



# 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, February 7, 2023  
Veteran's Memorial Building – 6:00 P.M.  
209 Surf Street, Morro Bay, CA**

Chairperson

Vice-Chairperson William Roschen  
Commissioner Asia King  
Commissioner Eric Meyer

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=aWZpTzcxTHIRk9xaTlMwVnRWFUQT09>  
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](mailto:planningcommission@morrobayca.gov) prior to the meeting. Agenda correspondence received at [planningcommission@morrobayca.gov](mailto: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 ALLEGEANCE  
PLANNING COMMISSIONER ANNOUNCEMENTS  
ELECTION OF CHAIR AND VICE-CHAIR

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.

### B. PUBLIC HEARINGS

**B-1 Case No.: CDP22-025**

**Site Location:** 2440 Laurel Ave, Morro Bay, CA

**Project Description:** **Appeal** of a Coastal Development Permit for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space on two levels above subterranean 1328 sf garage/shop. The appellant grounds for appeal are (1) the demo of the existing home needs an asbestos report, (2) the proposed new home does not meet the 25foot height requirement and (3) the proposed home does not meet the residential design guidelines. The project zoning is R-1/S2 and the site is not located within the coastal appeal jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A)

**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 appeal, uphold the administrative approval of the CDP.

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

### C. NEW BUSINESS

### D. UNFINISHED BUSINESS

**D-1** Historic Preservation Ordinance Discussion

Planning Commission to continue discussion on future development of an historic preservation Ordinance and recommendation to Council for inclusion in the PC work-plan for 2023. Item does not include a staff report.

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

### 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 February 21, 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](http://www.morrobayca.gov/planningcommission) or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to [www.morrobayca.gov/notifyme](http://www.morrobayca.gov/notifyme) and follow the instructions.

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

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

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

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to 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 within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$277 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay  
 Community Development Department  
 Current & Advanced Project Tracking Sheet  
 This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 New Planning items or items recently updated are highlighted in yellow.  
 Approved projects are deleted on next version of log.

Agenda No: A-1  
 Meeting Date 2-7-2023

#	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
<b>Hearing or Action Ready Projects:</b>											
1	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. Project was appealed to Planning Commission - hearing on February 7, 2023.				nh
2	Naghsh	466	Bonita St	11/29/2022	CDP22-040	Admin CDP for 240sf garage conversion to ADU.	Incomplete letter sent 12/15/22. Resubmitted 1/11/23. Project deemed complete 1/24/23. Public Notice period from 1/26 to 2/6.				st
3	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. Resubmitted 1/12/23. Deemed Complete 1/19. Public Noticing Period from 1/27 to 2/7				st
4	Kleckner	515	Main	12/7/2022	CDP22-042	After the fact Admin CDP for the demo of a partial construction of residential unit	Deemed complete on 1/24/23, Public Noticing from 1/27/23 to 2/07/23				gc
<b>30 -Day Review, Incomplete or Additional Submittal Review Projects:</b>											
5	Van Beurden	715	Embarcadero	12/22/2022	MAJ22-002	Major modification to CUP to reflect Coastal Commission approved changes at the Dutchman Harborwalk	Under review. Deemed incomplete and comment letter sent 1-18-23.				cj
6	Salbi	450	Marina	12/19/2022	CDP22-043	Admin CDP for two story single family home with garage and Accessory Dwelling Unit	Incomplete letter sent Jnauary 13th				gc
7	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.	Incomplete letter sent 1-5-2023				gc
8	Smartlink/ 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
9	Patel	1050	Morro Ave	11/17/2022	CUP22-10/ CDP22-039	Remodel existing 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. Applicant is addressing parking issued included in the PW comment letter.				nh
10	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
11	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. Project deemed complete. Need a site study prior to public notice and admin decision on the permit.				nh
12	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
13	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
14	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, Resubmittal on 11/16, Under review, second Incomplete letter sent 12/13/22, resubmittal on 1/09/22, minor edits request on 1/27/23, resubmittal 1/31/23, under review.				gc
15	Crizer	420	Sicity 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
16	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 request on 11/17				gc
17	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
18	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
19	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

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20	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
21	Birchell	2030	Main	5/4/2022	MIN22-005	The Applicant requested a withdrawal.	Applicant changed scope of work and withdrew permit application.				gc
22	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter sent 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
23	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
24	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
25	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
26	Morro 94 LLC	3300	Panorama	1/18/22	CUP 22-05/CDP22-003/TTM22-02	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 reimbursement agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on November 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
27	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
28	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
29	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. Resubmittal received 1/11/23.				cj
30	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
31	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
32	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 received 12/19/22. Project deemed complete on 12/27/22. Applicant is required to submit an additional study prior to scheduling planning				nh
33	SR Development	545	Atascadero	Initial 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 application active.				nh
34	Tullis	404	Esterero	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
35	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 rooftop 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

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<b>Projects Appealed to Planning Commission or PC Continued projects - none</b>											
40	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
<b>Projects Appealed or Forwarded to City Council</b>											
41	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
<b>Environmental Review - none</b>											
<b>Final Map Under Review Projects:</b>											
42	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.				nh
<b>Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing: - none</b>											
<b>Grants</b>											
43	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
44	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 administration. 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
45	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
<b>Projects in Building Plan Check:</b>											
46	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
47	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
	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.		Bldg. - Plancheck			
48	Nabors	240	Bali	12/5/2022	B22-0259	Attaching ADU approx 477 SF living space onto west elevation side yard.		BLDG - Disapproved 12/8/22			

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49	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
50	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			cg
51	Gray	429	Bernardo Ave	10/12/22	B22-0231	Build new 2 bedroom, 1 bath detached 742 sf ADU to rear of lot.		Bldg. - Approved 12/12/22	under review		gc
52	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			am
53	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
54	Faubus	2900	Cedar Ave	12/22/22	B22-0281	Addendum to B22-0047 - As per the city's instructions, the original roof deck has been eliminated from the original plans, currently going with a straight gable 3/12 pitch roof that will cover the entire addition.		Ready to issue			am
55	Ellis	2988	Cedar Ave	12/15/22	B22-0268	Reconfiguring kitchen & bathroom layouts. No new SF. Adding 2nd bathroom.		Bldg. - Approved 12/19/22			
56	Berner	2750	Dogwood Ave.	12/6/22	B22-0260	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	Bldg. - Disapproved 1/4/23			st
57	Robinson	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			cg
	Ciano	115	Easter St	1/11/23	B22-0283	DIGEPLAN: Interior remodel of existing ADU, relocate bedroom and kitchen/dinning and living area (reverse locations). Replace windows, doors, add skylights, wall mounted radiator, tankless water heater and other MEP.		Bldg. Plancheck			
58	Gambrill	571	Embarcadero	2/22/22	B22-0035		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			cg
59	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			cg
60	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			cg
	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)		Bldg. - Plancheck			
62	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			
63	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	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
64	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.	Ready to issue			cj
65	Godfrey	396	Hill St.	12/7/22	B22-0261	Addendum #2 to B21-0045 Relocate hold down along grid 1 at basement		Ready to issue			
66	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/22			nh
	Lent	194	Island St	1/10/23	B23-0006	Remodel existing bonus room and portion of garage to ADU, construct new rooftop deck over portion of remodel/converted ADU.		Bldg.- Plancheck			
68	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
69	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 approx. 906 sf to SFR.		Ready to issue			
70	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)		Bldg - Disapproved 1/5/23			
71	Melen	2540	Koa Ave.	8/18/22	B22-0179	Repair of existing outdoor stairway	Planning- Disapproved on 8/31/22	Ready to issue			gc
72	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
73	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
	Castro	979	Las Tunas St.	1/19/23	B23-0013	Conversion of existing detached garage & work shop to ADU - 642 sf, no addition.		Bldg. - Plancheck			
74	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
	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			gc
75	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
76	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

#	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	
77	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 <b>Permit extended to 4/18/23</b>	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB		cj
78	CenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existing space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.		Bldg. - Disapproved 11/15/22				
79	Timothy and Alyson 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				
	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.		Bldg. - Disapproved 1/12/23				
80	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/stripping 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	
81	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	
82	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	
83	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. - Approved 1/17/23			nh	
84	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22/ Planning approved 1/20/23	Bldg. - Disapproved 9/26/22			nh	
85	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	

#	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
86	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Approved 12/1/22			sg
87	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
88	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
89	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.		Ready to issue			
90	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
91	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 - Disapproved 12/1/22			
93	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
94	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
95	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			
96	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. - Approved 12/8/22			nh
97	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
98	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
	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.		Bldg. - Plancheck			
	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.		Bldg. - Plancheck			
	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.		Bldg. - Plancheck			

#	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
	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.		Bldg.- Plancheck			
	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.		Bldg. - Plancheck			
	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.		Bldg. - Plancheck			
	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.		Bldg.- Plancheck			
99	Tibbs	6	Zanzibar St.	12/15/22	B22-0266	100 sf interior remodel of small bathroom and conversion of a laundry room to a powder/utility room.		Bldg. - Approved 12/19/22			
100	Gill	9	Zanzibar St.	12/15/22	B22-0267	316 sf interior remodel which includes a full kitchen remodel, two bathroom remodels and a conversion of a laundry room to a powder/utility room.		Bldg. - Approved 12/19/22			
101	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:**

1	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
2	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.				
3	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
	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 will 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. PC continued hearing to January 17, 2023. Project approved by PC on January 17, 2023, permit issued. Project appealed on January 25, 2023, but appears to be a concern around an issue unrelated to the subject property. Appeal is being reviewed for validity.				nh
											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
Staff Directory:										
Scot Graham - sg	Chad Ouimet - co		Cindy Jacinth - cj	Pam Newman - pn	Nancy Hubbard - nh	Gabby Cortez - gc				Susana Toner - st



**AGENDA NO: B-1**

**MEETING DATE: February 7, 2023**

# Staff Report

**TO: Planning Commission**

**DATE: February 7, 2023**

**FROM: Nancy Hubbard, Contract Planner**

**SUBJECT:** An appeal was filed December 20, 2022, in response to an administrative approval on December 10, 2022, of Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space above a subterranean 1328 sf garage/shop area. The appellants listed grounds for appeal are that (1) the demo of the existing home needs an asbestos plan, (2) the proposed new home does not meet the height requirement and (3) the proposed home does not meet the residential design guidelines. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).

## **RECOMMENDATION**

1. Deny the appeal and uphold the administrative approval of the project pursuant to the findings and conditions of approval included in the CDP 22-025 permit.

## **ALTERNATIVES**

1. Continue appeal and provide direction to staff regarding desired changes/actions
2. Uphold the appeal and provide staff with direction, including findings.

**APPELLANT:** Tina Metzger, 2403 Nutmeg Ave

**APPLICANTS:** Michael Murphy, property owner

**LEGAL DESCRIPTION/APN:** 2440 LAUREL AVE/ 068-275-028

## **SUMMARY:**

On December 10, 2022, staff approved an administrative Coastal Development Permit for the proposed demo of an existing small home, and subsequent construction of a new home on a residentially zoned parcel. The project complied with all the development standards of the zoning district and complies with the Residential Design Guidelines (see Exhibit C)

01181.0005/718458.3

Prepared By: \_\_\_\_NH\_\_\_\_

Department Review: \_\_\_\_

**GROUNDINGS FOR APPEAL AND STAFF RESPONSES**

The stated grounds for the appeal are listed below, followed by a staff response. *Note: The grounds for appeal below have been paraphrased, the full text of each of the stated grounds for appeal are in Exhibit B:*

1. APPELLANT GROUNDS FOR APPEAL: The demolition permit for the existing 1953 home lacks an Asbestos Report and Remediation Plan.

**Staff response:** *No demolition permit has been issued, but when it is issued, it will require compliance with the building code requirements for identification, handling and safe disposal of any hazardous building materials, including asbestos. The permit issued, CDP22-025, is a planning permit that allows the applicant to move forward toward a demo and building permit application and review process.*

2. APPELLANT GROUNDS FOR APPEAL: The project is an aberration in the neighborhood and does not meet the standards for homes on the east side of Laurel Ave in its bulk and mass, height at street level, roof line, lack of back yard area. The project is three stories, commercial looking and does not fit in with the other 2 story homes in the neighborhood. It also does not adhere to the maximum building height limit of 25 feet.

**Staff response:** *All the homes in that area are subject to the same zoning requirements and development standards, without regard to which side of the street they are located. The appellant is incorrect in the above statement, because the proposed project meets all development standards, and in fact, has larger side yard setbacks than required, resulting in less “mass and bulk” than otherwise possible. The appellant is also incorrect in the statement that the project does not meet the maximum building height of 25 feet. The design height is confirmed by a*



*topographic survey and will be confirmed again during the construction phase. The nearby homes that could be confirmed by MB permit records, have also built*

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to the 25-foot height limits. In the photo above, you can see many of the homes have a bulk and mass that is perceived to be the same or greater than the proposed project. The neighborhood has three level, two level and even a few 4 level homes, which all are possible with the 25-foot height level depending on site design and use of the slope. See response below for discussion of the design and compatibility in the neighborhood.

3. APPELLANT GROUNDS FOR APPEAL The City should require that the project adhere to the MB Residential Design Guidelines: Appellant lists the following as grounds for non-compliance of the following specific sections:
  - a. Design Guideline A.1: The project is not visibly compatible (its unattractive) with the immediate neighborhood. The project looks like a three story shoebox or a commercial building, with a mansard roof including solar panels.
  - b. Design Guideline B (B.1 and B.3, Techniques a-c): The size, mass and scale of the proposed home is higher and wider than the homes along the east side of Laurel Ave. The project shows no thoughtful exterior design, it's a three story box where most existing homes are two story, with interesting rooflines and attractive architecture. The proposed home does not limit the home profile to be generally consistent with the profile of the existing homes. The second floor is not setback from the front of the home. The size of the second floor should be to be relative to the first story.
  - c. Design Guideline C (C.1 and C.2): The project is three stories of long unarticulated wall and roof planes. It's a big box with a flat lid. The entire roof type is mansard. The entire structure is stucco with no use of textures and materials.
  - d. Design Guideline D (D.3 and D.4): The project is located on the lot in a manner not similar to adjacent homes. The project is set back to within 5 feet of the property line. It doesn't have a back yard. This project should be required to have a backyard like the neighbors do.
  - e. Design Guideline G (G.1): The project has no architectural elements and is not compatible with the neighborhood.
  - f. Design Guideline I (I.1 and I.2): The projects third floor master bedroom is too close to my bedroom, and I will lose all of my privacy and use of my home. This house should have a larger back yard like other (6 neighbors are mentioned with bigger backyards) homes. The south side of the proposed home has a spa room which is too visible to the neighbors and the neighbors do not want to look into the spa room.
  - g. Design Guidelines L (L.2 – L.4): The project's roof has not taken into consideration orientation and roof slope. The projects solar panels are "tacked up" on the mansard roof and are directed at the adjacent homes in an ugly and obnoxious manner. The project should be required to have non-glare and non-reflective panels.

**Staff response:**

Excerpt from Residential Design Guidelines: Single-Family Design Guidelines

The following guidelines are not meant to encompass the entire range of design possibilities, but instead are meant to provide basic guidance as to what is expected when development is proposed. The policies are not meant to discourage innovative designs nor encourage any specific style or design concept. Variations from the Guidelines will be considered when proposed project elements provide for a better project than would be possible adhering to the specific direction provided within the Guidelines.

***The Grounds for Appeal #3 objective complaints have been grouped together by subject matter to be addressed by staff below:***

***BUILDING ARCHITECTURE AND EXTERIOR FINISHES:*** *The project design is contemporary, has architectural interest, each level is stepped back 6 feet from the level below. The proposed project uses exterior finishes and materials like what is common on other homes in the neighborhood. The front door and the porches/balconies are visible and provide a pedestrian connection along the street. The garage door has been upgraded with glass and metal roll up doors which ties into materials used throughout the home design.*

*The project is designed with a hybrid mansard type roof design. This design is favored because in staying within the height limits, this roof type allows more interior head room in the living areas. The roof will accommodate up to 12 solar panels on the south facing portion of the mansard roof, and if additional solar panels are desired, they are proposed for the center flat, recessed section of the roof.*



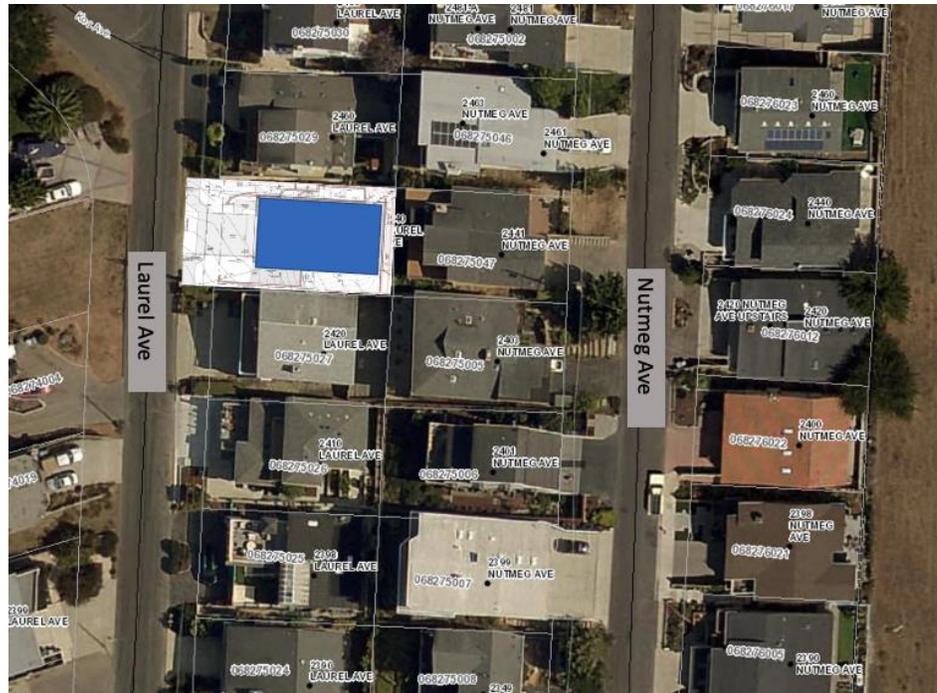
*Solar is required by the State of California for all new homes starting in 2020. Solar panels are now anti-glare and non-reflective as well as have options to be mounted to reduce the possibility of occasional glare.*

*Part of the basis for review for residential design guidelines is that all parcels in this area are subject to the same zoning code and same development standards, allowing the property owner the flexibility to design a home that suits their needs within those constraints. That provides all property owners with the same opportunities.*

***SCALE AND MASS/PLACEMENT ON THE PARCEL:*** *The proposed home design was reviewed by staff and found to be compatible in scale and mass to other homes in the neighborhood and in fact is a compact efficient design that appears smaller in mass and scale than many of the existing homes. Below are the standard design techniques for minimizing scale:*

- a) Limit the house profile to an area generally consistent with the profile of existing homes.

The neighborhood has a large variety of home sizes and designs, many of which appear much larger in size and scale than the proposed home. As such, the proposed home blends well with the variety of homes with its compatible size and scale and the placement on the parcel. See aerial photo below with the blue box indicating the outline of the proposed home. The proposed home is compact and appears much smaller than many of the existing homes in the immediate neighborhood.



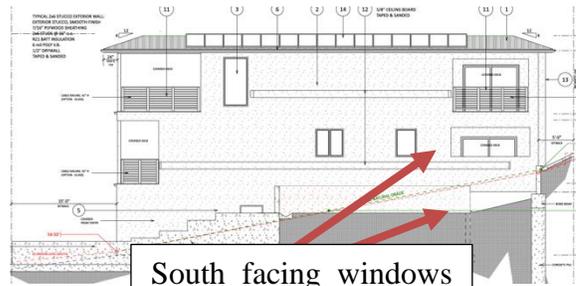
- b) Set the 2<sup>nd</sup> floor back from the front and sides of the first story sufficient to reduce the overall scale of the building.  
*The proposed home sets the first living level back 6 feet from the face of the garage level and sets the upper floor back another 6 feet from the face of the first living level (12 feet back from the garage face). The sides of the proposed home are not recessed by floor level, which is consistent with other homes in the neighborhoods.*
- c) Limit the size of the second floor relative to the first level.  
*The first living level is 1455 sf and the living level above that is 1325 sf.*
- d) Increase the front and/or side setbacks for the entire structure.  
*This home is required to have a 5 foot setback on the sides but has designed an 11 foot side yard on the south and a 7 foot side yard on the north side.*
- e) Place at least 60-70% of the second floor area over the back half of the first floor.  
*The first living level has 64% of the conditioned area over the back half of the garage level and the second living level has 84% of the*

- conditioned space over the back half of the garage level.
- f) Slope the new roof away from adjacent homes.  
The mansard roof slants away from all adjacent homes.
- g) Incorporate the second story into the roof.  
This guideline is not applicable base on the roof style designed on this home.

The neighborhood has a wide variety of home designs and such, the proposed home was found to be consistent with the design trend, size and scale of the homes in the neighborhood. The project as designed complies with all the zoning code development standards, including the maximum building height requirement and will fit seamlessly in with the neighborhood.



**PRIVACY:** Because of the hillside development and the focus on windows/decks and balconies on the west and southwest sides of the homes, the neighborhood appears densely developed. Like most of the other homes, the proposed home has minimal windows on the sides of the home, no windows on the east side (where the homes up the hill are imposing with decks and tall structure). The windows on the west are separated from the homes across the street by the 60 foot right of way (Laurel Ave) and the windows on the south side of the home are opaque and are 11 feet from the side property line. The appellants home



01181.0005/718458.3

(as stated in her appeal) is 15 feet back from the westerly property line. So, the appellants concern is about the proposed home's south facing windows having a "direct view" into her west facing bedroom window that diagonally is about 23+ feet away. The staff found that the proposed home has been designed to be considerate of the privacy of all the existing homes and therefore meets the Privacy criteria of the Residential Design Guidelines.

4. The Appellant has listed 'Other Concerns' which are not identified as Grounds for the Appeal, but nonetheless mentioned and addressed below.
  - a. The project design appears incomplete and is not ready for approval of a Coastal Development Permit:
    - i. Does not include the projects special relationship to the adjacent homes.
    - ii. The landscape plan does not include plant species
  - b. (Most serious concern) Every house in this neighborhood respects their neighbors' views of the coast, but this project blocks views to the coast of 5 homes. The appellant speaks to the Morro del Mar subdivision design standards and how they were created to provide fair and mutually beneficial projection of property rights and values.

**Staff Response:** *The project has provided all the required documents for consideration of the Coastal Development Permit. The project was deemed complete, public notice was provided, an administrative approval was granted, and a permit issued. The residential design standards are guidelines, not with the intent to find a way to deny a project, but objective standards to provide guidance to have a home design that blends into the neighborhood. The proposed design for 2440 Laurel fits that objective criterion. Staff has found no evidence of any Morro Del Mar subdivision design standards (search included title report, SLO County GIS/survey search of original subdivision). However, if Morro Del Mar had any design standards, the Morro Bay Zoning Development Standards would continue to be enforced by the city and any separate subdivision standards would be the subdivisions responsibility to enforce and would not usurp the MB standards.*

#### **APPEAL REQUESTED ACTIONS**

Below are the requested relief or actions requested by Appellant followed by staff response:

1. Request the city to require an Asbestos Report and Remediation Plan prior to issuing a Demolition Permit for the existing 1953 home.  
**Staff response:** *Asbestos and other hazardous material removal procedures is a standard requirement of a demo permit for any home older than 1978 or any structure where asbestos is present. This project has not yet been issued any demo or building permits. (California Code of Regulations, Title 8, Section 1529 – Asbestos).*
2. Request that the city require the project to fit in with the other homes along the east side of Laurel Avenue and adhere to the maximum building height requirement of 25

01181.0005/718458.3

feet.

**Staff response:** *The proposed project meets the residential design guidelines and is compatible with the existing homes in the neighborhood as well as the recent trend embracing contemporary home designs. Homes on the east side of the street have the same standards as all the homes within that zoning district.*

3. Request that the city require the project to adhere to the Residential Design Guidelines (as noted in the grounds for appeal)

**Staff response:** *The project has been thoroughly reviewed and has been determined to meet the residential design guidelines and neighborhood compatibility.*

### **REGULATORY REQUIREMENTS FOR APPEALS TO PLANNING COMMISSION**

The function and duties of the Planning Commission as the appellate body are to review the appeal, administrative record, and written correspondence received by staff and included in the staff report, and take one of the following actions:

- A. Conduct a public hearing considering the concerns raised by the Appellant, and uphold or deny the appeal; or
- B. If new evidence comes to light at the hearing that was not previously reviewed by staff that is relevant to the PC decision to approve a Coastal Development Permit, remand the matter back to staff for further review and action.

The Planning Commission, under option A above, shall conduct a de novo review in that the Appellant body shall consider only the same application, plans and related materials that were the subject of the original decision, and is not required to give any deference to the original determination of the administrative approval.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act, the project meets the requirements for a categorical exemption under CEQA Guidelines Section 15301, Class 1 for the demo of an existing home and Section 15303, Class 3a, for a new single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

### **PUBLIC NOTICE**

Notice of this item was published in the San Luis Obispo Tribune newspaper on January 27, 2023, and all property owners 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 appeal or related to the proposed project.

### **CONCLUSION**

The City of Morro Bay's processing of this application was thorough and in compliance with the requirements of the zoning code and land use designations. The design meets the neighborhood compatibility criteria, the Residential Design Guidelines and all the

01181.0005/718458.3

development standards of the zoning and land use district.

Staff recommends that the Planning Commission deny the appeal supporting the administrative decision to approve the project pursuant to the findings and conditions of approval included in the CDP 22-025 permit.

**ATTACHMENTS**

- Exhibit A: Resolution 04-23 (deny appeal)
- Exhibit B: Appeal received from Appellant dated December 20, 2022
- Exhibit C: CDP22-025 Permit issued December 10, 2022

**RESOLUTION NO. 04-23**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF MORRO BAY DENYING AN APPEAL AND  
UPHOLDING THE ADMINISTRATIVE APPROVAL OF A COASTAL DEVELOPMENT PERMIT  
(CDP22-025) FOR A NEW HOME AT 2440 LAUREL AVE, MORRO BAY**

**WHEREAS**, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 7, 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 an appeal of a Coastal Development Permit (CDP22-025) for a proposed new small home to be located at 2440 Laurel Ave (“the Project”); and

**WHEREAS**, on December 10, 2022, Coastal Development Permit (CDP22-025) was approved administratively, and a permit was issued; and

**WHEREAS**, on December 20, 2022, an appeal of the administrative action to approve the project was filed with the City of Morro Bay by Tina Metzger specifically requesting the Planning Commission disapprove the project; and

**WHEREAS**, the Planning Commission conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 7, 2023, to consider an appeal of the administrative approval of the project; and

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

**WHEREAS**, the Planning Commission has duly considered all evidence, the testimony of the Appellant 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 2: Findings.** Based upon all the written and oral testimony and evidence presented to the Planning Commission at and for the above public hearing, the Planning Commission concurs with the findings and conditions of approval included in the Permit CDP22-025 issued on December 10, 2022.

**Section 3. Action.** The Planning Commission does hereby deny the appeal filed on December 20, 2022, by Tina Metzger, and upholds the administrative approval of the Coastal Development Permit (CDP22-025) pursuant to the findings and conditions of approval in the CDP22-025 permit issued December 10, 2022, through approval of Resolution 04-23.

