



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, October 3, 2023
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Eric Meyer

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=aWZpTzcxTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

- *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*
- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received at planningcommission@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.*

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

PUBLIC COMMENT

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

PRESENTATIONS

A. CONSENT CALENDAR

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

B. PUBLIC HEARINGS

- B-1** **Case No:** Major Modification (MAJ23-002) to existing permits (CUP21-014/CDP21-042)
Site Location: 2900 Alder Ave, Morro Bay, CA
Proposal: Request for Planning Commission approval for a revision to an existing permitted project. The modified project is 5 single-story hotel rooms totaling 2140 sf with associated parking instead of the existing permitted project which is for a 6-room two story hotel totaling 4117 square feet. The new project has the parking along the northly side of the site and places the hotel rooms at the back of the sidewalk facing San Jacinto St. The project zoning is R-4/SP and is not located within the coastal appeals jurisdiction.
CEQA: Exempt under Section 15303, Class 3c for commercial use buildings up to 10,000 sf on sites zoned for such uses.
Staff Recommendation: Planning Commission approve MAJ23-002.
Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov
- B-2** **Case No.:** CDP 23-008/CUP23-08
Site Location: 2772 Indigo Circle, Morro Bay, CA
Proposal: Application for a Coastal Development Permit and Conditional Use Permit for a new 2,491 square-foot one-story single-family home with an attached 559 square-foot 2-car garage, 192 square-foot guest house, and 393 square-foot covered porch. The single-family home is located in the Cloisters in a CRR/GC/PD Zone and the property is located within the Coastal Appeals Jurisdiction.
CEQA Determination: Exempt under Section 15303, Class 3.
Staff Recommendation: Conditionally Approve CDP 23-008/ CUP23-08
Staff Contact: Susana Toner, Assistant Planner, (805) 772-6270, stoner@morrobayca.gov
- B-3** **Case No.:** *Plan Morro Bay: Zoning Code / Implementation Plan Amendment / General Plan Local Coastal Program (LCP) Coastal Land Use Plan Map Amendment and Zoning Map Amendment (continued from the 9/19/2023 meeting)*
Site Location: Citywide and Assessor's Parcel Numbers (APN) 065-022-009 and 065-022-011 (located west of Hwy 1 near northern City limit line (more commonly known as Dog Beach), Morro Bay, CA and also APN parcels 068-291-046 and 068-183-026 located on Preston Lane
Applicant/Project Sponsor: City of Morro Bay
Proposed Project: Proposed project is both a General Plan/Local Coastal Program (LCP) Land Use and Zoning Map amendment as well as a series of Zoning Code/IP amendments as further described herein. In November 2022, the City Council adopted Ordinance 654 which included a comprehensive update to the City's Zoning Code/Implementation Plan (Title 17 of the Morro Bay Municipal Code) as part of the Plan Morro Bay update project. In December 2022, an application for Local Coastal Program (LCP) amendment was submitted to the California Coastal Commission (CCC) for certification which is currently pending. The proposed amendments to the IP include a series of changes requested by the CCC which are required to ensure compliance with Coastal Act compliance. The

Zoning Code also includes clarifying amendments and technical edits. The chapters proposed for amendment include: all of Division 1, including Land Use Map and Zoning Map change to Dog Beach parcels from Agriculture to Open Space; Land Use Map change to APN 068-183-026 from Moderate Density Residential to General (Light) Industrial; and Zoning Map amendment to APN 068-291-046 and APN 068-183-026 from Residential Single Unit (RS-A) to Industrial General (IG) all of Division II with exception of 17.07 and 17.08 Supplemental Regulations, Chapters 17.23, 17.26, 17.27, 17.29, 17.30, 17.38, 17.39, 17.42, 17.43, 17.44, 17.53, 17.54. The proposed Zoning Code/IP Amendment also includes amendments to the Land Use Map and Zoning Map included in the City of Morro Bay's General Plan/Local Coastal Program (LCP) known as Plan Morro Bay. The proposed change in both land use map and the zoning map for parcels described above will be consistent to similarly designated adjacent properties. The proposed changes to the Land Use and Zoning Map are intended to correct technical errors made when the General Plan/LCP was adopted in 2021. The Planning Commission 2023 Zoning Code/IP Amendment Adoption Hearing Draft, proposed Land Use Map, and the City Council adopted 2022 Zoning Code are online at www.morrobayca.gov/planmb.

