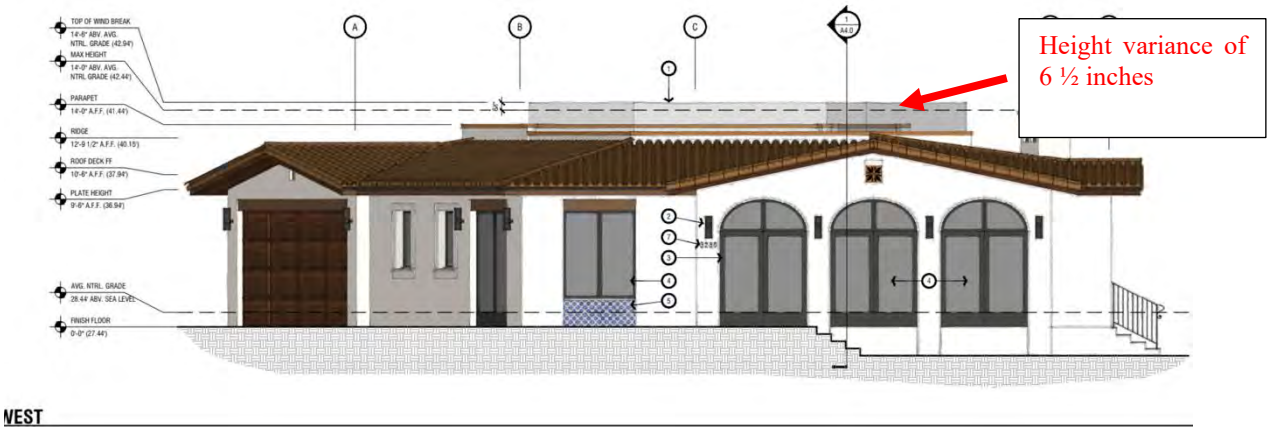
VARIANCE REQUEST:

The proposed roof deck is 801 sf in the center section of the home's roof. It is surrounded by sloped tile roof (low pitch) and a low stucco parapet wall. The parapet wall is lower than the required safety railing which results in a large area of windscreen material ranging from a little over 2 feet in height to about 1 ½ feet in height. The variance request is only for the additional height of 6 ½ inches.

Applicant Justification for Variance:

The applicant has requested a height variance of 6 ½ inches for additional height for the

proposed windscreen to be installed around the roof deck above the low parapet wall. The Applicant has stated that the roof deck will be windy from time to time and the additional height of the windscreen is necessary to allow enjoyment of the roof deck.



Procedural requirements to grant a Variance:

Applications for variances from the strict application of the terms of the zoning code may be made and variances may be granted when ***all*** of the following circumstances are found to apply:

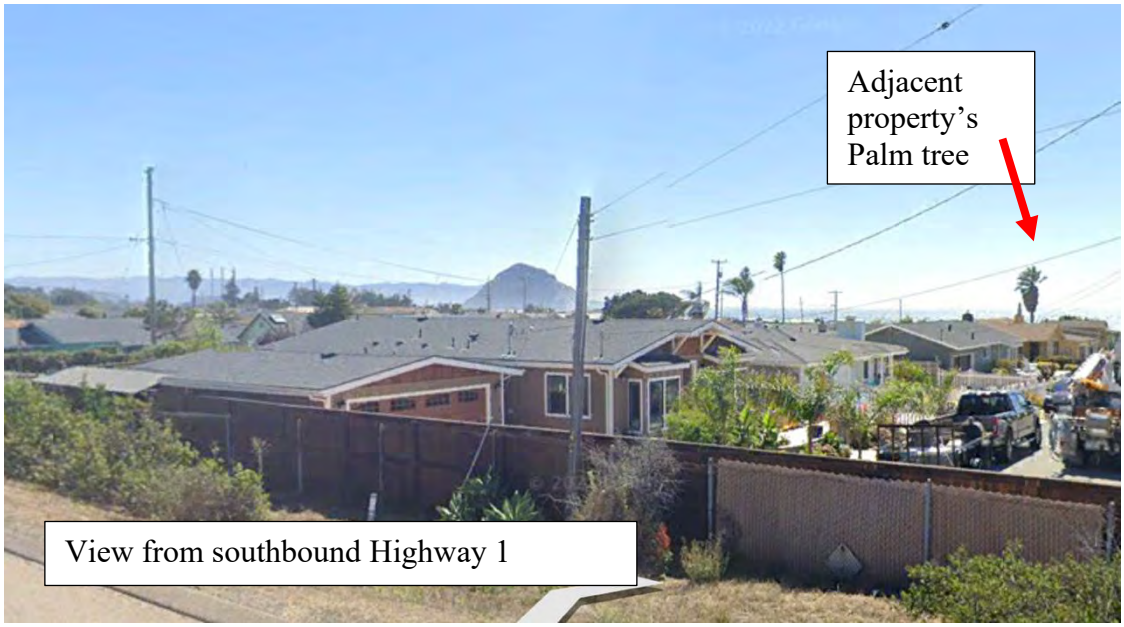
a) **Not a Special Privilege.** That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated.

Staff Response:
There are no conditions, that staff is aware of, where a height exception for a windscreen would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is made even more difficult because there is also no special circumstance applicable to this lot that might justify that this height increase would not be a grant of special privilege. Staff does not believe this finding can be made.

b) **Special Circumstances with Property**. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classification.

Staff's Response
Staff finds that there are no special circumstances existing at the site to justify the requested variance and as such the finding cannot be made and the variance should not be granted. Additionally, it can be argued that because no special circumstance exists on the site to warrant the granting of the variance, granting of the requested variance would constitute a grant of "Special Privilege", inconsistent with the first required finding.

c) **Consistent with General Plan and LCP.** That the variance is found consistent with the intent of the general plan and land use plan of the local coastal program.



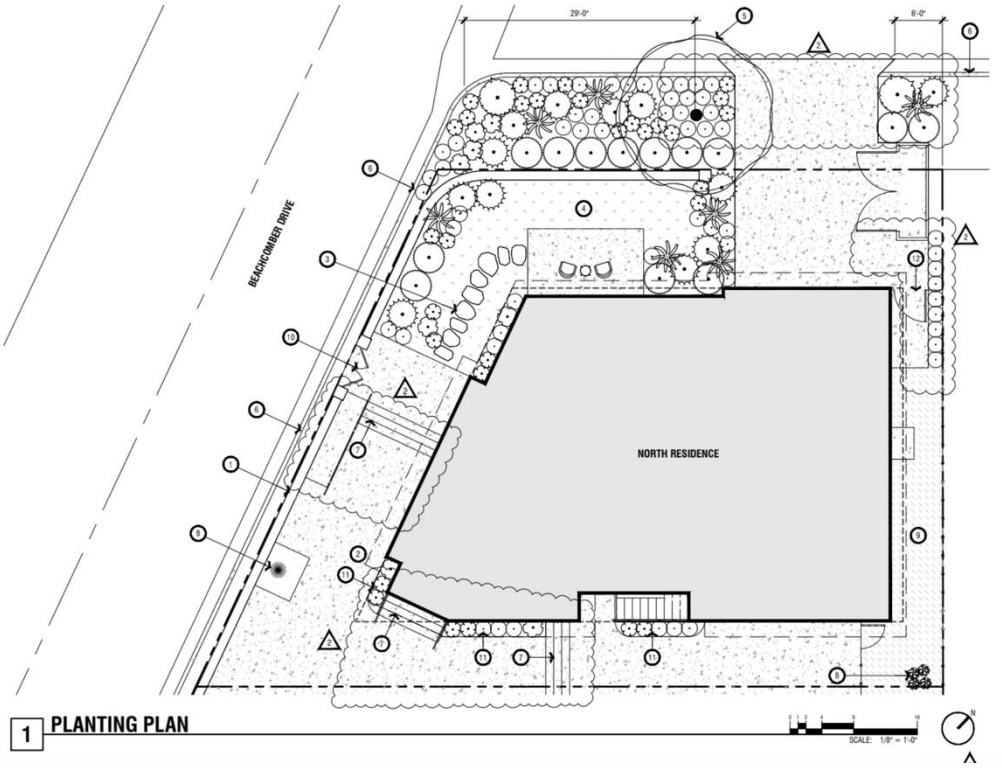
Staff Response

The City's General Plan/LCP intends for projects to comply with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The additional height does not interfere with public views; however, the project variance request does not comply with the height limit for the zone (i.e., development standards) and therefore, no special circumstances applicable to the site warrant such a request. Staff does not believe this finding can be made.

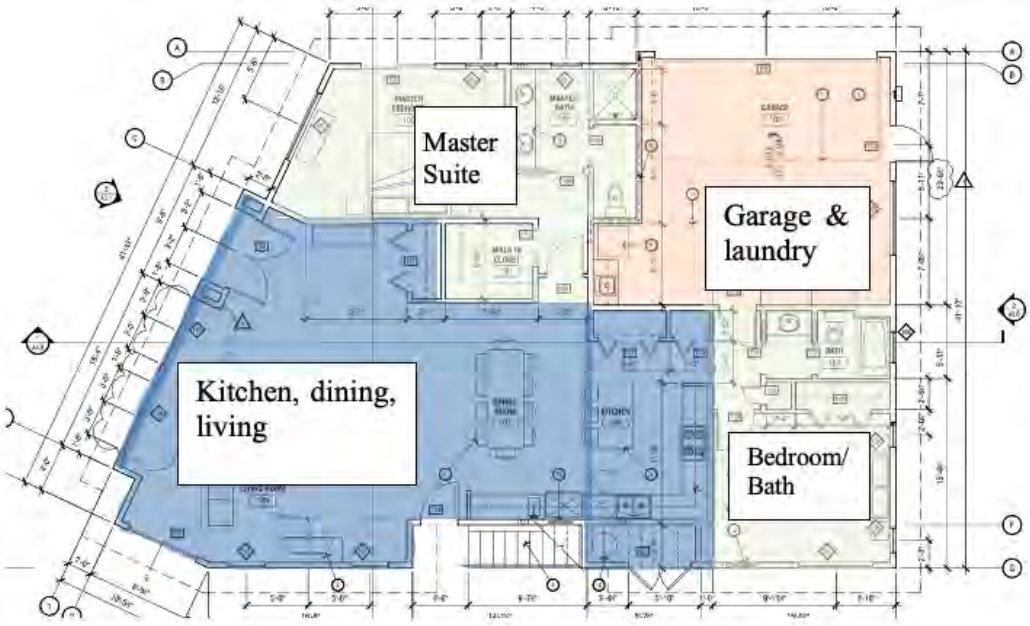
ZONING/LAND USE & DEVELOPMENT STANDARDS:

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 this zoning district. The S.2A overlay allows lesser setbacks and higher lot coverage to compensate for the single-story development restriction. The proposed project meets the setbacks and lot coverage requirements.

Site Layout: The home's design and the placement on the parcel is with the intent to be compatible with the proposed home to the south (3202 Beachcomber) which is owned by the same family group. The homes are designed with the minimal separation and no fencing between the homes and the designs include mirror image similarities on the center elevations, such as the roof deck access stairways and open courtyard-like areas between the homes. The primary landscaped areas are along the street frontages. Two existing trees, one along the frontage on Beachcomber Dr. and the other in the SE corner of the new parcel are noted to be retained.

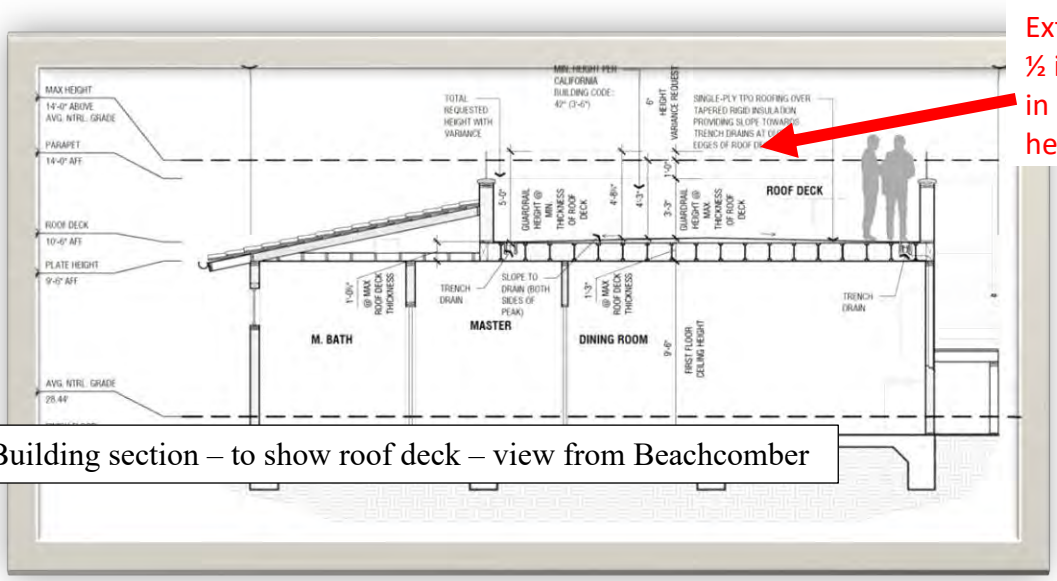


Main Living Area Floor Plan: The home's main floor is at grade with the Beachcomber Drive frontage and the front door faces Beachcomber Drive. The home has 2 bedrooms, two bathrooms, a laundry area in the garage, parking for 2 cars in the garage and a great room on the westerly side of the home with kitchen, dining area and living room. There is a wide walkway along the Beachcomber frontage and an outdoor seating area on the

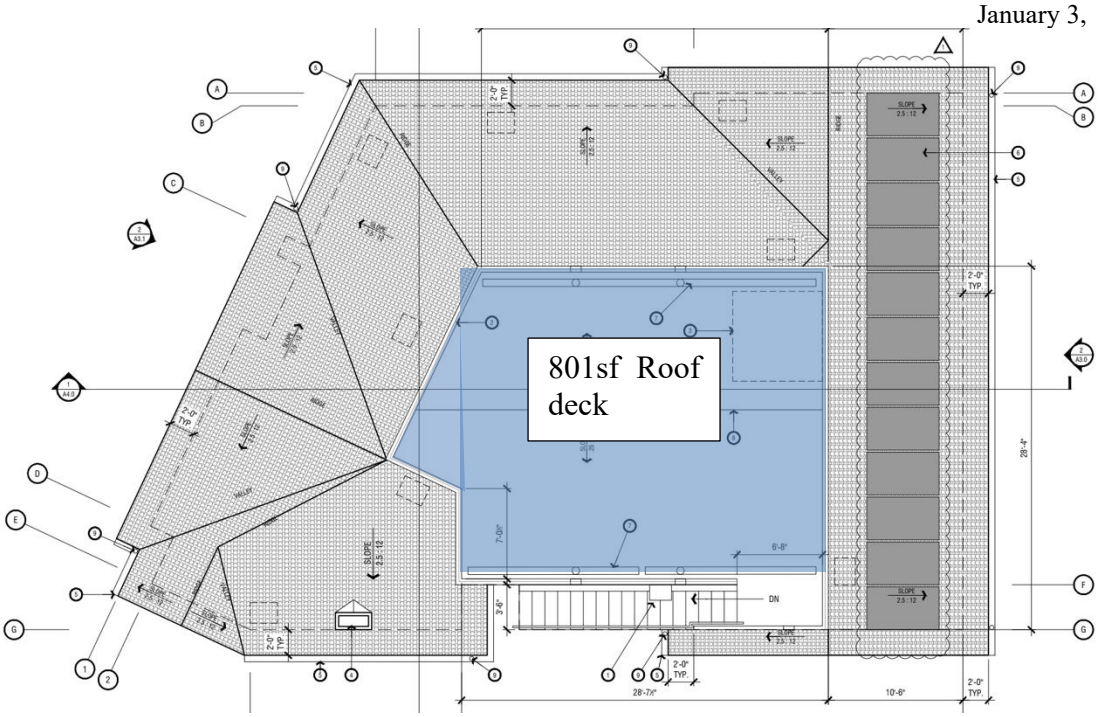


north side of the home. There are exterior stairs on the south side leading to the roof top deck.

Roof Deck: The image below is a building section to show the height of the railing/windscreen and the elevation of the floor of the roof deck (slightly raised in the center for drainage). The parapet walls are less than the required safety rail height (42") on all sides providing for larger areas with clear windscreen material. Below is a floor plan for the roof level. Solar is shown on the right side of the roof. The Resolution (Exhibit A) includes a planning condition of approval that requires the parapet walls to be increased in height to 42 inches from the finish floor of the roof deck to provide better screening from pedestrian view to meet the residential design guidelines (i.e., not introducing new materials not otherwise included in the exterior finishes of the home. The parapet walls in no case shall exceed the 14-foot height limitation in the zoning standards.



Building section – to show roof deck – view from Beachcomber



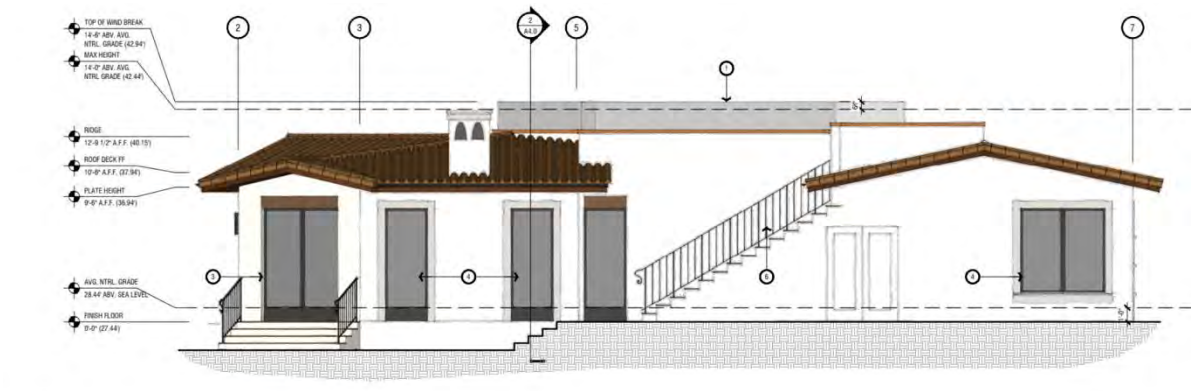
ZONING DEVELOPMENT STANDARDS

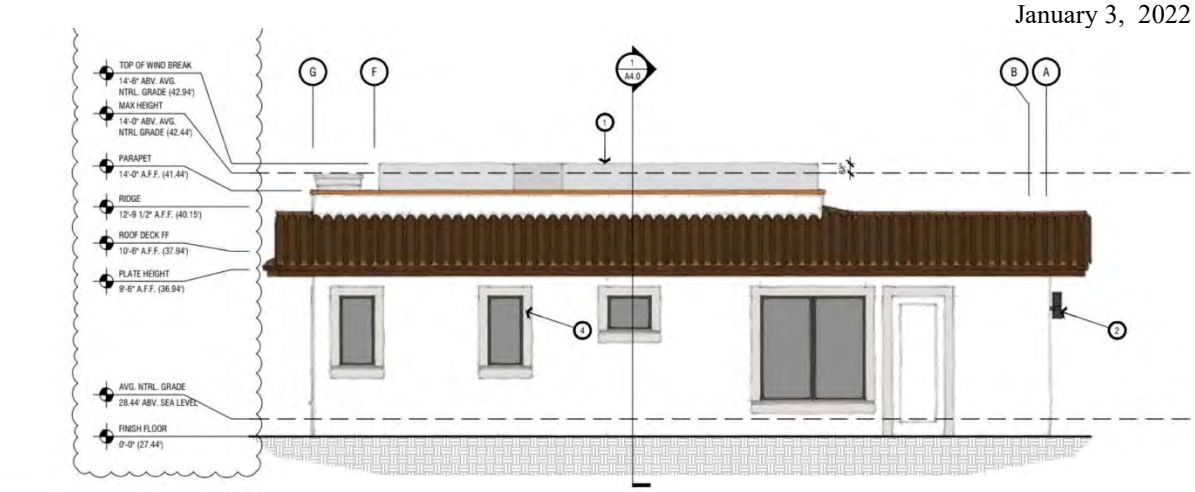
	R-1/S.2A Standards	Proposed Project
Front Setback (Beachcomber)	15 feet	15 feet
Exterior side Setback (Panay)	15 feet	15 feet
Interior side yard	5 feet	8'2" feet
Rear Setback	5 feet	6'7" feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	14 feet 14 ½ + feet if Variance Request for additional height is approved
2 story construction	Prohibited in the S.2A overlay zone	Home and garage are single story
Lot Coverage	50%	45%

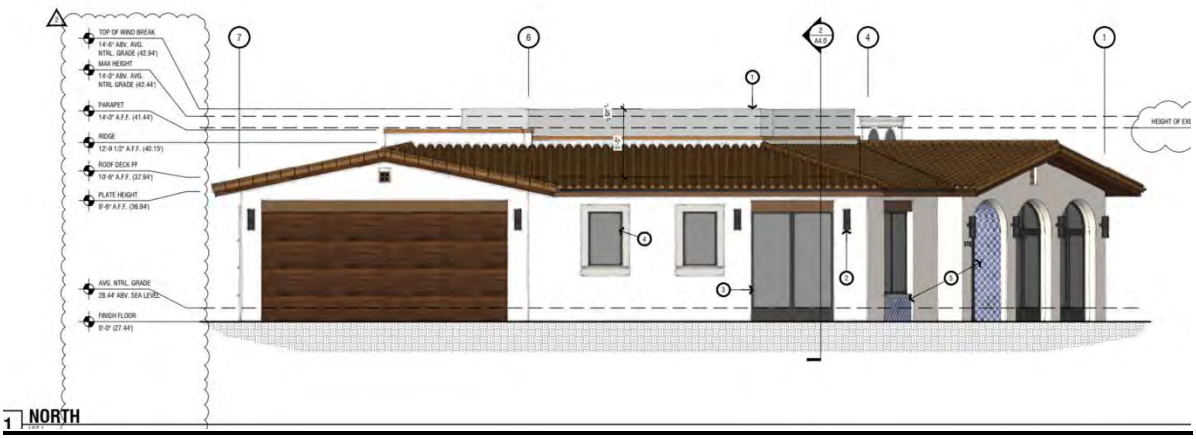
Site Characteristics	
Site Area	this site proposed to be 5,118 sf
Existing Use	Single-Family Residence
Terrain	Mostly level
Vegetation/Wildlife	Urbanized Landscaping
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Panay St (vehicular & pedestrian). Beachcomber Drive (Pedestrian)

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	Single Family Residential (R-1)
Zoning Overlay District	S.2.A
Special Treatment Area	N/A
Coastal Hazard Area	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone and in the appeals jurisdiction

PROJECT ELEVATIONS/BUILDING SECTION:







RESIDENTIAL DESIGN GUIDELINES AND NEIGHBORHOOD COMPATIBILITY:

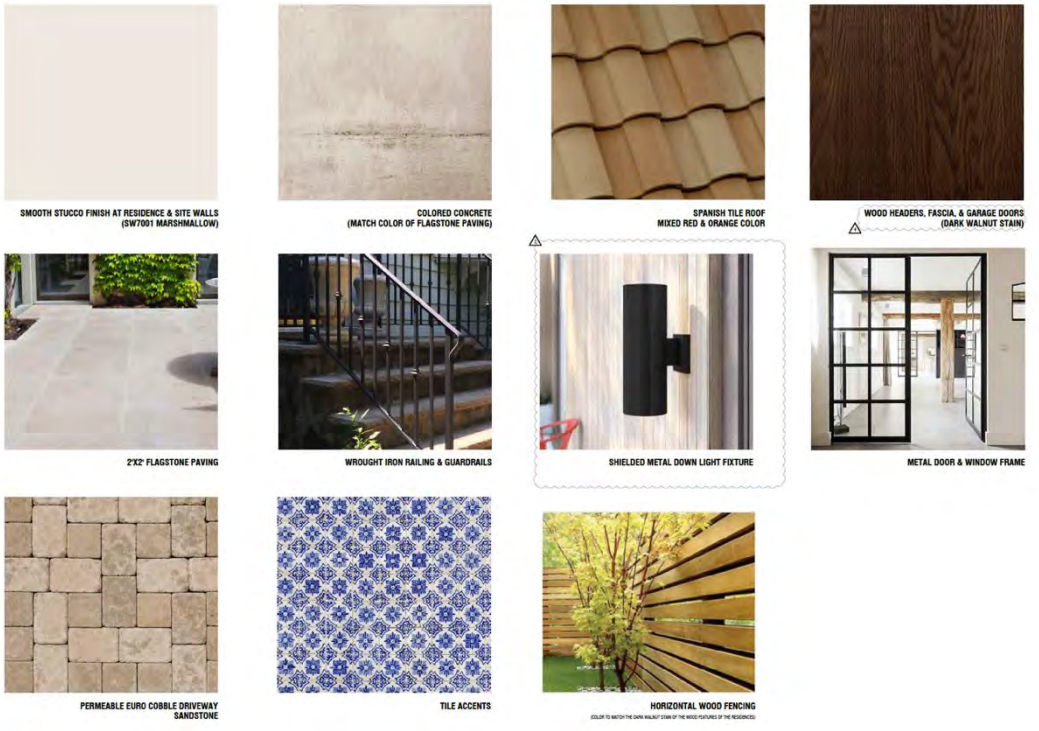
The project meets the residential design standards and neighborhood compatibility, other than the windscreen material proposed around the roof deck. There are a variety of home designs, including Spanish, mid-century modern, bungalow and basic ranch in the vicinity. Most homes in the immediate area are stucco with Spanish tile roofs. The subject home has a visible front entry from both

Beachcomber Drive and Panay Street. It has inviting outdoor areas along the north side of the home. The home has an interesting design, includes articulated wall planes and the design uses a variety of exterior colors and materials that provide visual interest.