**PASSED AND ADOPTED** by the Planning Commission of the City of Morro Bay at a regular meeting thereof held on this 7<sup>th</sup> day of February 2023 on the following vote:

AYES:

NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Planning Commission Chair

ATTEST

\_\_\_\_\_  
SCOT GRAHAM, Secretary



# CITY OF MORRO BAY

Community Development Department  
Planning Division

955 Shasta Avenue  
Morro Bay, CA 93442  
(805) 772-6261

## APPEAL FORM

**In CCC Appeals Jurisdiction?**

YES - No Fee  
 NO - Fee Paid:  Yes  No

Project Address being appealed: 2440 LAUREL AVENUE, MB

Appeal from the decision or action of (governing body or City officer):

Administrative Decision  Planning Commission  City Council

Appeal of action or specific condition of approval:

APPEAL of ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT OF DEMOLITION OF 1953 HOUSE AND NEW CONSTRUCTION OF HOUSE

Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision):

ADMIN. COASTAL DEVELOPMENT PERMIT CDP22-025

Date decision or action rendered: SATURDAY, DEC. 10, 2022

Grounds for the appeal (attach additional sheets as necessary):

PLEASE SEE ATTACHED SHEETS.

*Ne*  
**PAID**  
City of Morro Bay  
12:30 PM  
DEC 20 2022

Requested relief or action:

PLEASE SEE ATTACHED SHEETS.

**City Hall**

Appellant (please print):

TINA METZGER

Phone:

805-459-0454

Address:

2403 NUTMEG AVE., MB

MAILING ADDRESS:

P.O. BOX 6239, LOS OSOS, 93412

Appellant Signature: Tina Metzger

Date: 20 Dec. 2022

### FOR OFFICE USE ONLY

Accepted by: Jane Swanson

Date appeal filed: 12/20/22

Appeal body:

Date of appeal hearing:

Dec. 18, 2022

Planning Commission  
City of Morro Bay  
955 Shasta Ave.  
Morro Bay, CA 93442

RE: Appeal of Administrative Coastal Development Permit: 2440 Laurel Ave. CDP22-025

Dear Planning Commission Chair and Members:

The purpose of this letter is to provide details on the “Grounds for the Appeal” and “Requested Relief or Action” on the attached Appeal Form, concerning the Administrative Coastal Development Permit (CDP22-025) for the proposed demolition of the 1953 existing home and proposed construction of a new home (“the Project”) at 2440 Laurel Avenue, Morro Bay.

I reviewed the Project design plans at the Morro Bay Community Development Dept. on Nov. 28, 2022, concerning the Applicant’s three story, 4,365 sq. ft. home and garage. Three neighbors and I met in person with the Applicant Michael Murphy on Dec. 1, 2022, to have him explain his proposed Project. I have also reviewed the **Morro Bay Residential Design Guidelines** (*Adopted by City Council, July 2015*). In addition, I have reviewed the City’s Municipal Code, for the Project R-1/S.2. area.

In summary, the Project is a three-story commercial-looking building, with only a five-foot wide back yard, in a neighborhood of predominately two-story homes along the east side of Laurel Ave. The immediately adjacent homes to the Project have back yards that are 15 feet to 22 feet wide. The Project is an aberration in long-established neighborhood development standards along the east side of Laurel Avenue, in its bulk and mass, height at street level, roof line, lack of back yard area. Additionally, the Project unnecessarily blocks the coastline views of five properties, thereby greatly reducing the value of those properties and quality of life of the residents.

**Grounds for the appeal:**

1. Demolition permit of existing 1953 house lacks an Asbestos Report and Remediation Plan.
2. The Project is an aberration in long-established neighborhood standards along the east side of Laurel Avenue, in its bulk and mass, height at street level, roof line, lack of back yard area. Project is a three-story commercial-looking building, that does not fit in with the other two-story homes along the east side of Laurel Avenue, and does not adhere to the Maximum Building Height Limit of 25 feet.
3. According to the **Morro Bay Residential Design Guidelines**, the Project does **not** adhere to many important Residential Design Guidelines, as stated below.

**Requested relief or action:**

1. City to require an Asbestos Report and Remediation Plan prior to issuing Demolition Permit for the existing 1953 house.
2. City to require the Project fit in with the other homes along the east side of Laurel Avenue, and adhere to the Maximum Building Height of 25 feet.
3. City to require Project adheres to the following MB Residential Design Guidelines:

**Design Guidelines: A. Relationship to Homes in Immediate Neighborhood**

*(Note: Quotes are directly from the Morro Bay Residential Design Guidelines.)*

**Design Guideline A.1.** “The overall design should pay particular attention to the adjacent homes, while remaining visually compatible with the immediate neighborhood.”

The proposed Project overall design is not visually compatible with the immediate neighborhood. The Project looks like a massive three-story shoe box (or commercial building) with a flat metal mansard top, including solar panels stuck all along the south side of the flat mansard top. The Project is very unattractive and does not fit in with the immediate neighborhood.

The immediate neighborhood is Laurel Avenue, between Avalon and Casitas Streets. The character of the immediate neighborhood is predominantly two-story homes all along the east side of Laurel, which is the same side of the street that the proposed three-story Project is on. The west side of Laurel Ave. character is multi-story homes with only one story visible from the street level.

The Project’s overall design ignores the adjacent homes, and is incompatible with the immediate neighborhood.

**Design Guidelines: B. Scale and Mass**

“Building scale refers to proportional relationship of a structure to structures next to it. Mass is basically the size of a structure. Proposed construction should be consistent with the overall pattern of perceived scale and mass in the surrounding neighborhood.”

The size, mass and scale of the three-story 4,365 sq. ft. Project is much greater (higher and wider) than the homes along the east side of Laurel Ave., and is not compatible with the immediate neighborhood.

**Design Guideline B.1.** “Compatibility cannot be achieved merely by demonstrating other selected residences nearby may be similar in size or larger than the proposed Project, particularly if the selected examples are atypical of the neighborhood or at a distance from the proposed Project.”

“The apparent size, scale, and mass of a proposed project can be affected by thoughtful design, appropriate siting on the lot, landscaping, and other factors as well as by the actual size of the residence.”

The Project shows no thoughtful exterior design – it is a three-story rectangle box from front to back of lot, where the predominant neighborhood block pattern is two-story homes, with interesting roof lines, and attractive architecture.

**Design Guidelines B.3.** “Blocks where single-story houses or small two-story homes are the predominant block pattern, a second story may require special attention. Scale may be minimized by employing one or more of the following techniques.”

**Technique B.3.a.** “Limit the house profile of the new home to an area generally consistent with the profiles of the existing homes.”

**Technique B.3.b.** “Setting the second floor back from the front and sides of the first-story a distance sufficient to reduce apparent overall scale of the building.”

**Technique B.3.c.** “Limit the size of the second-story relative to the first story.”

The proposed Project does not incorporate any of these techniques.

**Design Guidelines: C. Surface Articulation**

“Residences should be designed with relief in building facades. Long unarticulated wall and roof planes should be avoided, especially on two-story elevations.”

The Project has three stories of long unarticulated wall and roof planes, which is incompatible with the neighborhood. It is a huge rectangular box with a flat lid.

**Design Guideline C.1.** “Changes with the wall and roof planes can be accomplished when one of the forms is setback several feet . . . “

The Project has no changes in the roof plane, it is a flat mansard type roof for the entire building.

**Design Guideline C.2.** “Changes within the wall and roof planes can also be achieved through the use of various textures and materials.”

The whole three-story building is stucco, with no use of various textures and materials.

**Design Guidelines: D. Building Orientation**

Design Guideline D.3. “Residences should be located on the lot in a similar manner as adjacent homes . . .”

The Project is located on its lot in a manner that is not similar with the adjacent homes. The Project is located all the way back to 5 ft. from the rear property line, with not back yard. The homes adjacent to the Project have back yards widths of 15 ft. to 22 ft. The Project should have a wider back yard, like the neighbors do.

Design Guideline D.4. “In cases where setbacks are similar in the neighborhood, new homes should match those of adjacent homes.”

Again, the adjacent homes have back yard widths of 15 ft. to 22 ft. feet. The Project’s back yard should be much wider than 5 ft. for fire suppression, air circulation, privacy and usability.

**Design Guidelines: G. Architectural Elements**

“The architectural elements of a building include openings, doors, windows, and architectural features such as roof elements, columns and dormers.”

Design Guideline G.1. “Architectural elements within the design should be in proportion to the overall home design.”

The Project has no architectural elements within the design, and is incompatible with the immediate neighborhood.

**Design Guidelines: I. Privacy – Minimize Privacy Intrusions on Adjacent Residences**

Design Guideline I.1. “In particular, window placement in the side wall of a home should be offset to avoid looking directly into a neighboring room.”

The Project’s third-floor master bedroom’s floor-to ceiling-sliding glass door and balcony looks directly into my home master bedroom, living room and dining room. The Project’s master bedroom sliding glass door and balcony is within feet of my master bedroom windows because of the very narrow 5 ft. rear yard. This very narrow back yard ruins my privacy and the use of my home. The Project needs to have a much wider rear yard than 5 feet from the property line. The immediate neighborhood homes have back yard widths of 19 ft. (Mills), 21 ft. (Phares), 19 ft. (McBride), 15 ft. (Metzger), 22 ft. (Lindholm), 15 ft. (Smith).

The Project’s south side elevation shows a window with views directly into the spa tub area and spa room, to be seen from multiple residences. The adjacent residences do not want to look directly into the spa tub area and spa room.

Design Guideline 1.2. “Decks and balconies should be designed and located with consideration given to privacy of adjoining properties.”

The Project’s master bedroom balcony looks directly into multiple neighbors’ homes, and has not been designed with consideration given to the privacy of those properties.

**Design Guidelines: L. Solar Access**

“Solar panels and other roof mounted equipment can detract from the appearance of a home and appear obtrusive if not integrated into the design. The following policies should be considered when designing a solar system and when siting a home:”

L. Design Policy # 2. “For new homes, the roof should be designed to accommodate future solar energy and hot water systems taking into consideration orientation and slope.”

The Project’s roof has not taken into consideration orientation and roof slope. The Project’s solar panels are tacked on the side of the metal mansard roof and are directed at the adjacent homes in an ugly and obnoxious manner.

L. Design Policy # 3. “Integrate the design of the equipment and panels into the design of the roof. Avoid a tacked-on appearance.”

A tacked-on appearance of the solar panels is exactly what the Project’s designer has done!

L. Design Policy # 4. “Non-glare and non-reflective type solar panels should be utilized where possible.”

The Project’s specifications need to state only non-glare and non-reflective type panels are to be installed.

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**Other Concerns:**

1. The Project Design Drawings appear incomplete and not ready for approval for a Coastal Development Permit (Please see Guidelines above).

The Project Design Drawings:

- A. Fail to show the Project’s *spatial relationship* to the existing homes on properties immediately bordering the proposed Project.
- B. The Project Landscape Plan does not show plant species.

2. My most serious concern is that **currently, in this neighborhood every house respects their neighbor's views to the coast, and this proposed Project blocks the views to the coast of five homes. This unnecessarily pits neighbor against neighbor.**

The proposed Project destroys the long-established (over 60 years), and consistently respected development history of our neighborhood, located on Laurel Avenue, between Avalon Street and Casitas Street, in the Morro del Mar Subdivision of Morro Bay. The Morro del Mar subdivision design standards (physical layout of the topography, streets, lots, height and width of homes, placement on site, etc.) were created to promote the fair and mutually beneficial protection of property rights and values, which include protection of our unique views from our neighborhood. Sixty years of development precedent are destroyed if this Project is built.

**The proposed Project robs five surrounding properties of their coastline views, robs their property values, and essentially robs the quality of life of the property owners.**

In summary, please send the Project back to planning, and require that the Project fit in with the neighborhood, as required by the MB Residential Design Guidelines, and adheres to the development history in the immediate neighborhood. Good community planning on many levels warrants not to grant the Administrative Coastal Development Permit until the above changes are made.

Sincerely,

Tina Metzger  
2403 Nutmeg Avenue  
Morro Bay, CA 93442

Attachments:

List of Neighborhood Supporters of This Appeal to Planning Commission;

Photos of two-story homes along east side of Laurel Avenue between Avalon and Casitas Streets; and

Public Comments, re: proposed CDP22-025, from neighbors to City Planner Nancy Hubbard, during Public Comment Period (Nov. 28 - Dec. 5, 2022)

**List of Supporters of this Appeal to the Planning Commission**

Mary Jo DeSio  
2525 Laurel Avenue, MB

Nick & Jordan Jerkovich  
2460 Laurel Avenue, MB

April Sanchez  
2461 Nutmeg Avenue, MB

Sherrie Tennant  
2398 Nutmeg Avenue, MB

Bill and Jami Todd  
2349 Nutmeg Avenue, MB

Richard Gonzales  
2420 Nutmeg Avenue, MB

Connie & Mac McBride  
2441 Nutmeg Avenue, MB

Ron and Bridget  
2480 Nutmeg Avenue, MB

Jane Woodcock, Attorney  
2440 Nutmeg Avenue, MB

Suzanne Abrams  
2491 Nutmeg Avenue, MB

Benjamin Mills  
2461 Nutmeg Avenue, MB

Robert Betzner  
2463 Nutmeg Avenue, MB

Nancy Lindholm, Bob Davis  
2401 Nutmeg Avenue, MB

Richard Gonzales  
2420 Nutmeg Avenue, MB

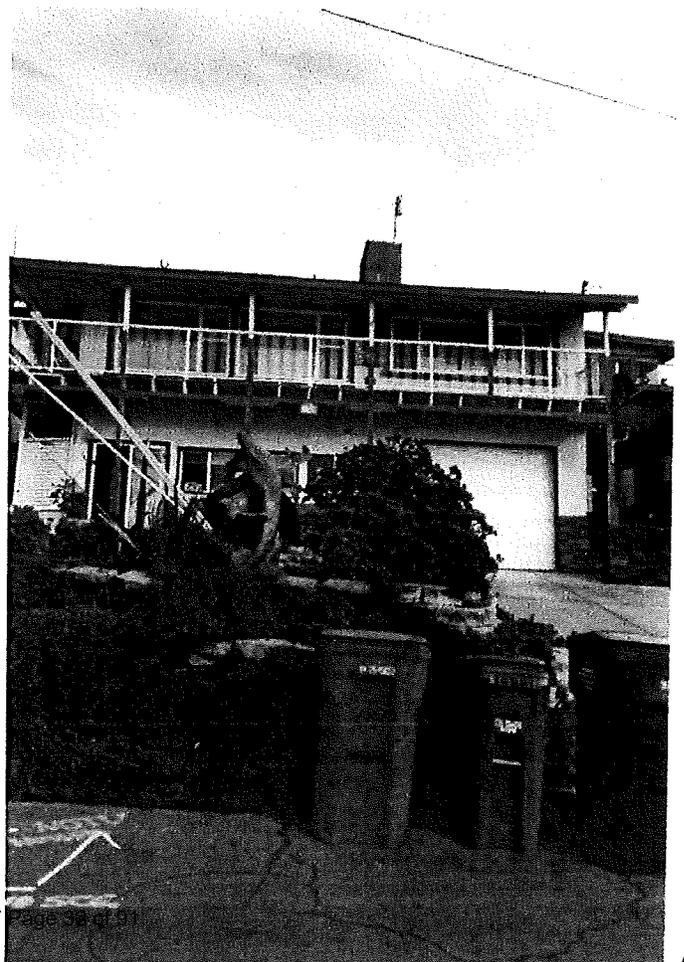
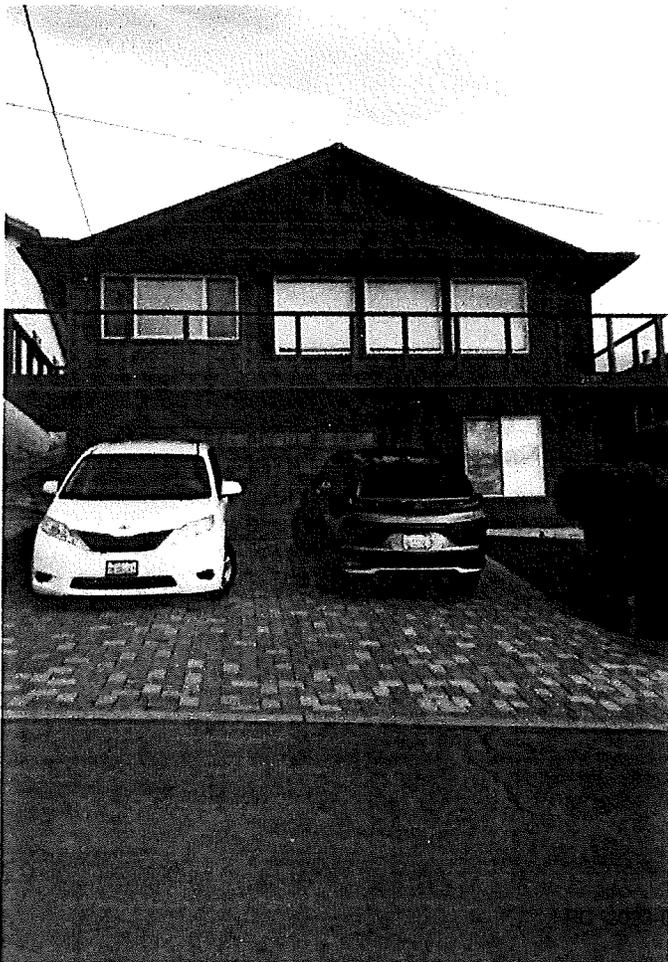
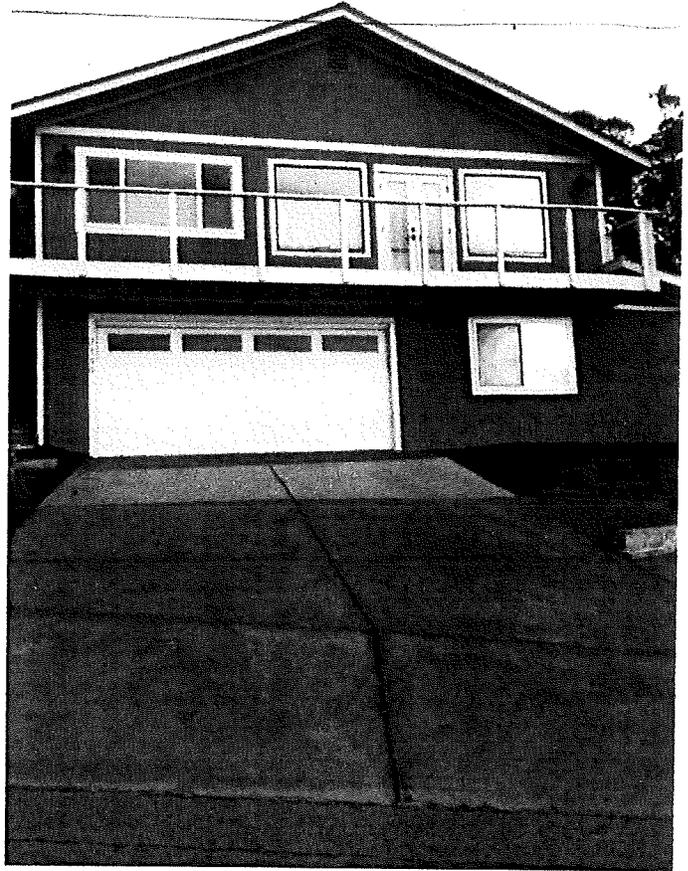
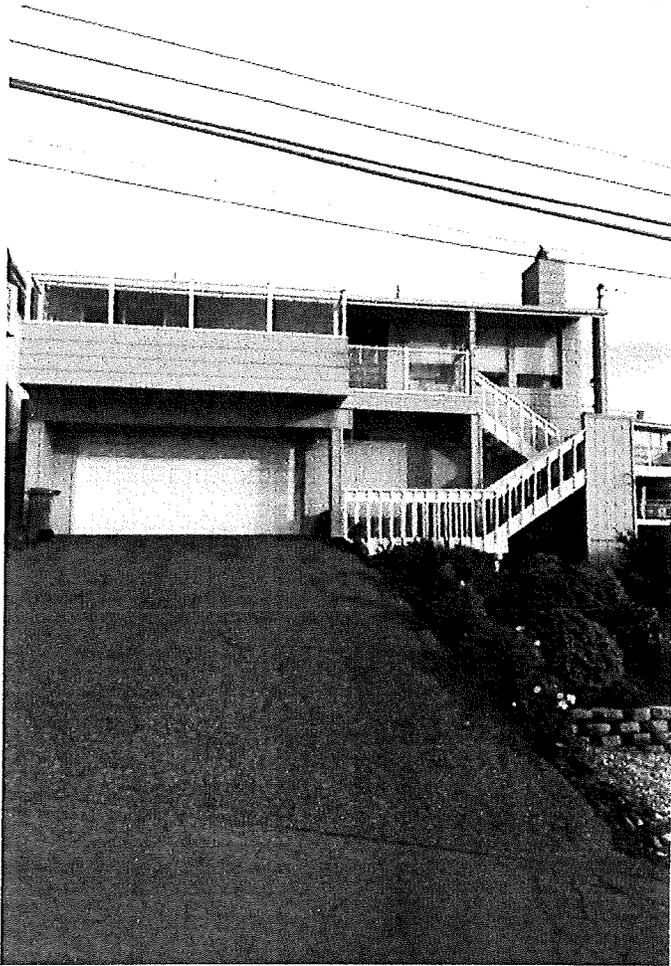
Carolyn Phares  
2461 Nutmeg Avenue, MB

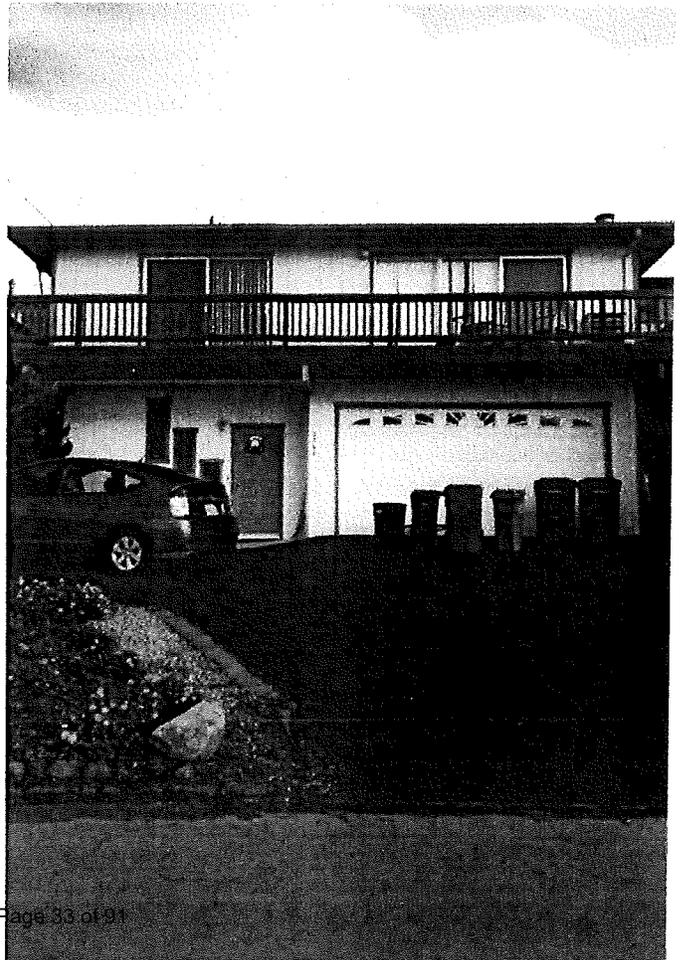
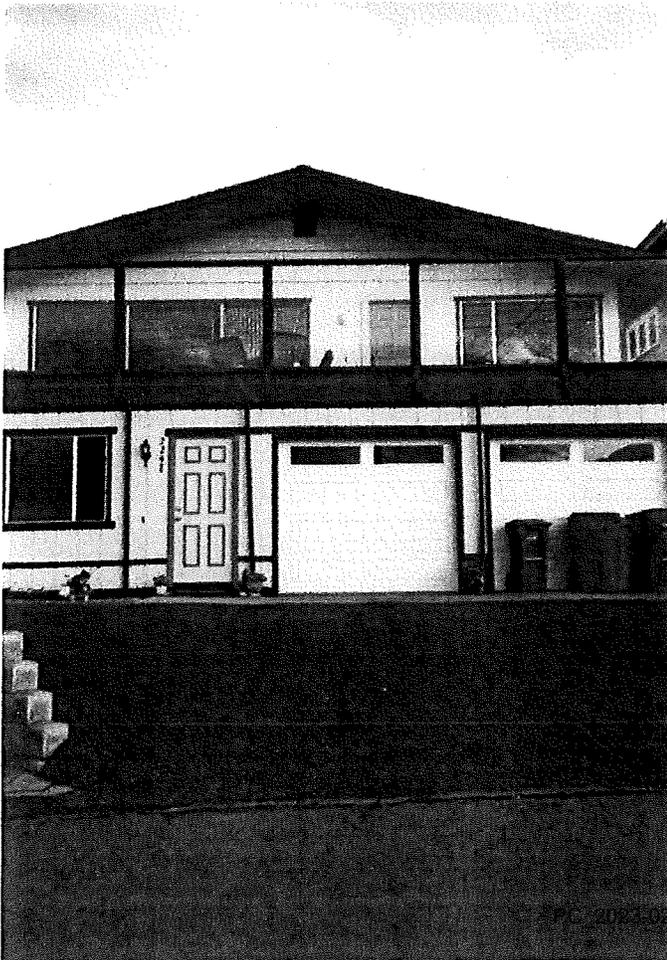
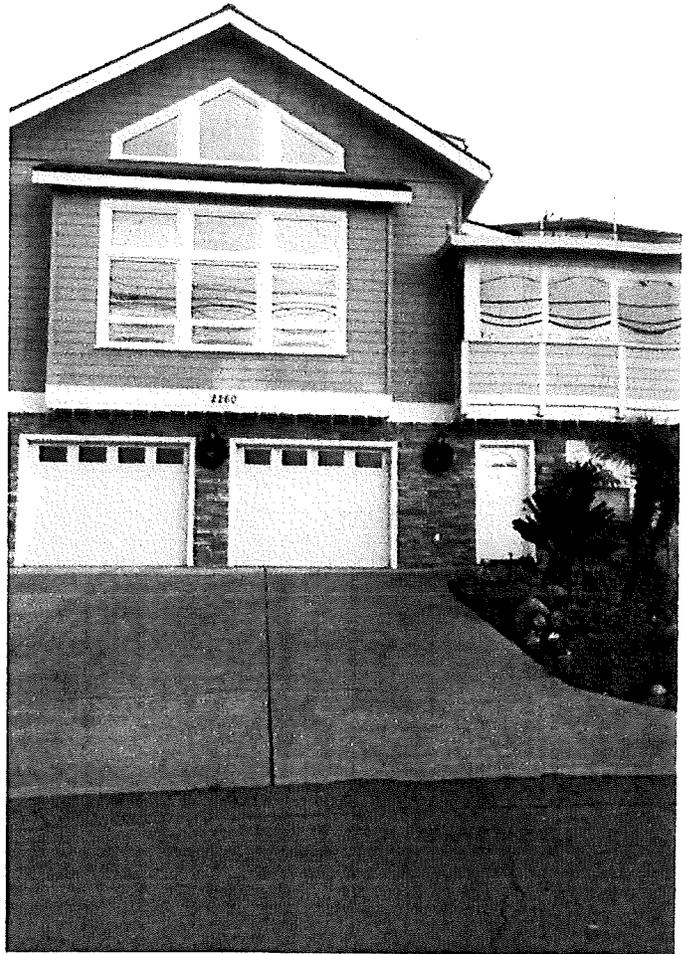
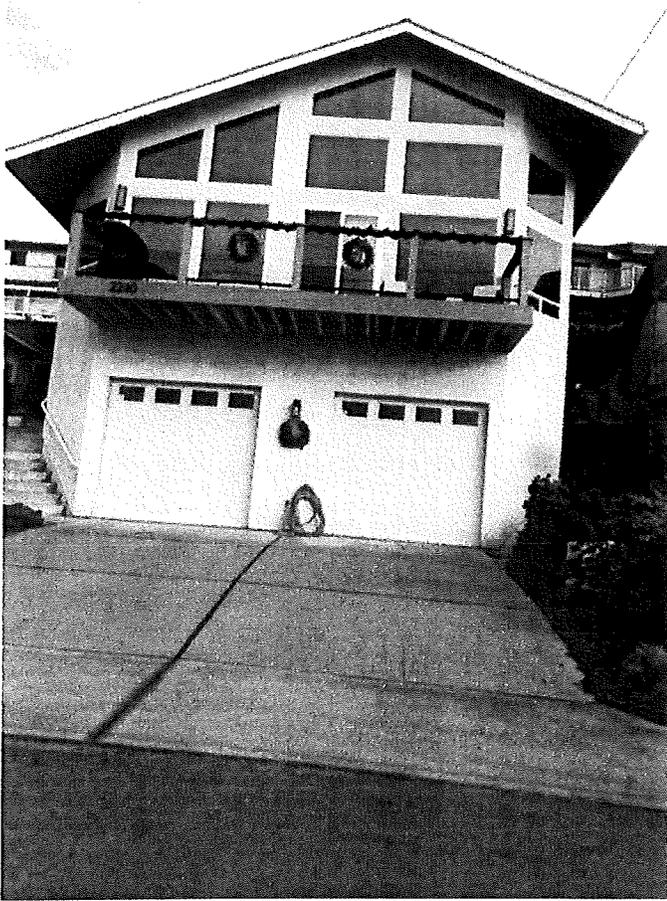
Kathleen Lyndal  
2349 Nutmeg Avenue, MB