- **CEQA Determination:** Environmental Impact Report (SCH #2021111026)
Staff Recommendation: Review Land Use and Zoning Map changes and Amendment Adoption Hearing Draft of the Zoning Code/Implementation Plan (IP), take public comment, and forward a favorable recommendation for adoption of the 2023 Amended Zoning Code/IP and General Plan/LCP Land Use and Zoning Map change to City Council.
Staff Contact: Scot Graham, Community Development Director (805) 772-6291 and Cindy Jacinth, Planning Manager (805) 772-6577

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 17, 2023, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

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

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

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

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located 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 10-03-2023

#	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
Hearing or Action Ready Projects:											
1	City of Morro Bay		City-wide	-	MAJ23-004	Plan Morro Bay: Zoning Code / Implementation Plan (IP) Amendments and GP/LCP Land Use and Zoning Map amendment for Dog Beach parcels APN 065-022-009 and 065-022-011	The City Council adopted a new Zoning Code/ Implementation Plan (IP) on November 22, 2022 (Ordinance 654). A series of Zoning Code/IP Amendments is proposed for adoption as a result of the City's LCP amendment application currently pending with the Coastal Commission. This includes additional chapters to be added to the IP per Coastal Act requirements and miscellaneous City clean-up amendments. In addition the amendments include a proposed change to correct a technical error with the land use and zoning designation for a portion of Dog Beach to change from Agriculture back to the correct designation of Open Space (OS). PC hearing 9/19/2023. and continued to 10/3. The 10/3 meeting to also include review of change to two Preston Lane properties from residential to industrial to correct previous land use/zoning error where existing on-the-ground land use is industrial.				cj/sg
2	Khanna	2900	Alder	6/7/2023	MAJ23-002	Major modification to existing permit to reduce size of project into 5 single story hotel rooms	Comments sent on 7/9/23, requires resubmittal. Project was resubmitted on July 19, 2023, under review.. Project deemed complete and on the schedule for PC hearing on October 3, 2023				nh
3	Ferrin	2772	Indigo Circle	4/20/2023	CDP23-008/CUP23-08	A new single story 2,491sf SFR with an attached 559sf garage, and a 192sf studio on a vacant lot located in the Cloisters subdivision.	Incomplete letter sent 5/15. Resubmittal 7/24. Completeness letter sent 8/7. PC hearing 10/3.				gc/st
4	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. Resubmitted 1/27. Corrections letter sent 3/17/23. Resubmittal received and corrections requested. Met with applicant 7/5/23 to discuss outstanding items. Resubmitted 8/1/23.. Project deemed completed and tentatively scheduled for 11/7/23 PC hearing.	BLDG. - Disapproved 2/10/23 CO			cj
	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	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. Resubmittal information received, planning and public works comments sent. Tentatively scheduled for a conceptual review at a PC hearing November 7, 2023	BLDG. - Approved 2/14/22 CO			nh
5	Salbi	450	Marina	12/19/2022	CDP22-043 / PKG23-05	Admin CDP for two story single family home with garage and Accessory Dwelling Unit	Incomplete letter sent January 13th, resub on 2/7/23, under review, incomplete letter sent 3/2/23, resubmit 3/27/23, incomplete letter sent 4/10/23, Incomplete letter sent 4/12/23. Submitted for parking exception 7/24. Deemed Complete 8/11. Noticing Period from 8/15-8/28. Permit not issued due to public comments requesting changes to project. Staff in discussion with applicant.	BLDG. - Approved 3/2/23 CO			gc/st
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
6	Funk	2541	Nutmeg	9/14/2023	CDP23-016	Remodel of existing 3,591 sf 3-story residence with attached 2 car garage and attached 1 car garage.	Under review.				st
7	Eiseman	541	Atascadero Rd	8/17/2023	MAJ23-003 (modification to CUP21-09 and CDP21-029 still processing)	Major modification while processing for a 4 unit attached home project	Under review. Requires environmental, updated proposal received - contracts under review.				nh
8	Wood	260	Pacific	8/3/2023	CDP 23-015	CDP for a new 748 sf ADU and a new 958 sf 3-car garage to replace the existing 2-car garage	Incomplete letter sent 8/31.				st
9	Wells Fargo Bank	340	Jamaica	8/1/2023	CDP23-014	Admin CDP for the demolition of an existing commercial structure.	Incomplete letter sent 8/17. Resubmitted 9/19, under review.				st
10	Brice	2555	Hemlock	7/24/2023	CDP23-013	Admin CDP for a new 491 sf ADU and 292sf addition to an existing 2314sf residence.	Incomplete letter sent 8/25. Resubmitted 9/19, under review				st/ao
11	Pennachio	2810	Juniper	7/21/2023	CDP23-012	DIGEPLAN: Admin CDP for new 2 story 1,398 SFR w/ 812sf attached two car garage	Planning disapproved 8/16/23. Awaiting resubmittal, and under review				ao
12	Champi	460	Errol	7/19/2023	TUP23-02	Temporary Use Permit for fencing and outdoor storage to assist with storm cleanup	Received submittal, under review. Planning disapproved August 15, 2023, requires a resubmittal.				nh
13	Gumm	735	Napa	6/15/2023	CDP23-010	Convert three retail spaces into 3 residential units	Planning Review completed - need PW comments. Comments provided to applicant on 7/16/23, Requires a resubmittal. Property owner may change direction and withdraw request for new housing approval.				nh