1. **Relationship to homes in the neighborhood**
   The homes in the neighborhood are large, view oriented and well maintained.
2. **Scale and Mass**
   The home is designed to match the scale and mass of most of the homes in the neighborhood.
3. **Surface Articulation**
   With the use of the windows, doors and building corners and articulation, there is a large variety of visual interest.
4. **Building Orientation**
   The home is appropriately placed on the site with the front facing Beachcomber Drive.
5. **Garage and Driveway**
   The garage and driveway are from Panay St. surrounded by landscaping and hardscaped pathways.
6. **Building materials**
   The Roof Deck windscreen railing material is out of place and introduces a new material not used in the rest of the exterior finishes of the home. See conditions of approval for requirement to remove windscreen and increase the parapet wall to meet the safety railing requirement for the roof deck. The rest of the exterior includes a balance of interesting colors and textures. Color board includes accent tile focus points and provides visual interest.
7. **Architectural Elements**
   Like most homes in the neighborhood, they have unique looks and interesting architectural features.

PROJECT 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



PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on December 23, 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 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.

CONCLUSION:

The findings show that the project CDP, as conditioned, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan. The Variance Request (VAR21-002) for additional height does not meet the findings for approval and is not in accordance with the development standards of the zoning district.

RECOMMENDATION:

Staff recommends the Planning Commission *approve the CDP and deny the variance request,* by approving planning commission **Resolution 02-23** that includes findings and conditions of approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 02-23
Exhibit B – Graphics/Plans and parcel map
Exhibit C – Geology Report
Exhibit D – 3230 Beachcomber PowerPoint Presentation

RESOLUTION NO. PC 02-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT (CDP21-024) AND DENIAL OF THE VARIANCE REQUEST (VAR21-002)FOR THE PROPOSED PROJECT LOCATED AT 3230 BEACHCOMBER DRIVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing January 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CDP21-024, VAR21-002 new construction of a single family home on a new parcel; 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) Finding

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, as conditioned, is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for new construction of a new single family home on a new parcel.
2. The project, as conditioned, is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Variance Request 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.

   There are no conditions where a height exception for roof deck railing would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is more difficult to justify because there is also no special circumstance applicable to this lot that might otherwise justify a height increase not granted to other lots in the surrounding neighborhood.

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 identical zone classifications.

   T*his property does not have any special circumstances that would justify the granting of the requested variance in roof height to accommodate a wind screen that is above the height limit of the zoning district and higher than the required safety railing required for a deck.*

3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

   The Land Use section of the General Plan/LCP requires realistic development capacity that protects habitats, scenic resources and enforces development standards, including height, setbacks and lot coverage that shall be interpreted as maximums (or minimums) to be reduced or increased to protect and enhance the resources to meet the LCP objectives to the maximum extent possible (Policy LU1.2 paraphrased). The City's General Plan/LCP intends for projects to comply with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The project variance request does not comply with the height limit for the zone and therefore, no special circumstances applicable to the site warrant such a request.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP21-024 and denies the Variance Request (VAR21-002) for the property located at 3230 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for a Coastal Development Permit No CDP21-024, but denies the Variance Request for new construction of a 1684 sf home with an attached 403 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5118 sf parcel which is dependent on the recording of the final

Parcel Map (PAR22-02). This permit does not approve the additional height requested for the deck railing around the roof deck. The zoning is R-2/S.2A and the site is in 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 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. Contingent on recorded final parcel map: The proposed demo of the existing home is required in order to finalize the parcel map. The issuance of a building permit and construction of the proposed new home subject to this permit, is dependent on an approved final parcel map that has been recorded and evidence of recording provided to the Planning and Building Departments. The parcel map is being processed with the adjacent property.

6. 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.

7. 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.

8. Landscaping/Existing Tree Removal: The plans show two existing trees to be retained and protected as part of the development of the property. If either tree cannot be retained, it shall be mitigated by adding 2 new trees to the landscape plan for every existing tree removed that exceeds a trunk diameter of 6 inches. The mitigation trees shall be native and drought resistant and shall be 15 gallon containers or larger. All plants specified on the approved landscape plans shall provide coverage of all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years.

9. Construction during nesting season: If construction will occur between February 1 and June 30 of any given year, a biologist or arborist shall confirm that there are no nesting birds in the two retained existing trees that are proposed to remain on the site and will confirm that no habitat will be disturbed for trees to be removed. The biologist or arborist can also provide construction period protection methods to insure healthy survival of the retained trees.

10. Soil Engineering Report The construction methods and recommendations included in conclusions and recommendations in the GeoSolutions, Inc. report dated November 16, 2020 shall be included in the building permit plan submittal. Changes in the foundation system or structural design of the project will require an update letter from Geo Solutions, or a supplemental report from another qualified registered professional engineering firm with a specialty in geotechnical analysis of proposed developments.

11. Roof Deck: The roof deck shall be posted for the approved occupancy weight limits and enforcement of the occupancy limits is the responsibility of the property owner. All furniture and other items placed on the deck shall not be visible from the street level.

12. Parapet Wall/Roof Deck Railing: The parapet wall shall be raised to meet the safety railing height (i.e. 42 inches from roof deck finished floor) on all sides of the roof deck. No part of the required safety railing can be a transparent material, such as, but not limited to glass or plexiglass. The parapet wall cannot exceed the height requirement for this zoning district.

13. 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

14. 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

The plans are conditional approved and subject to the following conditions to be required at Building Permit submittal:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. Each lot must submit a completed "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The form should calculate all new or replace impervious surfaces or structures (roof surfaces, retaining walls, concrete driveways, etc.). All identified requirements must be submitted for review and approval. 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. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

3. Driveway Approach: Residential driveway approaches are required as part of the frontage improvements and cannot exceed twenty feet in width. If a standard driveway approach cannot be located anywhere along the frontage Driveway without causing a potential safety issue or awkward vehicle maneuvers, then a greater driveway approach width may be approved after submitting sufficient evidence. (MBMC 17.44.030A)

4. Driveway Separations: The total width of residential driveways (excepting transitions) shall not exceed fifty percent of the frontage, and there shall be at Page 2 of 3 least twenty-two feet of standard curb and gutter between the top of driveways transitions on any one parcel. Update plans per City Municipal Code. (MBMC 17.44.030A)

5. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with City Engineer approval and when special construction procedures and materials are used. (MBMC 17.44.030B)

6. Wall height: Solid walls cannot exceed three feet in height and 50% screened walls cannot exceed four feet in height. (MBMC 17.48.100B)

7. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then 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.morrobay.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)

8. Sewer & Water Mainline: All proposed sewer and water mainline relocations or new installations must include plan and profiles in the plan set.

9. Sewer Mainline: Proposed relocation of sewer mainline must line up with existing eastern neighboring sewer mainline. No new turns allowed on the proposed sewer mainline.

10. 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.

11. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)

12. 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.

13. Utilities: Show all existing and proposed locations of the sewer lateral, water Page 3 of 3 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.

14. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining walls will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained. (MBMC 8.14.020)

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.morrobay.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

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 3rd day of January 2023 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Chairperson Stewart

ATTEST

_____
Scot Graham, Community Development Director

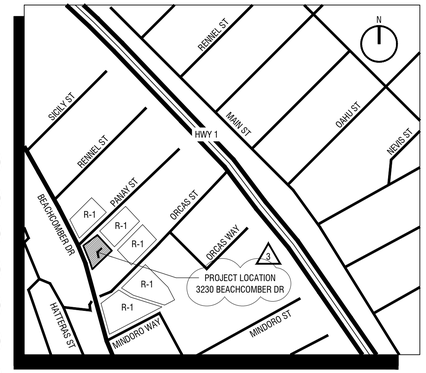
The foregoing resolution was passed and adopted this 3rd day of January 2023.

PERRY RESIDENCE - 3230 BEACHCOMBER

3230 BEACHCOMBER DR. MORRO BAY, CA

PERMIT NUMBERS: CDP21-024, VAR21-02, CUP21-11

VICINITY MAP



SHEET INDEX

ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	OBS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CONN	CONNECTION		
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED, OWNER INSTALLED
CONT	CONTINUOUS		
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DIM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTDF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RISER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FIN	FINISH	T&G	TONGUE AND GROOVE
FIX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

DRAWING SYMBOLS

- XXX → KEYNOTE
- XXX — DOOR NUMBER
- XXX — WINDOW NUMBER
- X — EQUIPMENT NUMBER
- MASTER BEDROOM / 100 / 9'-0" — ROOM TAG
- X / AX.XX — DETAIL REFERENCE: (DETAIL NUMBER / SHEET NUMBER); DETAIL TARGET
- 1
- 4 X / AX.X 2 — INTERIOR ELEVATION MARKER (ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW)
- 3
- X / AX.XX — ELEVATION MARKER (ELEV NUMBER / SHEET NUMBER & DIRECTION OF VIEW)
- X / AX.XX — SECTION MARKER (SECTION NUMBER / SHEET NUMBER & DIRECTION OF VIEW)
- SLOPE X:XX — ROOF / GROUND SLOPE: INDICATES SLOPE AND DIRECTION OF SLOPE
- X / X — HEIGHT / ELEVATION MARKER
- N — NORTH ARROW
- 1 — REVISION MARKER

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

CITY OF MORRO BAY MUNICIPAL CODE
TITLE 14 - BUILDINGS AND CONSTRUCTION
TITLE 17 - ZONING
CITY OF MORRO BAY DESIGN GUIDELINES - RESIDENTIAL JULY 2015

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEMOLITION OF AN EXISTING 1,865 SF RESIDENCE AND 747 SF LOWER LEVEL GARAGE. IT ALSO PROPOSES THE MERGING OF 1 PARCEL, CONSISTING OF 3 LOTS INTO 2 SEPARATE LOTS, EACH WITH THEIR OWN ASSESSORS PARCEL NUMBER. THE PROJECT FURTHER PROPOSES A NEW SINGLE FAMILY RESIDENCE ON THE NORTHERNMOST LOT (LOT 1). THE PORPOSED RESIDENCE IS DESIGNED AS A SINGLE STORY WITH AN UNCONDITIONED GARAGE. THIS PROJECT PROPOSES A 6-1/2" HEIGHT RESTRICTION VARIANCE TO ACCOMODATE THE GLASS WINDSCREEN AS DEPICTED ON EXTERIOR ELEVATION SHEETS A3.0 AND A3.1

LAND USE REQUIREMENTS

ADDRESS	3230 BEACHCOMBER DRIVE, MORRO BAY CA 93442
APN	065-106-032
BLOCK AND TRACT	BLOCK 9D, ATASCADERO BEACH TRACT
ZONING	R-1 SINGLE FAMILY RESIDENTIAL
OVERLAY ZONES	S.2A SPECIAL BUILDING SITE AND YARD STANDARDS
SPECIFIC AREA DESIGN GUIDELINES	MORRO BAY DESIGN GUIDELINES
CURRENT USE	R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED USE	R-1 SINGLE FAMILY RESIDENTIAL
ALLOWED USE IN ZONE	RESIDENTIAL
ENTITLEMENTS/USE PERMIT REQUIRED	LOT LINE ADJUSTMENT/PARCEL MERGER
LOT SIZE	5,123 SF

LOT - 5,123 SF TOTAL

UNCONDITIONED GARAGE	471 SF.
CONDITIONED RESIDENCE	1,816 SF.
TOTAL	2,287 SF.

MAX SITE COVERAGE	*AREA*	*ALLOWABLE 50%*	*PROPOSED*	
LOT COVERAGE	2,287 SF.	2,287 / 5,123 =	***45%***	
DENSITY	*ALLOWABLE*	MODERATE (4-7 D.U. PER ACRE)	*PROPOSED*	LOW DENSITY
HEIGHT LIMIT	*ALLOWABLE*	14 FT. (NO WALL MAY EXCEED 30 FT.)	*PROPOSED*	14'-6.5" (VARIANCE REQUESTED FOR EXTRA 6.5")
	ALLOWABLE	14 FT. DECK RAILINGS	*PROPOSED*	14'-0"
ADJACENT ZONES	*NORTH*	MCR MIXED COMMERCIAL/RESIDENTIAL		
	EAST	MCR MIXED COMMERCIAL/RESIDENTIAL		
	SOUTH	R-1 SINGLE FAMILY RESIDENTIAL		
	WEST	OA-2, OPEN AREA 2		

SETBACKS - PER S.2A OVERLAY	**STANDARD**	**PROPOSED**
FRONT	MIN 15 FT. (INCLUDING GARAGE)	*PROPOSED* 15'-0"
SIDE (EXTERIOR YARD)	15 FT. (INCLUDING GARAGE)	*PROPOSED* 15'-0"
SIDE (INTERIOR YARD)	5'	*PROPOSED* 6'-7"
REAR	5'	*PROPOSED* 8'-2"

PARKING	*REQUIRED*	2 COVERED AND ENCLOSED PER RESIDENCE	*PROPOSED*	2 COVERED AND ENCLOSED
PARKING DIMENSION	*STALL*	10 FT. X 20 FT. MIN	*DRIVEWAY WIDTH*	18 FT.

PROJECT DIRECTORY

OWNER
PERRY ENTERPRISES, MARK PERRY — CONTACT: MARK PERRY
3828 CALDWELL AVENUE — PHONE: 559.786.5999
VISALIA, CA 93277 — EMAIL: mark@mkperry.com

ARCHITECT
TEN OVER STUDIO — CONTACT: JIM DUFFY
539 MARSH ST. — PHONE: 805.541.1010
SAN LUIS OBISPO, CA 93401 — EMAIL: jimd@tenoverstudio.com

CIVIL ENGINEER
WALSH ENGINEERING — CONTACT: MATT WALSH
1108 GARDEN ST., SUITE 202-204 — PHONE: 805.319.4948
SAN LUIS OBISPO, CA 93401 — EMAIL: matt@walshengineering.net

LANDSCAPE ARCHITECT
TEN OVER STUDIO — CONTACT: JULIA OBERHOFF
539 MARSH ST. — PHONE: 805.541.1010
SAN LUIS OBISPO, CA 93401 — EMAIL: julia@tenoverstudio.com

STRUCTURAL ENGINEER
PRAXIS ENGINEERING — CONTACT: MIKE ALLSHOUSE
1009 MORRO STREET, SUITE 205 — PHONE: 805.489.9900
SAN LUIS OBISPO, CA — EMAIL: mike@praxis-eng.com

ELECTRICAL ENGINEER
JMPE ELECTRICAL ENGINEERING — CONTACT: SAL MELENDEZ
2280 SANTA MARIA WAY, SUITE D4, SANTA MARIA, CA — PHONE: 805.886.1390
EMAIL: sal@jmpe.net

SURVEY
HORN LAND SURVEYS — CONTACT: JODY HORN
4295 SKYLINK LANE — PHONE: 805.239.0355
PASO ROBLES, CA 93446 — EMAIL: homlandsurveys@hotmail.com

SOILS ENGINEER
GEOSOLUTIONS INC. — CONTACT: PATRICK B. MCNEILL
220 HIGH STREET — PHONE: 805.543.8539
SAN LUIS OBISPO, CA 93401 — EMAIL: patrick@geosolutions.net

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LICENSED ARCHITECT — STATE OF CALIFORNIA
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL

NOT FOR CONSTRUCTION

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3230 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY: NM
CHKD BY: JB

	DATE	SUBMITTAL
	210316	INITIAL CDP
1	210623	1ST RE-SUBMITTAL - CDP
2	211124	2ND RE-SUBMITTAL - CDP
3	211217	3RD RE-SUBMITTAL - CDP
4	220121	4TH RE-SUBMITTAL - CDP

TITLE SHEET

T1.0

1 (E) RESIDENCE FROM BEACHCOMBER

VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE, SEE IMAGE BELOW FOR PROPOSED DESIGN.

2 PROPOSED RESIDENCE FROM BEACHCOMBER

VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE

3 (E) RESIDENCE FROM BEACHCOMBER

VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM THE CORNER BEACHCOMBER AND PANAY, SEE IMAGE BELOW FOR PROPOSED DESIGN.

4 PROPOSED RESIDENCE FROM BEACHCOMBER

VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM THE CORNER OF BEACHCOMBER DRIVE AND PANAY STREET

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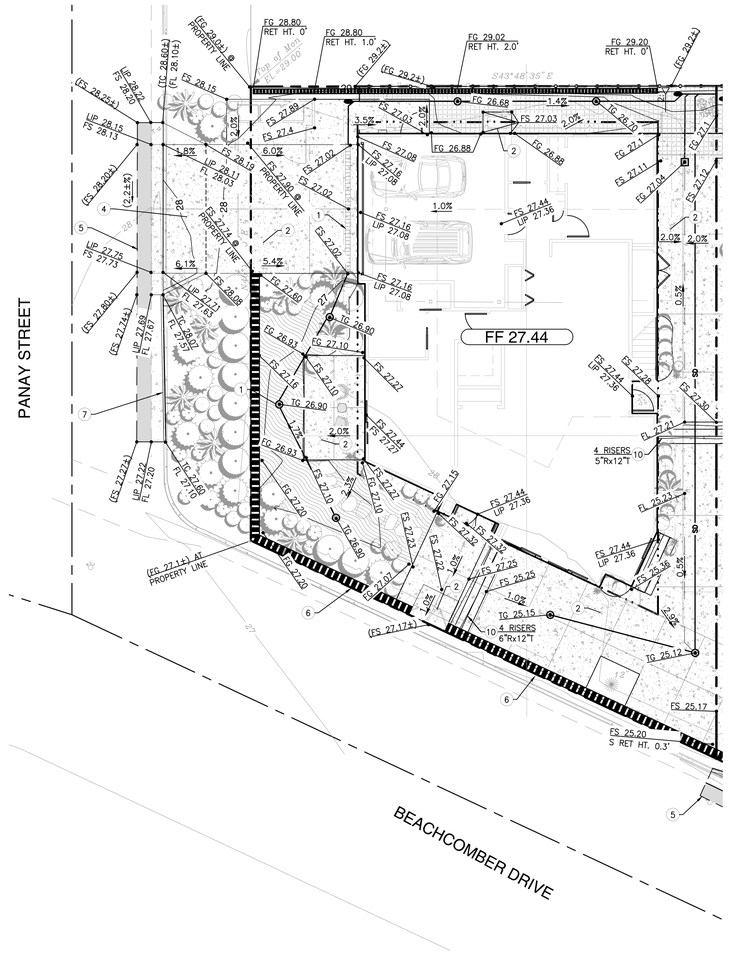
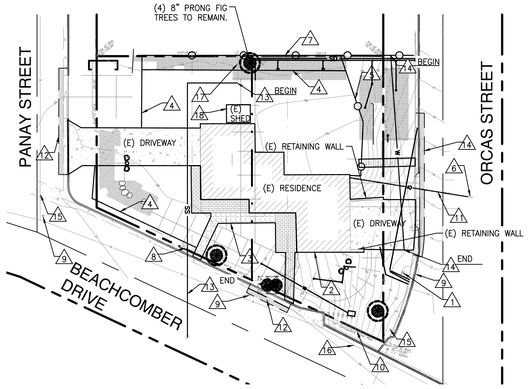
4	220121	4TH RE-SUBMITTAL - CDP

EXISTING SITE & PHOTO MATCH IMAGES

T3.0





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

Know what's below. Call811 before you dig.

DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE (6 TOTAL)
- EXISTING TREE TO BE REMOVED (2 TOTAL)

DEMOLITION KEY NOTES

1. EXISTING FIRE HYDRANT TO REMAIN
2. EXISTING RESIDENCE, RETAINING WALLS AND CONCRETE DRIVEWAYS TO BE REMOVED (3,550 SF)
3. EXISTING WALKWAY PATHS TO BE REMOVED (595 SF)
4. EXISTING RAILROAD TIE LANDSCAPE TO BE REMOVED (147 LF)
5. EXISTING FENCE TO BE REMOVED (56 LF)
6. EXISTING JOINT POLE TO REMAIN
7. EXISTING FENCE TO REMAIN
8. EXISTING WATER ¾" WATER METER TO REMAIN.
9. EXISTING WATER SHUT-OFF VALVE TO REMAIN
10. EXISTING 12" CORRUGATED METAL PIPE TO REMAIN
11. EXISTING OVERHEAD POWER LINE TO BE RELOCATED AFTER CONSTRUCTION (50 LF)
12. SAWCUT AND REMOVE EXISTING CURB, GUTTER, AND PAVEMENT TO THE LIMITS SHOWN. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE (130 LF)
13. REMOVE EXISTING 6" ACP SEWERLINE (110+ LF)
14. REMOVE EXISTING 6" WATERLINE (82 LF)
15. EXISTING 6" ACP WATERLINE TO REMAIN
16. EXISTING 14" ACP WATERLINE TO REMAIN
17. EXISTING 6" ACP SEWERLINE TO REMAIN
18. EXISTING SHED TO BE REMOVED/DEMOLISHED (75 SF)

DEMOLITION DETAIL

GENERAL NOTES

1. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
2. ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
3. FOR TREE REMOVALS AND TREE PROTECTION, SEE TREE REPORT/PLANS PREPARED BY OTHERS.
4. 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.
5. 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.
   - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMS: 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.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℄)
- PROPOSED PROPERTY LINE (℄)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING KEY NOTES:

1. PROPOSED 8" WIDE TRENCH DRAIN. DURATRENCH MODEL DTPF8 WITH TRAFFIC RATED GRATE OR APPROVED EQUAL.
2. PROPOSED CONCRETE PAVEMENT SECTION.
3. PROPOSED RETAINING WALL. RETAINED HEIGHT PER PLAN. RETAINING WALL DESIGNED BY OTHER.
4. PROPOSED DRIVEWAY APPROACH PER CITY OF MORRO STANDARD B-6.
5. PROPOSED SAWCUT AND PAVEOUT. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.
6. PROPOSED 18" SEAT WALL. DESIGNED BY OTHER.
7. PROPOSED CURB AND GUTTER PER CITY STANDARD B-1 (TYPE A-2).
8. PROPOSED VEGETATED OR ROCK LINED SWALE.
9. PROPOSED CURB THRU DRAIN PER CITY STANDARDS C-7 & C-8.
10. PROPOSED 4" CURB FACE PER CITY STANDARD B-1 (TYPE E).
11. PROPOSED STAIRS. RISE AND TREAD PER PLAN.