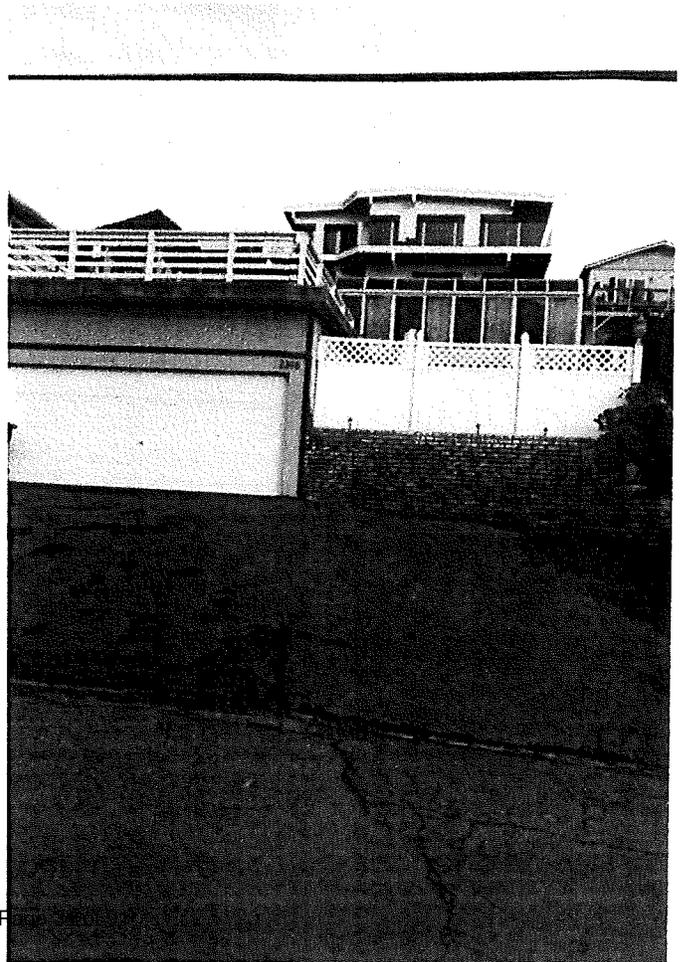
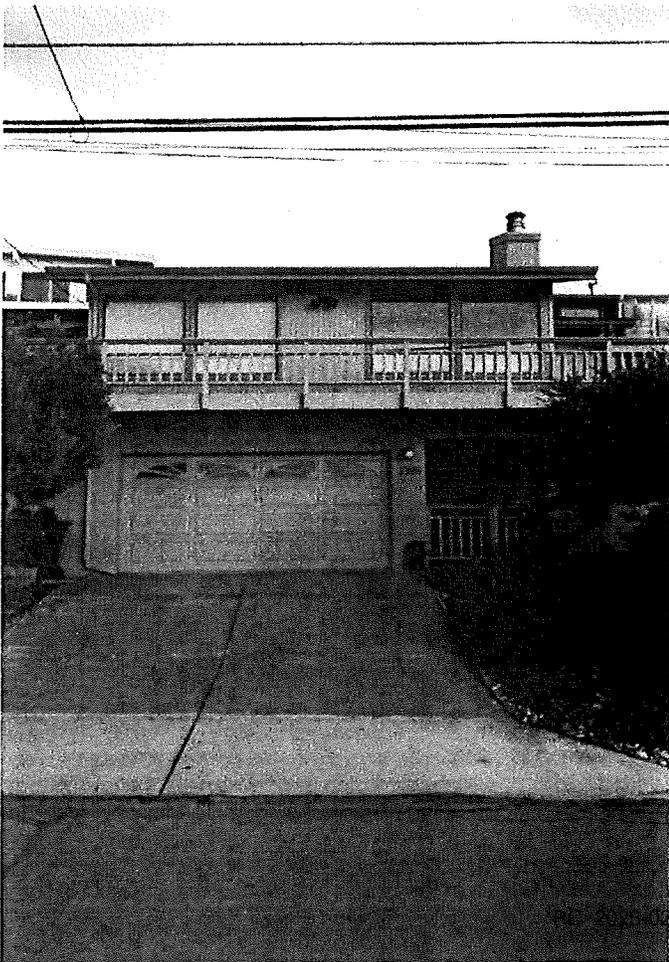
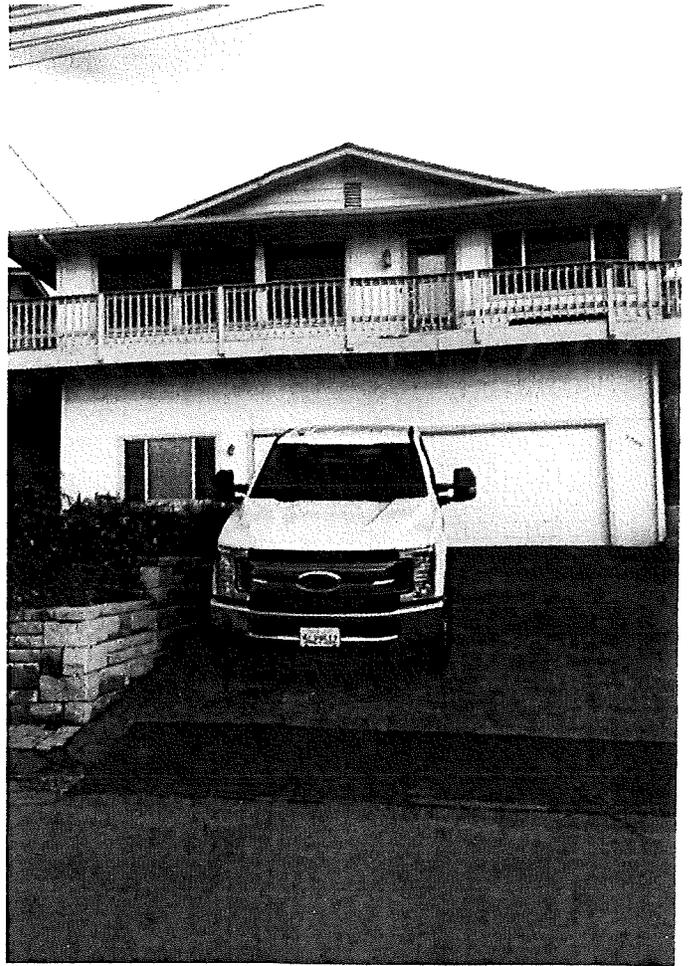
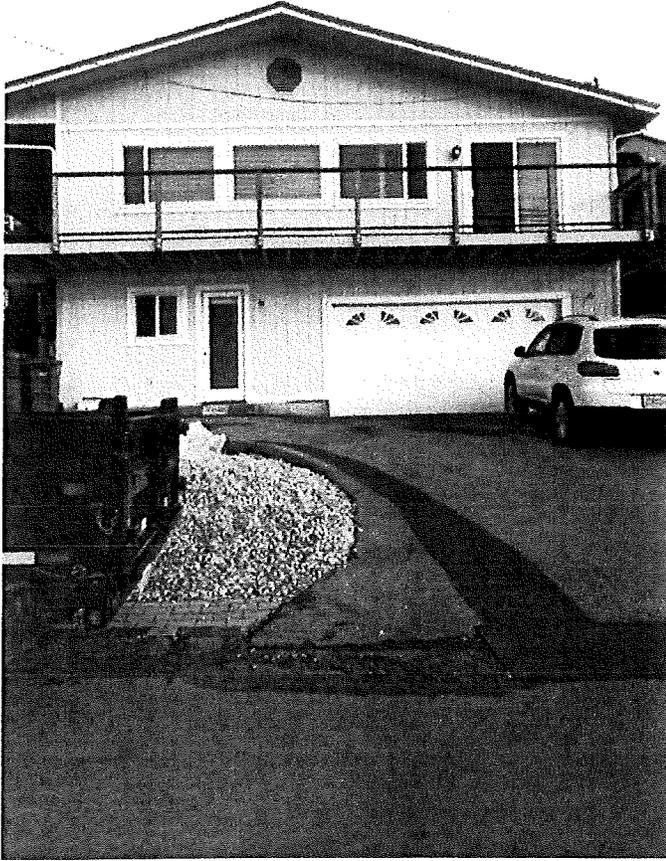
Pamela Arsenault  
2400 Nutmeg Avenue, MB

Ron and Jan Smith  
2399 Nutmeg Avenue, MB

Bart and Karen Beckman  
2525 Nutmeg Avenue, MB







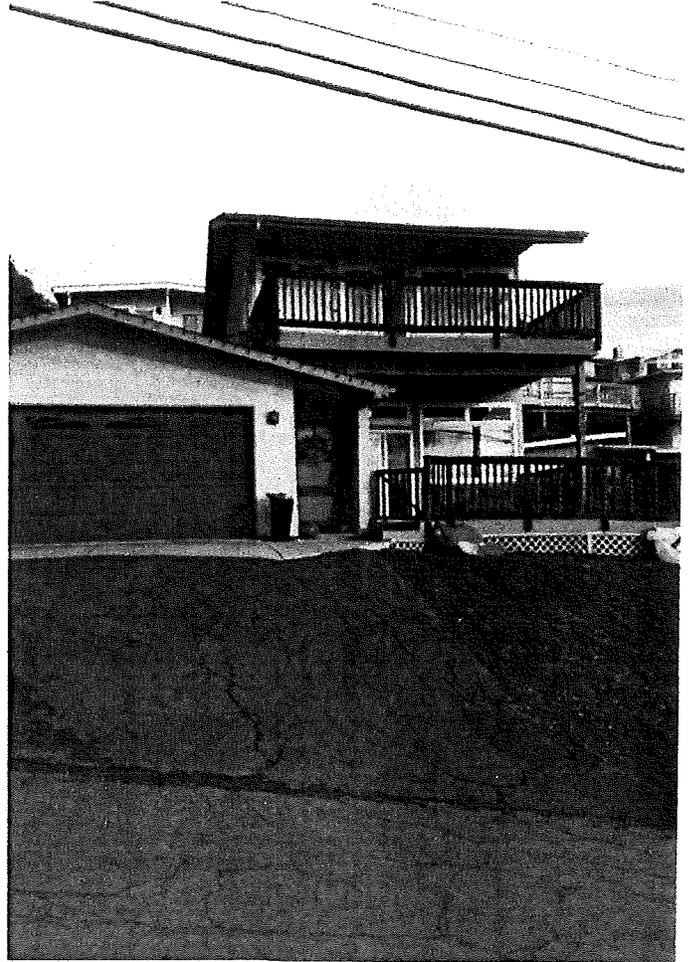


Exhibit B

**From:** Metzger Tina tinametzger755@gmail.com  
**Subject:** Fwd: Comments on Pending CDP22-025 2440 Laurel Avenue, Morro Bay, CA.  
**Date:** December 7, 2022 at 10:04 AM  
**To:** Scott Collins scollins@morrobayca.gov  
**Cc:** Metzger Tina tinametzger755@gmail.com

Good Morning Scott,  
Apparently, Mary Jo DeSio accidentally left you off the email she sent to Nancy and Scot. It is important that you receive her letter, also. Please see below.

Kind regards,  
Tina

Begin forwarded message:

**From:** Mary Jo <maryjo.desio@gmail.com>  
**Date:** December 7, 2022 at 9:43:30 AM PST  
**To:** [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)  
**Cc:** [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov)  
**Subject:** Comments on Pending CDP22-025 2440 Laurel Avenue, Morro Bay, CA.

I am writing this to register my objection to the pending residential construction near my home. I may have missed the timeline for public comment because of the very short time period over a major holiday. Shame on the governing body of Morro Bay However, I am still determined to make my objection known.

This proposed house goes against all the standards we adhere to in this neighborhood. It is way too large for the lot, too tall (3 stories) and will obstruct the views of its neighbors. The solar panels will reflect light onto adjacent homes. This house is glaringly (pun intended) different from all of the houses on Laurel Avenue. It will stick out like a sore thumb. We want to keep the integrity of the neighborhood.

I suggest the Project be rejected until it is redesigned to comply with the standards of the neighborhood and actually meets the requirements of Morro Bay Residential Design Guidelines.

Sincerely,

Mary Jo DeSio  
2535 Laurel Ave.  
Morro Bay, CA 93442

Sent from my iPhone

**From:** Metzger Tina tinametzger755@gmail.com  
**Subject:** Re: proposed construction at 2440 Laurel Ave MB  
**Date:** December 3, 2022 at 3:38 PM  
**To:** Connie McBride connimc@att.net  
**Cc:** Metzger Tina tinametzger755@gmail.com

I made a few changes, I hope they are helpful.

On Dec 3, 2022, at 1:57 PM, Mac McBride <[connimc@att.net](mailto:connimc@att.net)> wrote:

City of Morro Bay  
3, 2022

December

Community Development Department

Nancy Hubbard, Contract Planner

We are owners of 2441 Nutmeg Ave., directly behind the proposed construction site at 2440 Laurel Ave. Our home is in Fresno; and Nutmeg Avenue is our vacation home, enjoyed for many years by our large family of six children, eleven grandchildren and several great grandchildren. It has never been rented even for a weekend. Our plan has been to retire there.

We received notice for this pending development permit on November 28, 2022. We, and several other neighbors, we understand, have very real concerns, including the **extremely short time notifying us before the administrative action on Dec. 6, 2022.** According to the Notice of Pending Development Permit, our comments are due by 5:00 P.M. on Dec. 5. **That is only 5 days to review the project and give you our comments;** not the 10 day public comment period the Notice states.

The primary reason for selecting this Nutmeg Avenue address was the outstanding ocean view, which is also so fundamental to the property value. **Our concerns are that the house is too big and out of scale with the immediate neighbors. The scale and mass of the house does not fit in with the**

**other homes in the immediate neighborhood. The metal mansard roof looks like a commercial building. We are concerned that there will be no backyard at this property.**

Because we are older and currently not in very good health, we are unable to attend planned action meetings regarding the proposed building permit.

However, we have confidence that our Nutmeg Avenue neighbor and friend Tina Metzger, will represent us well, and will keep us informed.

We have faith you will have equal concern for us and other affected neighbors in considering this development permit proposal.

Sincerely,

Connie and Pumphrey McBride

7145 N. Rafael Ave. Fresno 93711

[connimc@att.net](mailto:connimc@att.net)

559-435-4707  
to Tina Metzger

Copy

Exhibit B

**From:** Carolyn Phares slocarolyn@pacbell.net  
**Subject:** Fwd: 2440 Laurel Ave. Application # CDP22-025  
**Date:** December 3, 2022 at 1:36 PM  
**To:** Metzger Tina tinametzger755@gmail.com

Sent from my iPad

Begin forwarded message:

**From:** Carolyn Phares <slocarolyn@pacbell.net>  
**Date:** December 3, 2022 at 10:23:39 AM PST  
**To:** nhubbard@morrobayca.gov  
**Cc:** sgrahm@morrobayca.gov, scollins@morrobayca.gov  
**Subject:** 2440 Laurel Ave. Application # CDP22-025

Regards: 2440 Laurel Ave. Morro Bay  
Application # CDP22-025

Dear Ms. Hubbard, S. Graham and S. Collins,

I would like to request more time to review the design plans for the project at 2440 Laurel Ave.

The proposed height is my primary concern though I haven't had a reasonable amount of time since I received the card in the mail when I returned from Thanksgiving with family. It appears, since it is three stories high, the proposed project will block my view – the reason I live at this location and a key factor in my home's market value. And the proposed size is out-of-scale with the neighborhood which is primarily two-story homes.

I need time to analyze the drawings before making any comments at this time. There is much at stake.

Thank you,  
Carolyn Phares  
2461 Nutmeg  
Morro Bay, Ca

Exhibit B

**From:** Bart Beckman bbeckman999@gmail.com  
**Subject:** Concerns with the Proposed Project Pending CDP22-025  
**Date:** December 5, 2022 at 9:11 AM  
**To:** nhubbard@morrobayca.gov  
**Cc:** Scott Collins scollins@morrobayca.gov, sgraham@morrobayca.gov, Karen Beckman karen40love@yahoo.com, Tina Metzger tinametzger755@gmail.com

Ms. Hubbard,

You have very recently posted a notice of an impending permit on Laurel Avenue.

I am not familiar with building requirements for Morro Bay, but it is disconcerting to see a permit application for a home which will cover almost the entire property with minor setbacks. And apparently no concern for the views of neighbors. We purchased our home with the belief that our view could never be taken away. While unlikely in our case, if the same criteria were to be applied, we would lose our view (and substantial home value) to a major remodel.

So my questions are:

1. Were any variances afforded to the home owner such as setbacks or property coverage?
2. Are the building requirements for this property consistent with the entirety of Morro Bay? I.e. are lots in the "Heights" subject to the same requirements?

Respectfully,

Bart and Karen Beckman  
2525 Nutmeg Ave.

Sent from my iPad

**From:** Metzger Tina tinametzger755@gmail.com  
**Subject:** Fwd: 2440 Laurel Avenue, Morro Bay CDP22-025  
**Date:** December 3, 2022 at 5:36 PM  
**To:**

**From:** [nlindholm2000@aol.com](mailto:nlindholm2000@aol.com)  
**Date:** December 2, 2022 at 7:59:41 PM PST  
**To:** [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)  
**Cc:** [sgraham@morrobayca.gov](mailto:sgraham@morrobayca.gov), [scollins@morrobayca.gov](mailto:scollins@morrobayca.gov)  
**Subject:** 2440 Laurel Avenue, Morro Bay CDP22-025  
**Reply-To:** [nlindholm2000@aol.com](mailto:nlindholm2000@aol.com)

I am the owner of 2401 Nutmeg Ave in Morro Bay. It has come to my attention that a proposed building project at 2440 Laurel Avenue includes solar panels that are to be mounted on the south facing side of the building.

My concern is that mounting the panels at this location would likely create an unacceptable glare toward my property. I would appreciate further examination of an alternate placement of these panels.

Thank you for considering this request.

Sincerely, Nancy Lindholm

[nlindholm2000@aol.com](mailto:nlindholm2000@aol.com)

Exhibit B

**From:** Carolyn Phares slocarolyn@pacbell.net  
**Subject:** Fwd: Proposed Coastal Development permit for 2440 Laurel, Morro Bay  
**Date:** December 3, 2022 at 1:36 PM  
**To:** Metzger Tina tinametzger755@gmail.com

Sent from my iPad

Begin forwarded message:

**From:** Carolyn Phares <slocarolyn@pacbell.net>  
**Date:** December 3, 2022 at 10:45:53 AM PST  
**To:** nhubbard@morrobayca.gov  
**Cc:** scollins@morrobayca.gov, sgrahm@morrobayca.gov  
**Subject:** Proposed Coastal Development permit for 2440 Laurel, Morro Bay

To whom it may concern,

I would like to request additional time to review the plans for the demolition of a 1-floor home and build of a 3-floor home in its place at 2440 Laurel located adjacent to where I live. This constitutes an enormous increase in size (to 4,365 sq. ft.)... that is not in alignment with the other homes on Laurel... which are significantly smaller and 2-floors only.

With the holiday occurring since the notice was mailed, the comment period is unreasonably short. The allotted time to view documents is only on weekdays - and mornings only, as well, I believe. I can not inform the city of my concerns with so little time for review. I would appreciate a longer comment period with this in mind.

Sincerely,  
Bob Betzner  
2463 Nutmeg  
Morro Bay  
Ca 93442

**From:** Jane jane@woodcocklaw.com  
**Subject:** Fwd: 2440 Laurel Ave., Morro Bay , California  
**Date:** December 3, 2022 at 10:35 AM  
**To:** Metzger Tina tinametzger755@gmail.com

Sincerely,

Jane Woodcock  
Attorney at Law  
Certified Specialist in Workers' Compensation Law  
State of California Board of Legal Specialization  
LAW OFFICES OF JANE WOODCOCK  
P.O. Box 27980  
Fresno, CA 93729-7980  
T - (559) 323-2560 F - (559) 323-2563

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**From:** Jane  
**Sent:** Saturday, December 3, 2022 10:34:50 AM  
**To:** nhubbard@morrobayca.gov <nhubbard@morrobayca.gov>  
**Subject:** 2440 Laurel Ave., Morro Bay , California

CDP 22-025

I am requesting more time to review the above project located at 2440 Laurel Ave. in Morro Bay.

Please note I have not been allowed the required 10 business days for my due process. The date of December 5, 2022 is a deadline for public comment. However, this is not meet the 10 business days that are required.

Your assistance in noting the above objection and request is appreciated.

Sincerely,

Jane Woodcock  
Attorney at Law  
Certified Specialist in Workers' Compensation Law  
State of California Board of Legal Specialization  
LAW OFFICES OF JANE WOODCOCK  
P.O. Box 27980  
Fresno, CA 93729-7980  
T - (559) 323-2560 F - (559) 323-2563

Exhibit B

**From:** Carolyn Phares slocarolyn@pacbell.net  
**Subject:** Fwd: Comments regards 2440 Laurel Ave. application #CDP22-025  
**Date:** December 5, 2022 at 3:38 PM  
**To:** Metzger Tina tinametzger755@gmail.com

Sent from my iPad

Begin forwarded message:

**From:** Carolyn Phares <slocarolyn@pacbell.net>  
**Date:** December 5, 2022 at 3:38:31 PM PST  
**To:** nhubbard@morrobayca.gov, scollins@morrobayca.gov, sgrahm@morrobayca.gov  
**Subject:** Comments regards 2440 Laurel Ave. application #CDP22-025

Regards: 2440 Laurel Ave. application #CDP22-025

Dear Ms. Hubbard, Scot Collins and Scott Graham,

To begin, the timing of the mailing of the cards notifying us of the 10 day comment period is suspicious. Sent out just before the Thanksgiving weekend (with your office open to the public Monday through Thursday mornings only) reduces the available time for us to actually view and consider the plans. It's unreasonable and untenable. We justifiably feel we're being steamrolled into submission. I (Carolyn Phares) sent a letter requesting a bit more time but never received any reply from your office and only found out from neighbors several days later that our request was denied. (We have to assume you are disingenuous in asking for our comments since you have done nothing but make it difficult for us to do so.)

In short, we object to a three-story house built in this location. It is the standard for homes situated below their neighbors to have a low profile here.

There is a 60 year precedent for this.

If you drive around our hillside neighborhood, you will notice a manifest pattern: Homes built on the downside of other homes (usually the west side of the street) are characteristically one-story only at street level with low/flat rooflines. This is to protect and respect the valuable and coveted views of their neighbors behind them.

I think I can say, without exception, that all of us who have built (or otherwise bought) homes on the hills of North Morro Bay have paid a premium price for their views of the ocean and Morro Rock. It is not insignificant. And it is inappropriate to violate a well established precedent.

Another consideration is that the proposed development practically covers the whole lot crowding the property lines on all three sides while neighboring homes have a backyard and a bit of open space. The plan is out of sync with others in the neighborhood.

It's inconsiderate to fellow neighbors, and disrespects precedent to intentionally allow the plan to be permitted as is.

Sincerely,

Suzanne Abrams  
2491 Nutmeg, MB

Benjamin Mills  
2461 Nutmeg, MB

George and Patty Martinez  
2390 Nutmeg, MB

Robert Betzner  
2463 Nutmeg, MB

Nancy Lindholm  
2401 Nutmeg, MB

Richard Gonzales  
2420 Nutmeg, MB

Carolyn Phares  
2461 Nutmeg, MB

Kathleen Tyndal  
2349 Nutmeg

Pamela Arsenault  
2400 Nutmeg, MB

**From:** Mac McBride connimc@att.net  
**Subject:** Proposed construction at 2440 Laurel Ave.  
**Date:** December 7, 2022 at 9:44 AM  
**To:** Metzger Tina tinametzger755@gmail.com

Tina, following is the email I just sent to Nancy Hubbard and email to city council. We will mail copies to Mayor Heading and City Manager Collins.

Your correspondence to them is great! Mac and Connie

City of Morro Bay

December 7, 2022

Community Development Department

Nancy Hubbard, Contract Planner

As stated in our email to you last weekend, we are owners of 2441 Nutmeg Ave., directly behind the proposed construction site at 2440 Laurel Ave. Our home base is in Fresno, and Morro Bay is our vacation home, enjoyed for many years by our large family of six children, eleven grandchildren and several great grandchildren. It has never been rented even for a weekend. Our plan is to retire there.

**We have a very strong objection for an exception to be made for this proposed three-story home construction.**

When we purchased our Nutmeg home, it attracted us for the spectacular ocean view! Homes on the west side of our Nutmeg block share this wonderful ocean view, because city planners limited the Laurel Ave. homes below Nutmeg to a certain maximum height.

Realizing that the very desirable ocean view would be both important for our family's pleasure and extremely important for future resale value, before we purchased the Nutmeg home, we talked with City Planning Dept. staff about restrictions for future new construction directly below. We were assured that specifications for maximum height, consistent with other homes on that section of Laurel, were in place and would still

give us an ocean view over any new home at that site.

Building restrictions designed by city planners allowed all homes on this block of both Nutmeg and Laurel to have a great ocean view, maximizing desirability and property values.

**Making this exception for a three-level home would limit view for several other Nutmeg homes and totally block ocean view for our home and our north side neighbor's home. We would be looking out of our living room windows and deck at the back of this three-story home instead of the ocean – not what city planners envisioned and legally required for this section of Laurel and Nutmeg.**

Rather than the stock market or other investments, our MB home is where we put much of our money. **If this three-story home exception is allowed, the market value of our home will be significantly devalued. And the specialness and pleasure of 2441 Nutmeg will be gone.**

City staff has of course changed over the years, but we would hope the original vision and planning for homes on these two streets - to have a clear ocean view – would continue to be honored, without exception, by present day city staff!