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14	Iwanicha	640	Elena	6/8/2023	CDP23-011	Remodel and addition to existing 2 bedroom/1 bath home	Planning disapproved the project on 7/27/23, requires response to comments and a resubmittal.				nh
15	Morro Rock LLC	1260	Main	5/23/2023	CDP23-009	Convert existing building into 5 new hotel rooms associates with the Masterpiece Hotel	Under review, requires new zoning code - on hold until new zoning code is certified by CCC				nh
16	Boges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20	BLDG. - Disapproved CO			gc/st
17	Newman	961	Balboa	3/27/2023	CDP 23-005	Admin CDP for a new 2058 sf house with an attached 409 sf garage and 185 sf storage space with a 450 sf ADU .	Under review. Incomplete Letter sent 4/20.	BLDG. - Approved 4/10/23 CO			st
18	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Under review. Project needs Consent of Landowner. Applicant requested to put application on hold.	BLDG. - COND Approved CO			cj
19	McDonald	300	Sicity St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter sent 3/13/2023	BLDG. - Approved 2/10/23 CO			gc/st
20	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.	BLDG. - Approved 10/27/22 CO			gc/st
21	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	Admin CDP to develop a new 562 detached ADU	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits request on 11/17, withdrawn.	BLDG. - Approved 8/25/22 CO			gc /st
22	Shepler	2181	Sunset 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.	BLDG. - Approved 8/25/22 CO			nh
23	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			gc/st
24	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc/st
25	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning disapproved based on fire/life/safety issues on 10/24/22. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			nh
26	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. Resubmittal received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal. Project designed for new zoning code, so needs to wait for the code certification, or redesign to the existing code. Comments provided 7/10/23, project on hold pending decision by applicant. Applicant is requesting clarification of the requirements and submittal options.	BLDG. - Approved 3/30/23 CO			nh
27	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) (needs the IP sections to be final via CCC approval)	BLDG. - Approved 11/17/21 CO			nh
28	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing. Updated proposals requested for environmental work with responses due September 30, 2023.				nh
29	Visra	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. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
30		1290	Embarcadero		Master Plan	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property.				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council - none											
31	City of Morro Bay		City-wide	-		Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31	Objective Design Standards drafted as a result of 2020-2028 Housing Element Implementation grant funding. The Objective Design Standards are proposed to be added as an amendment to the Zoning Code (Chapter 17.31). Continued from 5/16/23 PC meeting. Hearing held on 6-6-23 with a continuance to 7-18-23. PC continued to August 15, 2023. PC provided recommendation to forward to CC. CC hearing scheduled for 10/10/23.				nh