PROJECT IMPERVIOUS AREA TOTALS

DESCRIPTION	NEW IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	1,243	996	0	2239
HARDSCAPE	1,255	491	0	1,746
TOTAL	A) 2,498	B.) 1,487	0	D) 3,985

*E) NET IMPERVIOUS AREA = (A+B) – (C-D) OR WHERE (C-D) IS ZERO OR A NEGATIVE NUMBER
(A+B) = NET IMPERVIOUS AREA: (3,985 + 0) = 3,985 SF
PERFORMANCE REQUIREMENT = 1

GRADING QUANTITIES, DISTURBANCE

A. ESTIMATED EARTHWORK QUANTITIES:

CUT	FILL	NET
255 CY	25 CY	230 CY (CUT)

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.

B. AREA OF DISTURBANCE: 5,123 SF (0.12 ACRES)
IMPERVIOUS AREA: 3,985 SF (0.09 ACRES)
PERVIOUS AREA: 1,138 SF (0.03 ACRES)

NOTE: INCLUDES DRIVEWAY IMPROVEMENTS, BUILDING AND STRUCTURES, STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.

C. AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 12.2%
*DETERMINED VIA AUTOCAD PROGRAM WITHIN PROPERTY LIMITS

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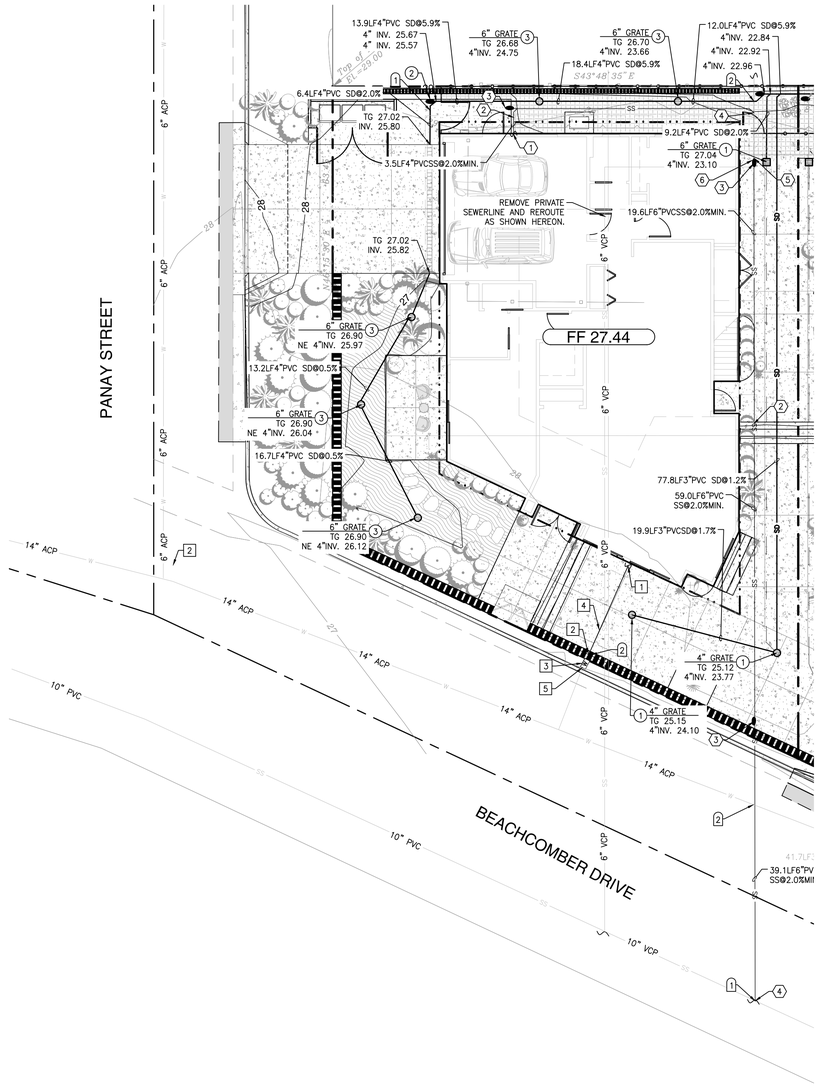
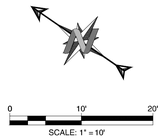
GRADING & DRAINAGE PLAN

C1.0





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STORM KEY NOTES:

1. PROPOSED 12" AREA STORM DRAIN WITH PEDESTRIAN RATED GRATE.
2. PROPOSED STORM DRAIN CLEANOUT WITH COVER TO GRADE.
3. PROPOSED 8" AREA STORM DRAIN.

WATER KEY NOTES

1. PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING.
2. EXISTING 3/4" METER. TO BE RELOCATED PER KEYNOTE 3.
3. RELOCATED 5/8" METER.
4. PROPOSED 2" WATER LINE TO PROVIDE DOMESTIC AND FIRE SERVICES. PROVIDE REDUCER FITTING ON PRIVATE SIDE OF METER TO CONVERT FROM 1"(OR EXISTING LINE) TO 2" LINE. FIRE SPRINKLER DESIGNER TO CONFIRM SIZING. NOTIFY ENGINEER OF ANY NECESSARY REVISIONS.
5. PROPOSED POINT OF CONNECTION TO EXISTING LATERAL OFF MAIN.

SANITARY SEWER KEY NOTES

1. PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
2. PROPOSED 6" SEWER LATERAL. MAINTAIN MINIMUM SLOPE OF 2.0% IN LATERAL.
3. PROPOSED SEWER CLEANOUT WITH COVER TO GRADE.
4. PROPOSED POINT OF CONNECTION TO EXISTING SEWER. CONNECT PER CITY DETAIL S-1.
5. PROPOSED TRANSITION FROM EXISTING 6" TO NEW 6" SEWERLINE MAIN.
6. START OF LOCATION OF REROUTE OF SEWER LATERAL. EXISTING SEWER LINE PAST THIS LOCATION TO BE REMOVED. REROUTE AS SHOWN ON PLANS HEREON.

CAUTIONARY KEY NOTES

1. THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY PRIOR TO ORDERING MATERIALS. CONTRACTOR TO PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.
2. MINIMUM 1' VERTICAL SEPERATION BETWEEN CROSSING OF STORM AND SEWER LINES.

UTILITY GENERAL NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
2. THE WIRE SERVICES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE BUILDING CODES AS AMENDED LOCALLY. EXCEPTIONS TO UNDERGROUNDING OF UTILITIES SHALL BE APPROVED BY BUILDING OFFICIALS.
3. FOR ON-SITE DRY UTILITY ROUTING, SEE HANDOUT PACKAGES PROVIDED BY UTILITY PURVEYORS.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℙ)
- PROPOSED PROPERTY LINE (ℙ)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
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- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

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

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UTILITY PLAN

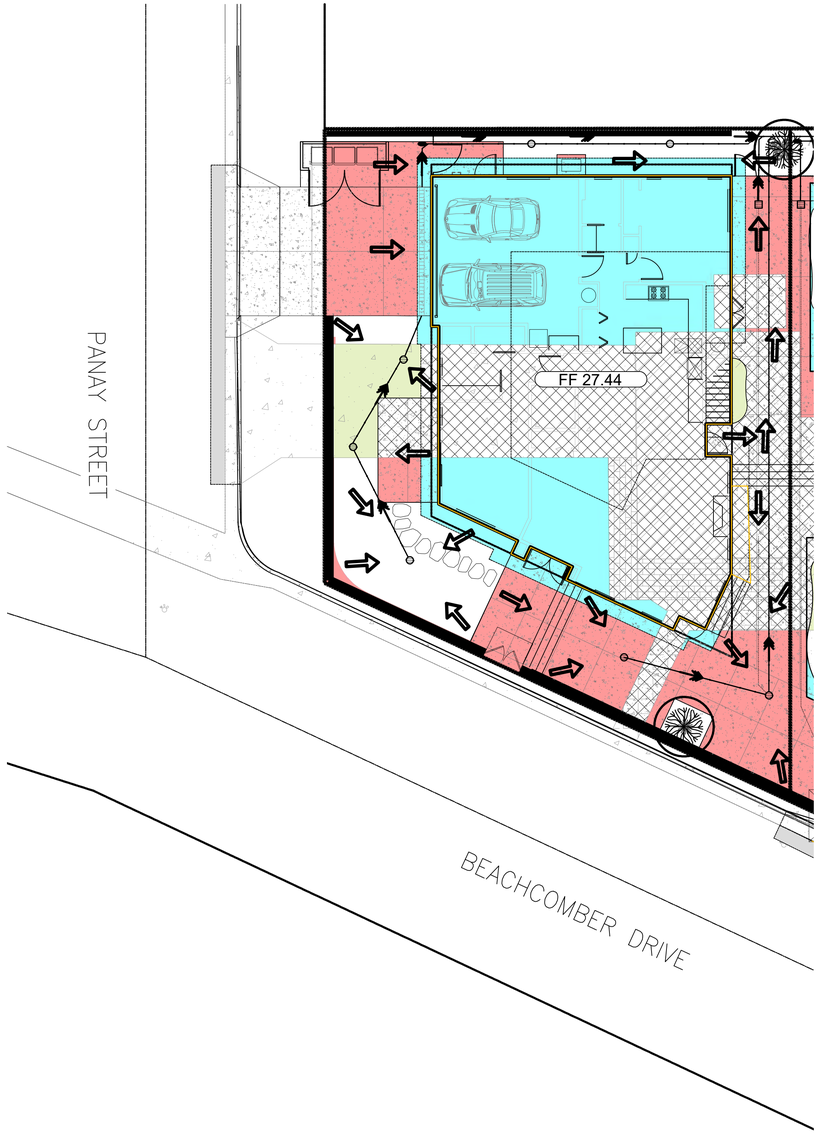
C2.0

GENERAL LEGEND - LOT 1 (NORTH)

- NEW HARDSCAPE IMPERVIOUS AREA (1,140 SF)
- NEW BUILDING IMPERVIOUS AREA (1,573 SF)
- IMPERVIOUS AREA REPLACED WITH LANDSCAPE/PERVIOUS DG SURFACE (160 SF)
- REPLACED IMPERVIOUS AREA (1,597 SF)
- LANDSCAPE AREA TO REMAIN (653 SF)
- TRIBUTARY AREA
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW

SITE AREA TOTALS - SOUTH LOT

DESCRIPTION		AREA (SF)	PERCENT OF TOTAL (%)
BUILDING	FLOOR	2,287	44.64
	ROOF OVERHANG	433	8.45
PAVEMENT/HARDSCAPE		1,591	31.06
PERVIOUS/LANDSCAPE		812	15.85
TOTAL		5,123	



PERRY RESIDENCE

0 10' 20'
SCALE: 1" = 10'

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

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

NO.	DATE	REVISIONS
1		
2		
3		
4		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

MARK & STEVE PERRY

PERRY RESIDENCE

3202 & 3230 BEACHCOMBER DR., MORRO BAY, CA 93422

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

DESIGNED BY:	KDG
CHECKED BY:	KDG
APPROVED BY:	MRW
DATE:	1/31/22

3230 BEACHCOMBER DRIVE- HYDROLOGY EXHIBIT

SHEET
1 OF 1

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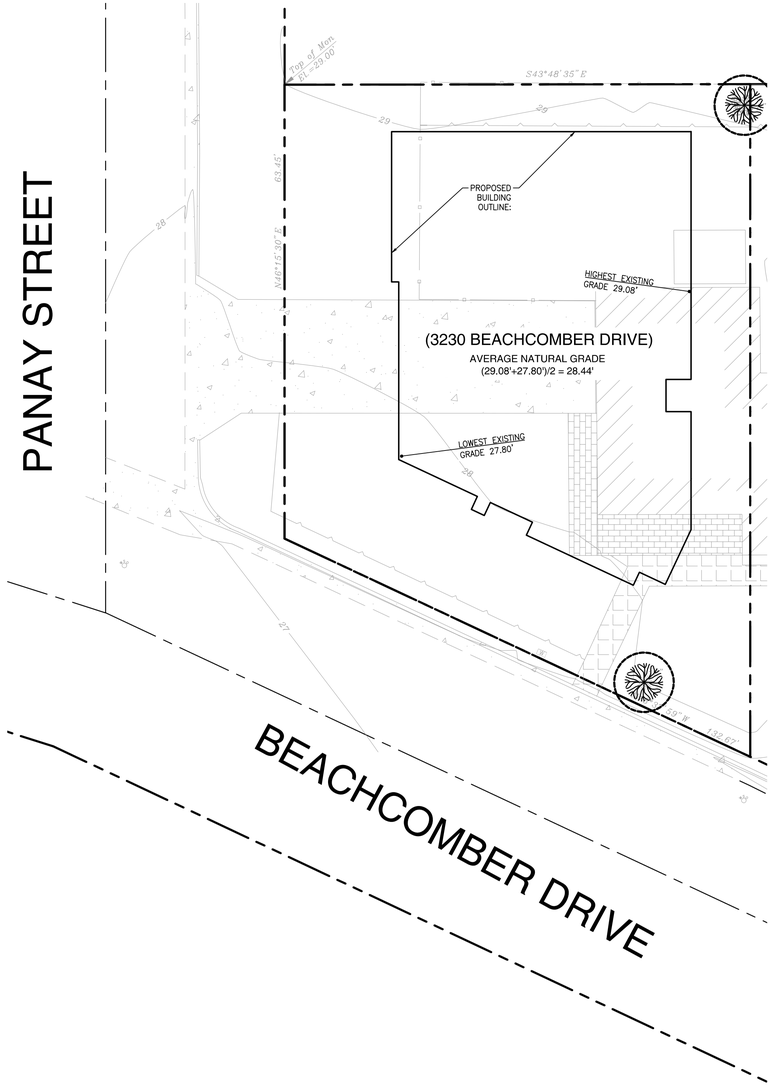

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℙ)
- PROPOSED PROPERTY LINE (ℙ)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE (5 TOTAL)
- EXISTING TREE TO BE REMOVED (0 TOTAL)

SURVEY AND MAPPING

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

TITLE: "TOPOGRAPHICAL SURVEY"
DATED: 03/10/2010

DANNY F. HORN
566 SPRING STREET
PASO ROBLES, CA 93446
(805)239-0355

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF INITIAL SURVEY, THEREFORE EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN AND THE BOUNDARY LINES SHOWN DO NOT REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES. DETERMINATION OF THE ACTUAL PROPERTY BOUNDARIES WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). PROPERTY LINES, EASEMENTS, AND BUILDING SETBACKS SHOULD BE DETERMINED FROM AN ACTUAL BOUNDARY SURVEY. IF NOT, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION.

BENCHMARK

CITY BENCH MARK # A-121 2" BRASS DISK SET @ MAIN AND RENNEL STREETS.
ELEVATION = 44.05'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 46°15'30"E AS SHOWN BETWEEN FOUND AND ACCEPTED MONUMENTS OF RECORD ALONG THE CENTERLINE OF PANAY STREET, PER 2 MB 15 (R).

0 10' 20'
SCALE: 1" = 10'

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

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COMMISSION
C-30770
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3230 BEACHCOMBER DR. MORRO BAY, CA 93442

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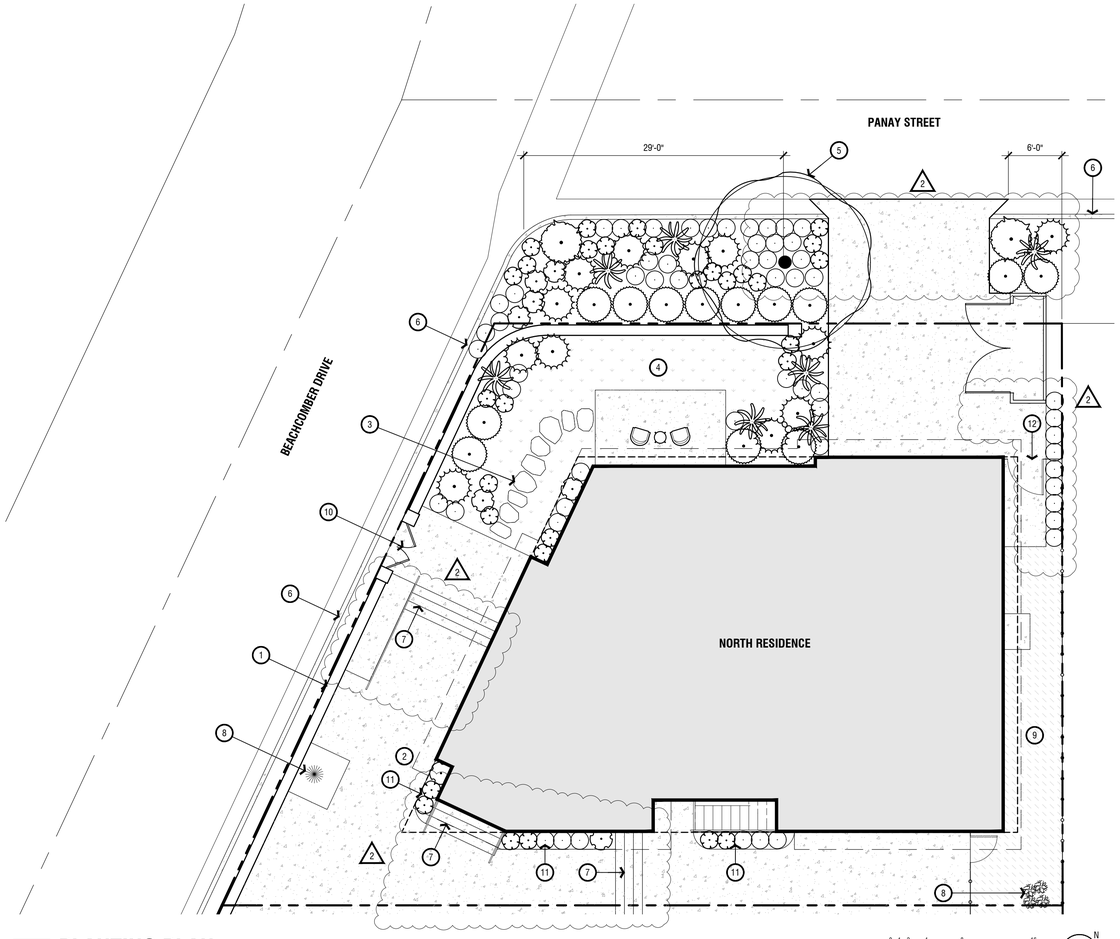
210827	2ND RE-SUBMITTAL - CDP

TOPO SURVEY: HIGH AND LOW POINT OF PROPOSED BUILDINGS

1 OF 1



1 PLANTING PLAN

PLANTING PLAN LEGEND

- FOOTPRINT OF (N) BUILDING
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- CENTERLINE OF ROAD
- MOUNTABLE CURB, PER CITY OF MORRO BAY ENGINEERING STDS.
- PROPOSED WOOD FENCE AT PROPERTY LINE
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

LANDSCAPE CALCULATIONS

NORTH HOUSE
LOT SIZE: 5,123 SF
TOTAL LANDSCAPE: 976 SF / 19%
TOTAL PERMEABLE SURFACE: 1,409 SF

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	1	Metrosideros excelsa / New Zealand Christmas Tree	15 gal	SIZE: 30' WIDE x UP TO 35' TALL WUCOLS PF: .1 - .3

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	12	Agave attenuata `AGAVWS` / Ray of Light Foxtail Agave	5 gal	SIZE: 4` TALL X 6` WIDE WUCOLS P.F:. .1-.3
	2	Artemisia californica `Canyon Grey` / Canyon Grey California Sagebrush	1 gal	SIZE: 1-2` TALL X 6` WIDE WUCOLS P.F:. .1-.3
	7	Coreopsis gigantea / Tree Coreopsis	1 gal	SIZE: 4-5` TALL & WIDE WUCOLS P.F:. .4-.6
	30	Lavandula stoechas / Spanish Lavender	1 gal	SIZE: 2` TALL & WIDE WUCOLS P.F:. .1-.3
	13	Muhlenbergia dubia / Pine Muhly	3 gal	SIZE: 2-3` TALL & WIDE WUCOLS P.F:. .1-.3
	57	Penniseturn spathiolatum / Rye Puffs	1 gal	SIZE: 2` TALL & WIDE WUCOLS P.F:. .4-.6
	8	Rosmarinus officinalis `Roman Beauty` TM / Chef`s Choice Rosemary	1 gal	SIZE: 1-3` TALL X 1-2` WIDE WUCOLS P.F:. .1-.3

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	177	Dymondia margaretae / Silver Carpet Dymondia	Flat	16" o.c.	SIZE: 1-2" TALL X SPREADING WUCOLS P.F:. .1-.3

GRASS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	269 sf	Agrostis pallens / Thingrass	sod		SIZE: SPREADING WUCOLS P.F:. UNK.