Sincerely,

Connie and Mac McBride

7145 N. Rafael, Fresno 93711

559-435-4707

connimc@att.net

Copy to:

Mayor John Headding

City Council members

City Manager Scott Collins

Exhibit B

**From:** Metzger Tina tinametzger755@gmail.com  
**Subject:** Proposed new house at 2440 Laurel Ave., CDP222-025  
**Date:** December 2, 2022 at 5:31 PM  
**To:** Nancy Hubbard nhubbard@morrobayca.gov  
**Cc:** scollins@morrobayca.gov, Scot Graham sgraham@morrobayca.gov, Metzger Tina tinametzger755@gmail.com

Good afternoon Nancy,

This letter is regarding the Applicant Michael Murphy's proposed new home at 2440 Laurel Avenue (CDP22-025), Notice of Pending Administrative Coastal Development Permit. I have concerns about the Project, which necessitate a formal request, as allowed, for more time to review the Project drawings, work with the Applicant, and compose my concerns and submit them to the City.

Most of my concerned neighbors, who will be affected by the proposed project were out of town during the entire Thanksgiving holiday, when the Notice of Proposed Development postcard was scheduled to arrive in the mail, which created an extremely short Public Comment Period. Some neighbors never received the yellow postcard Notice. They also need to schedule time in their personal and work lives to review the extensive Project drawings.

This past week, I hosted in my home a very positive meeting with the Project Applicant Michael Murphy, also inviting three concerned neighbors. Mr. Murphy was very reasonable to talk with, and he has agreed to some changes to the Project plans. We all felt that we are working together in a positive way forward.

Please confirm that the Public Comment Period will be extended beyond Dec. 5, 2022.

Kind regards,

Tina Metzger

Exhibit B

**From:** rgsdesign914@gmail.com  
**Subject:** FW: 2440 Laurel Avenue, MB: CDP22-025  
**Date:** December 3, 2022 at 2:58 PM  
**To:** Metzger Tina tinametzger755@gmail.com

Hi Tina,  
Here's the message I sent to the city.  
Ron

**From:** rgsdesign914@gmail.com <rgsdesign914@gmail.com>  
**Sent:** Saturday, December 3, 2022 2:56 PM  
**To:** nhubbard@morrobayca.gov  
**Cc:** sgraham@morrobayca.gov  
**Subject:** 2440 Laurel Avenue, MB: CDP22-025

Dear Ms. Hubbard,

I met with the applicant, Michael Murphy and he went over the plans as best as he could. The one concern I have is the glare off the proposed solar panels that will shine in my house in the late afternoon. Michael mention that he is willing to remove the solar panels from the project to accommodate his neighbors. After verifying with Michael, could you make that change?

Sincerely,

Ron and Jan Smith  
2399 Nutmeg Ave.  
Morro Bay, CA

FINAL  
COMMENTS

**From:** Metzger Tina tinametzger755@gmail.com  
**Subject:** Comments: Pending CDP22-025  
**Date:** December 5, 2022 at 3:16 PM  
**To:** Nancy Hubbard nhubbard@morrobayca.gov  
**Cc:** Scot Graham sgraham@morrobayca.gov, scollins@morrobayca.gov, Metzger Tina tinametzger755@gmail.com

Hi Nancy,  
I have attached my Comments on the Pending CDP 22-025 at 2440 Laurel Avenue. Please inform me immediately on the decision of this Administrative Action when it occurs on or after Dec. 6, 2022.

Sincerely,

Tina Metzger



CDP22-025  
Laurel...ger.pdf

*Final  
sent by email  
@ 5:38pm*

Dec. 5, 2022

Nancy Hubbard, Contract Planner  
City of Morro Bay  
Community Development Department  
955 Shasta Ave.  
Morro Bay, CA 93442

RE: Proposed Development: 2440 Laurel Ave. CDP22-025

Dear Ms. Hubbard,

The purpose of this letter is to provide my comments on the Application for a Coastal Development Permit (CDP22-025) for the proposed construction of a new home ("the Project") at 2440 Laurel Ave., Morro Bay, CA.

The Public Comment Period was extremely short, 6 business days (Nov. 28, 29, 30, Dec. 1, 2, 5, with your City of Morro Bay office closed half days and closed all day Fridays). I reviewed the Project design plans at the Morro Bay Community Development Dept. on Nov. 28, 2022, concerning the Applicant's three story, 4,365 sq. ft. home and garage. I have also reviewed the Morro Bay Residential Design Guidelines. I have serious concerns regarding the Project.

According to the Morro Bay Residential Design Guidelines, the Project does **not** adhere to the following Residential Design Guidelines:

A. Relationship to Homes in Immediate Neighborhood

Guideline A.1.

B. Scale and Mass

Guidelines B.1., B.2., B.3. a., b., c., d.; and Figure 2.

C. Surface Articulation

Guidelines C.1., C.2.

D. Building Orientation

Guidelines D.3., D.4., D.5.; Figure 11, Figure 12.a., Figure 12.b.

G. Architectural Elements

Guidelines G.1., G.2.

I. Privacy – Minimize Privacy Intrusions on Adjacent Residences

Guidelines I.1., I.2.

L. Solar Access

Guidelines L.1., L.2., L.3, L.4. Non- glare and non-reflective type panels should be utilized.

My other concerns include: the Project Design Drawings appear incomplete and not ready for approval for a Coastal Development Permit (Please see Guidelines above). The Project Design Drawings fail to show the Project's *spatial relationship* to the existing homes on properties immediately bordering the proposed Project. The Project building height exceeds the City of Morro Bay Maximum Building Height of 25 ft., and **blocks the views to the coast of five homes. This unnecessarily pits neighbor against neighbor.**

My most serious concern is that the proposed Project destroys the long-established (over 60 years), and consistently respected **development standards** of our neighborhood, located on Nutmeg Avenue and Laurel Avenue, between Avalon Street and Casitas Street, in the Morro Del Mar Subdivision of Morro Bay. The Morro Del Mar Subdivision design standards (physical layout of lots, streets, height and width of homes, pleasing topography, etc.) were created to promote the fair and beneficial protection of property rights and values, which include protection of our unique and glorious views from Nutmeg and Laurel Avenues. Sixty years of development standards are destroyed if this Project is built.

Let me explain: All of the homes on the *west side* of Nutmeg Avenue, the highest street topographically (between Casitas and Avalon), are only one story, *visually from street level*, of Nutmeg. This is to protect the views of the homes across the street (east side of Nutmeg).

All of the homes on the *east side* of Laurel are limited to two stories (except 2), to protect coast views of the homes directly above them on Nutmeg.

All of the homes on the *west side* of Laurel are only one story *visually from street level*, of Laurel to protect views of the homes on the east side of Laurel. **Every house respects their neighbor's views to the coast.**

This is a 60-year consistent history of development standards of our Casitas/Nutmeg/Laurel neighborhood. These development standards promote community and neighborhood peace and fairness among property owners/neighbors. The 60-year development standards insure fair and beneficial protection of property rights and property values, preservation of views to the coast and confidence that the property that one purchases at a very expensive price for the views will never be robbed of their views.

The proposed Project is an aberration to these respected and consistent 60-year development standards, which protect the views from each property. **The proposed Project robs five surrounding properties of their glorious views, robs their property values, and essentially robs the quality of life of the property owners. It sets a terrible precedent, that says everyone in our neighborhood can be robbed of their view and property value.**

Please send the Project back to the drawing board, and require that the Project fit in with the neighborhood, as required by the MB Residential Design Guidelines, and adheres to the two-story development standard along the *east side* of Laurel Street between Avalon and Casitas Streets. Keeping the Project at two stories protects the views of the homes above it, like all of the rest of the homes in our neighborhood. Good community planning on many levels warrants not to grant the Administrative Coastal Development Permit until the above changes are made.

Sincerely,

Tina Metzger  
2403 Nutmeg Avenue  
Morro Bay, CA 93442

Exhibit B

**From:** Tina Metzger tinametzger755@gmail.com  
**Subject:** CDP22-025  
**Date:** December 6, 2022 at 4:43 AM  
**To:** Nancy Hubbard nhubbard@morrobayca.gov  
**Cc:** Scot Graham sgraham@morrobayca.gov, Scott Collins scollins@morrobayca.gov, Tina Metzger tinametzger755@gmail.com

Hi Nancy,

I have emailed to you five emails containing a total of 14 photos of 14 two-story houses on the east side of Laurel Avenue, between Avalon Street and Casitas Street. Please attach the five photo emails to my Comments document that I submitted to you yesterday. The photos help to show the historical and physical scale of development context of Laurel Avenue.

The 14 photos show the scale of the homes along the east side of Laurel. Across the street are all one-story houses at the street level. I can send you photos of all of them, if you wish. The proposed Project is seriously out of scale with the neighborhood and should not be permitted. The placement and size of the building proposed is not consistent with the neighborhood.

Despite the fact we weren't given proper Notice of Pending Coastal Development Permit, we are a neighborhood coalition of residents on Laurel and Nutmeg and have submitted our complaints and concerns to you regarding the proposed Project. We support the Comments submitted by each of us; we are against the proposed Project. We are in the process of securing legal representation to file an appeal.

Sincerely,

Tina Metzger

Sent from my iPhone



**CITY OF MORRO BAY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
955 Shasta Avenue  
Morro Bay, CA 93442

December 10, 2022

Michael Murphy  
2440 Laurel Ave  
Morro Bay, CA 93442

**SUBJECT: Coastal Development Permit (CDP22-025) for a demo of existing home and new construction of a single family home.**

**Project Description:** Administrative Approval for a Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space primarily located on the second and third floor, with a 1328 sf garage and shop area on the ground floor. The design has a full bathroom in the lower level which will be permitted with a deed restriction. The home is three stories on a 4000 square foot parcel with an uphill slope on the east side of Laurel Ave. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).

Dear Applicant/Property Owner,

The City of Morro Bay Community Development Department conditionally approved your request. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department or the action is null and void.***

The Morro Bay Municipal Code provides for an appeal of the action by the Community Development Director within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a fee for processing appeals except for those coastal permits in the coastal appeals jurisdiction.

Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing Fee is \$50.00, and the County requires the original Notice of Exemption and at least one copy.

Section 15062 (d) of The California Environmental Quality Act (CEQA) provides:  
"The filing of a Notice of Exemption and the posting on the list of notices start a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180-day statute of limitations will apply."

Sincerely,

Scot Graham  
Community Development Director

By: 

Nancy Hubbard, Contract Planner



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

**Administrative COASTAL DEVELOPMENT Permit**

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: CDP22-025

**THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:**

SITE ADDRESS: 2440 Laurel Ave

APPLICANT: Michael Murphy

APN/LEGAL: 068-275-028

DATE APPROVED: December 10, 2022

APPROVED BY: Community Development Director

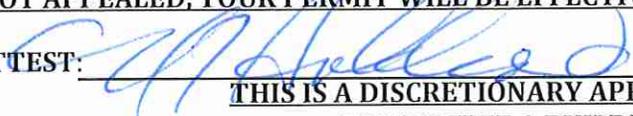
CEQA DETERMINATION: Categorical Exemption, Class 1(j), CEQA Section 15301 and Class 3a, CEQA Guidelines Section 15303

DESCRIPTION OF APPROVAL: Administrative Approval for a Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space primarily located on the second and third floor, with a 1328 sf garage and shop area on the ground floor. The design has a full bathroom in the lower level which will be permitted with a deed restriction. The home is three stories on a 4000 square foot parcel with an uphill slope on the east side of Laurel Ave. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).

**YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) *Calendar days*, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION**

**YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION:** THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 805- 772-6264.

**IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: on or about December 20, 2022**

ATTEST: 

DATE: December 10, 2022

**THIS IS A DISCRETIONARY APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT**



CITY OF MORRO BAY  
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF FINAL ACTION ON  
COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: DECEMBER 20, 2022

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP22-025

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Michael Murphy

Address: 2440 Laurel Ave, Morro Bay, CA 93442

Project Description: Administrative Approval for a Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space primarily located on the second and third floor, with a 1328 sf garage and shop area on the ground floor. The design has a full bathroom in the lower level which will be permitted with a deed restriction. The home is three stories on a 4000 square foot parcel with an uphill slope on the east side of Laurel Ave. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).

Project Location: 2440 Laurel Ave, Morro Bay, CA 93442

APN: 068-275-028

Zoning: R-1/S.1

Land Use Plan/General Plan: Medium Density Residential

Lot Area: 4000 square-feet

Filing Date: August 1, 2022

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: December 10, 2022

THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION

This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 831-427-4863.

Exhibit C

APPLICANT'S ACCEPTANCE  
OF  
CONDITIONS OF APPROVAL

CASE NO. CDP22-025

SITE LOCATION: 2440 LAUREL AVE, MORRO BAY

APPLICANT NAME: MICHAEL MURPHY

APPROVAL BODY: COMMUNITY DEVELOPMENT DIRECTOR

DATE OF ACTION: DECEMBER 10, 2022

I, \_\_\_\_\_ the undersigned, have read and  
(APPLICANT'S NAME - PLEASE PRINT)  
reviewed the conditions of approval imposed by the Approval Body in its action approving Case  
Number: CDP22-025

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE



# CITY OF MORRO BAY NOTICE OF EXEMPTION

**TO:**  San Luis Obispo Co. Clerk  
County Government Center  
San Luis Obispo CA 93401

Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

**FROM:** City of Morro Bay  
Community Development Department  
955 Shasta Avenue  
Morro Bay, CA 93442

**Project Title:** Demo of existing and replacement with a new Single-family home

**Project Location - Specific:** 2440 Laurel Ave (068-275-028)

**Project Location - City:** MORRO BAY **County:** SAN LUIS OBISPO

**Description of Project:** Administrative Approval for a Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space primarily located on the second and third floor, with a 1328 sf garage and shop area on the ground floor. The design has a full bathroom in the lower level which will be permitted with a deed restriction. The home is three stories on a 4000 square foot parcel with an uphill slope on the east side of Laurel Ave. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).

**Name of Public Agency Approving the Project:** CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442  
Contact: nhubbard@morrobayca.gov, Nancy Hubbard, Contract Planner, 805-772-6211

**Name of Person/Agency Carrying Out Project:** Michael Murphy, 2440 Laurel Ave, Morro Bay, CA 93442,  
661-599-5180 highfirepotter@yahoo.com

**Exempt Status: (Check One)**

Reasons why project is exempt: Demo of existing and new construction of residential home in residential zone, not in coastal appeals jurisdiction.

- Ministerial (Sec. 21080(b)(1); 15268);
- Categorical Exemption:  
Section #: 15303, Class 3a & #15301, Class 1j
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Statuary Exemption Code No.

**Lead Agency:** City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

**Contact Person:** Nancy Hubbard, Contract Planner **Telephone:** 805-772-6211

**Email:** nhubbard@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Certification:** I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature:  Title: Contract Planner Date: December 10, 2022

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT  
CASE NO. CDP22-025  
SITE LOCATION: 2440 Laurel Ave

**I. FINDINGS OF APPROVAL**

The Community Development Director has reviewed this Coastal Development Permit and application and finds the following:

California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(a) for new construction of a single-family residence in a residential zone and Class 1, Section 15301(j) for demolition of an existing residential unit. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2 apply to the project.

Coastal Development Permit findings

2. That the project is the construction of a single-family residence in a residential zone. The project is consistent with the certified Local Coastal Program (LCP) and the General Plan for the City of Morro Bay and includes the following development standards:

<b>Zoning Ordinance Standards: R-1/S-2</b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front Setback</b>	15'	15'
<b>Side-Yard Setback</b>	10% of lot width, max 5 ft	7' (north side), 11' (south side)
<b>Rear Setback</b>	5'	5'
<b>Height</b>	25'	25'
<b>Lot Coverage</b>	Max 50%	48%
<b>Parking</b>	2 Car Garage	2 car garage parking

Residential Design Guidelines

3. That the project is consistent with the residential design guidelines with regards to:
  - a. Relationship to Homes in Immediate Neighborhood  
*Design, bulk, and scale are harmonious to the homes in the immediate neighborhood.*

b. Scale and Mass

*The home is three-stories stair-stepping up the hill like many homes along this steep hillside.*

c. Surface Articulation

*The design includes a stepped back second and third story*

d. Building Orientation

*The visibility to front entry is enhanced by a small wall along the entry pathway*

e. Garage and Driveway Design

*Because of the sloped site, the garage is at the front setback and has an attractive frosted glass panel roll-up door.*

f. Building Materials

*The mixture of materials is cohesive and visually appealing.*

g. Architectural Elements

*The architectural elements of the building design provide visual interest and necessary articulation.*

## II. CONDITIONS OF APPROVAL

### STANDARD CONDITIONS

1. This permit is granted Coastal Development Permit (CDP22-025) for the proposed demo of the circa 1953 existing home and new construction of home that has 3,037 sf conditioned living space primarily located on the second and third floor, with a 1328 sf garage and shop area on the ground floor. The design has a full bathroom in the lower level which will be permitted with a deed restriction. The home is three stories on a 4000 square foot parcel with an uphill slope on the east side of Laurel Ave. The project zoning is R-1/S2 and the site is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Moderate Density Residential (RS-A).
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 Director.
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. 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. 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.
2. 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.

3. 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.
4. Architecture: Building color and materials shall be as shown on plans included with this permit and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Director.
5. 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 Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
6. Deed Restriction for bathroom in garage/shop area: Prior to issuance of the certificate of occupancy, the deed restriction (Covenant and Equitable Servitude Agreement) shall be fully executed and recorded.
7. Architecture: Building color and materials shall be as shown on plans as approved in this permit and shall be used and specifically called out on the plans submitted for a Building Permit. Any proposed changes to the materials or colors must be submitted for review and approval by the Community Development Director.
8. Landscaping: A detailed landscaping plan is required to be submitted with the building permit plan set and shall include a list of plant species, container sizes and shall include as a minimum, the landscaped areas as represented in the conceptual landscape plan that is part of this CDP permit. Pursuant to the Coastal Land Use Plan, the proposed earthwork and landscaping shall comply with Public Safety Policy 2.12 to include native drought resistant plants that will cover 90% of all bare earth areas within 5 years. Additionally, the plans should reflect Policy C-7.17 to minimize new impervious areas and, where feasible, increase the areas of pervious surfaces in redevelopment to reduce storm water run-off. A WELO form is also required as part of the building permit submittal.

## **BUILDING DIVISION CONDITIONS**

### **A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by

others including phased and staggered submittal items, for compatibility with design of the building.

- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
  - Street address, lot, block, track, and Assessor Parcel Number
  - Occupancy Classification(s)
  - Construction Type
  - Maximum height of the building allowed and proposed
  - Floor area of the building(s)
  - Fire sprinklers proposed or existing
  - Minimum building setback allowed and proposed

All construction will conform to the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Fire Code (IFC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code

(CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code, 2019 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

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

**B. CONDITIONS TO BE MET DURING CONSTRUCTION:**

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.

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

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

- 1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.
- 2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
- 3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
- 4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
- 5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
- 6.) Final T-24 energy reports (Certificates of Installation).

### **PUBLIC WORKS CONDITIONS**

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website <https://www.morrobayca.gov/DocumentCenter/View/11114/MB-Stormwater-Management-EZ-manual> or (MBMC 14.48.140)
2. 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. Drainage should go towards a landscaped area to comply with stormwater management requirements.

3. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a driveway approach (per City standard detail B-6 or B-7 with a min. 18" ac pave back), asphalt curb (per City standard detail B-8 with min. 18" pave back) and a street tree. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)
4. Driveway Width: The maximum driveway width is 20' and minimum is 10'. Identify on plans and dimension per City detail B-9. (MBMC 17.44.030)
5. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with Fire Department and City Engineer approval. (MBMC 17.44.030B)
6. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC. See attached utility maps.
7. Water Meter: Install water meter per City standard detail W-3. Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
8. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If replaced with new sewer lateral, then note to install per City standard detail S-1.
9. Sewer Video: 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)
10. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of

backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).

11. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.
  - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
  - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
  - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

## **FIRE DEPARTMENT CONDITIONS**

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. 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 residences and ADU's shall have their own approved address letters or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505)

**RECORDING REQUESTED BY AND WHEN RECORDED, RETURN TO:**

City of Morro Bay  
Community Development Department  
Planning Division  
955 Shasta Avenue  
Morro Bay, CA 93442

(Free recording pursuant to Government Code section 6103)

**COVENANT AND EQUITABLE SERVITUDE AGREEMENT**

**THIS COVENANT AND EQUITABLE SERVITUDE AGREEMENT** (this “Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_ 202\_, by MICHEAL MURPHY (jointly and severally referred to as the “Owner”) in favor of the City of Morro Bay, a municipal corporation (“City”).

**RECITALS:**

A. WHEREAS, Owner is the record owner of the real property located at 2440 Laurel Ave, Morro Bay, California, and more specifically described as MORRO DEL MAR SUBDIVISION NO.2, lot 30, block 28, RM Bk 3, Page 81 with the San Luis Obispo County Recorder (APN. 068-275-028) (“Property”).

B. WHEREAS, Coastal Development Permit (CDP22-025) was approved on December 6, 2022 and included a full bathroom in the lower level shop/garage area. As such, the Applicant shall record a deed restriction for the bathroom in the lower level of the home pursuant to MBMC Section 17.48.325B and which reads as follows:

Morro Bay Municipal Code Section 17.48.325B. states:

*A. Bathrooms located within garages and accessory buildings not approved for living space shall only be permitted when a deed restriction is recorded to run with the property restricting the bathroom and adjoining spaces from being converted into living space for residential purposes.*

C. Accordingly, as a condition to the Permit, Owner agrees to this Agreement.

NOW, THEREFORE, Owner agrees that the covenants and restrictions set forth in this Agreement shall bind the Property as covenants running with the land in favor of the City.

1. **Covenant & Equitable Servitude.** Owner covenants and agrees that the lower level of the dwelling is appurtenant to the main residence in perpetuity, and will not be converted into a secondary dwelling unit unless and until all applicable approvals are issued by the City authorizing an accessory dwelling unit.
2. **Effective Date.** This Agreement shall be effective upon recordation in the Official Records of San Luis Obispo County (“Official Records”).
3. **Consideration.** Owner acknowledges that the issuance of the Permit is material consideration for this Agreement.

Covenant  
2440 Laurel Ave

- 4. **Runs with Land.** This Agreement shall run with the Property and be binding upon all transferees, grantees, successors and assigns of Owner (collectively “**Successors**”), whether voluntary or involuntary.
- 5. **Beneficiary.** City is the beneficiary of this Agreement and is entitled, but not obligated, to enforce this Agreement by any and all legal and equitable remedies.
- 6. **Amendment.** Owner acknowledges and agrees this Agreement shall run with the Property in perpetuity, unless amendment or modified by a document executed by the City and recorded in the official records of San Luis Obispo County.
- 7. **Owner Representations.** Owner represents and warranties to City that Owner is the sole owner of fee title of the Property and has full authority to execute this Covenant Agreement which is binding upon the Property without consent or authorization from any third party.
- 8. **Attorney Fees.** In the event of any arbitration, mediation, litigation, or other formal adjudicatory proceeding to enforce or construe the terms of this Agreement, the party prevailing therein shall be entitled to recover attorneys’ fees ( including the fees of the City Attorney) as well as costs including staff time.
- 9. **Interpretation.** This Agreement shall be construed to the maximum extent to ensure the intent and understanding of the parties. If any legal action is necessary to enforce this Agreement, the parties agree that a court of competent jurisdiction in the County of San Luis Obispo County shall be the sole venue and jurisdiction for the bringing of such action.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the date first set forth above.

**OWNER:**

\_\_\_\_\_

Michael Murphy

\_\_\_\_\_

**CITY APPROVAL FOR RECORDATION:**

By: \_\_\_\_\_

Scot Graham  
Community Development Director  
City of Morro Bay

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN LUIS OBISPO )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN LUIS OBISPO )

On \_\_\_\_\_, before me, DANA SWANSON, City Clerk for the City of Morro Bay, personally appeared to Scot Graham, Community Development Director for the City of Morro Bay, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature \_\_\_\_\_ (Seal)  
DANA SWANSON, City Clerk  
City of Morro Bay, California

RECEIVED

NOV 08 2022

NEW SINGLE FAMILY REPLACEMENT RESIDENCE (INCLUDING DEMOLITION OF EXISTING) MURPHY RESIDENCE 2440 LAUREL AVENUE, MORRO BAY, CA 93442

City of Morro Bay Administrative Approval Project #(s) CDP 22-025 Approved as Submitted Approved with Changes PLANNING - CDP22-025 Approval Date: 12-10-22 Planner: [Signature]

FOR AGENCY USE

SYMBOLS (as pertains to project) Table with symbols for sheet reference, detail reference, door number, window number, interior elevation, building section, roof slope, north marker, height/elevation marker, and revision number.

ABBREVIATIONS (as pertains to project) Table listing abbreviations for various building components like air conditioner, aluminum, asphalt, etc.

DIRECTORY Table listing project contacts: Owner (Michael J. Murphy), Designer (Gary A. Garza, Inc.), General Contractor (Owner-Builder), Structural Engineer (The Rolin Partnership), Civil Engineer (Civil Design Studio, Inc.), Geotechnical Engineer (Pacific Coast Testing), Mechanical Engineer (Brummel Mechanical Engineering LLP).

CALIFORNIA CODE REFERENCES This project shall comply with all current applicable codes, ordinances, supplements and current Erratas, including but not limited to: 2019 California Building Code, 2019 California Residential Code, etc.

PLANNING / BUILDING CODE DATA Table with columns for ZONING (Single-family; R-1/S-2 (RS-A)), FIRE INFORMATION (Morro Bay Fire Department), SETBACKS (Front 15', Side 5', Rear 5'), MAX LOT COVERAGE (50%), OCCUPANCY GROUP (Residence U), PARKING (2 Required, 2 Proposed), SPRINKLERS (Required YES, Proposed YES), CONSTRUCTION TYPE (V-B).

PROJECT DATA SCOPE OF WORK Construction of new single-family residence. Demolition of existing residence to replace with new. Requires new construction of 3-level residence and garage consisting of structural concrete foundation and walls, slab, framing, exterior open decks, drywall interiors, elevator, windows & doors, electrical, HVAC, & gas.

REQUIRED SPECIAL INSPECTIONS The following items shall require special inspection in accordance with CBC Chapter 17, the Jurisdiction requirements. Confirm any additional special inspection items with Building Inspector at pre-construction meeting.

TABLE 1704.4 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION Table with columns for VERIFICATION AND INSPECTION, CONTINUOUS, PERIODIC, REFERENCED STANDARD, and CBC REFERENCE.

SPECIAL INSPECTIONS AND TESTS SHALL NOT BE REQUIRED FOR CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS, ON GRADE.

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS Table with columns for VERIFICATION AND INSPECTION, CONTINUOUS, PERIODIC, REFERENCED STANDARD, and CBC REFERENCE.

SPECIAL REQUIREMENTS Deed Restriction required for garage bathroom in non-living space (Bath 1). Storage area will not be converted to ADU.

SPECIAL 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.

DETACHED SUPPORTING DOCUMENTS GEOTECHNICAL REPORT STRUCTURAL CALCULATIONS

SHEET INDEX Table listing sheet numbers and titles: G1.10 TITLE SHEET, C.300 CIVIL - SITE PLAN, C.400 CIVIL - GRADING PLAN, etc.

LANDSCAPE SURFACE COVERAGE

Table showing landscape surface coverage: Total Site Area (4,000 SF), LESS Building Footprint (1,920 SF), Total Landscape Surface Area (2,080 SF), Surface Area - Hardscape (1,119 SF), Surface Area - Landscape (961 SF).

LOT COVERAGE (LOT SIZE = 4,000 SF)

Table showing lot coverage for various areas: Unconditioned Area (Covered Entry Porch 130 SF, Garage 571 SF, Storage 400 SF, etc.), Conditioned Area (Entry 109 SF, Stairs/Elevator/Chase 148 SF, etc.), TOTAL BUILDING AREA (1,585 SF).