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Environmental Review - none											
Final Map Under Review Projects:											
32	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing - none											
Grants:											
37	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 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. cj	No review performed.	N/R		cj
38	City of Morro Bay		City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
39	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. Planning disapproved 3/1/23	Bldg. - Disapproved 3/27/23			st
40	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. Reviewed resubmittal and disapproved 3/21/23	Bldg. - Disapproved 3/27/23			gc
41	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.	Planning disapproved 1/26/23. St Waiting on resubmittal	Bldg. - Approved 6/12/23			st
42	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
43	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
44	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home iwth a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh
45	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Planning disapproved 2/19/23. nh	Bldg. - Approved 6/20/23			nh
46	Siegel	535	Bernardo	8/9/23	B23-0189	Installation of a 10' x 20' with 12" overhang detached one-car carport in front of existing residence.	Planning disapproved 8/16/23. Awaiting resubmittal	Bldg. - Disapproved 8/15/23			ao
47	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
48	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
49	Engvall	370	Bonita	5/22/23	B23-0110	Addition to existing SFR for a detached 554 sf ADU.	Planning approved 5/23/23	Bldg. - Disapproved 6/20/23			gc

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50	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.	Planning approved 2/28/23. st	Ready to issue			st
51	Van Beurden Investments	701-715	Embarcadero	8/14/23	B23-0192	Repair and maintenance to existing wharf and pilings. Remove a 580 sf windscreen and fish processing area, install new decking and railing to create a continuous accessible harborwalk connecting to existing North and South portions. Upgrade facade with board and batten siding and corrugated metal accents.	Under Review. Corrections required 9/25/23. cj	Bldg. -Disapproved 9/6/23			cj
52	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. - Approved 7/13/22			cj
53	TLC Family Enterprises	833	Embarcadero	9/13/23	B23-0225	Addendum #5 to B20-0220 - ADA Ramp, steps, and handrailing to meet elevation and make connection to neighboring / existing harborwalk.	Planning conditionally approved 9/21/23				cj
54	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)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23			st
55	Dores	150	Gilbert St	7/20/23	B23-0167	DIGEPLAN - 110 sf addition to primary bedroom, remodel existing primary bathroom and closet, remodel kitchen, new 111 sf open air roof, replace 200 amp electrical panel with new.	Planning Approved 9/18/23	Bldg. - Approved 9/14/23			ao
56	Hakker	733	Harbor St	9/22/23	B23-0233	DIGEPLAN - Construct 810sf detached (unconditioned) garage with electrical at rear of property, relocate existing shed, replace existing electrical panel at primary dwelling to 200 amp panel.	Under Review				sg
57	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 4/8/20			nh
58	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beams and corresponding footing in slab removed.	Disapproved 4/27/23	Bldg. - Disapproved 5/1/23			st
59	Sotelo	2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.	Disapproved 3/9/23	BLDG. - Disapproved 3/27/23			gc
60	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
61	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.	Planning approved 10/31/22	Ready to issue			sg
62	Gale	550	Kern Ave	8/29/23	B23-0209	DIGEPLAN - New 2 story single family residence, 2412sf of living, 464sf attached garage, and 398sf 2nd story deck. Attached lower level ADU under B23-0210	Under Review				st
63	Gale	550-A	Kern Ave	8/29/23	B23-0210	DIGEPLAN - Attached ADU, 925sf lower level ADU, constructed with new 2 story single family residence under B23-0209	Under Review				st
64	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)	Planning resubmittal approved 4/5/23	Ready to issue			gc
65	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
66	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
67	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