PLANTING NOTES

1. PLANTING LAYOUT SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ANY SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS OF SMALLER CONTAINER SIZES MAY REQUIRE AN INCREASE IN PLANT QUANTITY AND SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MOST CURRENT VERSION OF ANSI Z60.1 STANDARDS FOR PLANT VIGOR, HEALTH AND OVERALL APPEARANCE. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR INSTALLATION. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL UPON INSPECTION WITH NO ADDITIONAL COST TO THE OWNER.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE PLANTING SPECIFICATIONS FOR PLANTING AND SOIL CONDITIONING AND IS RESPONSIBLE TO ADHERING TO THOSE SPECIFICATIONS.
5. SEE SHEET L1.1 FOR PLANTING SPECIFICATIONS AND DETAILS.
6. ALL PROPOSED LANDSCAPE AREAS TO BE DRESSED WITH A MINIMUM 3" LAYER OF LOCALLY SOURCED MINI-FUR OR PETITE WALK-ON BARK, EXCEPT FOR SPREADING GROUNDCOVER AREAS. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

KEYNOTES

1. (N) SOLID SEAT WALL, PER DETAIL 3, SHEET L1.1
2. (N) CONCRETE PAVING
3. (N) NATURAL STEPPING STONES
4. (N) WALKABLE LOW WATER USE GROUNDCOVER
5. (N) STREET TREE
6. (N) FACE OF CURB
7. (N) CONCRETE STEPS
8. (E) TREE TO REMAIN, PROTECT IN PLACE
9. (N) FENCED GRASS AREA
10. (N) WROUGHT IRON GATE, PER DETAIL 1, SHEET L1.1, SHALL BE 50% TRANSPARENT AND MAX 48" TALL
11. (N) LANDSCAPE PLANTER
12. (N) 6' HORIZONTAL WOOD PRIVACY GATE PER DETAIL 2, SHEET L1.1

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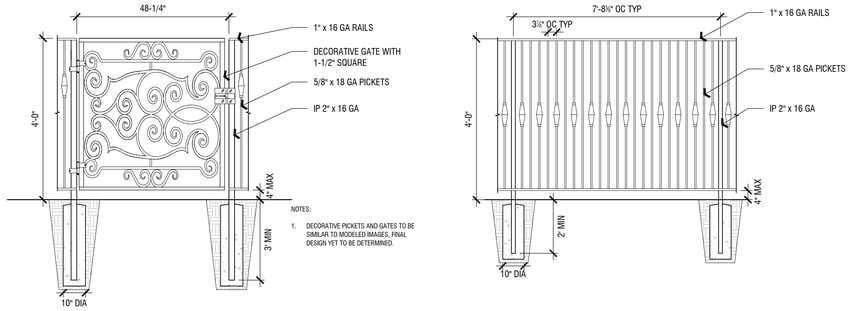
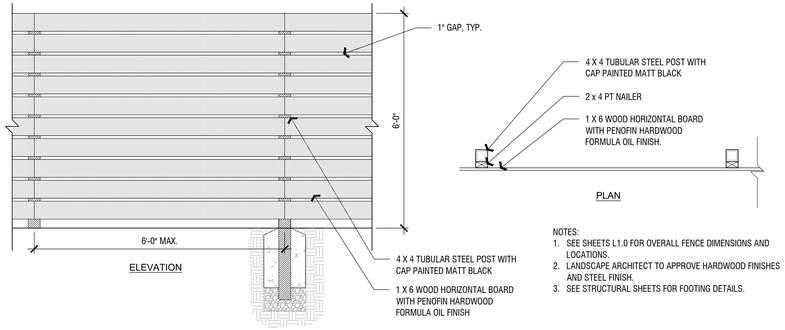
LANDSCAPE PLAN

L1.0



1 WROUGHT IRON FENCE AND GATES

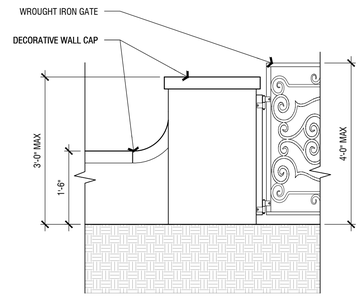
SCALE: N.T.S.



NOTES:
1. SEE SHEETS L1.0 FOR OVERALL FENCE DIMENSIONS AND LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE HARDWOOD FINISHES AND STEEL FINISH.
3. SEE STRUCTURAL SHEETS FOR FOOTING DETAILS.

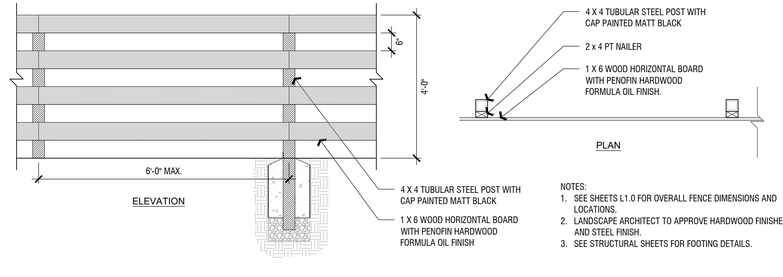
2 6'-0" HORIZONTAL WOOD PRIVACY FENCE

SCALE: 1/2" = 1'-0"



3 LANDSCAPE SEAT WALL

SCALE: N.T.S.



NOTES:
1. SEE SHEETS L1.0 FOR OVERALL FENCE DIMENSIONS AND LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE HARDWOOD FINISHES AND STEEL FINISH.
3. SEE STRUCTURAL SHEETS FOR FOOTING DETAILS.

4 4'-0" HORIZONTAL WOOD TRASH ENCLOSURE SCREEN AND GATES

50% OPEN TO LIGHT AND AIR

SCALE: 1/2" = 1'-0"

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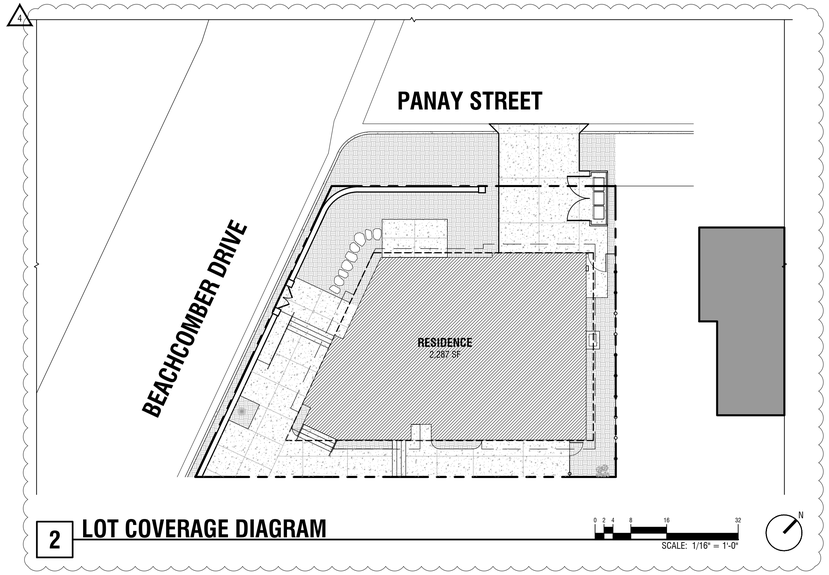
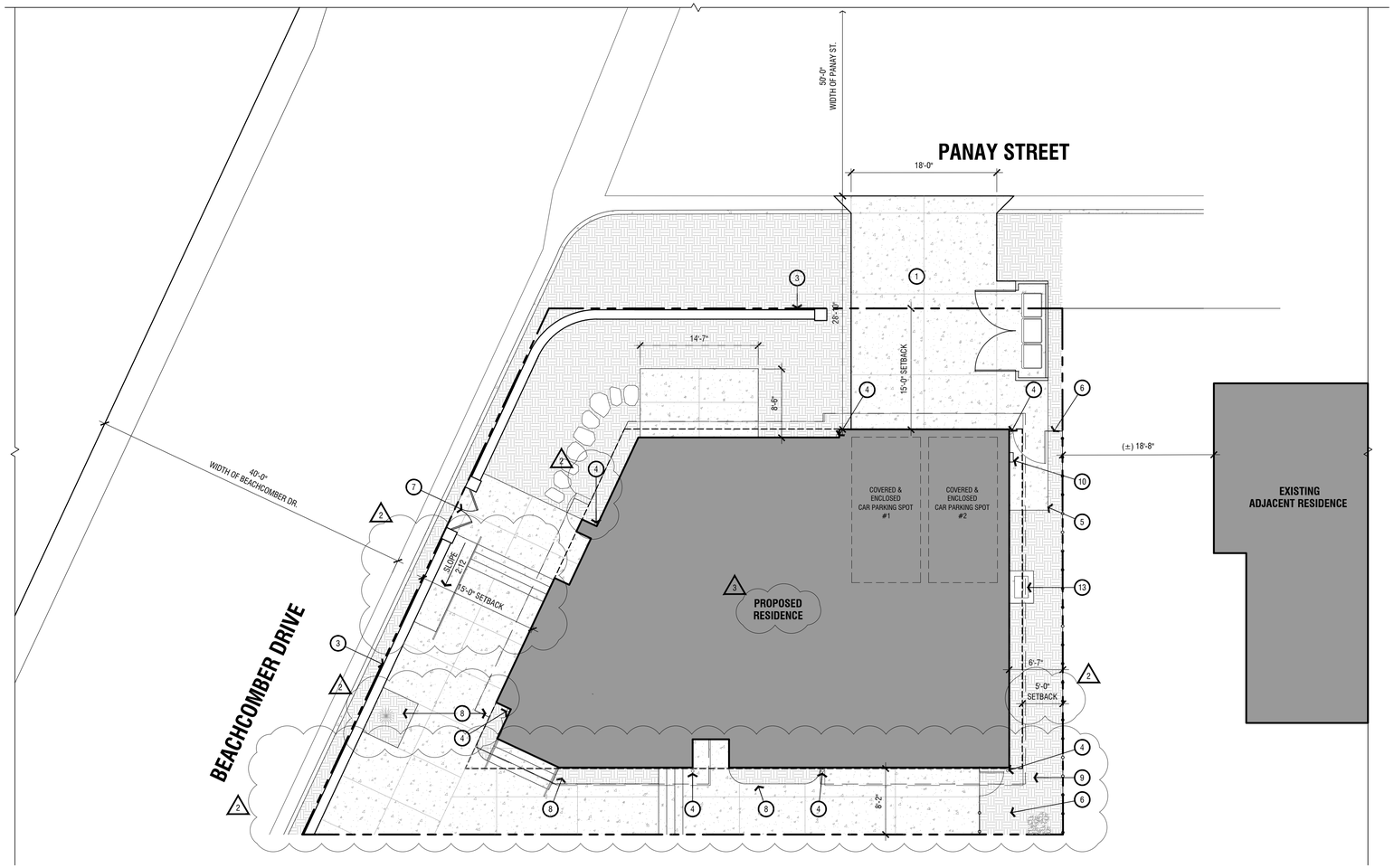
LANDSCAPE DETAILS

L1.1



2 LOT COVERAGE DIAGRAM



1 PROPOSED SITE PLAN

ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- LINE OF ROOF ABOVE
- PROPOSED WOOD FENCE AROUND PERIMETER OF PROPERTY
- (E) CONCRETE CURB AND GUTTER
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

ARCHITECTURAL SITE PLAN NOTES

1. PROPOSED LOT SPLIT UNDER SEPARATE PERMIT
2. REFER TO CIVIL PLANS FOR:
   - 2.1. AVERAGE NATURAL GRADE FOR EACH LOT
   - 2.2. TOPOGRAPHY AND CONTOURS
   - 2.3. ELEVATIONS AT ALL FLOOR LEVELS
   - 2.4. PERMEABLE AND IMPERMEABLE SURFACE SQUARE FOOTAGES AND PERCENTAGE CALCULATIONS
   - 2.5. ELEVATIONS AT ALL FLOOR LEVELS
3. REFER TO BUILDING CODE DATE SHEET T1.0 AND SHEET A1.2 FOR LOT COVERAGE CALCULATIONS
4. REFER TO LANDSCAPE SHEETS FOR:
   - 4.1. LANDSCAPING TO REMAIN
   - 4.2. FENCE AND GATE DETAILS

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.
   - 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 EWER 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 .

LOT COVERAGE BREAKDOWN

PER S.2A OVERLAY ZONE STANDARDS, CITY OF MORRO BAY ZONING REGULATIONS

MAX SITE COVERAGE	*AREA*	*ALLOWABLE 50%*	*PROPOSED*
LOT COVERAGE	2,287 SF.	2,287 / 5,123 =	**45%**

SITE COVERAGE CALCULATED TO INCLUDE ONLY THE BUILDING FOOTPRINT. EXCLUDES NON-ELEVATED PATIOS AT NATURAL GRADE. SEE 1/A1.2 FOR EXTENT OF AREA COVERED IN CALCULATION.

KEYNOTES

2
1. (N) CONCRETE DRIVEWAY AND CURB CUT PER CITY OF MORRO BAY STANDARDS. PER ZONING CH. 17.44
2. (N) MINI SPLIT HVAC SYSTEM CONDENSING UNIT ON CONCRETE PAD
3. (N) SEAT WALL, REFER TO CIVIL SHEETS AND LANDSCAPE DETAILS SHEET L1.1
4. LOCATION OF DOWNSPOUT OUTLET
2
5. (N) CONCRETE PAD AT EXTERIOR DOOR. SLOPE AWAY FROM RESIDENCE PER SITE PLAN GENERAL NOTES ON A1.0
2
6. HORIZONTAL WOOD SLAT PRIVACY FENCE, PLEASE SEE LANDSCAPE DETAILS 2/L1.1
7. (N) WROUGHT IRON SECURITY GATE REFER TO DETAIL 1/L1.1
2
8. (N) IN GROUND LANDSCAPE PLANTER
2
9. (N) WOOD GATE
10. PROPOSED (N) ELECTRIC METER

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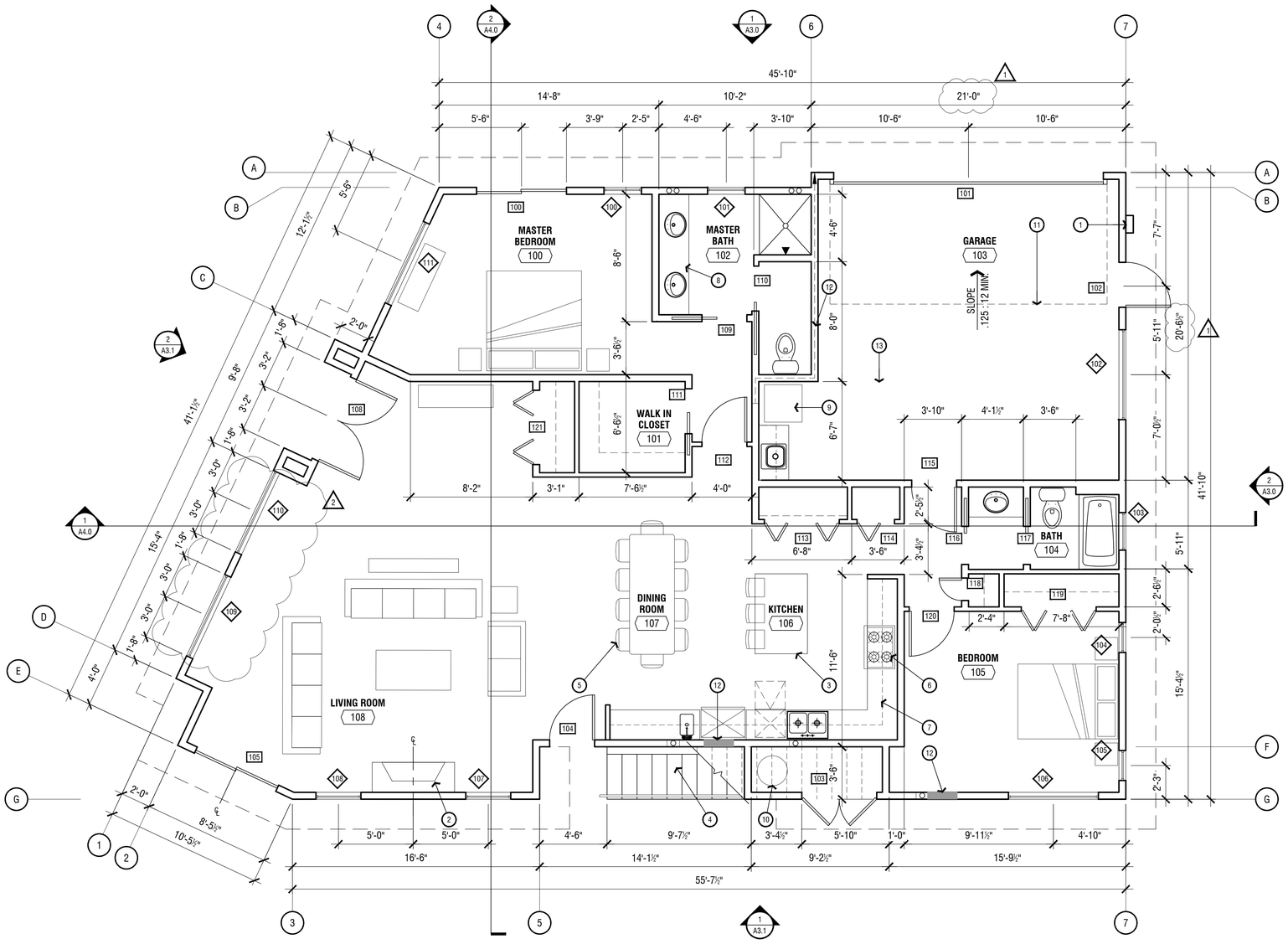
PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

A1.1



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

1 FLOOR PLAN

FLOOR PLAN LEGEND

- X — WINDOW TAG, REFER TO A7.0
- XXX — DOOR TAG, REFER TO A7.0
- EXTERIOR WALL, SEE W1 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2X6 WALL, SEE W2 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2X WALL, SEE W3 IN WALL SCHEDULE ON THIS SHEET

WALL ASSEMBLY SCHEDULE

TYPE	DESCRIPTION (FROM LEFT TO RIGHT OF ASSEMBLY)	DETAIL GRAPHIC
W1	EXTERIOR WALL FINISH - REFER TO EXTERIOR ELEVATIONS ON A3.0 COR-A-VENT SV-3 RAINSCREEN SIDING VENT INSTALLED HORIZONTALLY (1) LAYER MENTO EXTERIOR WATER RESISTANT MEMBRANE. TAPE AT ALL JOINTS. 1.5" EXTERIOR RIGID INSULATION (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL 2X6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8" GYP BOARD	EXT. INT.
W2	(1) LAYER 5/8" GYP BOARD 2X6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8" GYP BOARD	INT. INT.
W3	(1) LAYER 5/8" GYP BOARD 2X4 WOOD STUDS PER STRUCTURAL (1) LAYER 5/8" GYP BOARD NOTE: INSULATE ALL WALLS AT BATHROOMS	INT. INT.

KEYNOTES

1. ELECTRICAL METER,PLEASE SEE ELECTRICAL SHEETS FOR MORE INFORMATION
2. FIREPLACE
3. KITCHEN ISLAND, COUNTERTOP TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
4. ELECTRIC POWERED CHAIR LIFT, INSTALL PER MANUFACTURERS SPECIFICATIONS
5. FURNITURE TO BE OWNER SELECTED
6. KITCHEN APPLIANCES TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
7. CASEWORK, CABINETRY, AND COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
8. BATHROOM COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
9. STACKED WASHER AND DRYER, OWNER SELECTED AND CONTRACTOR INSTALLED
10. TANK STYLE WATER HEATER, CONTRACTOR INSTALLED
11. ROLL UP GARAGE DOOR, OWNER SELECTED AND CONTRACTOR INSTALLED
12. PROPOSED LOCATION OF IN WALL DOWNSPOUT FROM ROOF DECK
13. EXTENT OF ROOF DECK ABOVE

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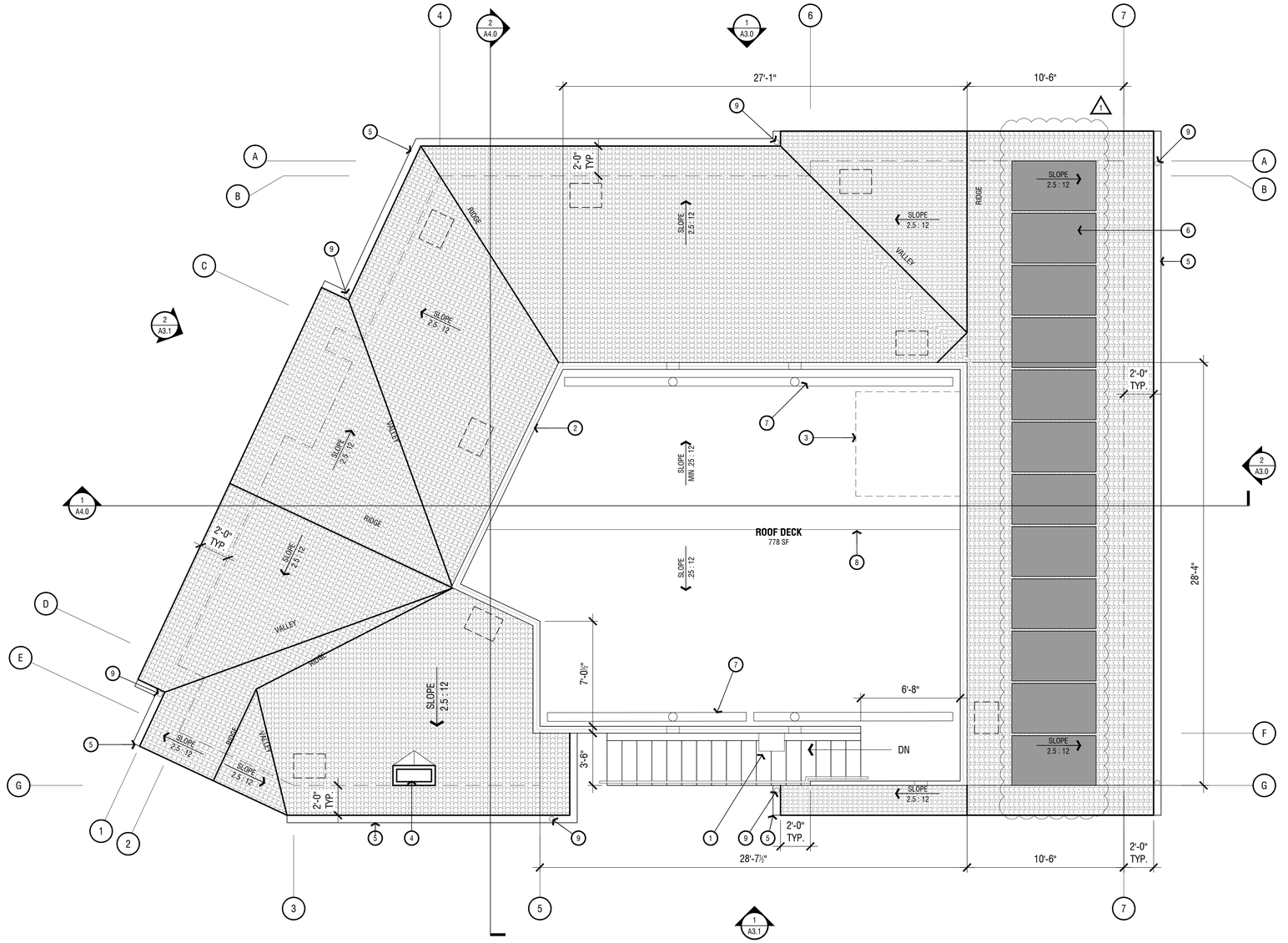
FLOOR PLAN

A2.0



1 ROOF PLAN

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

ROOF PLAN LEGEND

EXTENT OF BUILDING BELOW

TILE ROOFING

KEYNOTES

1. ELECTRIC POWERED CHAIR LIFT
2. WALL WITH GLASS GUARDRAIL. MIN. 42" TALL
3. PROPOSED HOT TUB BY OTHERS, EXACT LOCATION ON EAST WALL OF ROOF DECK TO BE DETERMINED
4. CHIMNEY
5. HALF ROUND GUTTER, TYP.
6. PROPOSED LOCATION OF APPROXIMATE 12 SOLAR PANEL ARRAY
7. TRENCH DRAIN AND OVERFLOW DRAIN AT ROOF DECK. MIN. 3" DRAIN PIPE AND 3" OVERFLOW REQUIRED BY IPC.
8. HIGH POINT OF DECK
9. SURFACE MOUNTED DOWNSPOUT

TEN OVER STUDIO, INC
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LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR CONSTRUCTION
C-30770
7.31.2023
RENEWAL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