VICINITY MAP



Design Associates construction services GARY A. GARZA, INC. 2645 Pony Place, Morro Bay, CA 93442

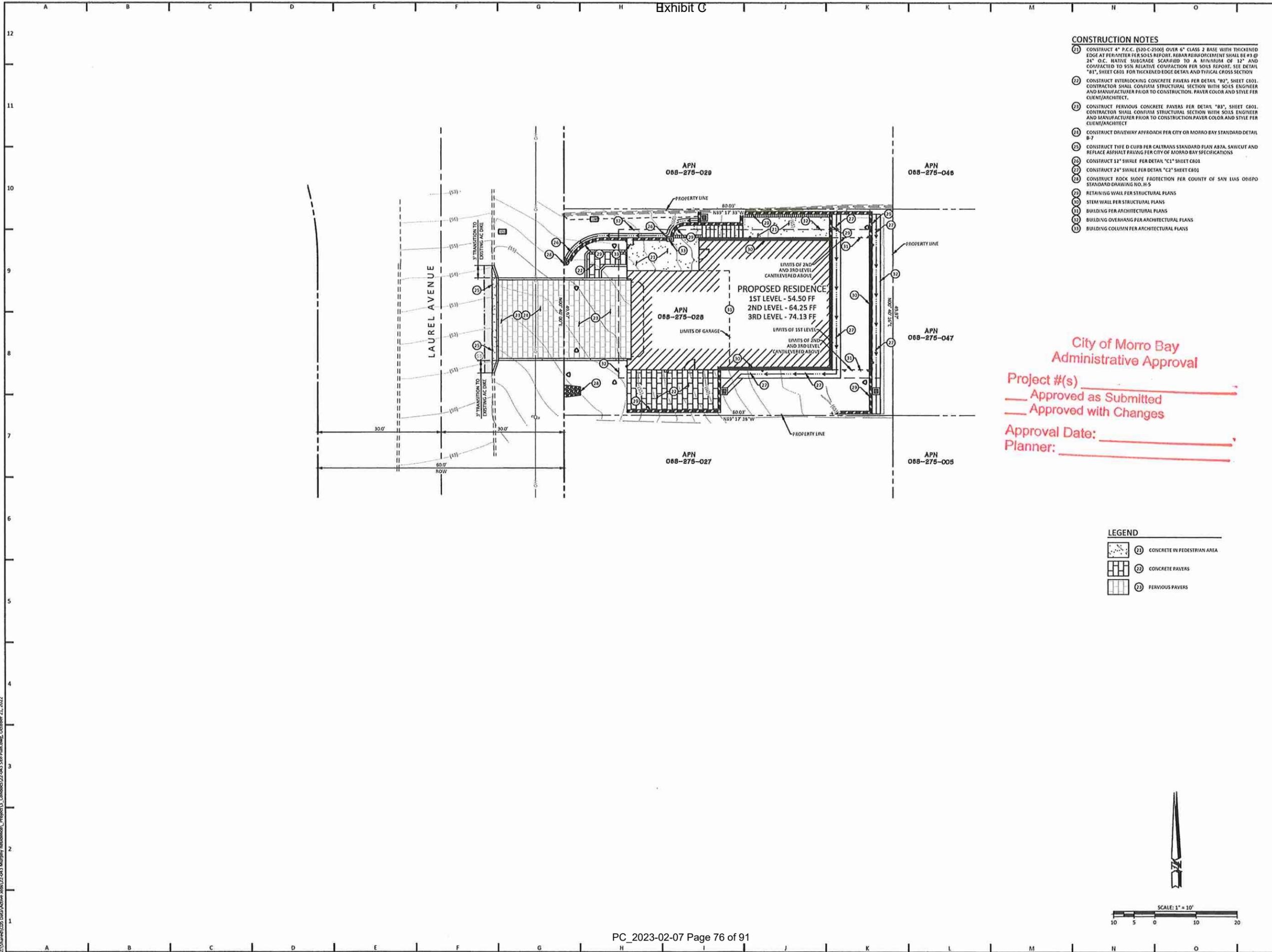
THE DESIGN, THE FLOOR PLANS, ELEVATIONS AND DETAILS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF GARY A. GARZA, INC. THEY ARE PROTECTED BY COPYRIGHT LAWS AND OTHER LAWS. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF GARY A. GARZA, INC. IS STRICTLY PROHIBITED.

revisions: Table with columns for revision number and description.

TITLE SHEET

PROJECT: REPLACEMENT RESIDENCE OWNER: MICHAEL MURPHY 2440 LAUREL AVENUE MORRO BAY, CA 93442

date: scale: 1/4" = 1'-0" sheet number: G1.10



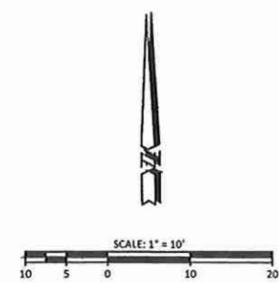
- CONSTRUCTION NOTES**
- 21 CONSTRUCT 4" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER PER SOILS REPORT. REBAR REINFORCEMENT SHALL BE #3 @ 24" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION PER SOILS REPORT. SEE DETAIL "A1", SHEET C601 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION.
  - 22 CONSTRUCT INTERLOCKING CONCRETE PAVERS PER DETAIL "B2", SHEET C601. CONTRACTOR SHALL CONFIRM STRUCTURAL SECTION WITH SOILS ENGINEER AND MANUFACTURER PRIOR TO CONSTRUCTION. PAVES COLOR AND STYLE PER CLIENT/ARCHITECT.
  - 23 CONSTRUCT PERVIOUS CONCRETE PAVERS PER DETAIL "B3", SHEET C601. CONTRACTOR SHALL CONFIRM STRUCTURAL SECTION WITH SOILS ENGINEER AND MANUFACTURER PRIOR TO CONSTRUCTION. PAVES COLOR AND STYLE PER CLIENT/ARCHITECT.
  - 24 CONSTRUCT DRIVEWAY APPROACH PER CITY OR MORRO BAY STANDARD DETAIL B-7
  - 25 CONSTRUCT TYPE D CURB PER CALTRANS STANDARD PLAN AB7A. SAWCUT AND REFLECT ASPHALT PAVING PER CITY OF MORRO BAY SPECIFICATIONS
  - 26 CONSTRUCT 12" SWALE PER DETAIL "C1" SHEET C601
  - 27 CONSTRUCT 24" SWALE PER DETAIL "C2" SHEET C601
  - 28 CONSTRUCT ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. H-5
  - 29 RETAINING WALL PER STRUCTURAL PLANS
  - 30 STEM WALL PER STRUCTURAL PLANS
  - 31 BUILDING PER ARCHITECTURAL PLANS
  - 32 BUILDING OVERHANG PER ARCHITECTURAL PLANS
  - 33 BUILDING COLUMN PER ARCHITECTURAL PLANS

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_\_\_ Approved as Submitted  
 \_\_\_\_\_ Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

- LEGEND**
- 21 CONCRETE IN PEDESTRIAN AREA
  - 22 CONCRETE PAVERS
  - 23 PERVIOUS PAVERS



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P.O. Box 199  
 865-706-0401

Cambria, CA 93428  
 www.civil-design-studio.com



**MURPHY RESIDENCE**

PROJECT LOCATION:  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442  
 APN: 068-275-028

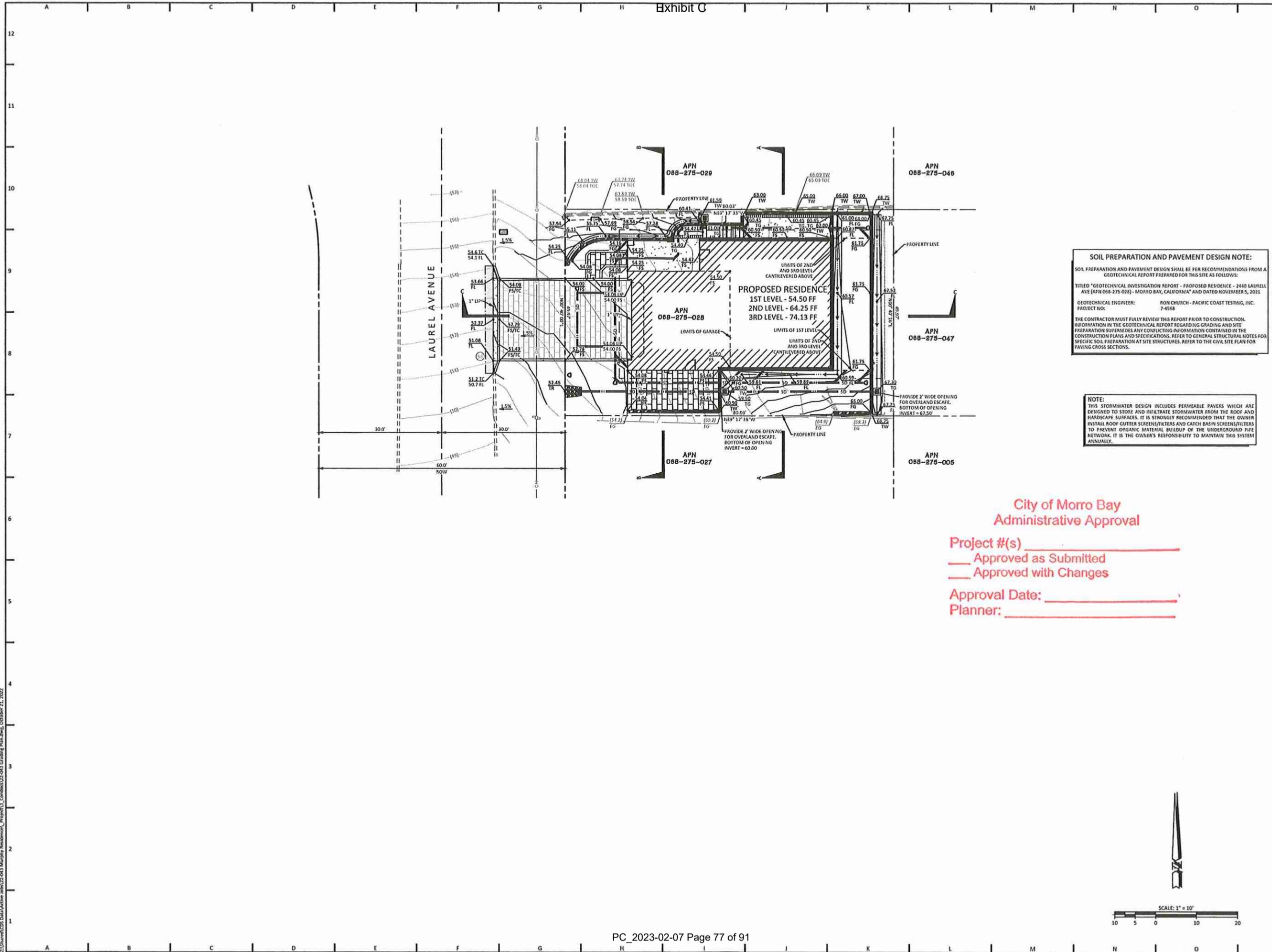
PLANS PREPARED FOR:  
**MICHAEL MURPHY**  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

REVISIONS:

REVIEWED BY: MRS  
 PREPARED BY: JTI  
 DATE: October 21, 2022  
 SCALE: AS SHOWN  
 CDS JOB #: 22-043

**SITE PLAN**  
**C300**

Z:\Shared\CDS Data\Vector\Job\22-043\Murphy Residence\Project\3\_Combos\22-043\_Site Plan.dwg, October 21, 2022



**SOIL PREPARATION AND PAVEMENT DESIGN NOTE:**  
 SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:  
 TITLED "GEOTECHNICAL INVESTIGATION REPORT - PROPOSED RESIDENCE - 2440 LAURELL AVE (APN 068-275-028) - MORRO BAY, CALIFORNIA" AND DATED NOVEMBER 5, 2021  
 GEOTECHNICAL ENGINEER: RON CHURCH - PACIFIC COAST TESTING, INC.  
 PROJECT NO: 7-4568  
 THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT REGARDING GRADING AND SITE PREPARATION SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE CIVIL SITE PLAN FOR PAVING CROSS SECTIONS.

**NOTE:**  
 THIS STORMWATER DESIGN INCLUDES PERMEABLE PAVERS WHICH ARE DESIGNED TO STORE AND INFILTRATE STORMWATER FROM THE ROOF AND HARDSCAPE SURFACES. IT IS STRONGLY RECOMMENDED THAT THE OWNER INSTALL ROOF GUTTER SCREENS/FILTERS AND CATCH BASIN SCREENS/FILTERS TO PREVENT ORGANIC MATERIAL BUILDUP OF THE UNDERGROUND PIPE NETWORK. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THIS SYSTEM ANNUALLY.

City of Morro Bay  
 Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_ Approved as Submitted  
 \_\_\_ Approved with Changes  
 Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

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 Ca. 93428  
 www.civilstudio.com



**MURPHY RESIDENCE**  
 PROJECT LOCATION:  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442  
 APN: 068-275-028

PLANS PREPARED FOR:  
**MICHAEL MURPHY**  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

REVISIONS:  
 REVIEWED BY: MRS  
 PREPARED BY: JTI  
 DATE: October 21, 2022  
 SCALE: AS SHOWN  
 CDS JOB #: 22-043

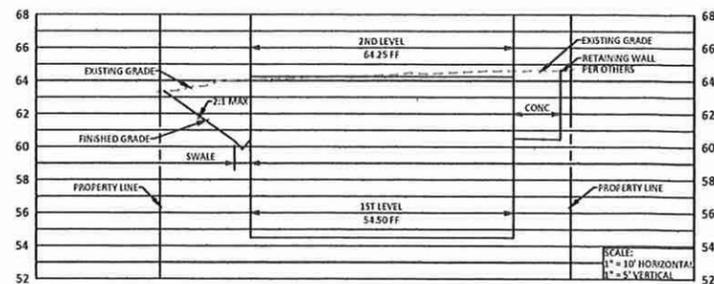
GRADING PLAN

C400

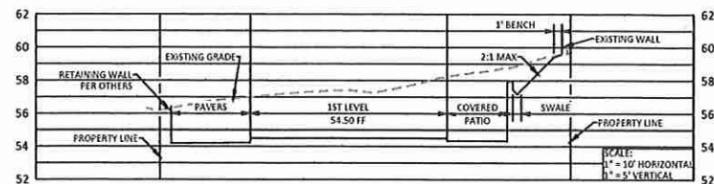
SHEET 4 OF 9 SHEETS

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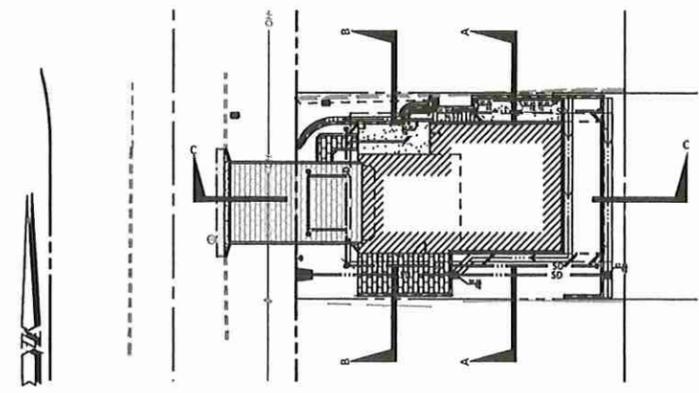
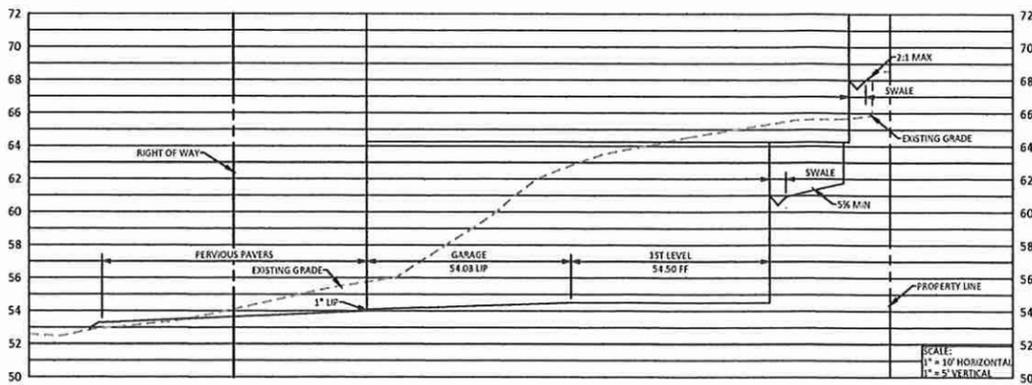
SECTION A-A



SECTION B-B



SECTION C-C



City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 Approved as Submitted  
 Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

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**MURPHY RESIDENCE**

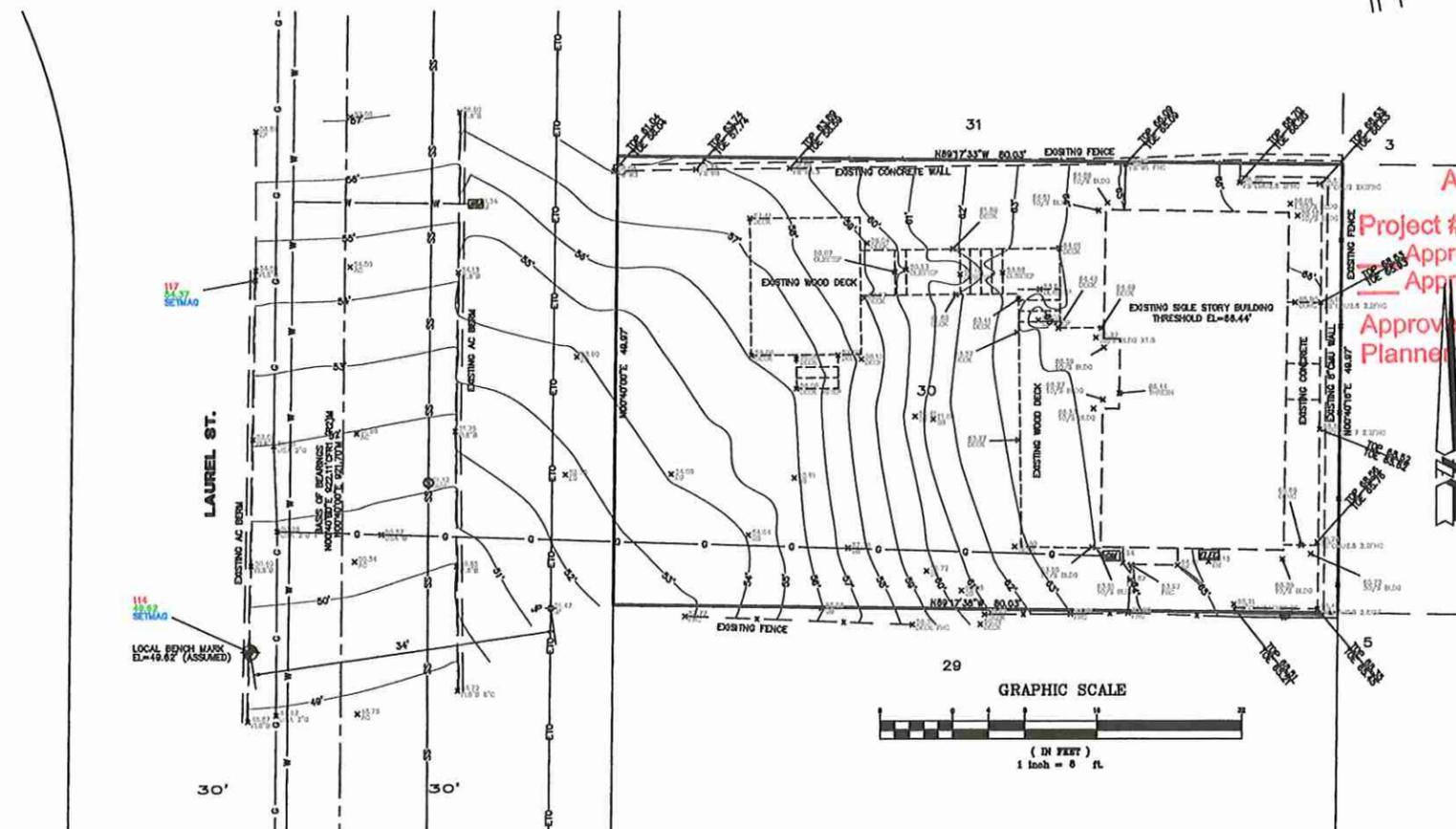
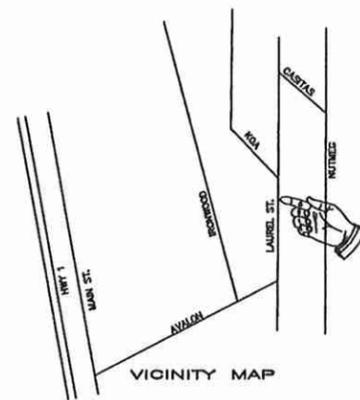
PROJECT LOCATION:  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442  
 APN: 068-275-028

PLANS PREPARED FOR:  
 MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

REVISIONS:

REVIEWED BY: MRS  
 PREPARED BY: JTI  
 DATE: October 21, 2022  
 SCALE: AS SHOWN  
 CDS JOB #: 22-043

**CROSS SECTIONS**  
**C401**  
 SHEET 5 OF 9 SHEETS



**SYMBOL LEGEND:**

X	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PO&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC./TELEPHONE/CABLE	SIGNAL BOX
O-S	OVERHEAD ELECTRIC	CABLE T.V. BOX
○	DROP INLET AT CURB	ELECTRIC BOX
○	DROP INLET	TELEPHONE MANHOLE
○	STORM DRAIN MANHOLE	STREET LIGHT
Y	FIRE HYDRANT	JOINT POLE
○	WATER WELL	POWER POLE
○	WATER VALVE	GUY WIRE
○	WATER METER	
○	SEWER MANHOLE	
○	SEWER CLEANOUT	

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GO	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BOW	BACK OF WALK	HP	HIGH POINT
CB	CATCH BASIN	LT	LIGHT
CF	CURB FACE	MH	MANHOLE
CO	CLEAN OUT	PP	POWER POLE
CON	CORNER	PVC	POLYVINYL PIPE
CONC	CONCRETE	REBAR	REBAR
CUP	CONSOLIDATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CMU	CONCRETE MASONRY UNITS	RIO	RADIUS
CRN	CROWN OF STREET	SD	STORM DRAIN
DI	DROP INLET	SL	SLOPE ON SLOPE
EQ	EXISTING GRADE	SS	SEWER
EP	EDGE OF PAVEMENT	STP	STEP
FD	FINDING	STR	STAIRS
FL	FLOW LINE	TOP	TOP OF SLOPE
FF	FINISH FLOOR	TOE	TOE OF SLOPE
FW	FACE OF WALL	TOW	TOP OF WALL
HSE	HOUSE CORNER	W	WATER
GR	GRASS	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
IP	IRON PIPE		

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
Approved as Submitted \_\_\_\_\_  
Approved with Changes \_\_\_\_\_

Approval Date: \_\_\_\_\_  
Planner: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON 8-31-2007

MICHAEL B. STANTON, PLS 8702



**SURVEYOR'S NOTES:**

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN ON THIS MAP. I MAKE NO WARRANTY AS TO THE LOCATION, TYPE OR DEPTH OF UNDERGROUND UTILITIES. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 PRIOR TO ANY EXCAVATION.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP WHICH HAVE BEEN CHANGED, ALTERED OR UPDATED FROM THE ORIGINAL DIGITAL COPY.
- PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION, AND A BOUNDARY SURVEY WAS NOT PERFORMED.

**BENCH MARK:**  
THE BENCH MARK FOR THIS PROJECT IS THE TOP OF A 1" IRON PIPE AT THE CENTERLINE INTERSECTION OF CASTAS AND LAUREL, WITH AN ASSUMED ELEVATION OF 100.00'

THE LOCAL BENCH MARK IS A SET MAG NAIL IN THE FLOW LINE OF THE WEST ADJ BERM OF LAUREL 34 FEET WESTERLY OF JOINT POLE AT THE SOUTHWEST CORNER OF LOT 30. (AS SHOWN)  
ELEVATION=49.82' (ASSUMED)

**TOPOGRAPHIC MAP**

LOT 30 OF BLOCK 28 OF MORRO DEL MAR SUBDIVISION NO. 2 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 81, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF DICK CLEEVES

MAY 2007 SCALE: 1"=8'  
MBS MICHAEL B. STANTON, PLS 8702  
2148 PARKER STREET, SUITE A-1  
SAN LUIS OBISPO, CA 93401  
805-594-1980

JOB No. 07-074



Design Associates  
construction services  
GARY A. GARCIA, INC.  
2425 Park Plaza, Morro Bay, CA 93422  
(805) 742-1102 FAX (805) 304-1101  
www.garcorp.com  
License 62891  
GENERAL ENGINEERING CONTRACTOR | GENERAL BUILDING CONTRACTOR

THE BENCH, THE FLOOR MARK, ELEVATIONS AND RETAINING WALL ELEVATIONS OF BENCH AND ALL THE PROPERTY OF GARY A. GARCIA, INC. THEY ARE PROTECTED BY COPYRIGHT LAW AND THEIR USE IS AUTHORIZED FOR THIS SPECIFIC SITE AND PROJECT AND SHALL NOT BE USED REPRODUCED WITHOUT A SPECIFIC WRITTEN AGREEMENT WITH THE PRODUCER.

revisions:


TOPOGRAPHIC MAP  
(EXISTING)

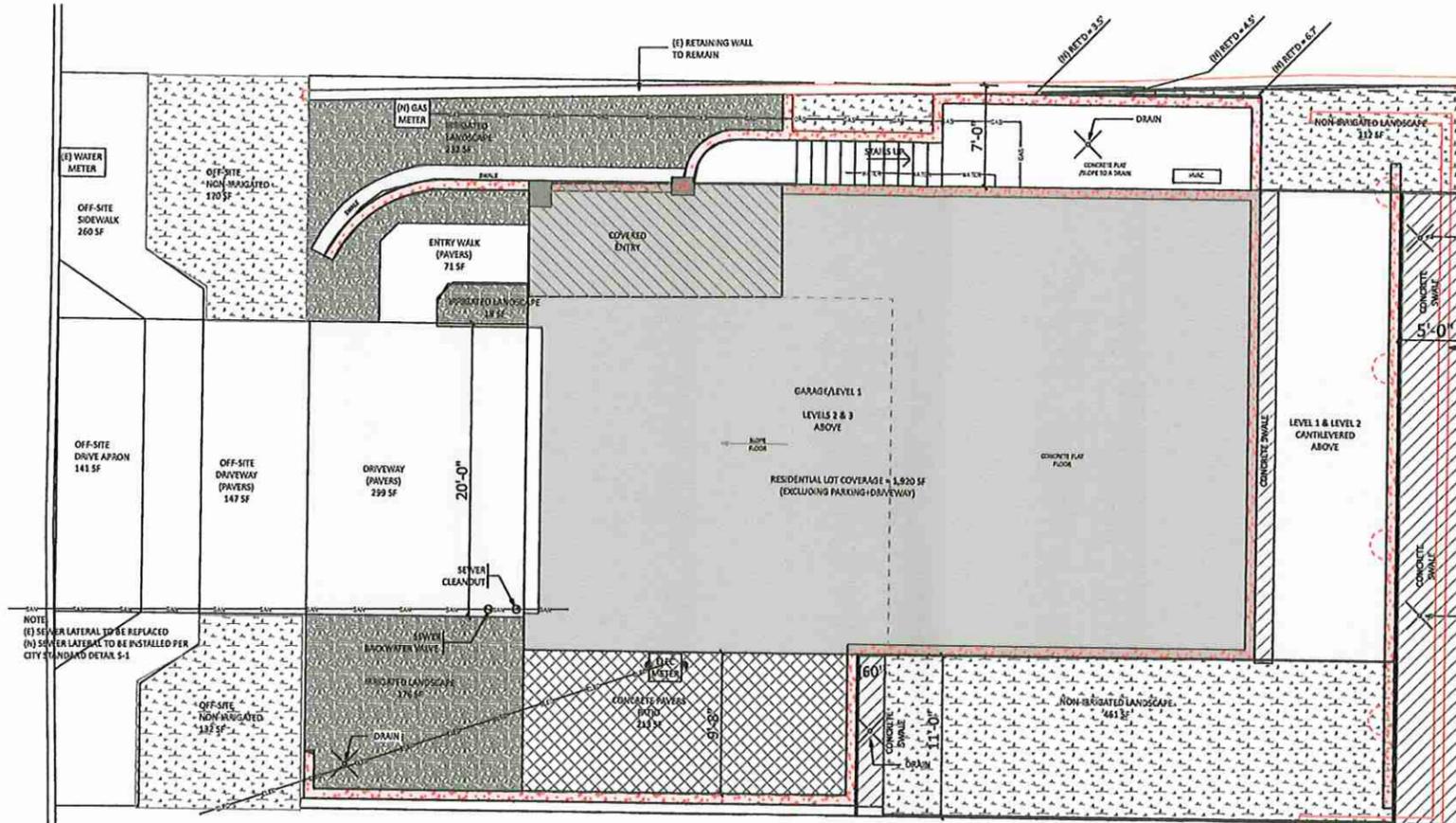
REPLACEMENT RESIDENCE  
MICHAEL MURPHY  
2440 LAUREL AVENUE  
MORRO BAY, CA 93442

date:

scale: As Noted

sheet number: A1.11

LAUREL ST.