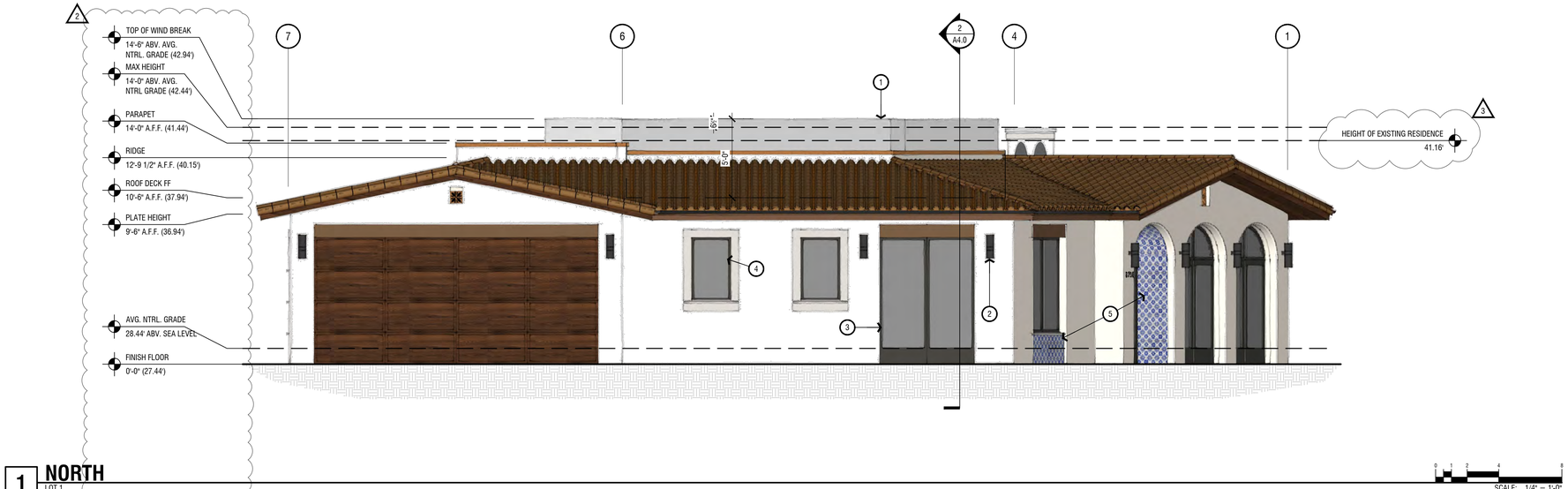
COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
3230 BEACHCOMBER DR. MORRO BAY, CA 93442

DRWN BY: NM
CHK'D BY: JB

	DATE	SUBMITTAL
	210316	INITIAL CDP
1	210623	1ST RE-SUBMITTAL - CDP
2	211124	2ND RE-SUMBITTAL - CDP
3	211217	3RD RE-SUBMITTAL - CDP
4	220121	4TH RE-SUBMITTAL - CDP

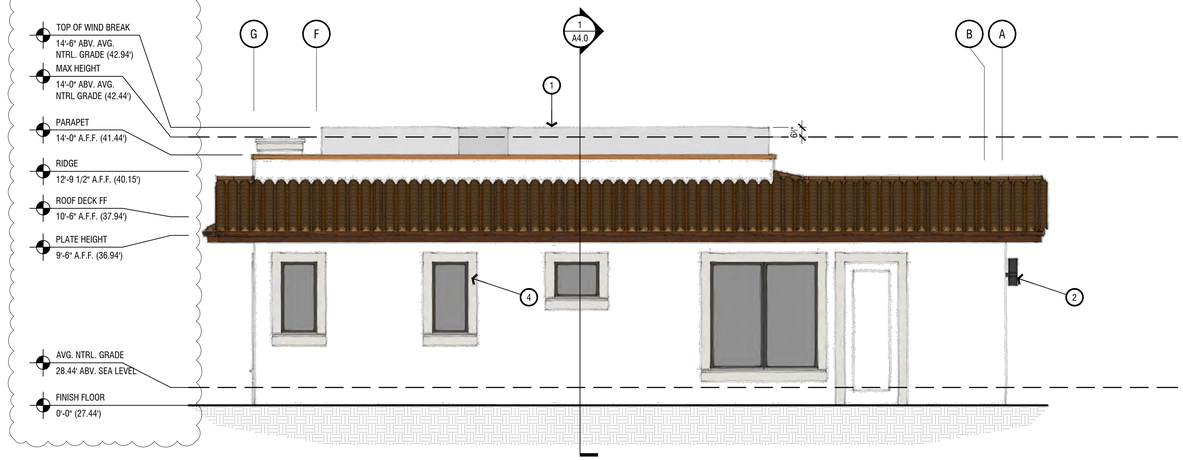
ROOF PLAN

A2.1



1 NORTH
LOT 1

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



2 EAST
LOT 1

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

EXTERIOR ELEVATIONS LEGEND

TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION

SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION

ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL (N) STRUCTURES SHALL SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

KEYNOTES

1
1. 6 1/2" REQUESTED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
2. EXTERIOR WALL MOUNTED SHIELDED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW , REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE

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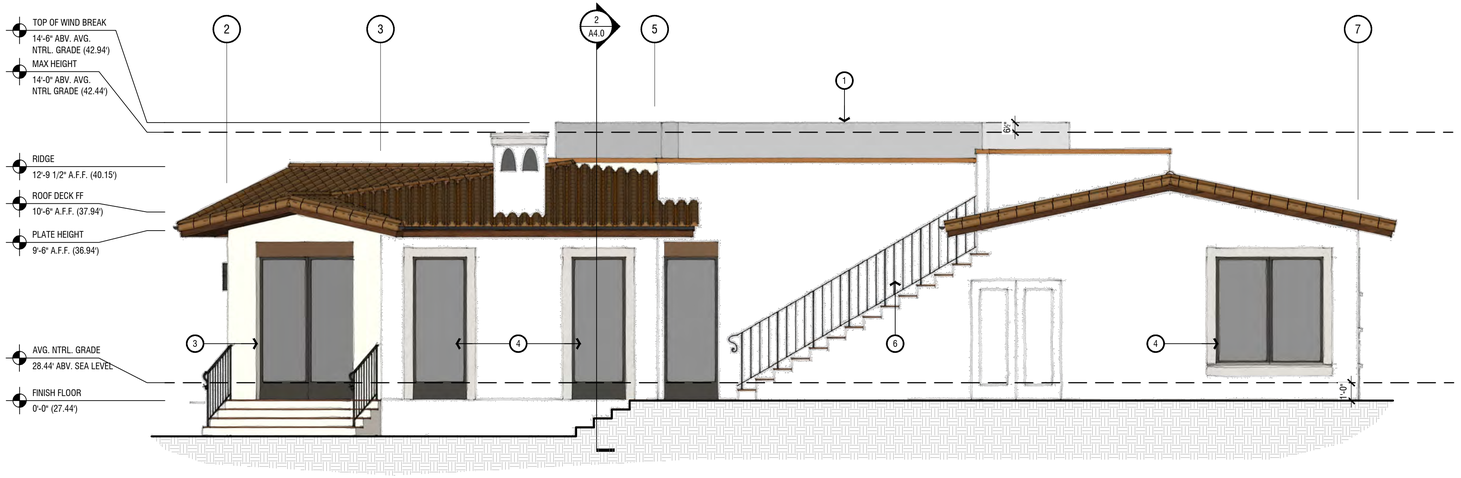
EXTERIOR ELEVATIONS

A3.0

EXTERIOR ELEVATIONS LEGEND

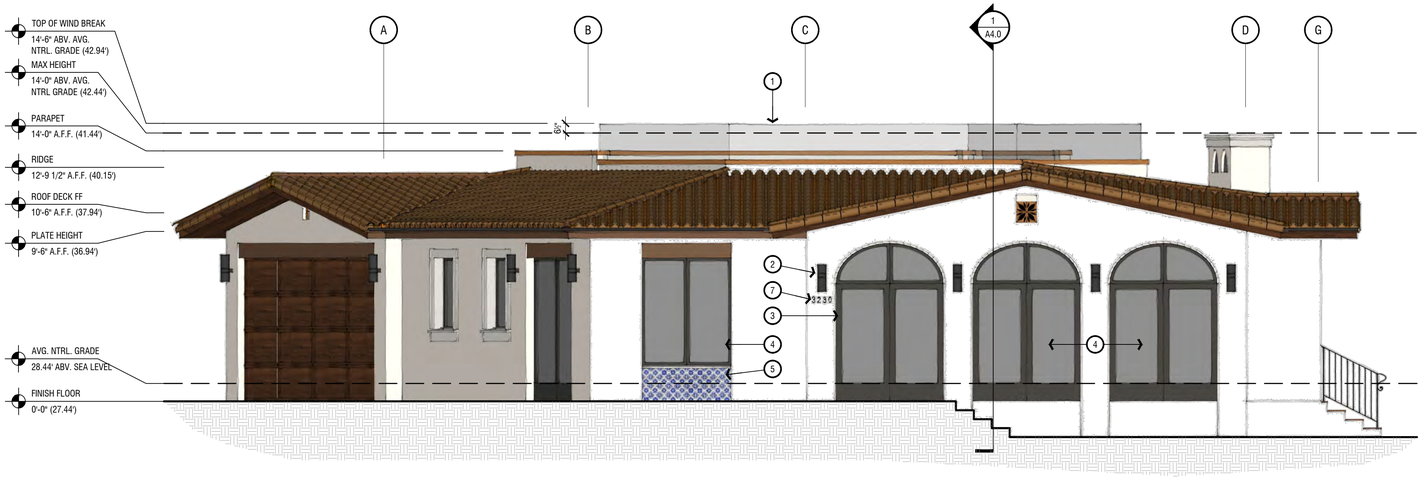
TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION

SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION



1 SOUTH
LOT 1

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



2 WEST
LOT 1

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

ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL (N) STRUCTURES SHALL SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

KEYNOTES

2
1. $6\frac{1}{2}$" REQUESTED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
2. EXTERIOR WALL MOUNTED SHIELDED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW , REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE

1
6. DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.4 FOR PRECEDENT IMAGE
7. ADDRESS NUMBERS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS 4" HIGH WITH $\frac{1}{2}$" STROKES IN CONTRASTING COLOR FROM BACKGROUND

NOT FOR CONSTRUCTION

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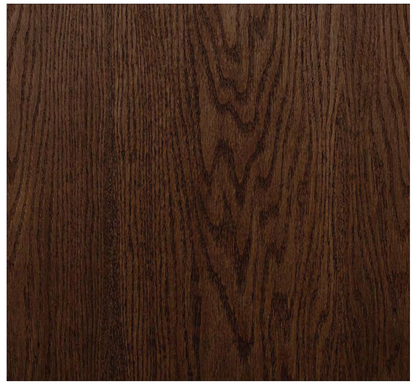
EXTERIOR ELEVATIONS

A3.1

SMOOTH STUCCO FINISH AT RESIDENCE
& SITE WALLS (SW7001 MARSHMALLOW)

COLORED CONCRETE
(MATCH COLOR OF FLAGSTONE PAVING)

SPANISH TILE ROOF
MIXED RED & ORANGE COLOR



WOOD HEADERS, RAFTER TAILS & DECK
CEILING FINISH (DARK WALNUT STAIN)

2'X2' FLAGSTONE PAVING

WROUGHT IRON RAILING & GUARDRAILS

1

SHIELDED METAL DOWN LIGHT FIXTURES

METAL DOOR & WINDOW FRAME

PERMEABLE EURO COBBLE DRIVEWAY
SANDSTONE

TILE ACCENTS

HORIZONTAL WOOD FENCING
COLOR TO MATCH THE DARK WALNUT STAIN OF THE WOOD FEATURES OF THE RESIDENCES

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PERRY RESIDENCE

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MATERIAL BOARD

A3.2

SOILS ENGINEERING REPORT
3202 BEACHCOMBER DRIVE
APN: 065-106-032
MORRO BAY CALIFORNIA

PROJECT SL11862-1

Prepared for

Mark Perry
C/o Steve Perry
3524 S. Vintage Ct
Visalia, California 93277

Prepared by

GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CALIFORNIA 93401
(805) 543-8539

November 16, 2020

GEO SOLUTIONS

SOILS ENGINEERING REPORT

DATE:
November 16, 2020

PROJECT NUMBER:
SL11862-1

CLIENT:
Mark Perry
C/o Steve Perry
3524 S. Vintage Ct
Visalia, CA 93277

PROJECT NAME:
3202 Beachcomber Dr
APN: 065-106-032
Morro Bay
California

Dear Mr. Perry:

This Soils Engineering Report has been prepared for the proposed single-family residences to be located at 3202 Beachcomber Drive, APN: 065-106-032, Morro Bay, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

It is anticipated that graded pads will be constructed for the proposed single-family residences with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

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.

REGISTERED PROFESSIONAL ENGINEER
KRAIG ROBERT CROZIER
No. C61361
CIVIL
STATE OF CALIFORNIA

Kraig R. Crozier, PE
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SOILS ENGINEERING REPORT
3202 BEACHCOMBER DRIVE
APN: 065-106-032
MORRO BAY CALIFORNIA

PROJECT SL11862-1

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed single-family residences to be located at 3202 Beachcomber Drive, APN: 065-106-032, Morro Bay, California. See Figure 1: Site Location Map for the general location of the project area. Figure 1: Site Location Map was obtained from the program GIS Surfrider 1.8 (Elfelt, 2016).

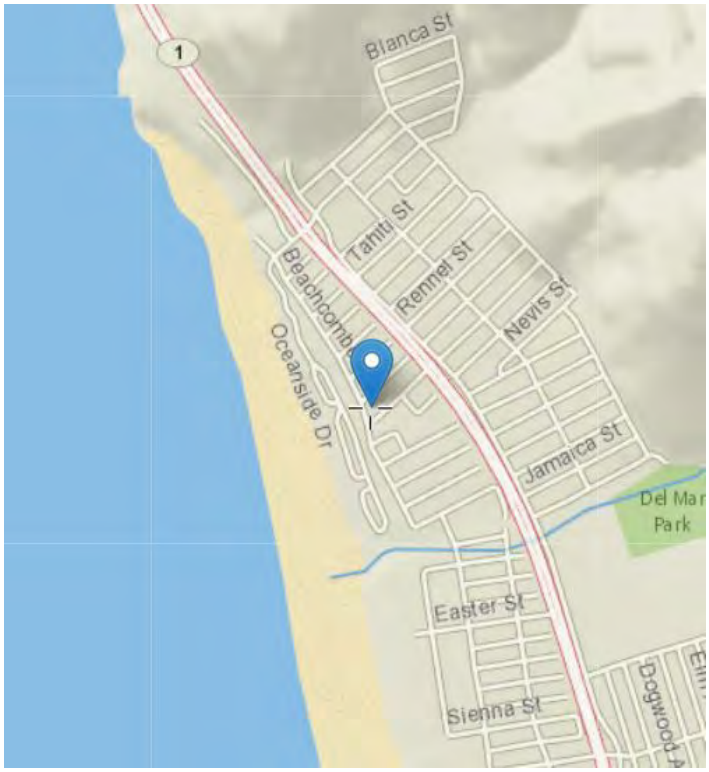

Figure 1: Site Location Map

1.1 Site Description

3202 Beachcomber Drive is located at 35.400700 degrees north latitude and -120.866161 degrees east longitude at a general elevation of 29 feet above mean sea level. The property is approximately rectangular in shape and 10,491 square feet in size. The nearest intersection is where Beachcomber Drive intersects Panay Street at the north corner of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site.

The Site is generally level with descending slopes on the southeast side with maximum gradients of 5 to 1 (horizontal to vertical). Surface drainage follows the topography towards the southwest to Orcas Street. A single-family residence currently occupies the site and will be demolished and two new single-family residences are proposed.

1.2 Project Description

The proposed single-family residences are anticipated to be one or two stories in height. At the time of the preparation of this report, the proposed single-family residences are to be constructed using light wood framing.

It is anticipated that the proposed single-family residences will utilize slab-on-grade and/or raised wood lower floor systems. Dead and sustained live loads are currently unknown, but they are anticipated to be relatively light with maximum continuous footing and column loads estimated to be approximately 1.5 kips per linear foot and 15 kips, respectively.

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and to develop geotechnical information and design criteria. The scope of this study includes the following items:

Figure 2: Site Plan

1. A literature review of available published and unpublished geotechnical data pertinent to the project site including geologic maps, and available on-line or in-house aerial photographs.

2. A field study consisting of site reconnaissance and subsurface exploration including exploratory borings in order to formulate a description of the sub-surface conditions at the Site.

3. Laboratory testing performed on representative soil samples that were collected during our field study.

4. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.

5. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.

3.0 FIELD AND LABORATORY INVESTIGATION

The field investigation was conducted on October 27, 2020 using a Mobile B-24 drill rig and hand auger equipment. Three six-inch diameter exploratory borings were advanced to a maximum depth of 15 feet below ground surface (bgs) at the approximate locations indicated on Figure 3: Field Investigation. Sampling methods included the Standard Penetration Test utilizing a standard split-spoon sampler (SPT) without liners. The Mobile B-24 drill rig was equipped with a safety hammer, which has an efficiency of approximately 60 percent and was used to obtain test blow counts in the form of N-values.

Data gathered during the field investigation suggest that the soil materials at the Site consist of alluvial soils. The surface material at the Site in the area of borings B-1 and B-2 generally consisted of black fat CLAY (CH) encountered in a moist and stiff condition. The sub-surface materials consisted of dark grayish brown sandy CLAY (CL) encountered in a moist condition underlain varying shades of sandy CLAY (CL) with gravel encountered in a hard and very stiff condition. The surface and sub-surface materials in the area of boring B-3 generally consisted of dark brown clayey SAND (SC) encountered in a slightly moist to very moist and medium dense condition, underlain by dark olive brown poorly graded SAND (SP) with gravel. Groundwater was encountered in boring B-3 at a depth of 6.5 feet below ground surface.

Regional site geology was obtained from United States Geological Survey MapView internet application (USGS, 2013) which compiles existing geologic maps. Figure 4: Regional Geologic Map presents the geologic conditions in site vicinity as mapped on the *Geologic Map of the Morro Bay North Quadrangle* (Dibblee, 2006). The majority of all underlying material at the Site was interpreted as surficial sediments.

Groundwater was encountered in Boring B-3 at a depth of 6.5 feet. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.

Figure 3: Field Investigation

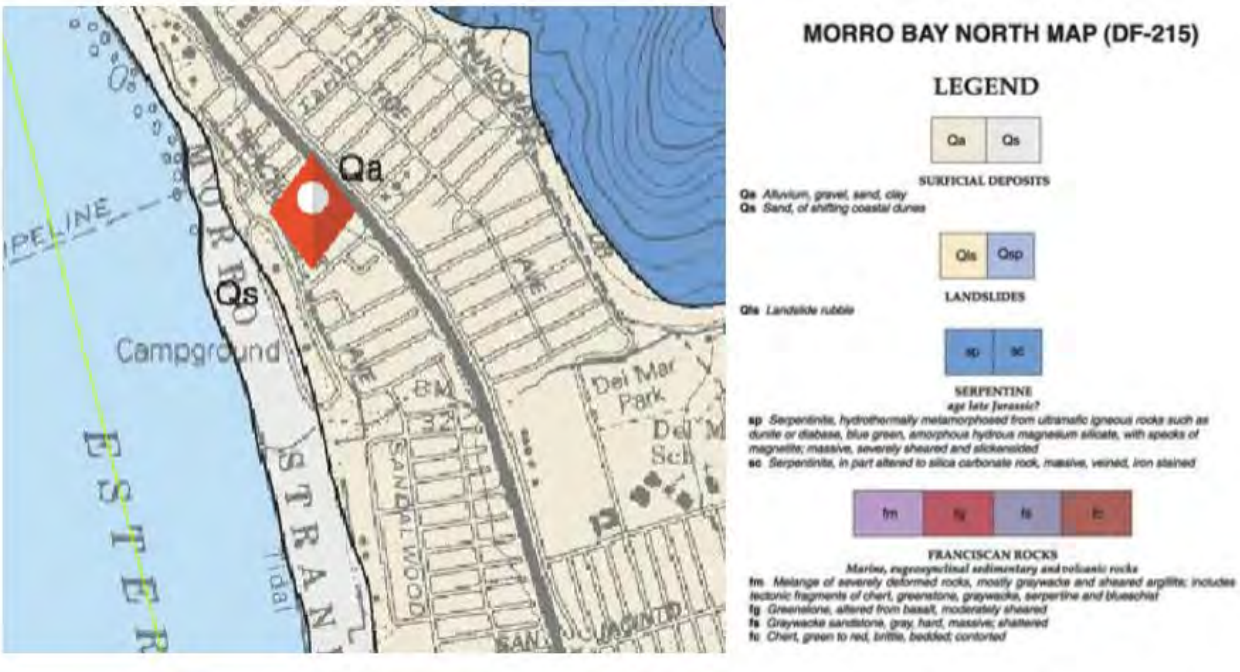

Figure 4: Regional Geologic Map

During the boring operations the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project engineer has reviewed a continuous log of the soils encountered at the time of field investigation. See **Appendix A** for the Boring Logs from the field investigation.

Laboratory tests were performed on soil samples that were obtained from the Site during the field investigation. The results of these tests are listed below in Table 1: Engineering Properties. Laboratory

data reports and detailed explanations of the laboratory tests performed during this investigation are provided in **Appendix B**.

Table 1: Engineering Properties

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Plasticity Index	Fines Content (%)
A	Black Fat CLAY	CH	104	High	118.3	13.1	42 High	76.4
B	Very Dark Grayish Brown Fat CLAY	CH	-	-	-	-	40 High	-
C	Dark Grayish Brown Lean Clayey SAND	SC	-	-	-	-	11 Low	-

4.0 SEISMIC DESIGN CONSIDERATIONS

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 35.400700 degrees north latitude and -120.866161 degrees east 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 are summarized in Table 2: 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.

5.0 LIQUEFACTION HAZARD ASSESSMENT

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to 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.

6.0 GENERAL SOIL-FOUNDATION DISCUSSION

It is anticipated that a graded pad will be constructed for the proposed single-family residences with all foundations excavated into engineered fill. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The presence of potentially expansive material. Influx of water from irrigation, leakage from the residence, or natural seepage could cause expansive soil problems. Foundations supported by expansive soils should be designed by a Structural Engineer in accordance with the 2019 California Building Code.

2. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

7.1 Preparation of Building Pads

1. It is anticipated that graded engineered fill pads will be developed for the proposed residences with footings founded in engineered fill.

2. For the development of an engineered fill pad, the native material should be over-excavated at least 24 inches below existing grade, 12 inches below the bottom of the footings, to competent material, or to two-thirds the depth of the deepest fill (measured from the bottom of the deepest footing); whichever is greatest. The limits of over-excavation should extend a minimum of 5 feet beyond the perimeter foundation, to property lines, or existing improvements, whichever is least. The exposed surface should be scarified to a depth of 6 inches; moisture conditioned to 3% over optimum moisture content, and compacted to a minimum relative density of 90 percent (ASTM D1557-12). The over-excavated material may then be processed as engineered fill. Onsite soil and rock material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and other particles. Imported fill should meet the requirements of the grading plan. GeoSolutions, Inc. should be notified at least 72 hours prior to delivery to the site to sample and test proposed imported fill materials. Refer to Figure 5: Sub-Slab Detail for under-slab drainage material and **Appendix D** for more details on fill placement.

3. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the exterior of the structure per Section 1804.3 of the 2019 CBC.

4. The recommended soil moisture content should be maintained during construction and following construction of the proposed development. Where soil moisture content is not maintained, desiccation cracks may develop which indicate a loss of soil compaction, leading to the potential for damage to foundations, flatwork, pavements, and other improvements. Soils that have become cracked due to moisture loss should be removed sufficient depth to repair the cracked soil as observed by the soils engineer, and the removed materials should then be moisture conditioned to approximately 3 percent over optimum value, and compacted.