FRONTAGE IMPROVEMENT:  
 DRIVEWAY APPROACH PER CITY STANDARD DETAIL B-6 OR B-7, ASPHALT CURB PER CITY STANDARD DETAIL B-8 AND STREET TREE.  
 ENCROACHMENT PERMIT REQUIRED.

**LANDSCAPE SURFACE PLAN**  
 SCALE: 3/16" = 1'-0"

**SITE COVERAGE (LANDSCAPE) NOTE:**

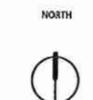
MB POLICY C-7.17:  
 IMPERVIOUS SURFACES  
 DEVELOPMENT SHALL MINIMIZE NEW IMPERVIOUS SURFACES, ESPECIALLY IMPERVIOUS AREAS DIRECTLY CONNECTED TO WATER AND MARINE RESOURCES, AND, WHERE FEASIBLE, INCREASE THE AREA OF PERVIOUS SURFACES IN REDEVELOPMENT TO REDUCE RUNOFF.

MB POLICY PS-2.12:  
 GRADING AND CUT-AND-FILL OPERATIONS  
 REQUIRE NEW DEVELOPMENT TO MINIMIZE GRADING AND CUT-AND-FILL OPERATIONS. REQUIRE NEW DEVELOPMENT PROJECTS INVOLVING GRADING TO HAVE LANDSCAPE PLANS THAT INCLUDE THE FOLLOWING PROVISIONS:

- PLANTINGS SHALL BE OF NATIVE, DROUGHT-TOLERANT PLANT SPECIES, AND BLEND WITH THE EXISTING NATURAL VEGETATION AND NATURAL HABITATS ON THE SITE.
- INVASIVE PLANT SPECIES THAT TEND TO SUPPLANT NATIVE SPECIES AND NATURAL HABITAT SHALL BE PROHIBITED.
- NONINVASIVE ORNAMENTAL PLANTS AND LAWN MAY BE PERMITTED IN COMBINATION WITH NATIVE, DROUGHT-TOLERANT SPECIES IN THE IRRIGATED ZONE(S) REQUIRED FOR FUEL MODIFICATION NEAREST APPROVED RESIDENTIAL STRUCTURES
- LANDSCAPING OR REVEGETATION SHALL PROVIDE 90% COVERAGE WITHIN FIVE YEARS.

**SURFACE CALCULATIONS**

SITE - 4,000 SF	
RIGHT-OF-WAY - 350 SF	
ON-SITE: SITE AREA = 4,000 SF	
PERVIOUS SURFACES: (AREA FOOTPRINT)	
DRIVEWAY (PAVERS)	259 SF
WALKWAY (PAVERS)	71 SF
PATIO (PAVERS)	213 SF
IRRIGATED	5.3%
NON-IRRIGATED	416 SF
NON-IRRIGATED	10.6%
TOTAL PERMEABLE	1,544 SF
	38.6%
IMPERVIOUS SURFACES: (AREA FOOTPRINT)	
DRAINAGE CONCRETE (SWALES)	259 SF
	6.4%
RETAINING WALL FOOTPRINT	105 SF
	2.6%
(E) RETAINING WALL FOOTPRINT	22 SF
	0.5%
CONCRETE (FLAT/STEPS)	150 SF
	3.8%
TOTAL NON-PERMEABLE	536 SF
	13.4%
ON-SITE TOTAL "LANDSCAPE" COVERAGE AREA (PERMEABLE + NON-PERMEABLE)	2,080 SF
	52.0%
ON-SITE TOTAL BUILDING COVERAGE AREA	1,920 SF
	48.0%
OFF-SITE: RIGHT OF WAY AREA = 850 SF (17' x 50')	
SURFACES: (AREA FOOTPRINT)	
DRIVEWAY (PAVERS) (Perfor.)	147 SF
SIDEWALK (Impervious)	17.3%
DRIVEWAY APRON (Impervious)	260 SF
	30.6%
NON-IRRIGATED (Perfor.)	141 SF
	16.5%
NON-IRRIGATED (Perfor.)	302 SF
	35.6%
OFF-SITE TOTAL LANDSCAPE COVERAGE AREA	850 SF
	100%



City of Morro Bay  
 Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_ Approved as Submitted  
 \_\_\_ Approved with Changes  
 Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_



Design Associates  
 Construction Services  
**GGC**  
 Gary A. Garcia, Inc.  
 2000 S. LAUREL ST., SUITE 100  
 MORRO BAY, CA 93942  
 www.garygarcia.com  
 License # 62283-01  
 GENERAL ENGINEERING CONTRACTOR | GENERAL BUILDING CONTRACTOR

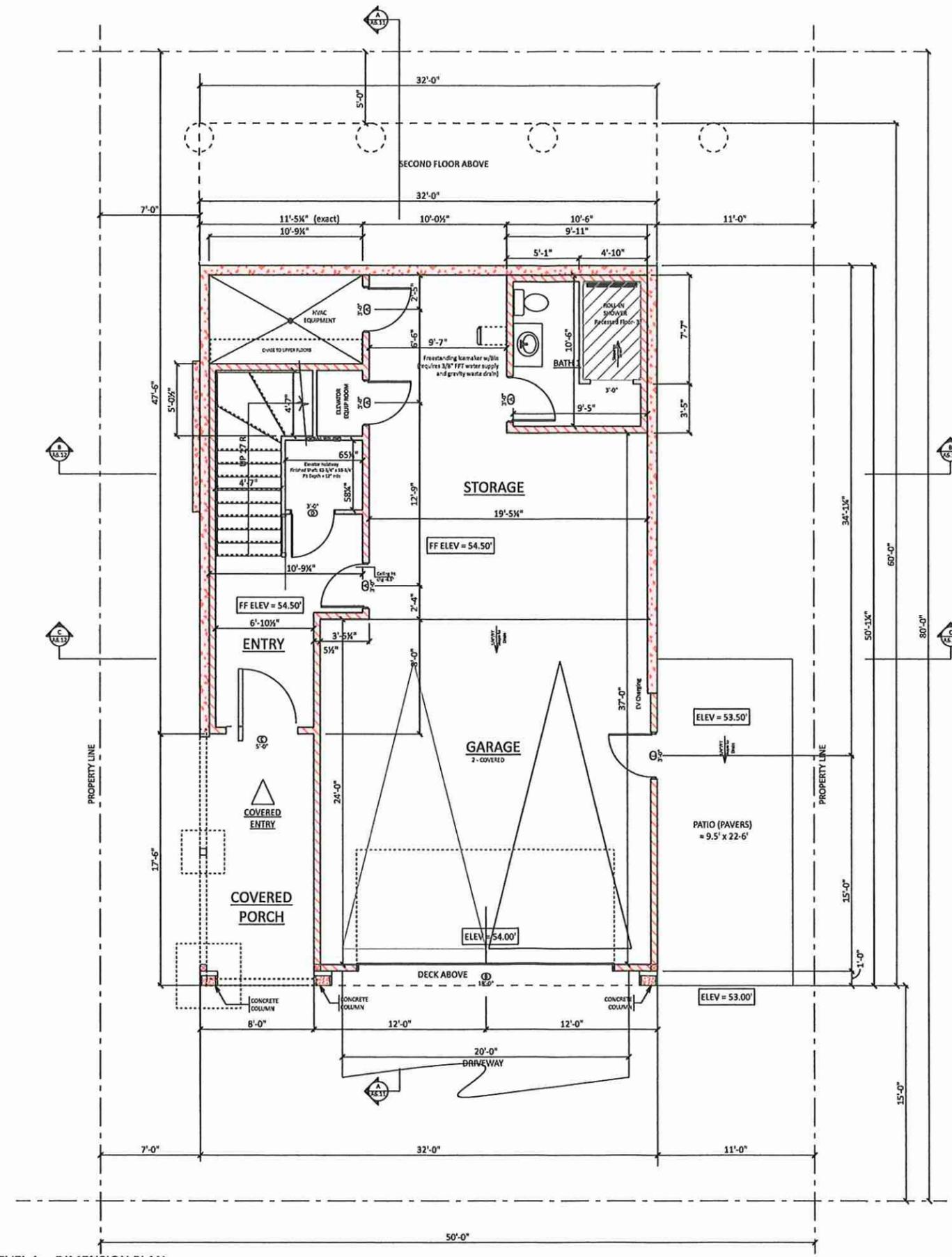
revisions:


PROJECT TITLE:  
**LANDSCAPE AREA  
 PERVIOUS VS IMPERVIOUS  
 SURFACE CALCULATIONS**

PROJECT:  
 REPLACEMENT RESIDENCE  
 OWNER:  
 MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93942

date:  
 scale: 3/16" = 1'-0"  
 sheet number:

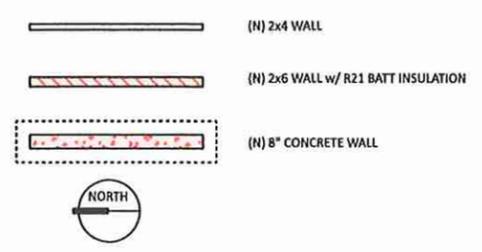
FOR AGENCY USE:



City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_\_\_ Approved as Submitted  
 \_\_\_\_\_ Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_



HANDRAIL DETAIL SEE SHEET A9.11

LEVEL 1 -- DIMENSION PLAN  
SCALE: 1/4" = 1'-0"



Design Associates  
CONSTRUCTION SERVICES

**GG**  
GARZA & GARZA, INC.

2445 Pine Pointe Avenue, Morro Bay, CA 93422  
 (805) 474-1102 FAX (805) 324-1101  
 www.ggarza.com  
 License #82291

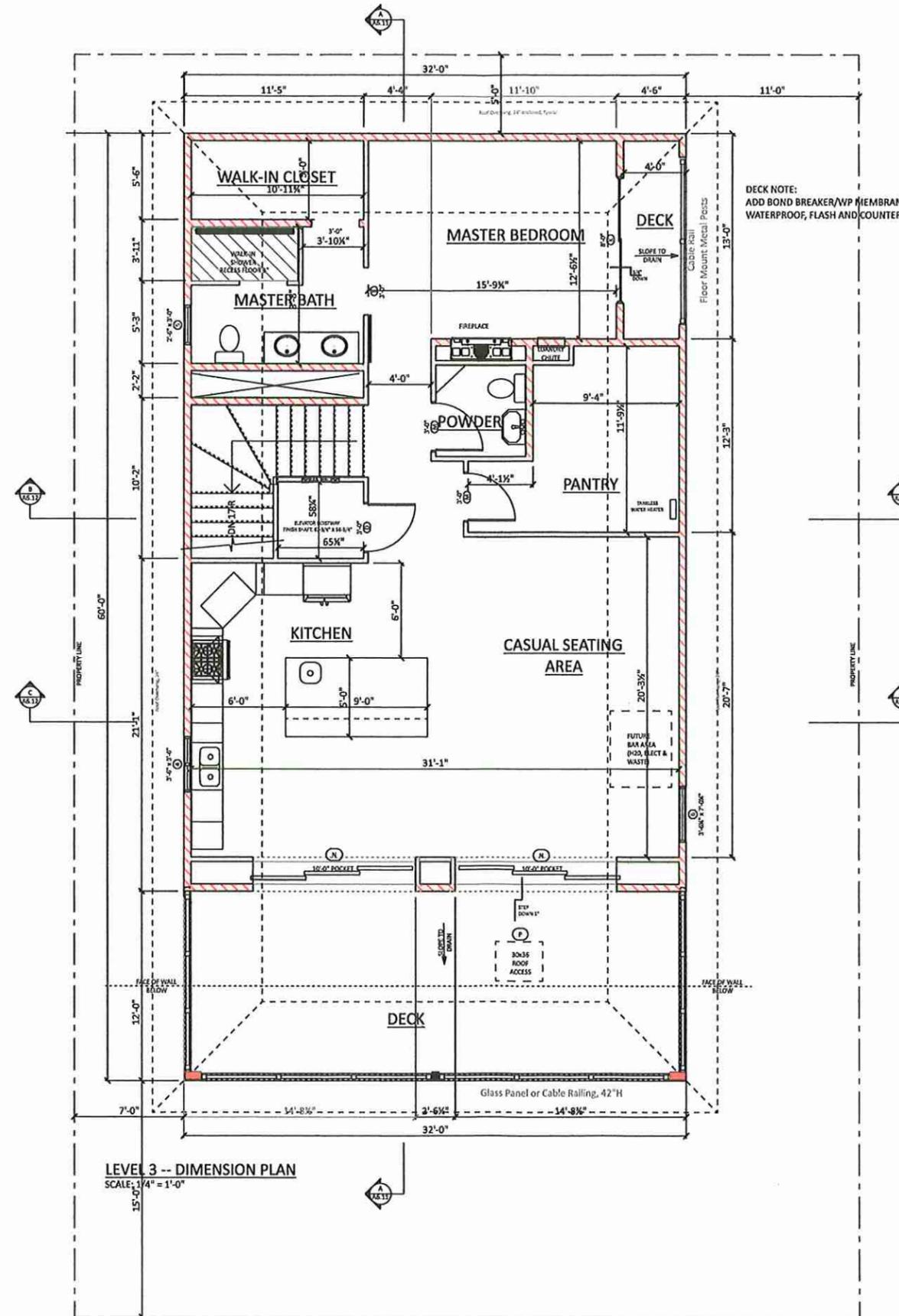
BEFORE THE BOARD OF SUPERVISORS AND  
 COUNTY OF SAN LUIS OBISPO, THE  
 PROJECTED BY SCOTT'S LANE AND  
 OTHER PROJECTS ON THE PROJECT SITE AND  
 PROJECT AND SHALL NOT BE USED  
 WITHOUT THE WRITTEN  
 AGREEMENT WITH THE PROJECT.

revisions:


PROJECT: REPLACEMENT RESIDENCE  
 OWNER: MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

DATE: \_\_\_\_\_  
 SCALE: 1/4" = 1'-0"  
 SHEET NUMBER: A3.11.2





City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_ Approved as Submitted  
 \_\_\_ Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

- (N) 2x4 WALL
- (N) 2x6 WALL w/ R21 BATT INSULATION
- (N) 8" CONCRETE WALL



RAILING DETAIL SEE SHEET S6.11  
 HANDRAIL DETAIL SEE SHEET A9.11

LEVEL 3 -- DIMENSION PLAN  
 SCALE: 1/4" = 1'-0"



Design Associates  
 construction services  
**GG**  
 CASH & GARZA INC.  
 2045 Pine Pointe Avenue, Morro Bay, CA 93442  
 (805) 474-3105 FAX: (805) 356-4101  
 www.ggarza.com  
 License #B25377  
 GENERAL ENGINEERING CONTRACTOR | GENERAL BUILDING CONTRACTOR

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revisions:


SHEET TITLE:  
**RESIDENCE - LEVEL 3  
 DIMENSION PLAN**

PROJECT:  
**REPLACEMENT RESIDENCE**

OWNER:  
**MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442**

date: \_\_\_\_\_  
 scale: 1/4" = 1'-0"  
 sheet number:  
**A3.13.2**

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 Approved as Submitted \_\_\_\_\_  
 Approved with Changes \_\_\_\_\_

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

- SECTION KEYNOTES**
- 1 Retaining wall (see structural)
  - 2 8" concrete wall
  - 3 2x6 exterior wall s/R21 batt insulation, shear and stucco
  - 4 2x6 interior wall
  - 5 2x4 interior wall
  - 6 1/2" gypsum board
  - 7 5/8" gypsum board
  - 8 5/8" type "X" gypsum board
  - 9 Floor slab, typical (see structural)
  - 10 Filter rock
  - 11 4" perforated drainage pipe
  - 12 R30 air impermeable insulation
  - 13 14" TJI
  - 14 2x10 floor joist
  - 15 2x8 floor joist
  - 16 3-1/2" x 14" beam
  - 17 5-1/4" x 14" beam
  - 18 1" T&G floor ply, glued and screwed
  - 19 Elevator shaft (see AS.11-12)
  - 20 Elevator pit
  - 21 Sound batts (optional)
  - 22 Stairwell
  - 23 42" H deck railing (per owner)
  - 24 1x8 fascia board
  - 25 Gutter (typical)
  - 26 24" soffit overhang, typical
  - 27 8068 Patio door
  - 28 10080 Pocket door
  - 29 Pre-manufactured roof trusses
  - 30 Girder truss
  - 31 R19 Batt Insulation
  - 32 Driveway
  - 33 5-1/2" x 14" FSL
  - 34 6x12
  - 35 4x12
  - 36 Fur down for A/C ductwork
  - 37 Photovoltaic panel

FOR AGENCY USE:



Drawn by: **GG**  
 Design Associates  
 Construction Services  
 2645 Hwy 101, Morro Bay, CA 93402  
 (805) 774-1125 FAX: (805) 782-1101  
 www.ggarciadesign.com  
 License: 822517  
 GENERAL ENGINEERING CONTRACTOR - GENERAL BUILDING CONSTRUCTION

THE FOUNDATION, FLOOR, WALL, CEILING AND ROOFING ARE INTEGRAL PARTS OF A BUILDING AND ARE TO BE CONSIDERED AS ONE UNIT. THE FOUNDATION SHALL BE PROTECTED BY EXISTING LANS AND SHALL BE REINFORCED FOR THE BRIDGE SITE AND FLOORING SHALL NOT BE LIFTED EXCEPT BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT AGREEMENT WITH THE PROJECT.

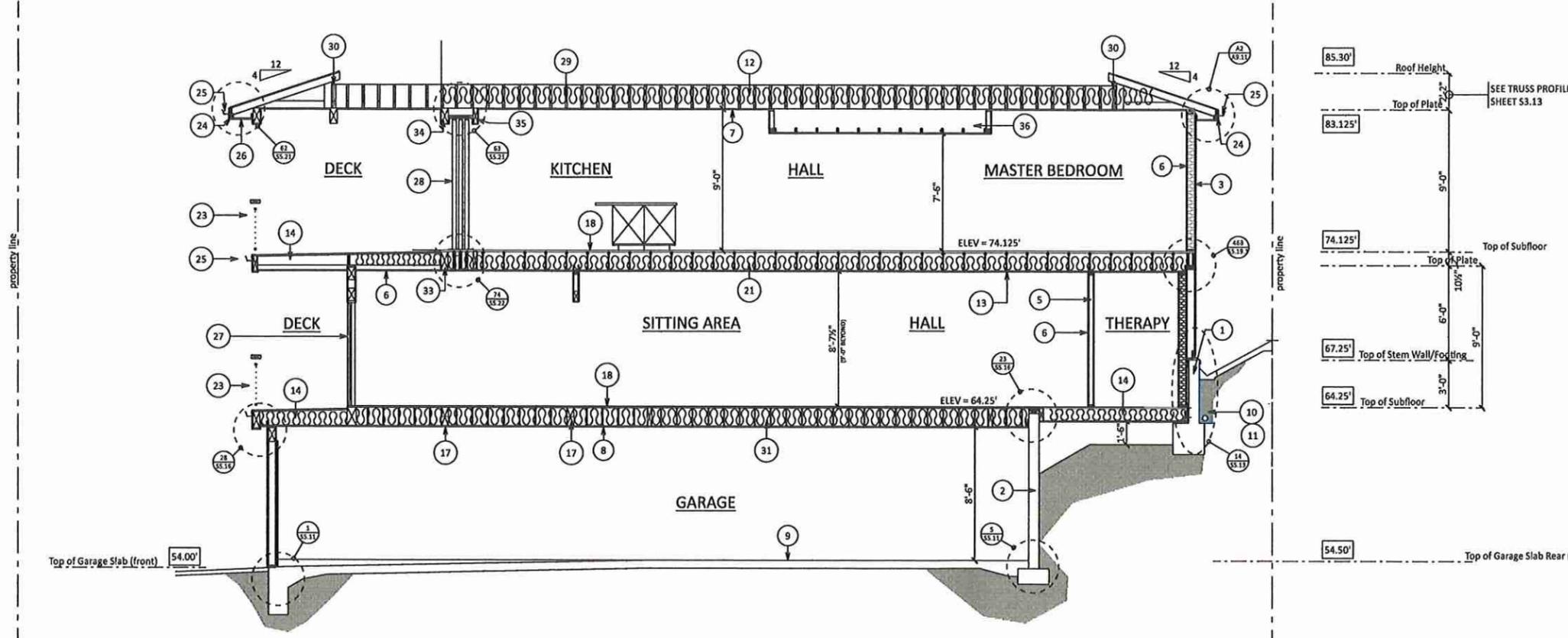
revisions:

revisions:

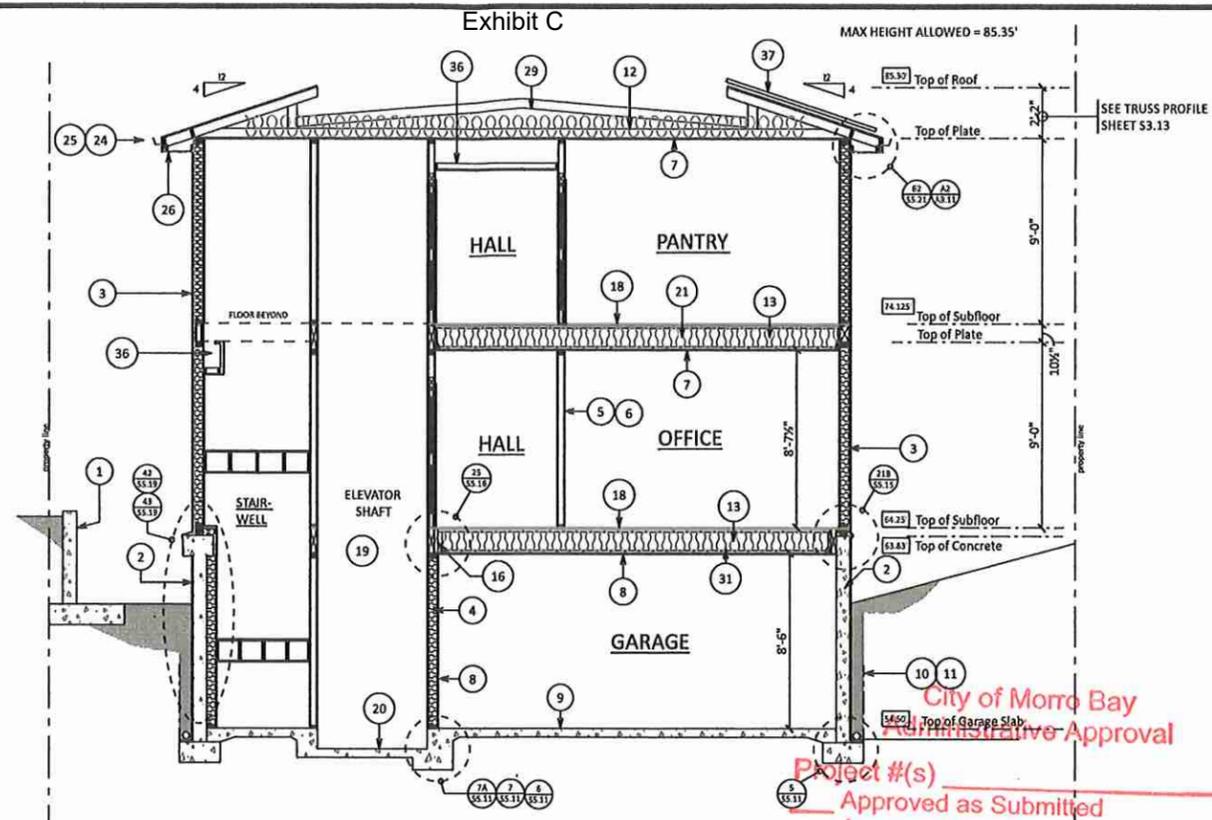
CROSS SECTION

PROJECT: REPLACEMENT RESIDENCE  
 OWNER: MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

date: \_\_\_\_\_  
 scale: As Noted  
 sheet number: **A6.11**

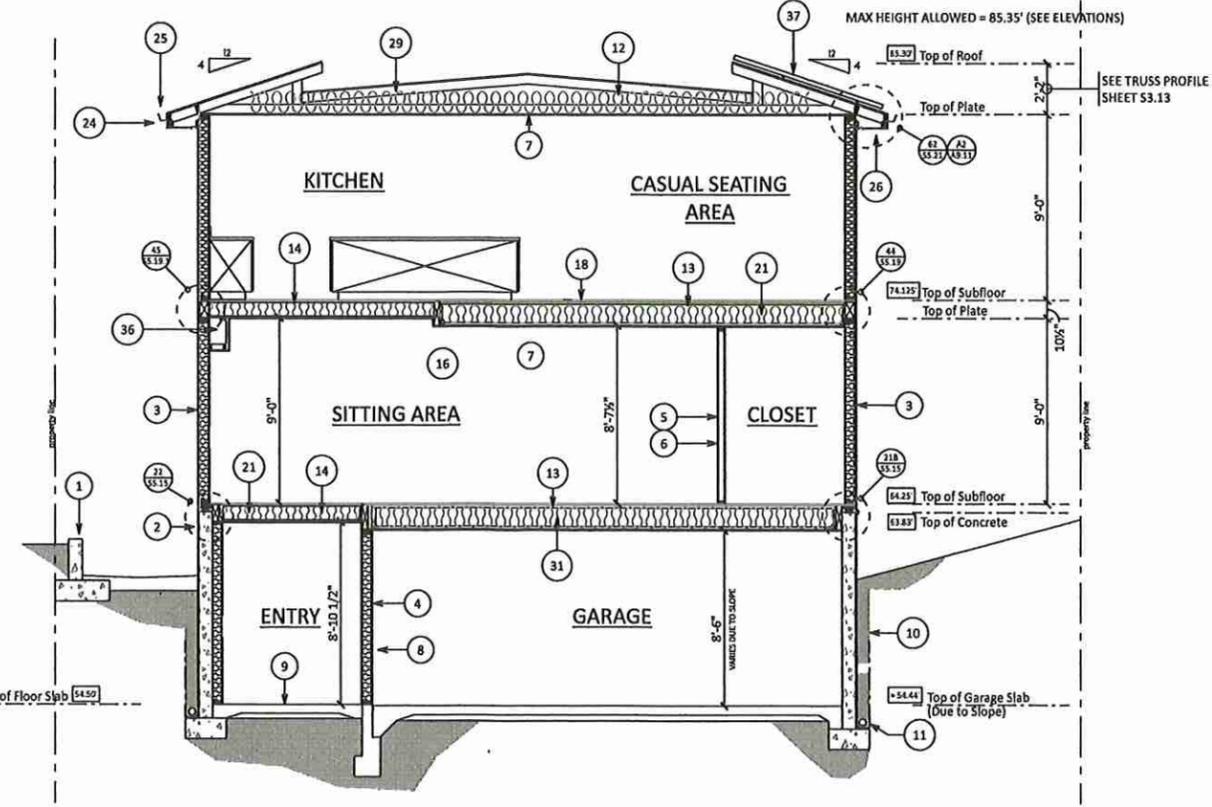


**A** CROSS SECTION  
 SCALE: 1/4" = 1'-0"



**B** CROSS SECTION  
SCALE: 1/4" = 1'-0"

City of Morro Bay  
Administrative Approval  
Project #(s) \_\_\_\_\_  
Approved as Submitted \_\_\_\_\_  
Approved with Changes \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Planner: \_\_\_\_\_



**C** CROSS SECTION  
SCALE: 1/4" = 1'-0"

- SECTION KEYNOTES**
- 1 Retaining wall (see structural)
  - 2 8" concrete wall
  - 3 2x6 exterior wall s/R21 batt insulation, shear and stucco
  - 4 2x6 interior wall
  - 5 2x4 interior wall
  - 6 1/2" gypsum board
  - 7 5/8" gypsum board
  - 8 5/8" type "X" gypsum board
  - 9 Floor slab, typical (see structural)
  - 10 Filter rock
  - 11 4" perforated drainage pipe
  - 12 R30 air impermeable insulation
  - 13 14" TJI
  - 14 2x10 floor joist
  - 15 2x8 floor joist
  - 16 3-1/2" x 14" beam
  - 17 5-1/4" x 14" beam
  - 18 1" T&G floor ply, glued and screwed
  - 19 Elevator shaft (see A5.11-12)
  - 20 Elevator pit
  - 21 Sound batts (optional)
  - 22 Stairwell
  - 23 42" H deck railing (per owner)
  - 24 1x8 fascia board
  - 25 Gutter (typical)
  - 26 24" soffit overhang, typical
  - 27 8068 Patio door
  - 28 10080 Pocket door
  - 29 Pre-manufactured roof trusses
  - 30 Girder truss
  - 31 R19 Batt Insulation
  - 32 Driveway
  - 33 5-1/2" x 14" PSL
  - 34 6x12
  - 35 4x12
  - 36 Fur down for A/C ductwork
  - 37 Photovoltaic panel

**UNVENTED ATTIC SPACE**

Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rakets, shall be permitted where all the following conditions are met:

1. The unvented attic space is completely within the building thermal envelope.
2. Interior Class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In California Climate Zones 14 and 15, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
- 4.1. A Class I or Class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control.