7.2 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structures. Isolated pad footings are not permitted. Spread footings should be a minimum of 2 feet square and connected to the perimeter foundation by grade beams on at least two sides.

2. Minimum footing and grade beam sizes and depths in engineered fill should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

Table 3: Minimum Footing and Grade Beam Recommendations

	Perimeter Footings	Grade Beams
Minimum Width	12 inches (one story) 15 inches (two story)	12 inches
Embedment Depth	30 inches	18 inches
Minimum Reinforcing*	6 #5 bars (3 top / 3 bottom)	4 #5 bars (2 top / 2 bottom)
Spacing	-	16 feet on-center each way
***** Steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel (see WRI Design of Slab-on-Ground Foundations and ACI 318, Section 26.6.6 – Placing Reinforcement).		

3. Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing and Grade Beam Recommendations which meets the specifications of Section 1808.6 of the 2019 California Building Code for the soil conditions at the Site. Reinforcing steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel in accordance with WRI Design of Slab-on-Ground Foundations, and ACI 318, Section 26.6.6 – Placing Reinforcement.

4. A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been maintained in a moist condition with no desiccation cracks present.

5. An allowable dead plus live load bearing pressure of **1,500 psf** may be used for the design of footings founded in engineered fill.

6. Allowable bearing capacities may be increased by one-third when transient loads such as wind and/or seismicity are included.

7. A total settlement of less than 1 inch and a differential settlement of less than 1 inch in 30 feet are anticipated.

8. Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the engineered fill and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.30** may be utilized for sliding resistance at the base of footings extending a minimum of 30 inches into engineered fill. A passive pressure of **250-pcf** equivalent fluid weight may be used against the side of shallow footings in engineered fill. If friction and passive pressures are combined to resist lateral forces acting on shallow footings, the lesser value should be reduced by 50 percent.

9. Foundation excavations should be observed and approved by a representative of this firm prior to the placement of formwork, reinforcing steel and/or concrete.

10. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2019).

11. The base of all grade beams and footings should be level and stepped as required to accommodate any change in grade while still maintaining the minimum required footing embedment and slope setback distance.

7.3 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has been maintained in a moist condition with no desiccation cracks present.

2. Concrete slabs-on-grade should be in conformance with the recommendations provided in Table 4: Minimum Slab Recommendations. Reinforcing should be placed on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI Design of Slab-on-Ground Foundations, Steel Placement). The recommended reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.

Table 4: Minimum Slab Recommendations

Minimum Thickness	5 inches
Reinforcing*	#4 bars at 16 inches on-center each way
* Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI/CSRI-81 recommendations for Steel Placement, Section 2).	

3. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.

4. Where concrete slabs-on-grade are to be constructed for interior conditioned spaces, the slabs should be underlain by a minimum of four inches of clean free-draining material, such as a ¾ inch coarse aggregate mix, to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 15-mil Stego Wrap membrane (or equivalent installed per manufacturer's specifications) should be placed between the free-draining material and the slab to minimize moisture condensation under the floor covering. See Figure 5: Sub-Slab Detail for the placement of under-slab drainage material. It is suggested, but not required, that a two-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete, increasing the depth of the under-slab material to a total of six inches. The sand should be lightly moistened prior to placing concrete.

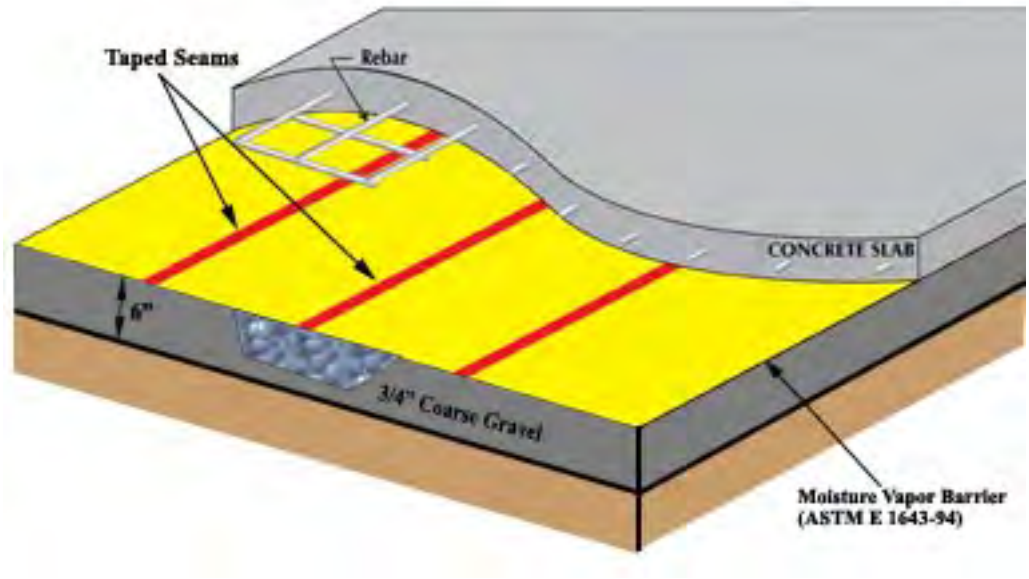

Figure 5: Sub-Slab Detail

5. It should be noted that for a vapor barrier installation to conform to manufacturer's specifications, sealing of penetrations, joints and edges of the vapor barrier membrane are typically required. As required by the California Building Code, joints in the vapor barrier should be lapped a minimum of 6 inches. If the installation is not performed in accordance with the manufacturer's specifications, there is an increased potential for water vapor to affect the concrete slabs and floor coverings.

6. The most effective method of reducing the potential for moisture vapor transmission through concrete slabs-on-grade would be to place the concrete directly on the surface of the vapor barrier membrane. However, this method requires a concrete mix design specific to this application with low water-cement ratio in addition to special concrete finishing and curing practices, to minimize the potential for concrete cracks and surface defects. The contractor should be familiar with current techniques to finish slabs poured directly onto the vapor barrier membrane.

7. Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives. Therefore, it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

7.4 Retaining Walls

1. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures presented in Table 5: Retaining Wall Design Parameters and Figure 6: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 5: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Native ($\gamma' K_A$) Static, Active Case, Granular Import ($\gamma' K_A$)	65 35
Static, At-Rest Case, Native ($\gamma' K_O$) Static, At-Rest Case, Granular Import ($\gamma' K_O$)	80 50
Static, Passive Case, Native ($\gamma' K_P$)	250

2. The above values for equivalent fluid pressure are based on retaining walls having level retained surfaces, having an approximately vertical surface against the retained material, and retaining granular backfill material or engineered fill composed of native soil within the active wedge. See Figure 6: Retaining Wall Detail and Figure 7: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.

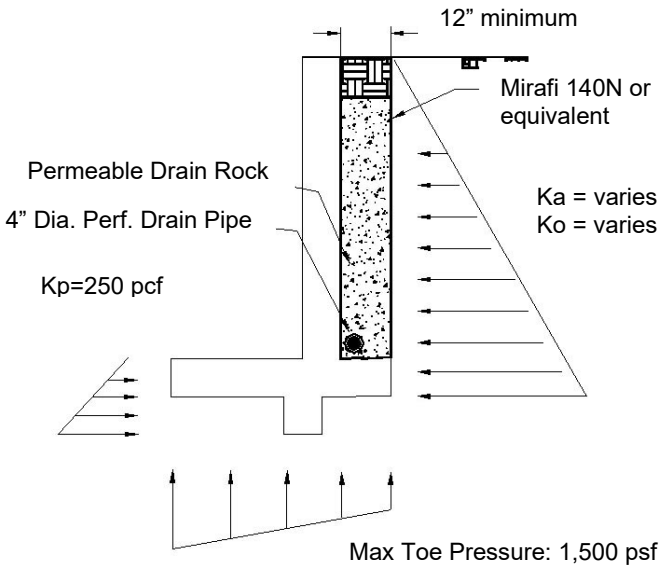

Figure 6: Retaining Wall Detail

3. Proposed retaining walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination.

4. We recommend that the proposed retaining walls at the Site have an approximately vertical surface against the retained material. If the proposed retaining walls are to have sloped surfaces against the retained material, the project designers should contact the Soils Engineer to determine the appropriate lateral earth pressure values for retaining walls located at the Site.

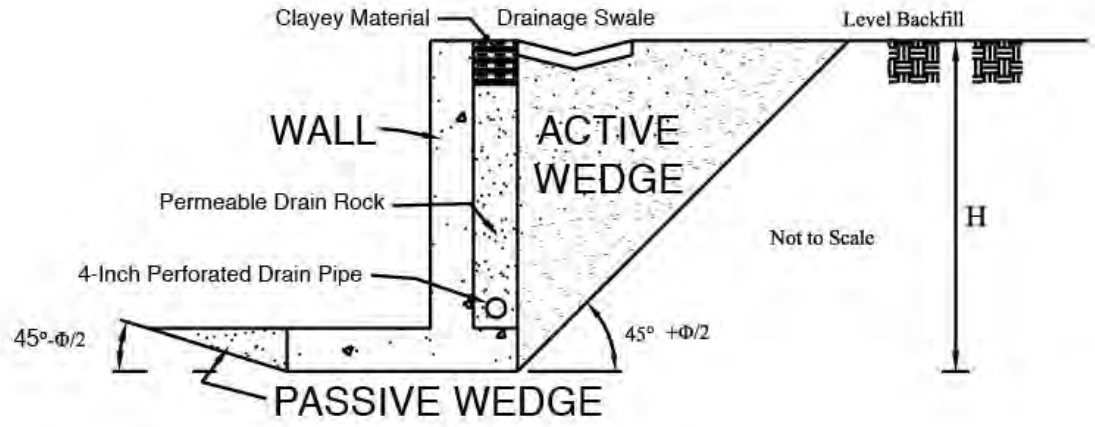

Figure 7: Retaining Wall Active and Passive Wedges

5. Retaining wall foundations should be founded a minimum of 30 inches below lowest adjacent grade in engineered fill as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of **0.30** may be used between engineered fill and concrete footings. Project designers may use a maximum toe pressure of **1,500 psf** for the design of retaining wall footings founded in engineered fill.

6. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **33 pcf** (native) equivalent fluid pressure for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $^1/_3H$ above the base of the retaining wall, where *H* is the height of the retaining wall. Seismic active lateral earth pressure values were determined using the simplified dynamic lateral force component (SEAOC 2010) utilizing the design peak ground acceleration, PGA_M, discussed in Section 4.0 (**PGA_M = 0.502g**). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Based on research presented by Dr. Marshall Lew (Lew et al., 2010), lateral pressures associated with seismic forces should not be applied to restrained walls (at-rest condition).

7. Seismically induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.

8. In addition to the static lateral soil pressure values reported in Table 5: Retaining Wall Design Parameters, the retaining walls at the Site should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a retaining wall, supplemental pressures will be induced and should be taken into account in the design of the retaining wall.

9. The recommended lateral earth pressure values are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a granular filter material be placed behind all proposed walls. The blanket of granular filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches from the ground surface. The top 12 inches should consist of moisture conditioned,

compacted, clayey soil. Neither spread nor wall footings should be founded in the granular filter material used as backfill.

10. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.

11. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.

12. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.

13. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.

14. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth. Damproofing and waterproofing shall meet the minimum standards of Section 1805 of the 2019 California Building Code.

7.5 Preparation of Paved Areas

1. Pavement areas should be excavated to approximate sub-grade elevation or to competent material; whichever is deeper. The exposed surface should be scarified an additional depth of 12 inches, moisture conditioned to slightly above optimum moisture content, and compacted to a minimum relative density of 95 percent (ASTM D1557-12 test method).

2. The top 12 inches of sub-grade soil under all pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum.

3. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.

4. Due to the expansive potential of the soils at the Site, the base courses beneath un-reinforced pavement sections may fail, causing cracking of the pavement surfaces, as the sub-grade materials move laterally during expansive shrink-swell cycles.

5. Therefore, in order to minimize the potential for the failure of pavement sections at the Site, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

6. GeoSolutions, Inc. should be contacted prior to the design and construction of pavement sections at the Site in order to assist in the selection of an appropriate laterally-reinforcing biaxial geogrid product and to provide recommendations regarding the procedures for the installation of geogrid products at the Site.

7.6 Pavement Design

1. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications (State of California, 1999).

2. As indicated previously in Section 7.5, the top 12 inches of sub-grade soil under pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-12 test method at slightly above optimum moisture content. Aggregate bases and sub-bases should also be compacted to a minimum relative density of 95 percent based on the aforementioned test method.

3. A minimum of six inches of Class II Aggregate Base is recommended for all pavement sections. All pavement sections should be crowned for good drainage.

4. In order to minimize the potential for cracking of the pavement surfaces at the Site due to lateral movement of the base courses during expansive shrink-swell cycles of the sub-grade materials, GeoSolutions, Inc. recommends that a Type 2 laterally-reinforcing geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

5. GeoSolutions, Inc. should be contacted prior to the design and construction of the pavement sections to provide recommendations regarding the selection of and installation of an appropriate laterally-reinforcing biaxial geogrid product.

8.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by the City of Morro Bay the 2019 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.

2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.

3. Consultation during selection and placement of a laterally-reinforcing biaxial geogrid product.

4. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.

5. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.

6. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.

7. Preparation of special inspection reports as required during construction.

8. In addition to the construction inspections listed above, section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Special Inspections and Tests of Soils:

Table 6: Required Special Inspections and Tests 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

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. 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.

2. 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.

3. 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.

REFERENCES

REFERENCES

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APPENDIX A

Field Investigation

Soil Classification Chart

Boring Logs

FIELD INVESTIGATION

The field investigation was conducted October 27, 2020 using a Mobile B-24 drill rig. The surface and sub-surface conditions were studied by advancing three exploratory borings. This exploration was conducted in accordance with presently accepted geotechnical engineering procedures consistent with the scope of the services authorized to GeoSolutions, Inc.

The Mobile B-24 drill rig with a six-inch diameter solid-stem continuous flight auger advanced three exploratory borings near the approximate locations indicated on Figure 3: Field Investigation. The drilling and field observation were performed under the direction of the project engineer. A representative of GeoSolutions, Inc. maintained a log of the soil conditions and obtained soil samples suitable for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System. See the Soil Classification Chart in this appendix.

Standard Penetration Tests with a two-inch outside diameter standard split tube sampler (SPT) without liners (ASTM D1586) was performed to obtain field indication of the in-situ density of the soil and to allow visual observation of at least a portion of the soil column. Soil samples obtained with the split spoon sampler are retained for further observation and testing. The split spoon samples are driven by a 140-pound hammer free falling 30 inches. The sampler is initially seated six inches to penetrate any loose cuttings and is then driven an additional 12 inches with the results recorded in the boring logs as N-values, which area the number of blows per foot required to advance the sample the final 12 inches.

Disturbed bulk samples are obtained from cuttings developed during boring operations. The bulk samples are selected for classification and testing purposes and may represent a mixture of soils within the noted depths. Recovered samples are placed in transport containers and returned to the laboratory for further classification and testing.

Logs of the borings showing the approximate depths and descriptions of the encountered soils, applicable geologic structures, recorded N-values, and the results of laboratory tests are presented in this appendix. The logs represent the interpretation of field logs and field tests as well as the interpolation of soil conditions between samples. The results of laboratory observations and tests are also included in the boring logs. The stratification lines recorded in the boring logs represent the approximate boundaries between the surface soil types. However, the actual transition between soil types may be gradual or varied.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retainined on No. 4 (4.75mm) sieve	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures
			Atterberg limits plot below "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravely sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly and sands, little or no fines
		Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil	PI < 4 or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
		Inorganic soil	PI > 7 and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil	Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
		Inorganic soil	Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays
		Organic Soil	LL (oven dried)/LL (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity
Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor		PT	Peat, muck and other highly organic soils

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (i.e. GW-GM, GW-GC, GP-GM, or GP-GC).

**If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (i.e. CL-ML) are required.

the "A" line, then dual symbols (i.e. CL-ML) are required.

CONSISTENCY

CLAYS AND PLASTIC SILTS	STRENGTH TON/SQ. FT ++	BLOWS/ FOOT +
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY

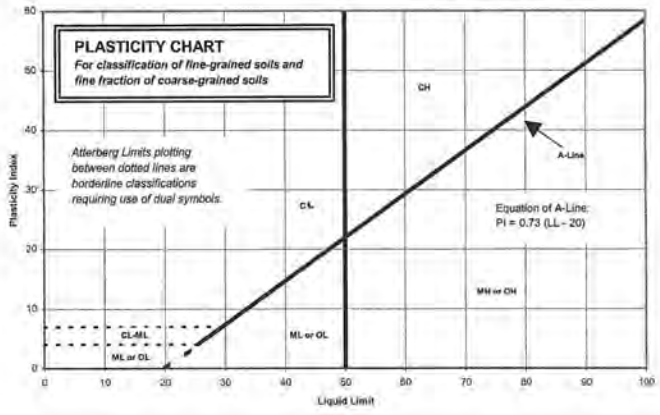
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT +
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

+ Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).

++ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvane, or visual observation.

CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

Less than 5%, Pass No. 200 (75mm)sieve — GW, GP, SW, SP
More than 12% Pass N. 200 (75 mm) sieve — GM, GC, SM, SC
5%-12% Pass No. 200 (75 mm) sieve — Borderline Classification requiring use of dual symbols



Drilling Notes:

1. Sampling and blow counts
   a. California Modified – number of blows per foot of a 140 pound hammer falling 30 inches
   b. Standard Penetration Test – number of blows per 12 inches of a 140 pound hammer falling 30 inches

Types of Samples:
X – Sample
SPT - Standard Penetration
CA - California Modified
N - Nuclear Gauge
PO – Pocket Penetrometer (tons/sq.ft.)

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201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
Phone: 805-966-2200

Exhibit C

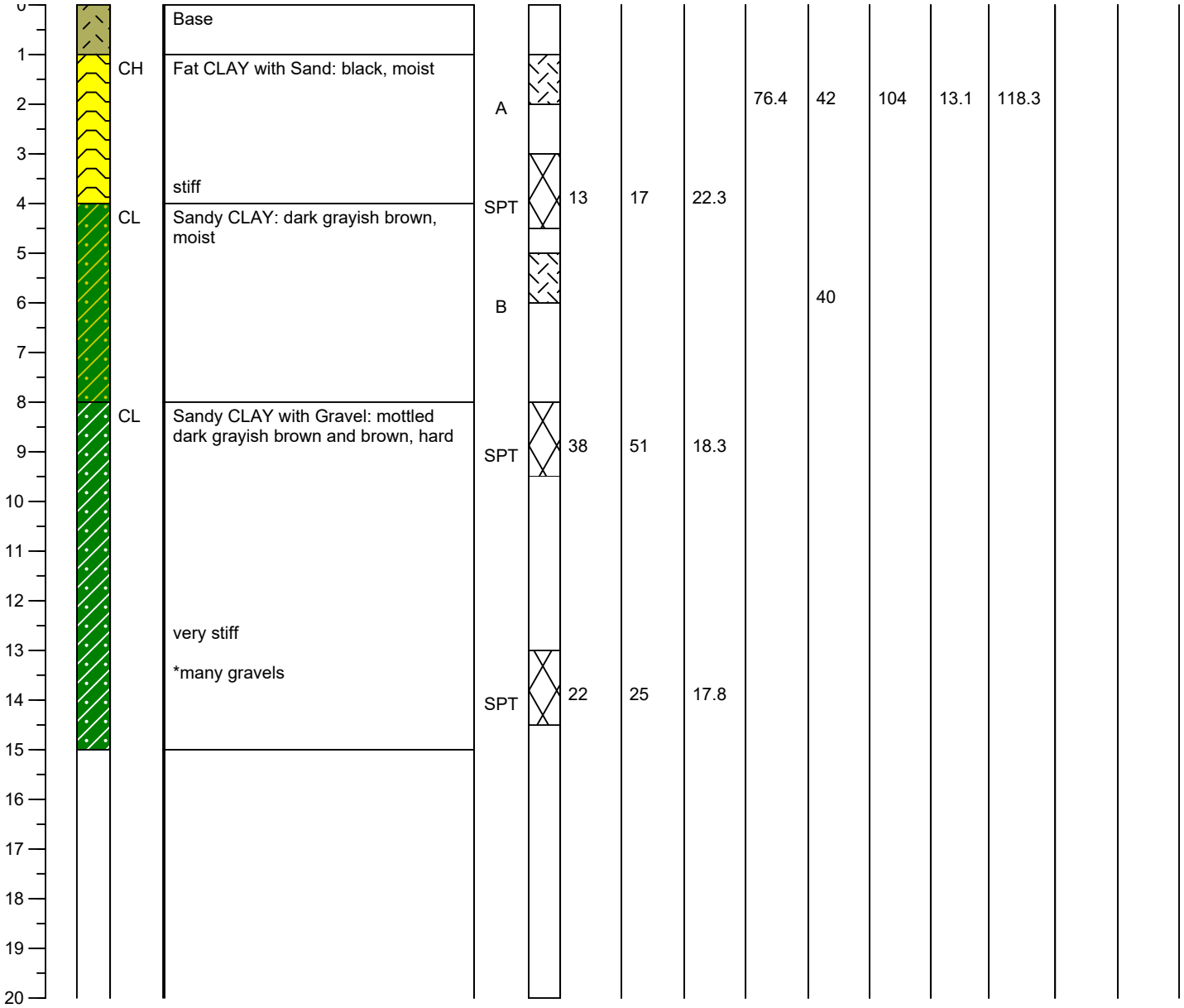
BORING LOG

BORING NO. B-1

JOB NO. SL11862-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**3202 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**October 27, 2020**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**GV**	APPROX. ELEVATION:	**Not Recorded**