See the California Energy Code, Figure 100.1-A—California Climate Zones.

5. Insulation shall comply with Item 5.3 and either Item 5.1 or 5.2:

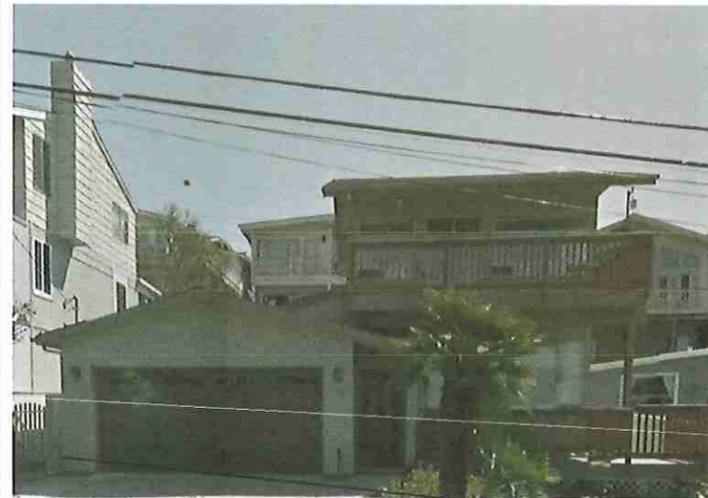
- 5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing. No insulation shall be required when roof tiles, wood shingles or wood shakes, or any other roofing system using battens and no continuous underlayment is installed. A continuous underlayment shall be considered to exist if sheathing, roofing paper or any continuous layer having a perm rate of no more than one perm under the dry cup method is present.
- 5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
- 5.1.2. Where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table 806.5.4 for condensation control.
- 5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table 806.5.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- 5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
- 5.2. In Climate Zones 3-15, air-permeable insulation installed in unvented attics shall meet the following requirements:
  - 5.2.1. An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
  - 5.2.2. The port area shall be greater than or equal to 1:500 of the ceiling area. Where there are multiple ports in the attic, the sum of the port area shall be greater than or equal to the area requirement.
  - 5.2.3. The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM D515.
  - 5.2.4. The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
  - 5.2.5. The vapor diffusion port shall protect the attic against the entrance of rain and snow.
  - 5.2.6. Framing members and blocking shall not block the free flow of water vapor to the port. Not less than a 2-inch (51 mm) space shall be provided between any blocking and the roof sheathing. Air-permeable insulation shall be permitted within that space.
  - 5.2.7. The roof slope shall be greater than or equal to 3:12 (vertical/horizontal).
  - 5.2.8. Where only air-impermeable insulation is used, it shall be installed directly below the structural roof sheathing.
  - 5.2.9. Air-impermeable insulation, if any, shall be directly above or below the structural roof sheathing and is not required to meet the R-value in Table 806.5. Where directly below the structural roof sheathing, there shall be no space between the air-impermeable insulation and air-permeable insulation.
  - 5.2.10. The air shall be supplied at a flow rate greater than or equal to 50 CFM (13.8 L/s) per 1,000 square feet (93 m<sup>2</sup>) of ceiling. The air shall be supplied from ductwork providing supply air to the occupiable space when the conditioning system is operating. Alternatively, the air shall be supplied by a supply fan when the conditioning system is operating.
  - 5.3. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

FOR AGENCY USE

DESIGNER: **Design Associates**  
CONTRACTOR: **GREEN BUILDING CONTRACTORS**  
PROJECT: **REPLACEMENT RESIDENCE**  
OWNER: **MICHAEL MURPHY**  
**2440 LAUREL AVENUE**  
**MORRO BAY, CA 93442**

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_ As Noted  
SHEET NUMBER: **A6.12**

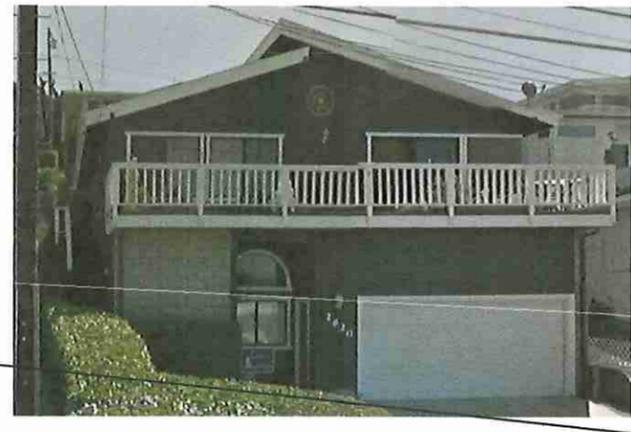
Exhibit C



↑  
EXISTING RESIDENCE  
2460 LAUREL AVENUE



SUBJECT PROPERTY  
PROPOSED RESIDENCE  
PHOTO SIMULATION  
2440 LAUREL AVENUE



↑  
EXISTING RESIDENCE  
2420 LAUREL AVENUE

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_

\_\_\_ Approved as Submitted

\_\_\_ Approved with Changes

Approval Date: \_\_\_\_\_

Planner: \_\_\_\_\_

FOR AGENCY USE:



Design Associates  
Construction Services

**GG**  
CASBY & CASBY, INC.

2045 Pine Street, Morro Bay, CA 93402  
(805) 474-1103 FAX (805) 336-4107  
www.garyngarcia.com  
License # B25517

GENERAL ENGINEERING CONTRACTOR | GENERAL BUILDING CONTRACTOR

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revisions:


SHEET TITLE:  
STREET VIEW  
EXISTING &  
PROPOSED  
PHOTO SIMULATION

PROJECT:  
REPLACEMENT RESIDENCE

OWNER:  
MICHAEL MURPHY  
2440 LAUREL AVENUE  
MORRO BAY, CA 93442

date: \_\_\_\_\_

scale: 3/16" = 1'-0"

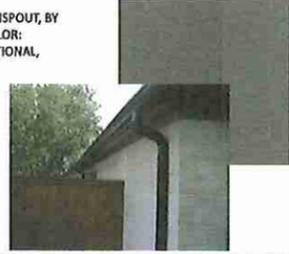
sheet number:  
**A7.10**

Exhibit C

FLAT ROOFING MEMBRANE: TAPERED FOAM UNDER GAF "EVERGUARD, 80-MIL, FLEECE BACKED, OR EQUAL. COLOR: GRAY



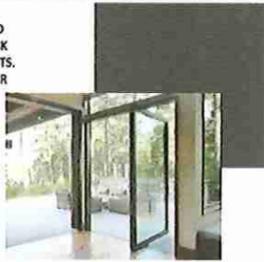
ROOF FACIA GUTTER w/ DOWNSPOUT, BY FIVE CITIES RAIN GUTTERS. COLOR: TUXEDO GREY, OR EQUAL. OPTIONAL, MATCH ROOFING



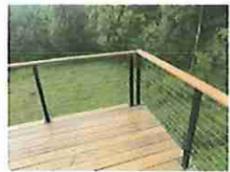
DOOR AND WINDOW WOOD TRIM, SOLID STAIN. COLOR: SHERWIN WILLIAMS 3010 WOODSCAPES SOLID STAIN. COLOR: "WOODSMOKE GRAY"



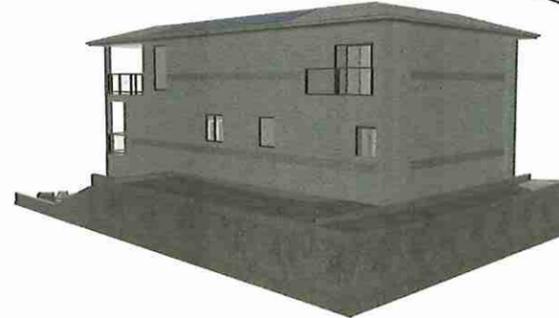
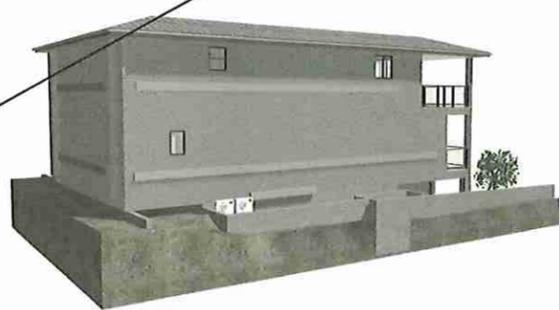
EXTERIOR FRONT ENTRY DOOR: ANDERSEN ALUMINUM CLAD WOOD PIVOT DOOR. COLOR: BRONZE/BLACK ANODIZE. CAULK ALL EXTERIOR JOISTS. SEE SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.



CABLE RAILING: BRONZE/BLACK ANODIZE ALUMINUM FRAMES w/WOOD TOP RAIL AND S.S. AIRCRAFT CABLE SPACED @ 4" O.C. SEE STRUCTURAL



DRIVEWAY, SIDEWALK AND PATIO PAVERS. AIRVOL BLOCK OR EQUAL. PERMEABLE ROMAN I/II (75%/25%), I-PATTERN. COLOR MIX: MORRO BAY GREY

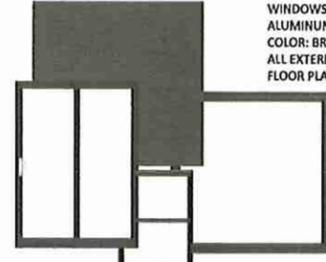


ROOFING: PACIFIC WEST STEEL STANDING RIB METAL, OR EQUAL. COLOR - CHARCOAL ROOFING OVER 2-LAYERS FELT AND PLYWOOD SHEATHING, TYP. ALL EAVE ENDS TO BE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS.

FOR AGENCY USE:



EXTERIOR WALLS: EXTERIOR CEMENT PLASTER, LA HABRA STANDARD, COLOR: BAY BRIDGE, SANTA BARBARA FINISH - 7/8" 3-COAT. CEMENT PLASTER WITH SMOOTH FINISH OVER METAL LATH, MOISTURE BARRIER AND SHEATHING. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.



WINDOWS & PATIO DOORS: ANDERSEN ALUMINUM CLAD WOOD SERIES "E". COLOR: BRONZE/BLACK ANODIZE. CAULK ALL EXTERIOR JOISTS. SEE SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.



EXTERIOR PATIO DOORS: ANDERSEN ALUMINUM CLAD WOOD POCKET PATIO DOOR. COLOR: BRONZE/BLACK ANODIZE. CAULK ALL EXTERIOR JOISTS. SEE SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.



EXTERIOR SIDE ENTRY FIBERGLASS SLAB DOOR: SELECTED BY OWNER. CAULK ALL EXTERIOR JOISTS. SEE SCHEDULE AND FLOOR PLAN, LOCATION & SIZE. COLOR: SHERWIN WILLIAMS SW6199 "RARE GREY".



SECTIONAL GARAGE DOOR: MARTIN "ATHENA" SMOOTH ALUMINUM, BLACK w/OBSCURE GLAZING. COLOR: AS SHOWN



Design Associates construction services  
GG CALIFORNIA  
2025 New Phase Avenue, Suite 100, CA 94042  
(415) 474-1102 FAX (415) 282-1101  
www.gagadassociates.com  
License #82557

REVISIONS:


PERSPECTIVES & COLOR BOARD

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 Approved as Submitted  
 Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_

PROJECT: REPLACEMENT RESIDENCE  
 OWNER: MICHAEL MURPHY  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93442

date: \_\_\_\_\_  
 scale: As Noted  
 sheet number: A7.11

Exhibit C

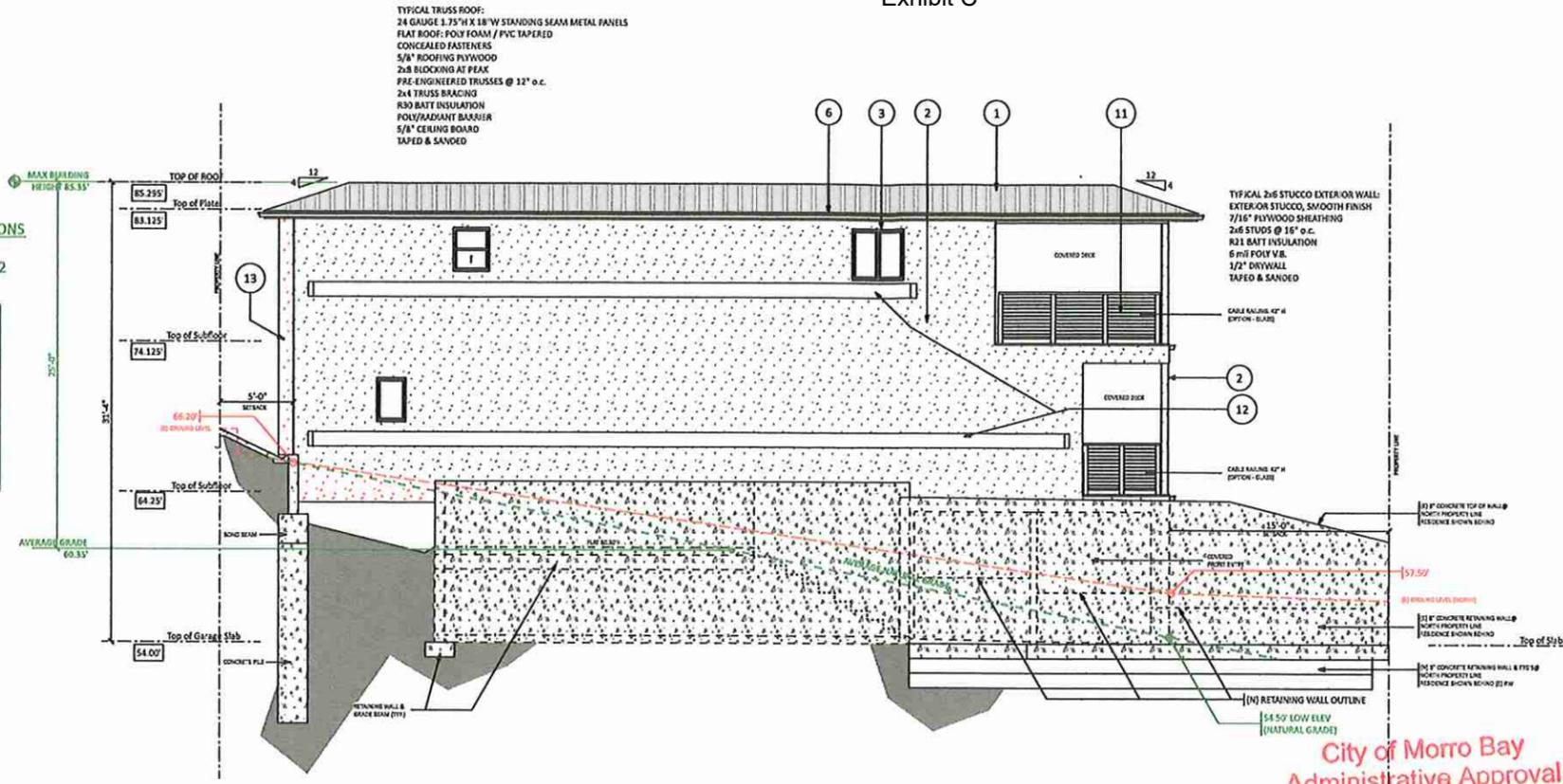
FOR AGENCY USE:

(N) MAXIMUM BUILDING HEIGHT CALCULATIONS

$[54.5' \text{ (FRONT)} + 66.2' \text{ (REAR)}] = 120.7' / 2$   
Average Natural Grade = 60.35'

MAXIMUM ROOF HEIGHT ELEVATION  
 $60.35' + 25.0' = 85.35'$

PROPOSED  
(SEE ELEVATIONS)  
85.295'  
ROUND TO  
85.3'



LEFT ELEVATION - NORTH  
SCALE: 3/16" = 1'-0"

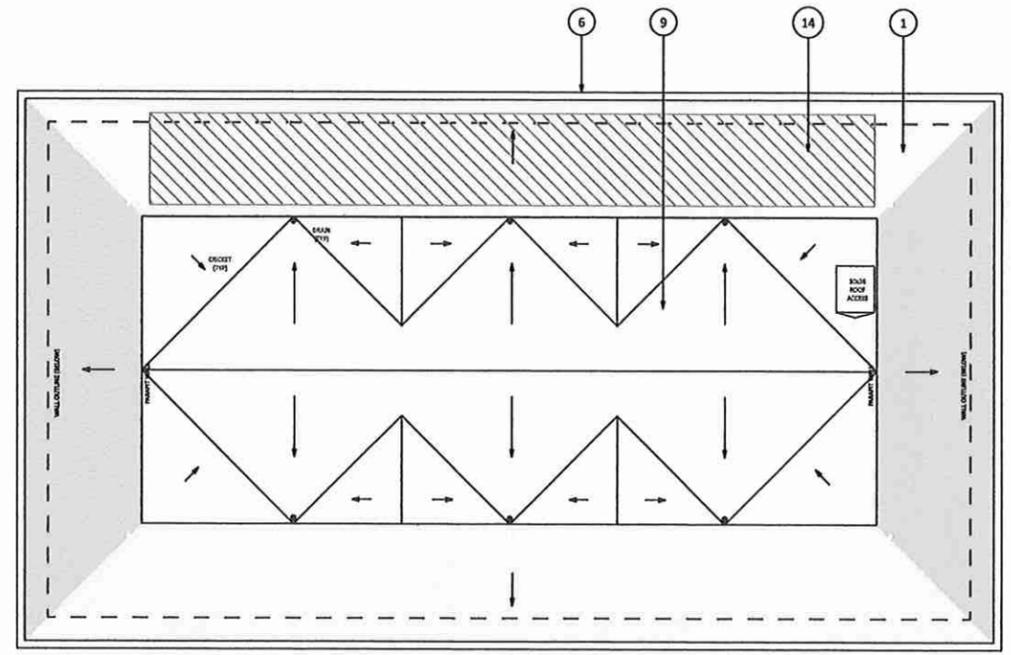
- EXTERIOR FINISH NOTES**
- ROOFING: PACIFIC WEST STEEL STANDING SEAM CHARCOAL
  - EXTERIOR WALLS: LA HABRA STANDARD "RAY RIDGE #31593", SMOOTH, SANTA BARBARA FINISH
  - WINDOWS: ANDERSEN ALUMINUM CLAD WOOD, BRONZE ANODIZE
  - EXTERIOR ENTRY DOOR: ANDERSEN ALUMINUM CLAD WOOD, BRONZE/BLACK ANODOZE
  - EXTERIOR SLAB DOOR: SHERWIN WILLIAMS 6199, RARE GRAY
  - RAIN GUTTERS: 5 STAR RAIN GUTTERS, TUNED GREY
  - SECTIONAL GARAGE DOOR: MARTIN "ATHENA" SMOOTH ALUMINUM, BLACK w/OBSCURE GLAZING
  - WOOD TRIM: SHERWIN WILLIAMS 3010 WOODSCAPES SOLID STAIN, WOODSMOKE GRAY
  - FLAT ROOF MEMBRANE: GAF EVERGUARD, GRAY
  - FENCES: ANVIL ROMAN I/I PATTERN, MORRO BAY GREY
  - CABLE RAIL DECK RAILING, BRONZE FRAMES w/SS CABLE
- ELEVATIONS EXTERIOR NOTES**
- ROOFING: PACIFIC WEST STEEL STANDING RIB METAL, OR EQUAL. COLOR - CHARCOAL. ROOFING OVER 2 LAYERS FELT AND PLYWOOD SHEATHING, TYP. ALL EAVE ENDS TO BE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS.
  - EXTERIOR CEMENT PLASTER - 7/8" 3-COAT. CEMENT PLASTER WITH SMOOTH FINISH OVER METAL LATH, MOISTURE BARRIER AND SHEATHING. PLASTER MXX 1-4 FOR SCRATCH COAT AND 1-5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.
  - WINDOWS: ANDERSEN "E" SERIES. CAULK ALL EXTERIOR JOINTS, TYP. SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  - EXTERIOR FRONT ENTRY DOOR: ANDERSON PIVOT DOOR. CAULK ALL EXTERIOR JOINTS, TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  - EXTERIOR SIDE ENTRY DOOR (GARAGE): AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS, TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  - ROOF FACIA GUTTER: CUSTOM BUILT METALS (FIVE STAR RAIN GUTTERS)
  - GARAGE DOOR: MARTIN "ATHENA" OR EQUAL.
  - DOOR WOOD TRIM, SOLID STAIN
  - FLAT ROOFING MEMBRANE: TAPERED FOAM UNDER GAF "EVERGUARD" 80-ML, FLEECE-BACKED, OR EQUAL
  - DRIVEWAY PAVES: AIR/VOID BLOCK OR EQUAL. PERMEABLE ROMAN I/I (75%/25%), I-PATTERN, MORRO BAY GREY
  - CABLE RAILING: ALUMINUM FRAME w/SS CABLE; CABLE SPACED < 4"
  - PLANT-ON 2x12 BELLY BANDS, STUCCO COVERED
  - BOX-OUT FOR ROOF DRAINAGE PIPING, STUCCO COVERED
  - PHOTOVOLTAIC ARRAY
- WINDOW AND DOOR NOTES:**
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH MINIMUM OF ONE TEMPERED PANE CHEVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF ALUMINUM CLAD WOOD AND SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.
  - WINDOWS AND SLIDING DOORS: ANDERSEN, E-SERIES, WOOD FRAMES/ALUMINUM CLAD EXTERIOR, LOWE EXTERIOR COLOR: BRONZE/BLACK ANODOZE INTERIOR COLOR: BY OWNER U-FACTOR = .30, SHGC = .25
- DOWNSPOUTS NOT SHOWN - SEE SHEET AML10 FOR DRAIN LOCATIONS



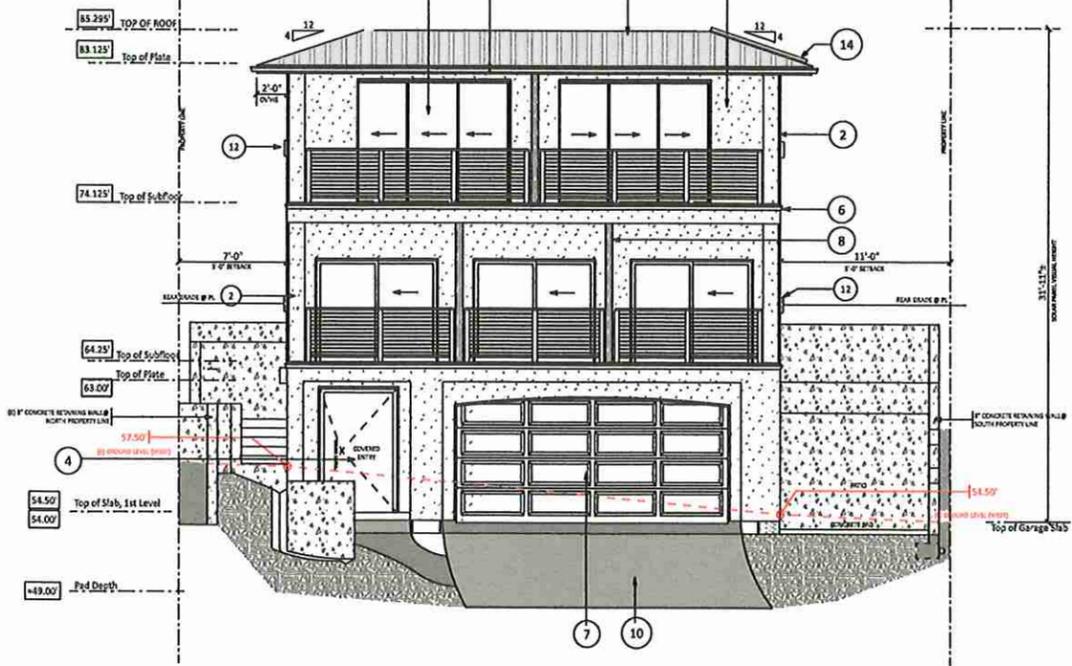
Design Associates  
Construction Services  
Gregory A. Garcia, Architect  
2445 Hwy 101, Morro Bay, CA 93402  
(805) 474-2115 FAX (805) 474-2117  
www.designassociates.com  
License #82921

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Project #(s) \_\_\_\_\_  
Approved as Submitted \_\_\_\_\_  
Approved with Changes \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Planner: \_\_\_\_\_