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



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Phone: 805-966-2200

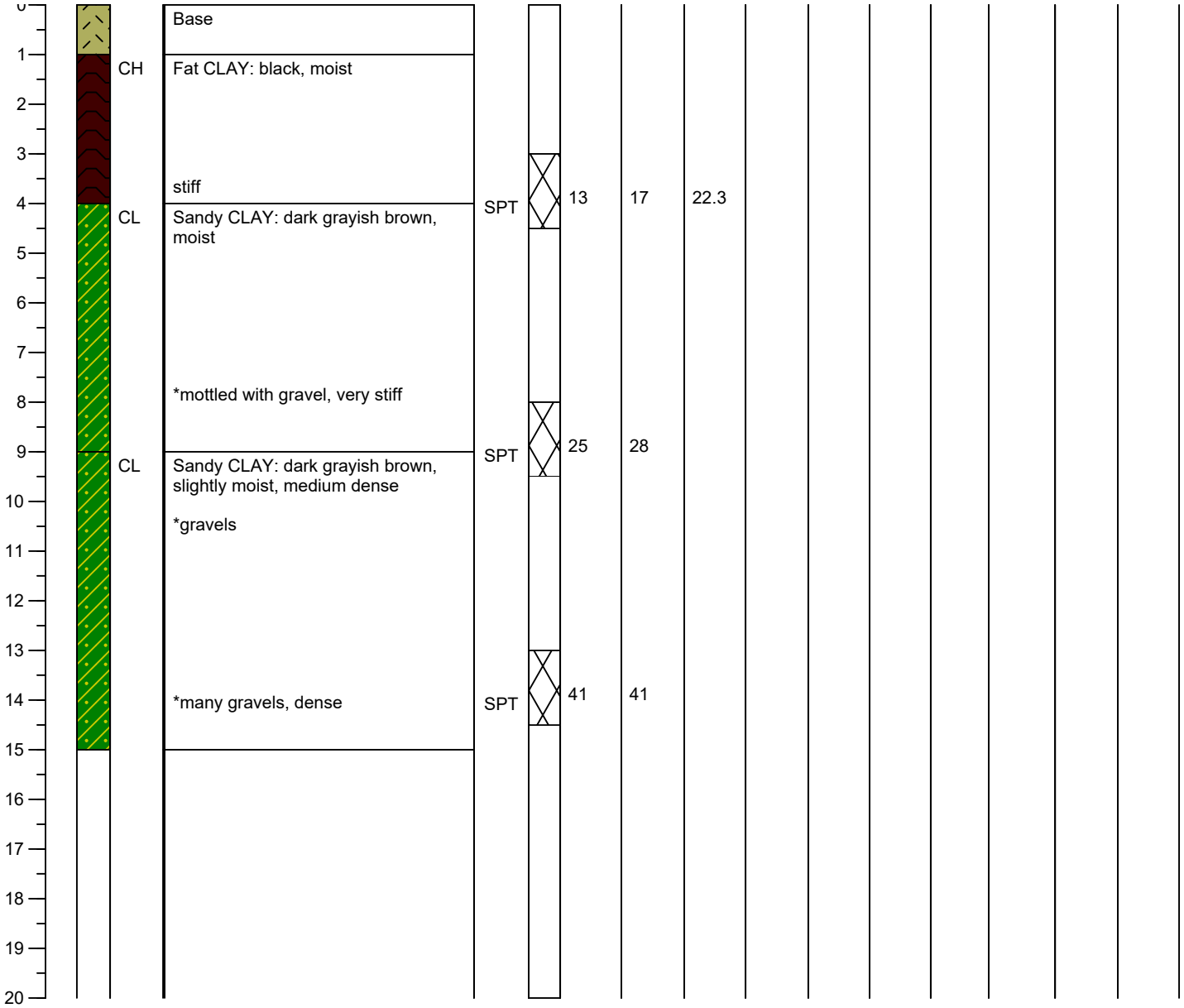
BORING LOG

BORING NO. B-2

JOB NO. SL11862-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**3202 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**October 27, 2020**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**GV**	APPROX. ELEVATION:	**Not Recorded**

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



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Phone: 805-966-2200

BORING LOG

BORING NO. B-3

JOB NO. SL11862-1

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	**3202 Beachcomber**	DRILL RIG:	**Mobile B-24**
DRILLING LOCATION:	**See Figure 3**	HOLE DIAMETER:	**6 Inches**
DATE DRILLED:	**October 27, 2020**	SAMPLING METHOD:	**SPT**
LOGGED BY:	**GV**	APPROX. ELEVATION:	**Not Recorded**

Depth of Groundwater: **6.5 Feet** 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		SC	Clayey SAND: dark brown, slightly moist												
2				C						11					
3			medium dense												
4				SPT		23	31	17.4							
6			*many gravels, very moist, coarse grained sand												
9				SPT		14	15	28.6							
12		SP	Poorly Graded Sand with Gravel: dark olive brown, very moist, medium dense												
14				SPT		15	15	23.4							
15															
20															

APPENDIX B

Laboratory Testing

Soil Test Reports

LABORATORY TESTING

This appendix includes a discussion of the test procedures and the laboratory test results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using the currently accepted test methods, when applicable, of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests are obtained from various locations during the course of the field exploration, as discussed in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed are described below:

Expansion Index of Soils (ASTM D4829) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557) is performed to determine the relationship between the moisture content and density of soils and soil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM D4318) are the water contents at certain limiting or critical stages in cohesive soil behavior. The liquid limit (LL or W_L) is the lower limit of viscous flow, the plastic limit (PL or W_P) is the lower limit of the plastic stage of clay and plastic index (PI or I_P) is a range of water content where the soil is plastic. The Atterberg Limits are performed on samples that have been screened to remove any material retained on a No. 40 sieve. The liquid limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. To determine the Plastic Limit a small portion of plastic soil is alternately pressed together and rolled into a 1/8-inch diameter thread. This process is continued until the water content of the sample is reduced to a point at which the thread crumbles and can no longer be pressed together and re-rolled. The water content of the soil at this point is reported as the plastic limit. The plasticity index is calculated as the difference between the liquid limit and the plastic limit.

Particle Size Analysis of Soils (ASTM D422) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.

Density of Soil in Place by the Drive-Cylinder Method (ASTM D2937) and **Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass** (ASTM D2216) are used to obtain values of in-place water content and in-place density. Undisturbed samples, brought from the field to the laboratory, are weighed, the volume is calculated, and they are placed in the oven to dry. Once the samples have been dried, they are weighed again to determine the water content, and the in-place density is then calculated. The moisture density tests allow the water content and in-place densities to be obtained at required depths.

GeoSolutions, Inc.	SOILS REPORT	(805) 543-8539

Project:	3202 Beachcomber Drive			Date Tested:	November 5, 2020
Client:				Project #:	SL11862-1
Sample:	A	Depth:	1.0 to 4.0 Feet	Lab #:	11916
Location:	B-1			Sample Date:	October 27, 2020
				Sampled By:	DW

Soil Classification
ASTM D2487, D2488

Result: Black Fat CLAY with Sand

Specification: CH

Sieve Analysis
ASTM D422

Sieve Size	Percent Passing	Project Specifications
1 1/2"		
1"		
3/4"		
1/2"		
3/8"		
No. 4	99	
No. 8	98	
No. 16	97	
No. 30	95	
No. 50	92	
No. 100	85	
No. 200	76.4	

Sand Equivalent Cal 217

1		SE
2		
3		
4		

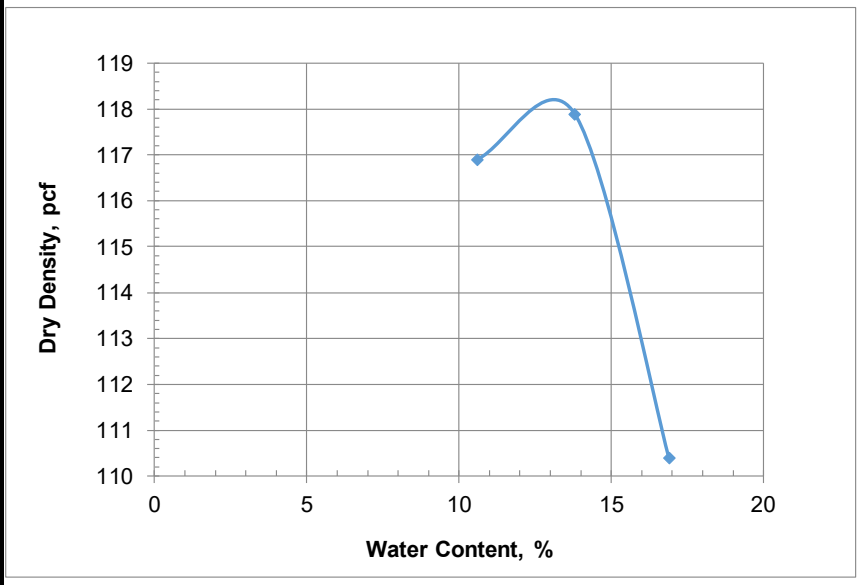
Plasticity Index
ASTM D4318

Liquid Limit:	55
Plastic Limit:	13
Plasticity Index:	**42**

Expansion Index
ASTM D4829

Expansion Index:	**104**
Expansion Potential:	High
Initial Saturation, %:	50

Laboratory Maximum Density
ASTM D1557



Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Estimated Specific Gravity for 100% Saturation Curve = 2.57

Trial #	1	2	3	4
Water Content:	10.6	13.8	16.9	
Dry Density:	116.9	117.9	110.4	

Maximum Dry Density, pcf:	**118.3**
Optimum Water Content, %:	**13.1**

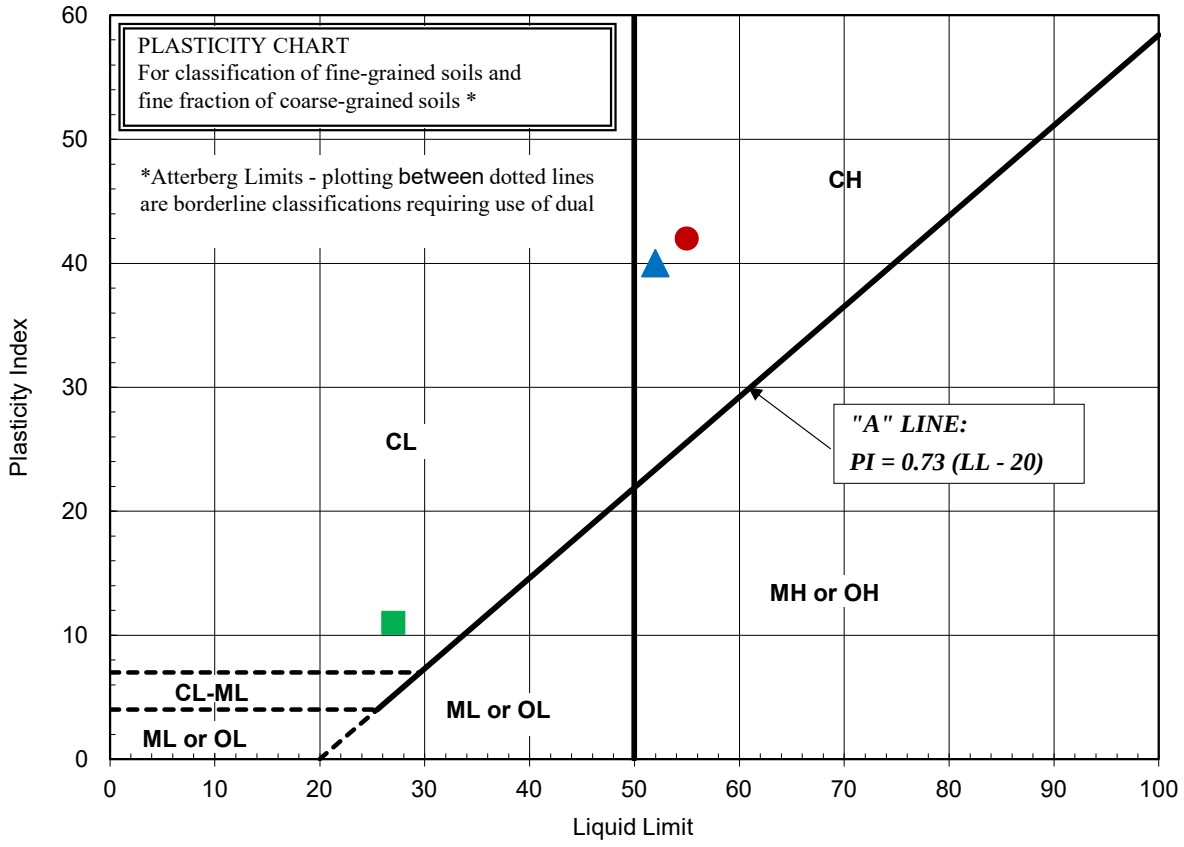
Moisture-Density ASTM D2937, **Moisture Content** ASTM D2216

Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description
B-1	4.0	22.3			Dark Brown Sandy CLAY
B-1	9.0	18.3			Dark Yellowish Brown Sandy CLAY
B-1	14.0	17.8			Dark Yellowish Brown Sandy CLAY
B-2	4.0	22.3			Very Dark Grayish Brown Silty Sandy CLAY
B-3	4.0	17.4			Dark Yellowish Brown Clayey SAND
B-3	9.0	28.6			Very Dark Brown CLAYSTONE
B-3	14.0	23.4			

Report By: Aaron Eichman

GeoSolutions, Inc. | **PLASTICITY INDEX TEST SUMMARY REPORT (ASTM D4318)** | **(805) 543-8539**

Project: 3202 Beachcomber Drive
Sample(s): A, B, and C
Project #: SL11862-1
Date: 11/5/2020
Checked by: AE



LEGEND symbol	location	depth	CLASSIFICATION	TEST RESULTS Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
●	B-1	1-4'	Black Fat CLAY with Sand	55	13	42
▲	B-1	4-8'	Very Dark Grayish Brown Fat CLAY	52	12	40
■	B-3	1-3'	Dark Grayish Brown Lean Clayey SAND	27	16	11

Remarks:

Testing was performed in accordance with ASTM D4318

NP - material tested is nonplastic (liquid or plastic limit tests could not be performed)

Report By: Aaron Eichman

B 2

APPENDIX C

Seismic Hazard Analysis

Design Map Summary (SEAOC, 2019)

SEISMIC HAZARD ANALYSIS

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 ASCE7-16 (ASCE, 2016). 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. As per section 1613.2.2 of the 2019 CBC, the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile and can be determined based on the criteria provided in Table 20.3-1 of ASCE7-16.

ASCE7-16 provides recommendations for estimating site-specific ground motion parameters for seismic design considering a Risk-targeted Maximum Considered Earthquake (MCE_R) in order to determine *design spectral response accelerations* and a Maximum Considered Earthquake Geometric Mean (MCE_G) in order to determine probabilistic geometric mean *peak ground accelerations*.

Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% probability of exceedance in 50 years. *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R-based ground motion parameter maps for bedrock, provided in ASCE7-16. These spectral accelerations are then multiplied by site-specific coefficients (F_a, F_v), based on the Site soil profile classification and the maximum spectral accelerations determined for bedrock, to yield the *maximum* short period (S_{MS}) and 1-second period (S_{M1}) spectral response accelerations at the Site. According to section 11 of ASCE7-16 and section 1613 of the 2019 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.2.4 of the 2019 CBC indicates the site-specific *design* spectral response accelerations for short (S_{DS}) and 1-second (S_{D1}) periods can be taken as two-thirds of *maximum* ($S_{DS} = 2/3*S_{MS}$ and $S_{D1} = 2/3*S_{M1}$).

Per ASCE7-16, Section 21.5, the probabilistic maximum mean peak ground acceleration (PGA) corresponding to the MCE_G can be computed assuming a 2% probability of exceedance in 50 years (2475-year return period) and is initially determined from mapped ground accelerations for bedrock conditions. The site-specific peak ground acceleration (PGA_M) is then determined by multiplying the PGA by the site-specific coefficient F_h (where F_h is a function of Site Class and PGA).

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.

3202 Beachcomber

Latitude, Longitude: 35.400700, -120.866161

Date	11/16/2020, 5:45:21 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	0.963	MCE_R ground motion. (for 0.2 second period)
S_1	0.358	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.074	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	0.716	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.115	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.428	MCE_G peak ground acceleration
F_{PGA}	1.172	Site amplification factor at PGA
PGA_M	0.502	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	0.963	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.075	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.358	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.396	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.589	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.897	Mapped value of the risk coefficient at short periods
C_{R1}	0.904	Mapped value of the risk coefficient at a period of 1 s

Exhibit C

DISCLAIMER

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APPENDIX D

Preliminary Grading Specifications

PRELIMINARY GRADING SPECIFICATIONS

A. General

1. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.

2. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.

3. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.

4. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

1. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.

2. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

1. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours' notice.

2. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

3. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.

D. Site Protection

1. Protection of the Site during the period of grading and construction should be the responsibility of the contractor.

2. The contractor should be responsible for the stability of all temporary excavations.

3. During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor should install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

E. Excavations

1. Materials that are unsuitable should be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.

2. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 1804 of the 2019 California Building Code unless specifically modified by the Soil Engineer/Engineering Geologist.

3. The Soil Engineer/Engineer Geologist should review cut slopes during excavations. The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

F. Structural Fill

1. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

2. Imported fill should be free of organic and other deleterious material and should have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

1. Structural fill using approved import or native should be placed in horizontal layers, each approximately 8 inches in thickness before compaction. On-site inorganic soil or approved imported fill should be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557-12_{e1}.

2. Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

3. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.

4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

H. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.

2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.

3. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

4. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.

5. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

6. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.

2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

J. Underground Facilities Construction

1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for “Excavations, Trenches, Earthwork.” Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.

2. Bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative density based on ASTM D1557-12$_{e1}$.

3. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative density based on ASTM D1557-12$_{e1}$. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report under Preparation of Paved Areas for vehicle pavement sub-grades. Trench walls must be kept moist prior to and during backfill placement.

K. Completion of Work

1. After the completion of work, a report should be prepared by the Soils Engineer retained to provide such services. The report should including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.

2. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within Chapter 18 of the 2019 CBC.

Planning Commission

COASTAL DEVELOPMENT PERMIT (CDP21-024) AND VARIANCE REQUEST (VAR21-002) FOR CONSTRUCTION OF A NEW HOME AT

3230 BEACHCOMBER DR.

JANUARY 3, 2023

MORRO BAY
PUT LIFE ON COAST

Site Information

- Frontage on Beachcomber Dr and Panay Street
- Newly created 5118 sf parcel created by a Parcel Map (processed with the neighboring project)

PUT LIFE ON COAST

Land Action - Parcel Map

Approximate configuration of new parcels – north parcel is 5, 118 sf
and
south parcel is 5,882 sf

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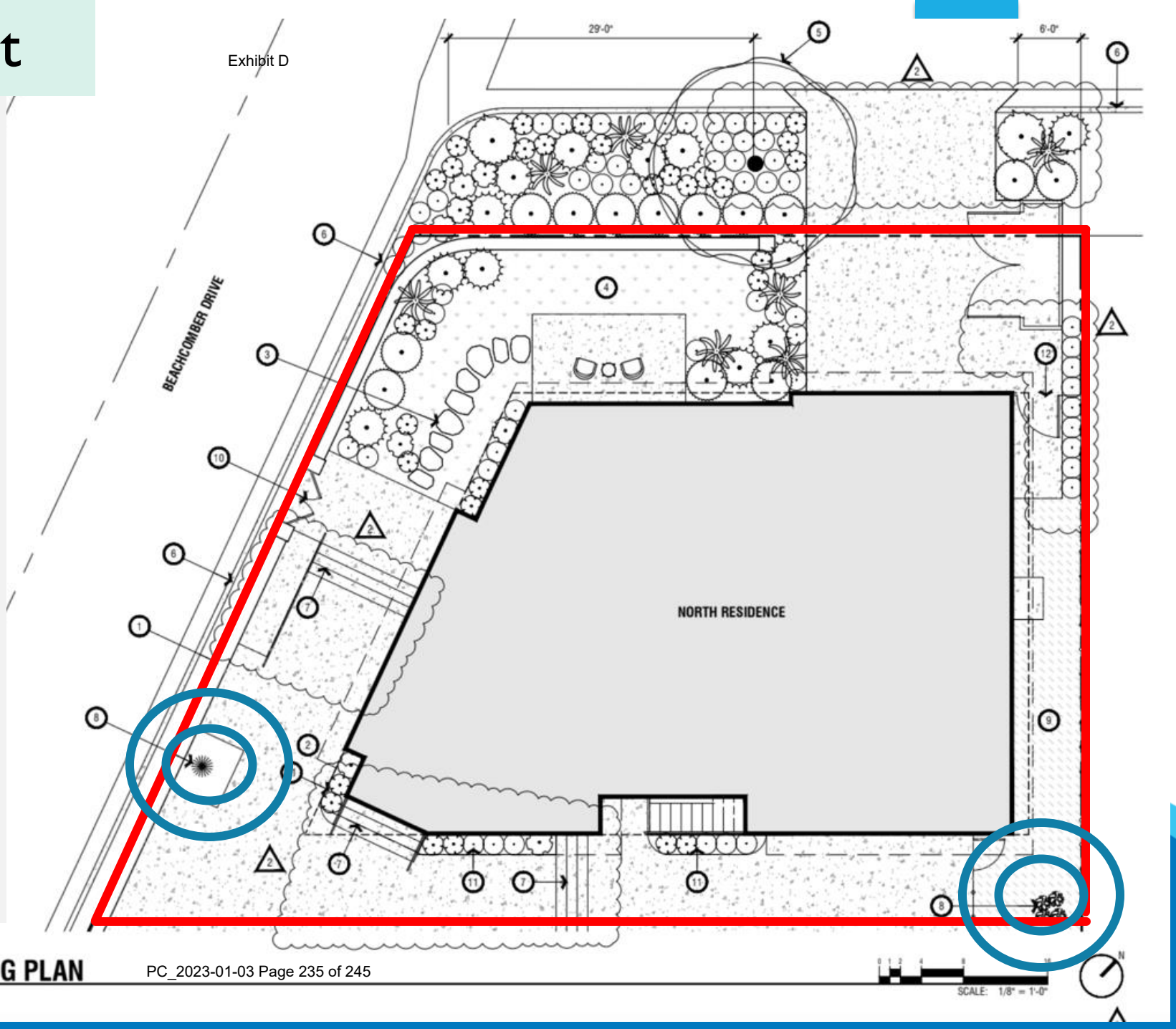
Subject Parcel – Site layout

- Red indicates property lines after approval of the Parcel Map

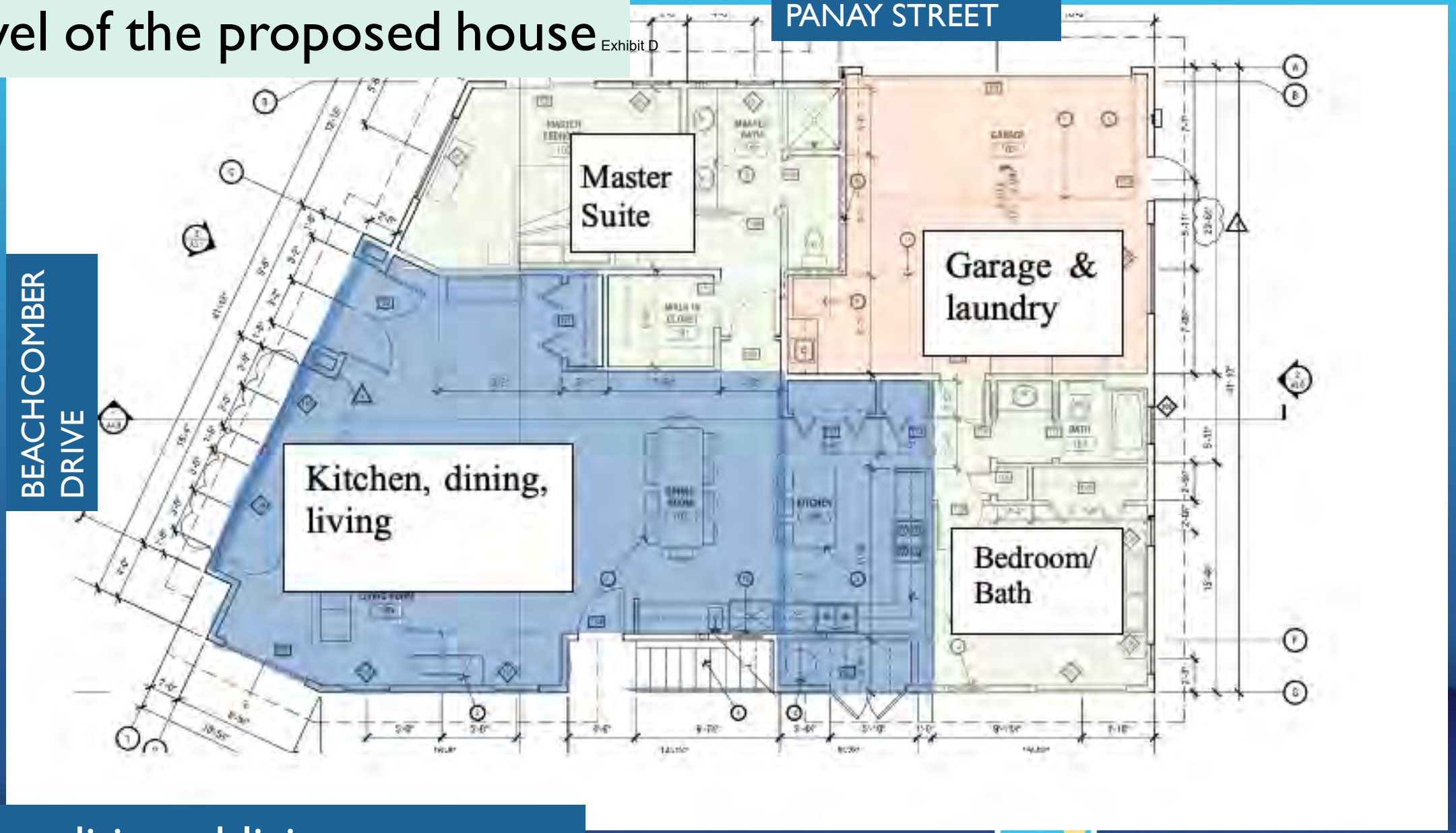
- Shows the layout of the site with hardscape and landscaping.