ROOF - TOP VIEW  
SCALE: 3/16" = 1'-0"



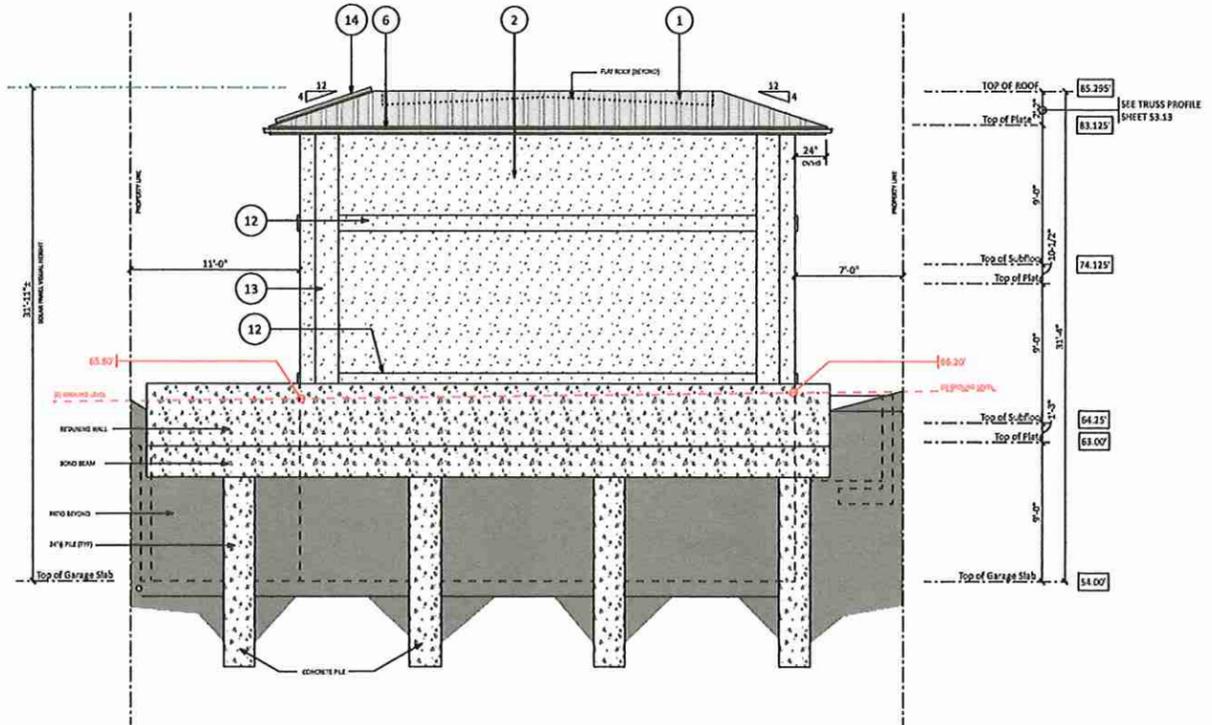
FRONT ELEVATION - WEST  
SCALE: 3/16" = 1'-0"

revisions:


ELEVATIONS  
NORTH & WEST  
ROOF - TOP VIEW

PROJECT: REPLACEMENT RESIDENCE  
OWNER: MICHAEL MURPHY  
2440 LAUREL AVENUE  
MORRO BAY, CA 93442

date: \_\_\_\_\_  
scale: 3/16" = 1'-0"  
sheet number: A7.12



REAR ELEVATION - EAST  
SCALE: 3/16" = 1'-0"

(N) MAXIMUM BUILDING HEIGHT CALCULATIONS

$[54.5' (\text{FRONT}) + 66.2' (\text{REAR})] = 120.7' / 2$   
Average Natural Grade = 60.35'

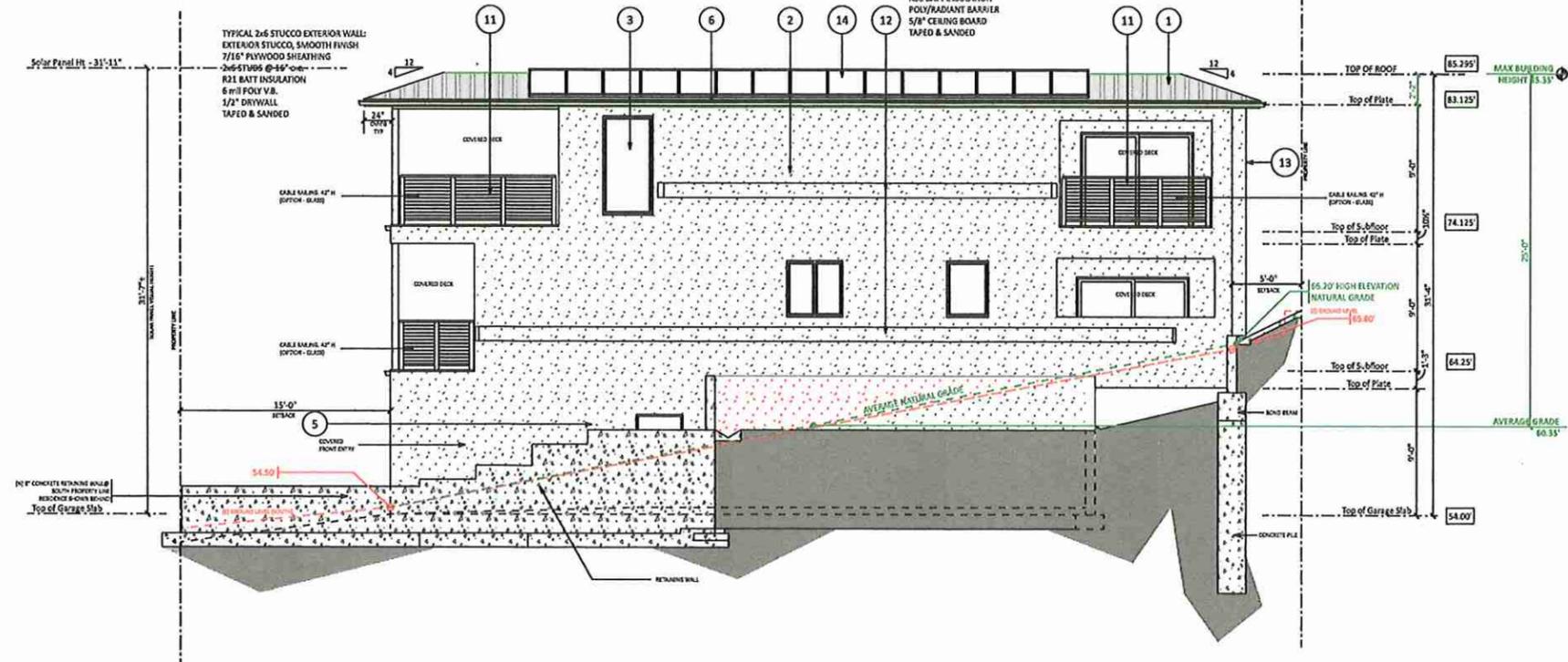
MAXIMUM ROOF HEIGHT ELEVATION  
 $60.35' + 25.0' = 85.35'$

PROPOSED  
(SEE ELEVATIONS)  
85.295'  
ROUND TO  
85.3'

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 Approved as Submitted  
 Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_



RIGHT ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH NOTES

- COLOR/FINISH SELECTIONS
- ROOFING: PACIFIC WEST STEEL STANDING SEAM CHARCOAL
  - EXTERIOR WALLS: LA HABRA STANDARD "BAY RIDGE #81593", SMOOTH, SANTA BARBARA FINISH
  - WINDOWS: ANDERSEN ALUMINUM CLAD WOOD, BRONZE ANODIZE
  - EXTERIOR ENTRY DOOR: ANDERSEN ALUMINUM CLAD WOOD, BRONZE/BLACK ANODIZE
  - EXTERIOR SLAB DOOR: SHERWIN WILLIAMS 6155, RAKE GRAY
  - RAIN GUTTERS: 5-STAR RAIN GUTTERS, TUXEDO GREY
  - SECTIONAL GARAGE DOOR: MARTIN "ATHENA" SMOOTH ALUMINUM, BLACK w/OSSCURE GLAZING
  - WOOD TRIM: SHERWIN WILLIAMS 3010 WOODSCAPES SOLID STAIN, WOODSNOKE GRAY
  - FLAT ROOF MEMBRANE: GAF EVERGUARD, GAF
  - PAVERS: ARVON ROMAN 1/4" PATTERN, MORRO BAY GREY
  - CABLE RAIL DECK RAILING, BRONZE FRAMES w/SS CABLE

- ELEVATIONS EXTERIOR KEYNOTES
1. ROOFING: PACIFIC WEST STEEL STANDING R/B METAL OR EQUAL. COLOR - CHARCOAL. ROOFING OVER 2-LAYERS FELT AND FLYWOOD SHEATHING, TYP. ALL EAVE ENDS TO BE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS.
  2. EXTERIOR CEMENT PLASTER - 7/8" 3-COAT. CEMENT PLASTER WITH SMOOTH FINISH OVER METAL LATH, MOISTURE BARRIER AND SHEATHING. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.
  3. WINDOWS: ANDERSEN "E" SERIES. CAULK ALL EXTERIOR JOINTS, TYP. SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  4. EXTERIOR FRONT ENTRY DOOR: ANDERSON PIVOT DOOR. CAULK ALL EXTERIOR JOINTS, TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  5. EXTERIOR SIDE ENTRY SLAB DOOR (GARAGE): AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS, TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
  6. ROOF FACIA GUTTER: CUSTOM BUILT METALS (FIVE STAR RAIN GUTTERS)
  7. GARAGE DOOR: MARTIN "ATHENA" OR EQUAL.
  8. DOOR WOOD TRIM, SOLID STAIN
  9. FLAT ROOFING MEMBRANE: TAPERED FOAM UNDER GAF "EVERGUARD" 80-MIL, FLEECE-BACKED, OR EQUAL
  10. DRIVEWAY PAVERS: ARVON BLOCK OR EQUAL. PERMEABLE ROMAN 1/4" (15X25X1), 1-PATTERN, MORRO BAY GREY
  11. CABLE RAILING: ALUMINUM FRAME w/SS CABLE; CABLE SPACED < 4"
  12. PLANT-ON 2x12 BELLY BANDS. STUCCO COVERED
  13. BCK-OUT FOR ROOF DRAINAGE PIPING, STUCCO COVERED
  14. PHOTOVOLTAIC ARRAY
- WINDOW AND DOOR NOTES:
1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITH DOORS SHALL BE DUAL-GLAZED UNITS WITH MINIMUM OF ONE TEMPERED FRAME ACHIEVING A FIRE-RESISTANCE RATATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF ALUMINUM CLAD WOOD AND SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.
  2. WINDOWS AND SLIDING DOORS: ANDERSEN, E-SERIES, WOOD FRAMES/ALUMINUM CLAD EXTERIOR, LOW-E EXTERIOR COLOR: BRONZE/BLACK ANODIZE INTERIOR COLOR: BY OWNER U-FACTOR = .30; SHGC = .25
- DOWNSPOUTS NOT SHOWN - SEE SHEET AML10 FOR DRAIN LOCATIONS



Design Associates  
Construction Services  
GARY A. GARCIA, INC.  
2062 Perry Place, Arroyo Grande, CA 93422  
www.garyagarcia.com  
License #8225917

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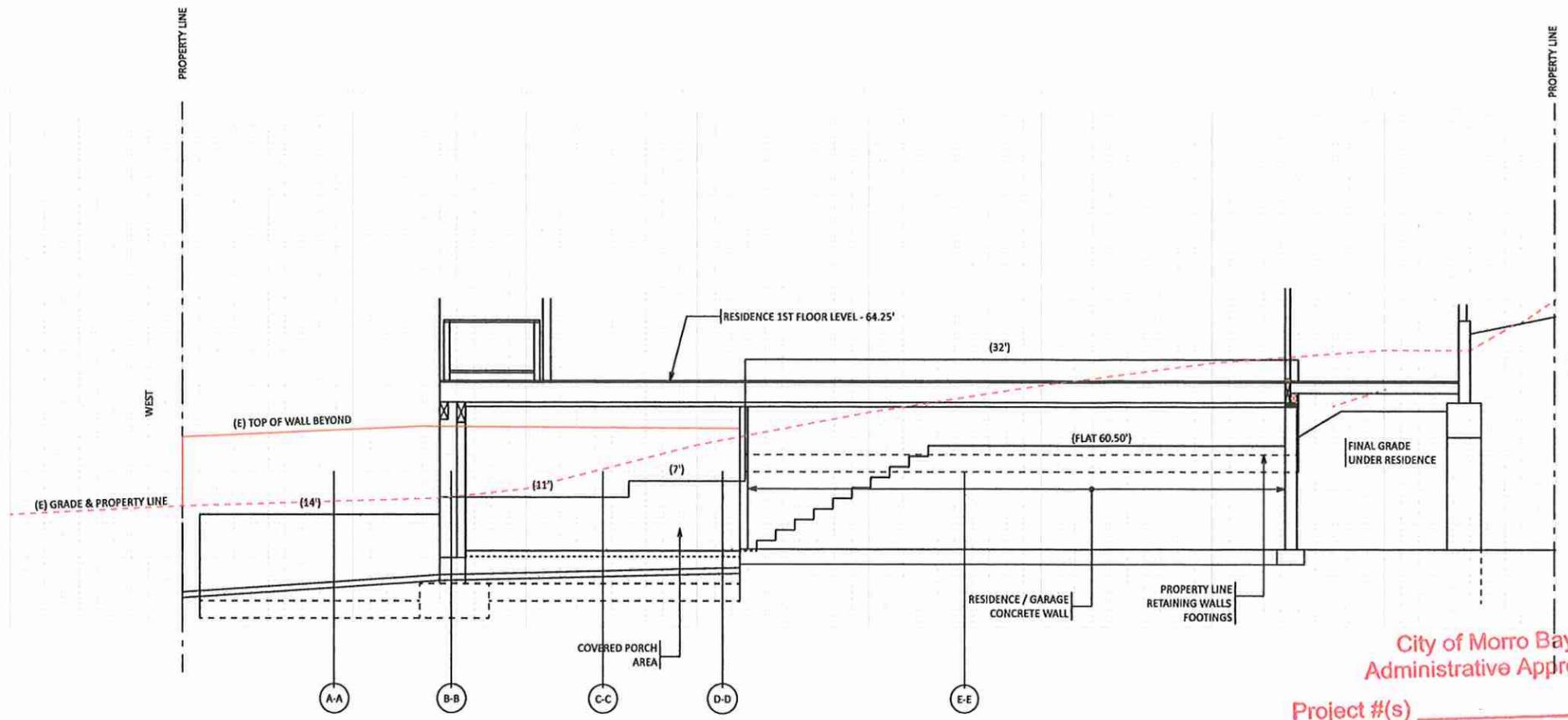
revisions:


ELEVATIONS  
EAST & SOUTH

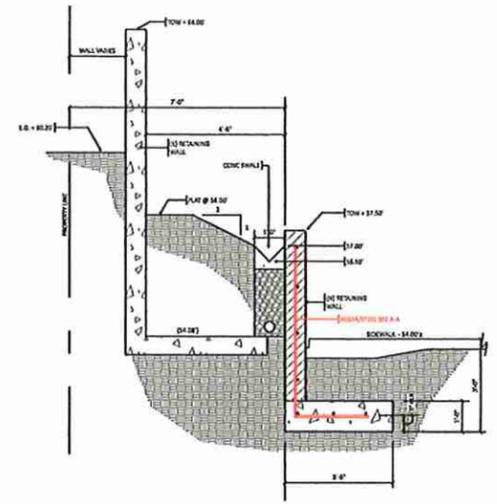
PROJECT: REPLACEMENT RESIDENCE  
OWNER: MICHAEL MURPHY  
2440 LAUREL AVENUE  
MORRO BAY, CA 93442

date: \_\_\_\_\_  
 scale: 3/16" = 1'-0"  
 sheet number: A7.13

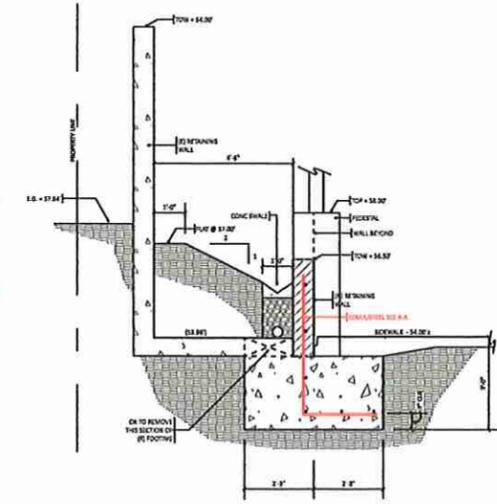
FOR AGENCY USE:



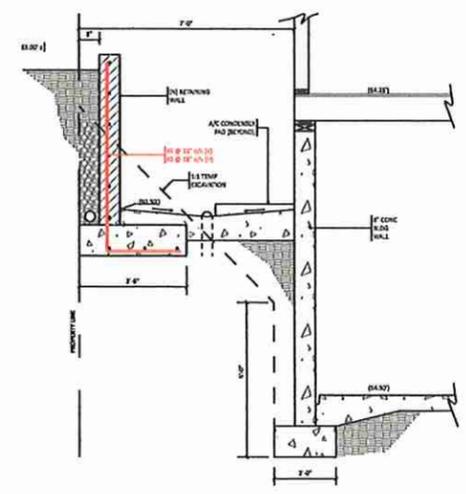
**NORTH PROPERTY LINE RETAINING WALL PROFILE**  
SCALE: 1/4" = 1'-0"



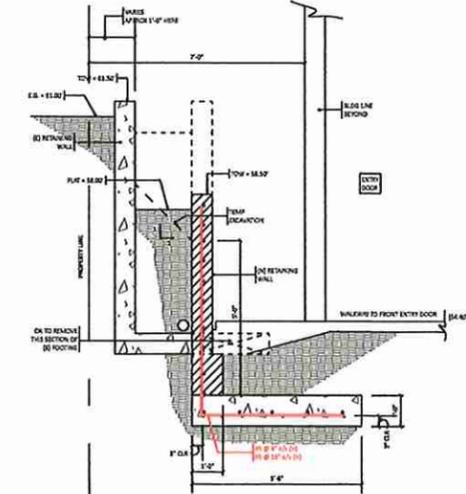
**SECTION C-C RETAINING WALL**  
SCALE: 3/8" = 1'-0"



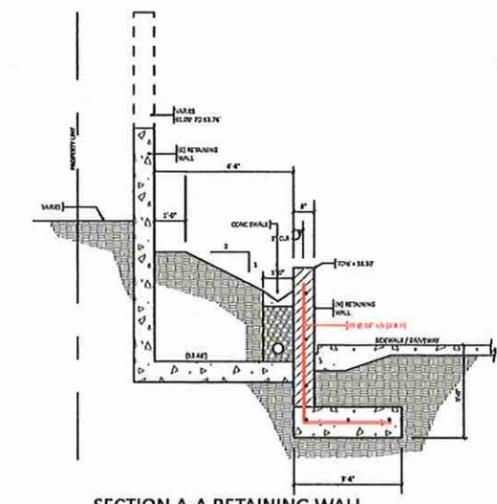
**SECTION B-B RETAINING WALL**  
SCALE: 3/8" = 1'-0"



**SECTION E-E RETAINING WALL**  
SCALE: 3/8" = 1'-0"



**SECTION D-D RETAINING WALL**  
SCALE: 3/8" = 1'-0"



**SECTION A-A RETAINING WALL**  
SCALE: 3/8" = 1'-0"

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_\_\_ Approved as Submitted  
 \_\_\_\_\_ Approved with Changes

Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_



**THE ROLIN PARTNERSHIP**  
ARCHITECTURAL ENGINEERING  
2031.5th St. Morro Bay, CA 94042  
thorolinpartnership@gmail.com  
CELL: 805-807-9445

**GENERAL CONTRACTOR:**  
I HAVE THOROUGHLY REVIEWED THESE PERMITTED PLANS AND DETAILS AND HAVE NO QUESTIONS AT THIS TIME. I FURTHER UNDERSTAND THAT I AM RESPONSIBLE FOR REVIEWING ALL SUB-CONTRACTS TO ALSO REVIEW THESE PLANS THOROUGHLY AND UNDERSTAND ALL THE INFORMATION CONTAINED IN THE "S" SHEETS.

DATE: \_\_\_\_\_  
 IMPORTANT NOTICE: THE ABOVE STATEMENT MUST BE SIGNED AND DATED ON ALL "S" SHEETS AND RETURNED TO THE ENGINEER OF RECORD (THE ROLIN PARTNERSHIP 805-807-9445) PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT.

REVISIONS:

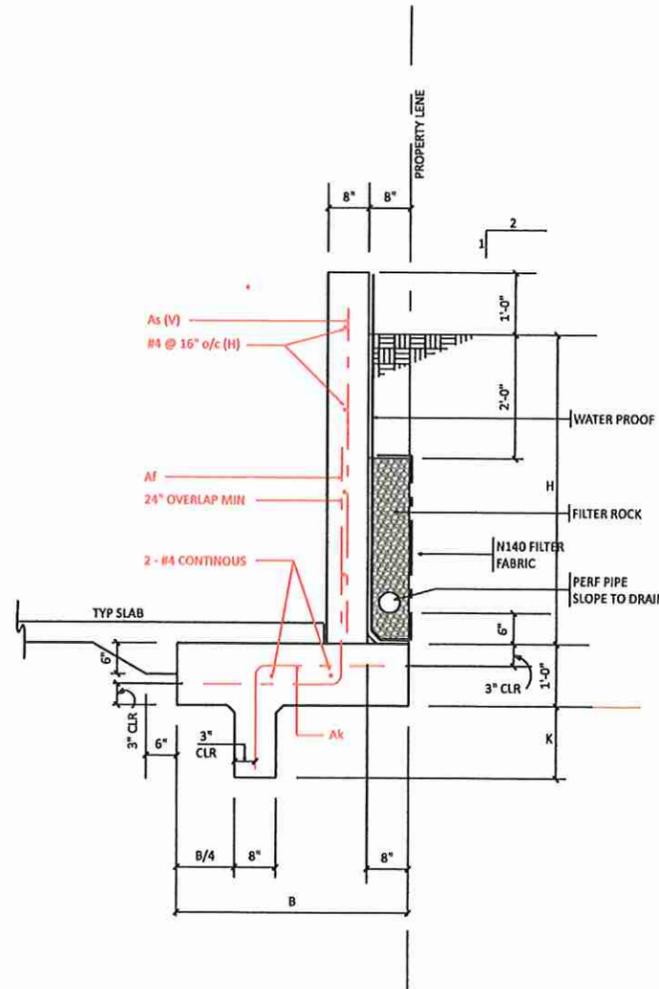
RETAINING WALLS AT NORTH PROPERTY LINE

PROJECT: **REPLACEMENT RESIDENCE**  
2440 LAUREL AVENUE  
MORRO BAY, CA 94042

DATE: \_\_\_\_\_  
 SCALE: As Noted  
 SHEET NUMBER: **S4.12**

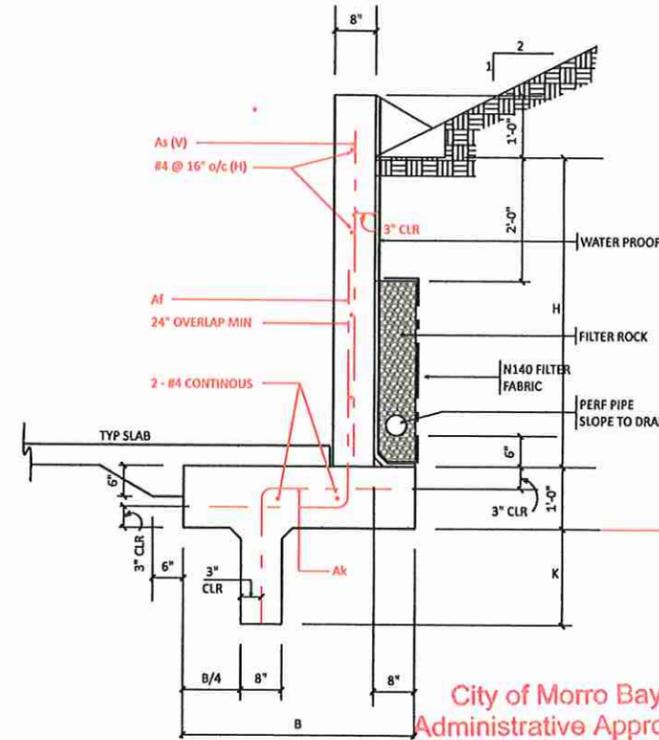
FOR AGENCY USE:

RETAINING WALLS w/ FLAT BACKFILL EFP = 55 PCF					
H	B	K	Ak	Af	As
3'	2'-0"	----	----	#4 @ 18"	#4 @ 18"
4'	2'-6"	7"	----	#4 @ 18"	#4 @ 18"
5'	3'-0"	1'-2"	#4 @ 18"	#5 @ 18"	#5 @ 18"
6'	3'-6"	1'-9"	#5 @ 18"	#5 @ 9"	#4 @ 18"



**B** RETAINING WALL SECTION @ 55 PCF  
SCALE: 3/4" = 1'-0"

RETAINING WALLS w/ 2:1 SLOPE BACKFILL EFP = 69 PCF					
H	B	K	Ak	Af	As
3'	2'-3"	----	----	#4 @ 18"	#4 @ 18"
4'	2'-9"	1'-0"	#4 @ 18"	#4 @ 18"	#4 @ 18"
5'	3'-3"	1'-7"	#5 @ 18"	#5 @ 18"	#4 @ 18"
6'	3'-9"	2'-2"	#5 @ 18"	#5 @ 9"	#4 @ 18"



**A** RETAINING WALL SECTION @ 69 PCF  
SCALE: 3/4" = 1'-0"

City of Morro Bay  
Administrative Approval

Project #(s) \_\_\_\_\_  
 \_\_\_\_\_ Approved as Submitted  
 \_\_\_\_\_ Approved with Changes  
 Approval Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_



ENGINEER OF RECORD:  
**THE ROLIN PARTNERSHIP**  
 ARCHITECTURAL ENGINEERING  
 2021 1st St. Suite 100, Morro Bay, CA 93920  
 therolinpartnership@gmail.com  
 CELL: 805-801-9445

GENERAL CONTRACTOR:  
 I HAVE THOROUGHLY REVIEWED  
 THESE SUBMITTED PLANS AND  
 DETAILS AND HAVE NO QUESTIONS  
 AT THIS TIME. I FURTHER  
 UNDERSTAND THAT I AM  
 RESPONSIBLE FOR REQUESTING ALL  
 SUB-CONTRACTORS TO ALSO  
 REVIEW THESE PLANS THOROUGHLY  
 AND UNDERSTAND ALL THE  
 INFORMATION CONTAINED IN THE  
 "S" SHEETS.

SIGNED:  
 DATED:  
 IMPORTANT NOTICE:  
 THE ABOVE STATEMENT MUST BE  
 SIGNED AND DATED ON ALL "S"  
 SHEETS AND RETURNED TO THE  
 ENGINEER OF RECORD (THE ROLIN  
 PARTNERSHIP 805-801-9445)  
 PRIOR TO COMMENCEMENT OF ANY  
 WORK ON THIS PROJECT.

revisions:

RETAINING WALL  
SECTIONS

SHEET TITLE:

REPLACEMENT RESIDENCE  
 2440 LAUREL AVENUE  
 MORRO BAY, CA 93942

PROJECT:  
 OWNER:

DATE:  
 SCALE: 3/4" = 1'-0"  
 SHEET NUMBER:

54.13