- Shows two existing trees to be preserved



Living Level of the proposed house

Exhibit D



1684 sf conditioned living space

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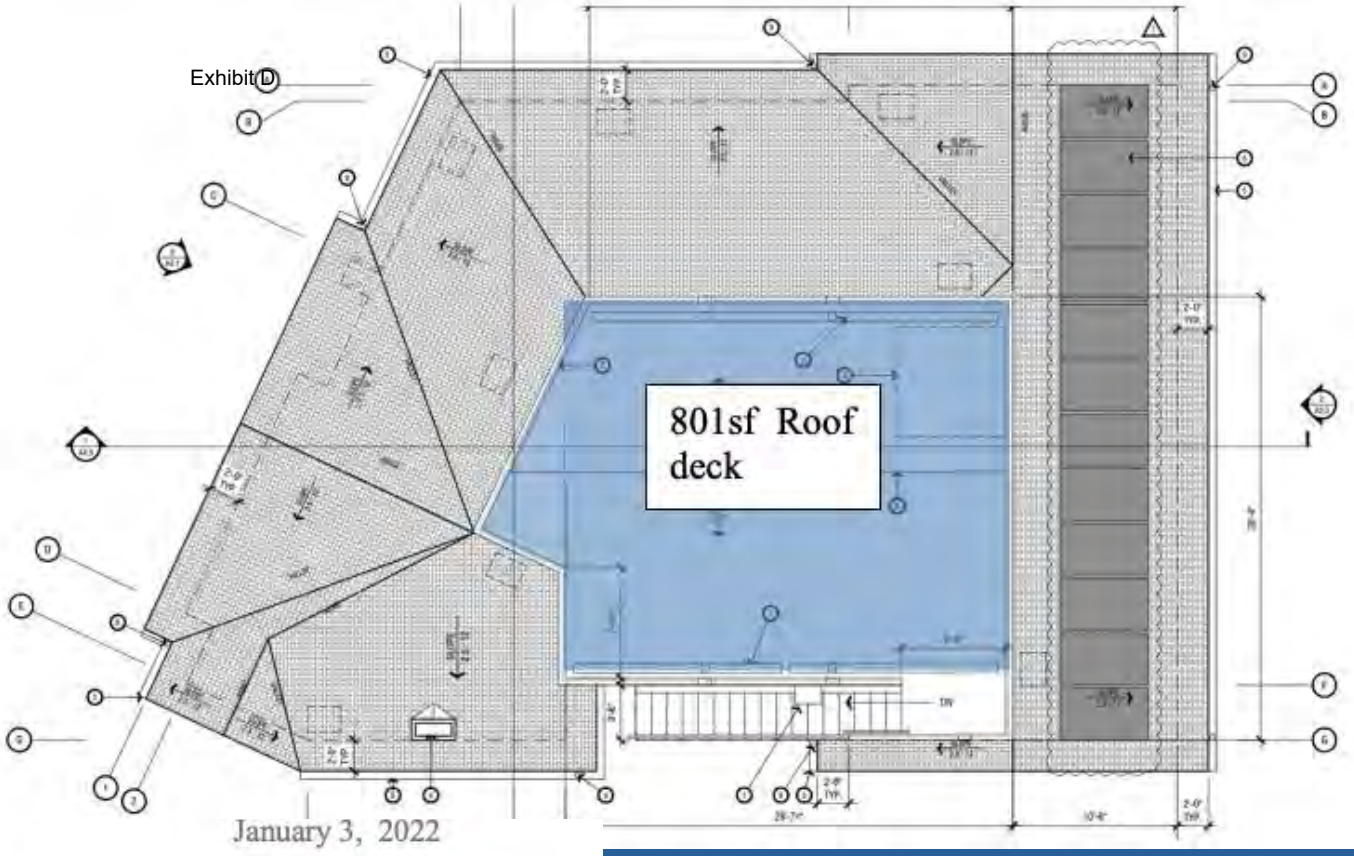
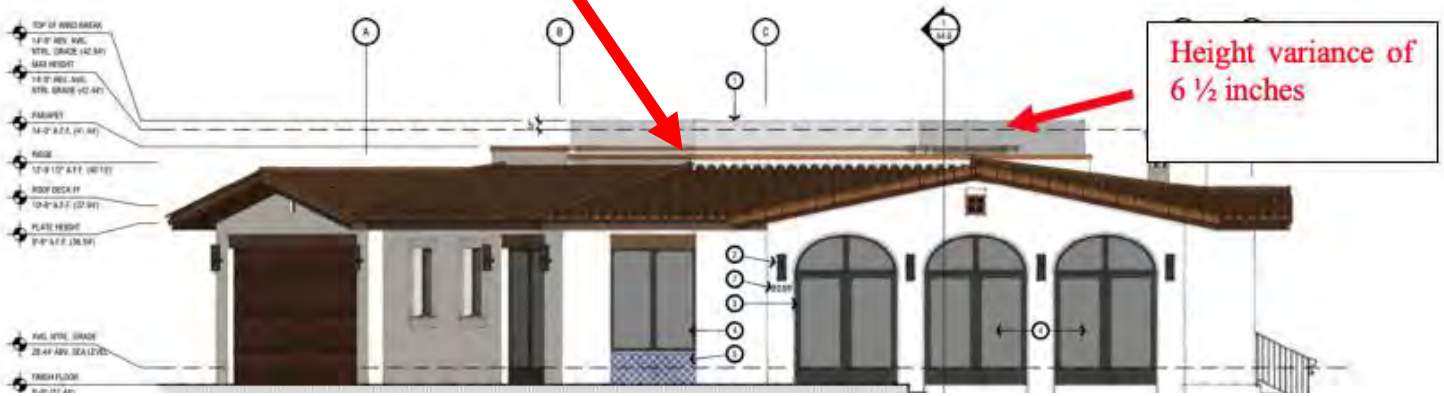
Proposed roof deck

801 SF roof deck

Note: Parapet walls are all too low and do not screen as much view of roof deck

BEACHCOMBER DRIVE





WEST ELEVATION – SHOWS WINDSCREEN/RAILING

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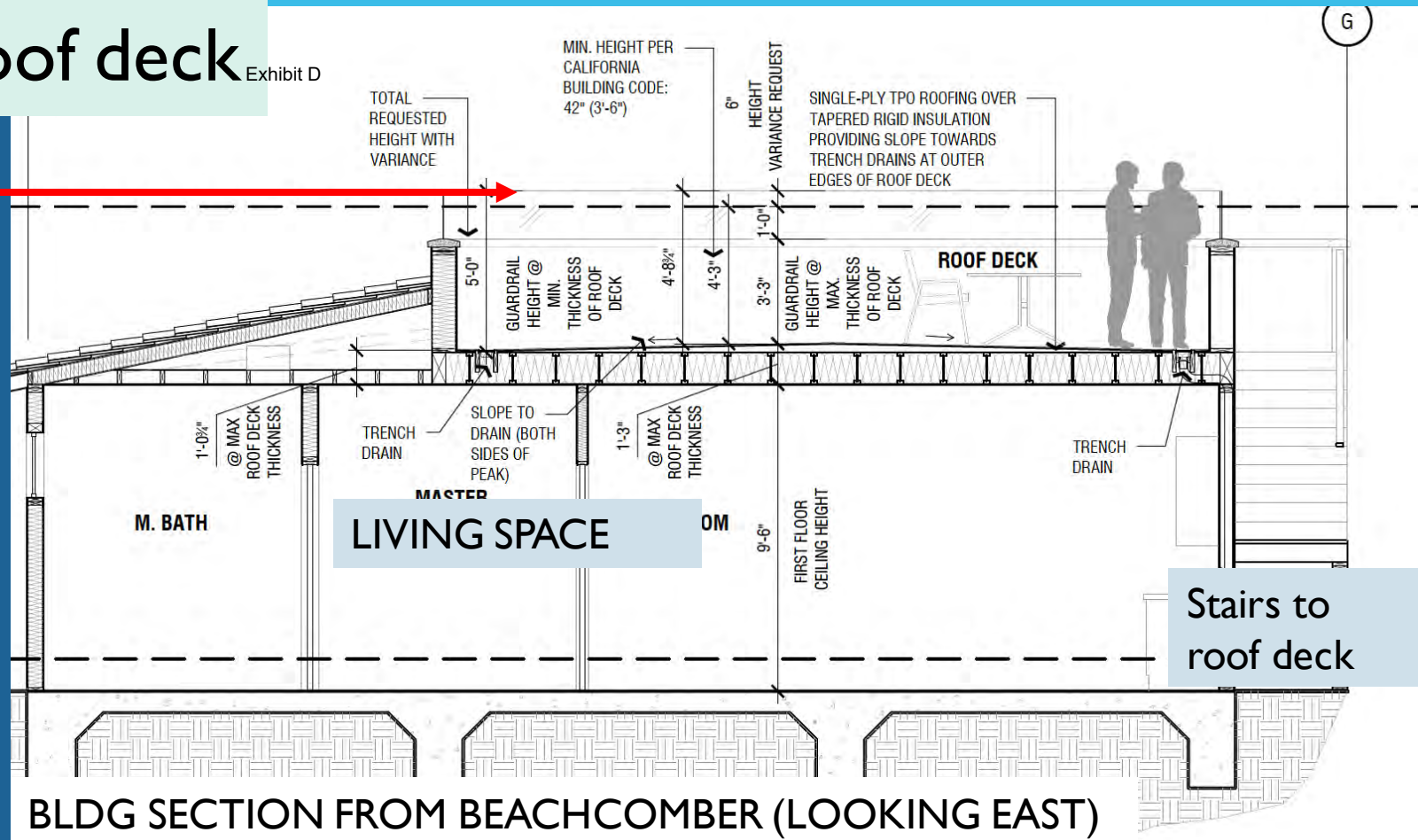
Building Section showing roof deck Exhibit D

- Windscreen is 6 ½ inches over height limit in the zone (shows 5 ft height railing (18 inches higher than safety railing requirement))

- Parapet walls on all sides are too low and have been replaced with windscreen material which does not screen view of roof deck



BLDG SECTION FROM BEACHCOMBER (LOOKING EAST)

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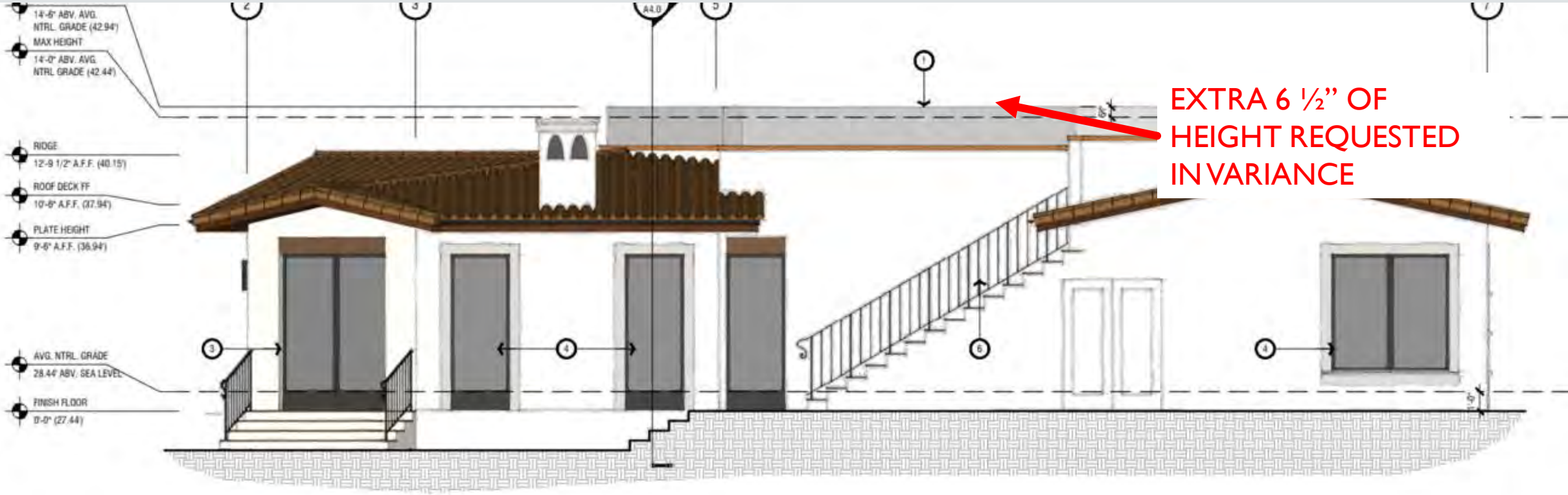
Summary of Variance Request

Variances can be granted when they meet ALL of the findings:

Finding 1: The Request does not constitute a special privilege not afforded to other homes in the area.



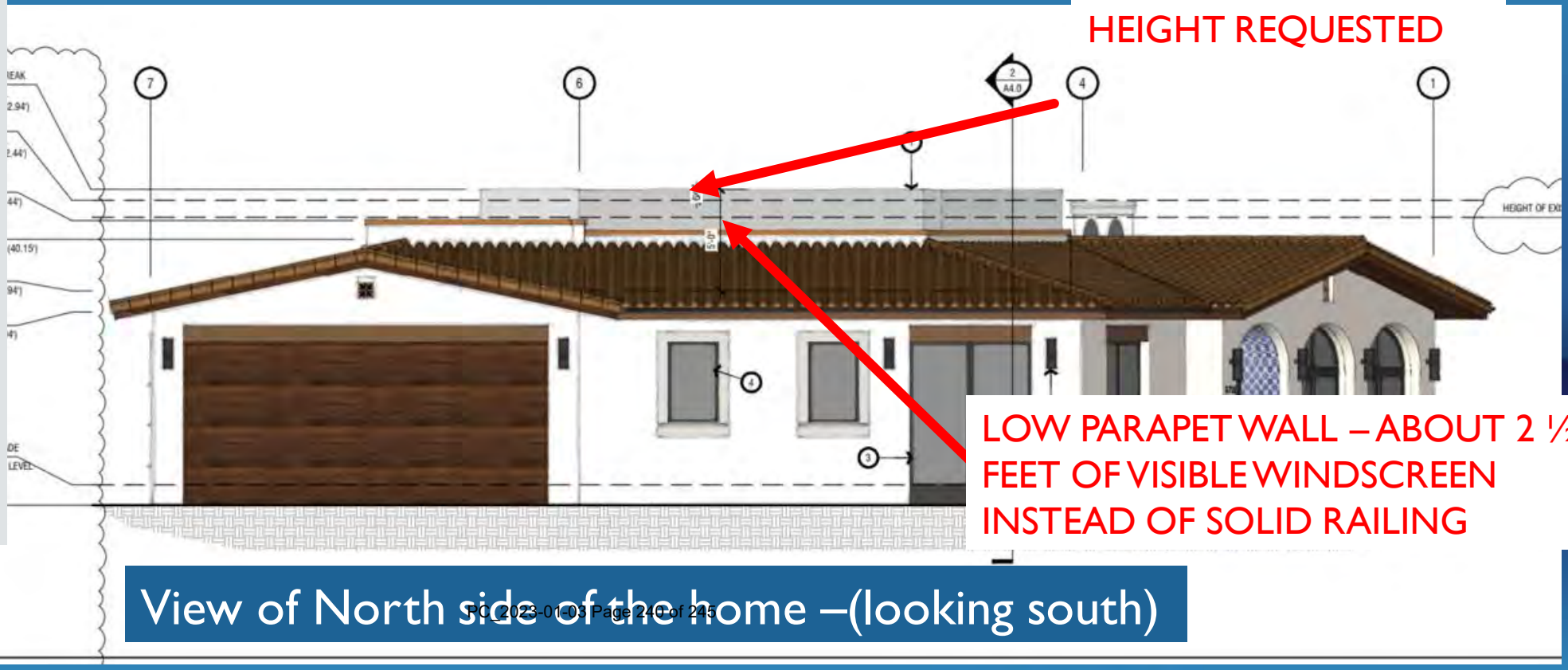
Staff Response: Other homes in the area have complied with the height standards. There is no condition that staff is aware of that would allow a height exception beyond the required safety rail height that would not be considered a grant of special privilege

Summary of Variance Request

Exhibit D

Staff Response: There are no special circumstances existing at the site to justify the requested variance and as such the findings cannot be made and the variance should not be granted.

Finding 2: There are special circumstances with the property that deprive this property of privileges enjoyed by other properties in the vicinity.

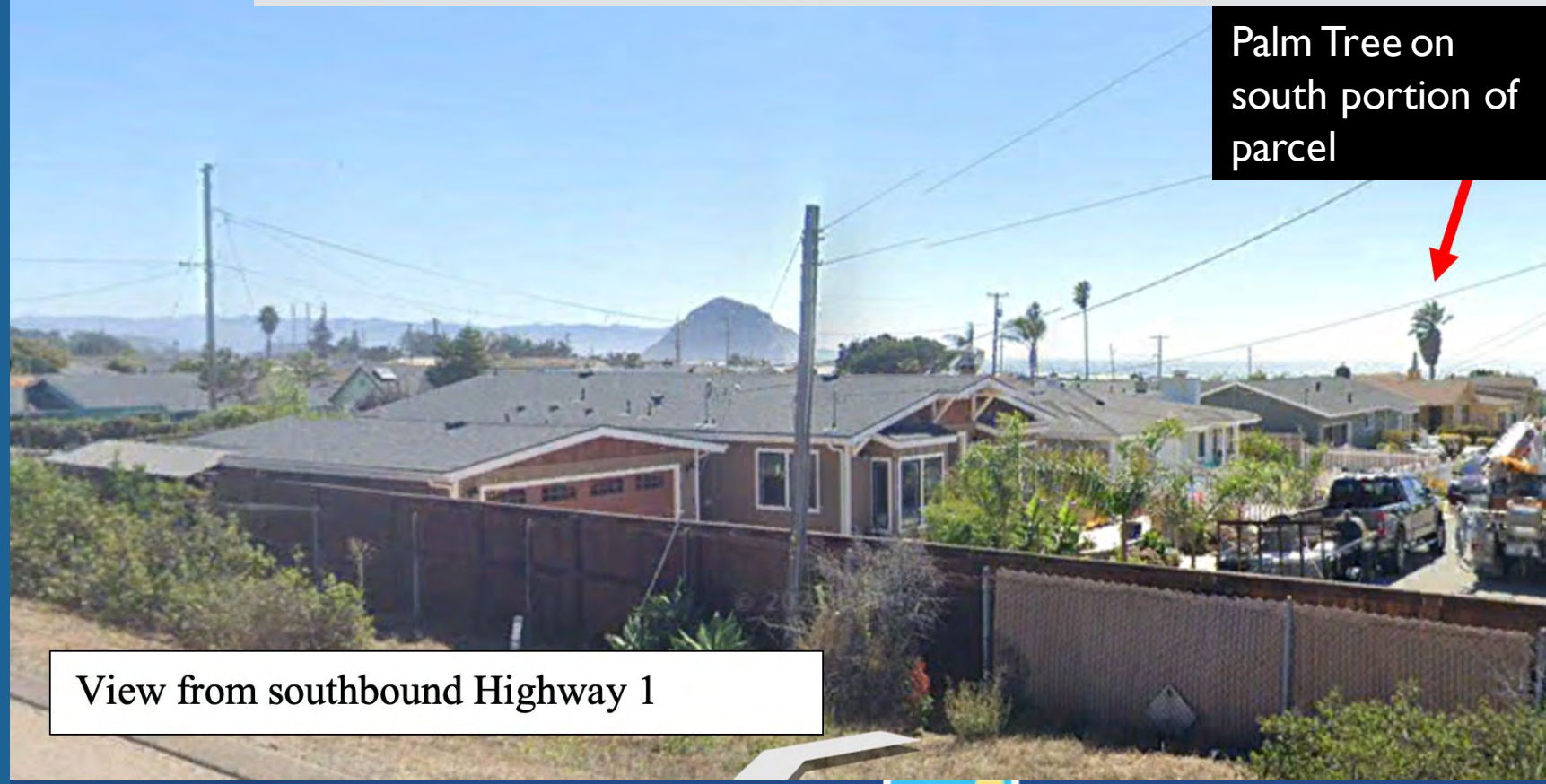


View of North side of the home –(looking south)

Summary of Variance Request

Finding 3: That the request is consistent with the General Plan and Local Coastal Plan related to protection of scenic resources and meeting the Development Standards.

Staff Response:
Although the additional height does not interfere with public views, the variance request does not comply with the development standards (height requirement) and therefore, there are no special circumstances that warrant granting this request.



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Site Zoning and Overlay areas

	R-1/S.2A Standards	Proposed Project
Front Setback (Beachcomber)	15 feet	15 feet
Exterior side Setback (Panay)	15 feet	15 feet
Interior side yard	5 feet	8'2" feet
Rear Setback	5 feet	6'7" feet
Height (from ANG)	14 feet, or up to 17 feet if 4/12 peaked roof design	14 feet 14 ½+ feet if Variance Request for additional height is approved
2 story construction	Prohibited in the S.2A overlay zone	Home and garage are single story
Lot Coverage	50%	45%

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Material Board

Exhibit D

SMOOTH STUCCO FINISH AT RESIDENCE & SITE WALLS
(SW7001 MARSHMALLOW)

COLORED CONCRETE
(MATCH COLOR OF FLAGSTONE PAVING)

SPANISH TILE ROOF
MIXED RED & ORANGE COLOR

WOOD HEADERS, FASCIA, & GARAGE DOORS
(DARK WALNUT STAIN)

2'X2' FLAGSTONE PAVING

WROUGHT IRON RAILING & GUARDRAILS

SHIELDED METAL DOWN LIGHT FIXTURE

METAL DOOR & WINDOW FRAME

HORIZONTAL WOOD FENCING

MORRO BAY
PUT LIFE ON COAST

Character of the Neighborhood

- The neighborhood is a blend of modern homes and older homes.
- Most are large, single story with low-pitch roofs.
- Home styles include: Spanish, mid-century modern, bungalow and basic ranch.
- Most homes have a very strong presentation along the street frontage, especially to the west.

This proposed home, other than the roof deck and railing type, meets the residential design guidelines and fits into the character of the neighborhood

Staff recommendation is for approval of CDP21-024 with denial the Variance (VAR21-002), pursuant to findings and conditions in PC Resolution 02-23