#	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
68	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
69	Novell/Johnson	273	Main	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.	Planning disapproved 3/6/23. Waiting on resubmittal. Cj	BLDG. - Disapproved 3/2/23			cj
70	Sonic	1840	Main St.	10/17/17	B-	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 expired 4/18/2023.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB Permit extended to 4/18/23	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
71	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.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
72	Micro Property Group LLC, Brian Der Vartanian	2490	Main St	8/31/23	B23-0216	Commercial T.I. - Maintain existing restaurant use, demo drywall / all walls and ceilings, R&R walk-in freezer, R&M existing kitchen hood, install new & used kitchen fixtures, add emergency egress door in dining room, accessibility improvements, exterior ADA compliant ramps and striping.	Under Review	Under Review			st
73	Timothy and Allyson Cleath Family Trust	2790	Main St	11/8/22	B22-0248	Addendum to B22-0106, Modification to drain collection for parking lot. Sheets C-3 and C-4 revised. No change in flow to the bioswale per attached statement from civil engineer.	Approved 11-10-22. nh	Bldg - Approved 11/8/22			nh
74	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.	Planning approved 2/3/23	Ready to issue			sg
75	Jennings	1195-A	Monterey	5/4/23	B23-0112	Build an attached 908 sf ADU on the west side of a SFR.	Planning approved 6/1/23	Bldg. - Disapproved 6/26/23			gc
76	Grady	400	Morro Bay Blvd.	9/20/23	B23-0230	DIGEPLAN - Commercial TI, remodel former thrift shop to 1096sf restaurant and bar with kitchen, food prep, dining area (and outside dining), office, and restrooms. MEP's, hood installation, and accessible upgrades.	Under review				sg
77	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
78	Tsusimoto	739	Napa	9/25/23	B23-0234	Commercial TI of 533sf retail space to restaurant, new vinyl flooring and installation of kitchen equipment and drain systems for Sushi Hide Japanese Restaurant. Includes small dining area with seating for three and a prep table.	Under Review				sg
79	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. Planning approved 1/20/23	Ready to issue			nh
80	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	Ready to issue			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
81	De Fazio	570-A	Olive	9/12/23	B23-0221	Addendum to permit B22-0122 - Addition of a 49sf unconditioned utility room off the back of ADU.	Planning disapproved 9/25/23.				cj
82	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23. Resubmitted 6/8. Planning approved 6/13	BLDG. - Approved 6/12/23			st
83	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22 Resubmitted 11/22. Planning approved 12/8	Bldg. - Approved 12/1/22			gc
84	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
85	Lutschaunig	965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23			st
86	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
87	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
88	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and associated 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
89	Nagy	646	Sequoia Ct.	4/20/22	B22-0085	New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed lanscape plan. Planning approved July 5, 2022.	Ready to issue			nh
90	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.	Planning disapproved 2/16/23	Bldg. Disapproved 2/14/23			gc
91	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
92	Lutschaunig	242	Surf St	2/23/23	B22-0282	DIGEPLAN - Demo existing 340 sf detached non-conforming garage and construct new 232 sf conforming garage with new 380 sf Accessory Dwelling Unit (ADU) atop and along side of new garage.	Planning disapprove 3/17/23. Planning approved 4/20/23	BLDG. - Approved 6/12/23			nh
93	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			nh
94	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.	Planning disapproved 2/2/23. Planning approved 7.26.23	Bldg. - Approved 7/20/23			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
95	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
96	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh
97	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Approved 7/20/23			nh
98	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg. - Conditionally Approved 7/20/23			nh
99	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.	Planning disapproved 1/11/23. Planning approved 7/26/23	Bldg.- Conditionally Approved 7/20/23			nh

Planning Projects & Permits with Final Action:

1	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. Project resubmitted on February 8, 2023, Planning ready to deem complete, needs resubmittal to address storm water requirements, comment letter sent 3/8/23. Public works provided additional correction comments on March 27, 2023. Planning deemed completed on April 9, 2023, will be reviewed and processed under existing zoning code due to the delay of the certification of the 2022 zoning code. Project under review by PW, will be scheduled for PC hearing following resolution of PW open items. Applicant is working with PW on peak flood control requirements. PC approved the project with added conditions on September 19, 2023. Permit to be issued.	BLDG. - COND Approved CO			nh
	Luhr	1140	Allesandro Ave	1/20/2022	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. VTTM approved by PW, planning will deem project complete and schedule for PC hearing. Scheduled for PC hearing on August 1, 2023. PC approved project with added conditions and recommendations. Permit issued 8/1/23. Appeal by Winholtz on 8/11/23, scheduled for CC appeal hearing on 9/12/23. City Council denied the appeal and upheld the PC decision with added conditions.	BLDG. - Approved 2/14/22 CO			nh
	Orgill	3009	Beachcomber	8/1/23	MIN23-03	Flip existing home plan over to have courtyard on southfacing side of the property. No other changes made.	Project deemed complete on 9/4/23. Project requires public notice, which will begin on September 15, 2023. Admin decision on permit to be made on September 26, 2023. Project approved, permit to be issued.				nh
3	Duffy	2865	Ironwood Ave	8/14/2023	PKG23-06	Parking Exception	Incomplete letter sent 8/17. Resubmitted 8/24. Determined complete 9/5. Noticing period from 9/7 to 9/18. Administrative Decision will occur on 9/19.				st

Staff Directory:
 Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Susana Toner - st Alex Ortega - ao



AGENDA NO: B-1

MEETING DATE: October 3, 2023

Staff Report

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

FROM: Nancy Hubbard, Contract Planner

SUBJECT: **PC Approval of a new design for a previously approved small hotel.** Major Modification (MAJ23-002) to previously permitted (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new design for a single story, 5 room small hotel project north of San Jacinto between Alder Ave and Birch Ave. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 16-23 making the necessary findings for approval of MAJ23-002

APPLICANT: 2900 Alder LLC/Sanjay Khanna
ADDRESS/APN: 2900 ALDER AVE/APN 068-192-011

SUBJECT PROJECT: Major Modification (MAJ23-002) to previously permitted Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a change in design to a single story 5 room hotel project on a 6,000 square foot parcel located on the NE corner of Alder Ave and San Jacinto Street. The project reduces the size of the previously approved two-story 6 unit hotel building (which is approved for 4,117 square feet of conditioned space) to a single story, 5 room hotel with a total building area of 2140 sf.

The existing permit was approved on September 6, 2022 and continues to be valid. The applicant is requesting approval of the new design that will reduce the scope of the project. The modifications include a change in building placement on the site, the reduction in the size and scale of the proposed hotel and relocates the parking area to the north side of the property. The original project approved includes approval for a parking exception, which was for a full parking space within the Alder Ave front setback. The proposed project has part of the ADA Van Accessible space in the front setback also along Alder Ave. The underlying planning permits, including the parking exception will continue to be valid, but will be modified by the design and site reconfiguration reflected in this permit submittal.

These changes are significant enough to meet the criteria as a major modification to the existing permit, which requires discretionary approval by Planning Commission. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

COMPARISON OF THE TWO PROJECTS:

	6 room, two story hotel	5 room, single story hotel	NOTES
Rooms	6	5	
Parking	6, including 1 EV	5, including 2 EV	Planning condition #12 requires one EV station to be Level 2
Building sf	4117 sf	2140 sf	New building is almost 2000ft smaller
Building Height (from ANG)	24 ft 3 inches	13ft 1.5 inches	New project is 11 feet + lower than previous design
21-14Staff areas	Laundry/storage	none	Management will use local laundry service
Hosting	No host	No host	See Planning Condition #16 related to no-host hotel operations
Signage	Monument & Informational with contact phone #	Monument & Informational sign with contact phone #	New submittal complies with previous PC added condition related to signage

Revised Design requesting



Design approved and permitted
9/6/22



PLANNING COMMISSION DISCUSSION AREAS ON PREVIOUS PROJECT PRIOR TO APPROVAL:

NO HOST (SELF-SERVICE) HOTELS:

The Planning Commission was concerned about a no-host hotel and imposed conditions of approval (Planning Condition #16) to address their concerns, below is the text of the condition. This condition will continue to be applicable to the new project design:

1. Hotel room occupancy is limited to 2 adults per bedroom, and 2 children. Children under 3 years old are not included in this occupancy limitation.
2. Hotel guests may have visitors between the hours of 7am and 10pm. Visitors shall be encouraged to park outside of the residential neighborhoods.
3. Noise regulations are in effect 24/7 but are more restrictive between the hours of 7pm to 7am pursuant to Section 17.52.030 , Section 9.28.030 E. of the Morro Bay Municipal Code and Section 17.28.120 of the draft zoning code update.
4. Hotel management shall install and maintain electronic monitoring devices (cameras, decibel monitors, etc.) to facilitate remote management of the hotel day-to-day activities.
5. Hotel Management shall engage services of a local licensed property manager with the ability to respond to calls within 1 hour. The selected manager is subject to review and approval by the Community Development Director.

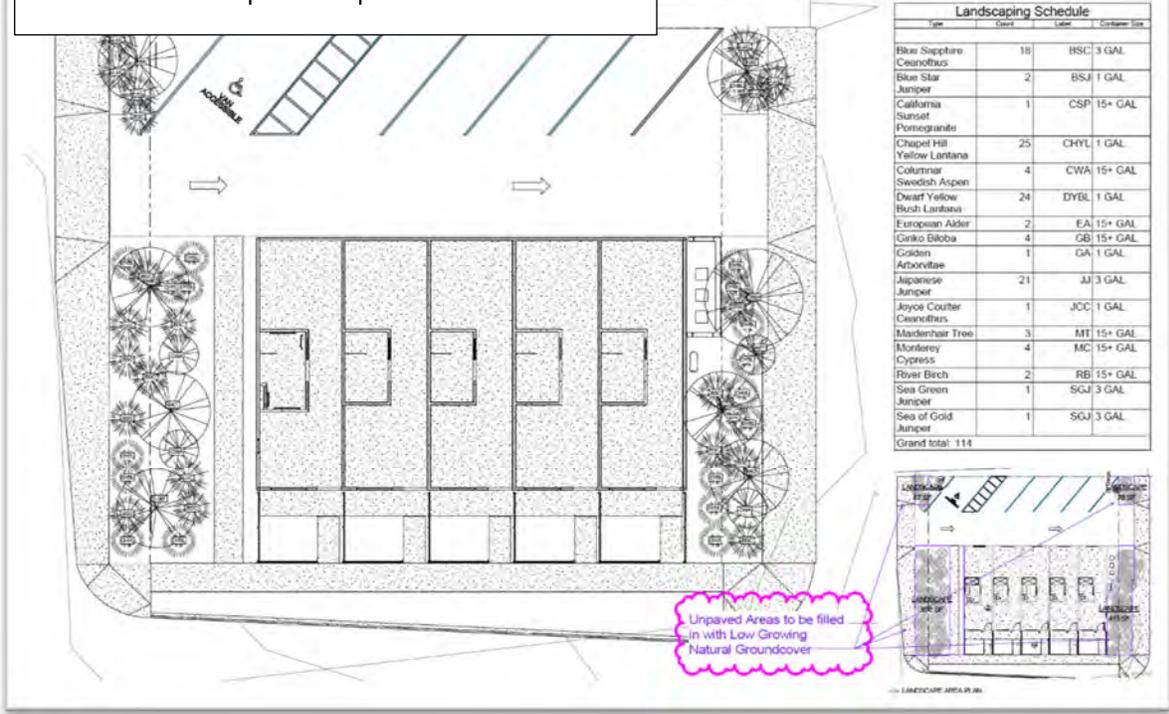
Excerpt from Hospitality Net that further explains the trend toward this type of hotel operation:

While the concept of self-service may seem to contradict the everyday luxuries associated with the hospitality experience (having staff dote on each guest), the guest-driven demand for more control and less waiting in line, is not at all unfounded. While many guests appreciate a high-touch personal experience when they travel, many guests prefer control and complete autonomy over their experience and perceive self-service options as a luxury.

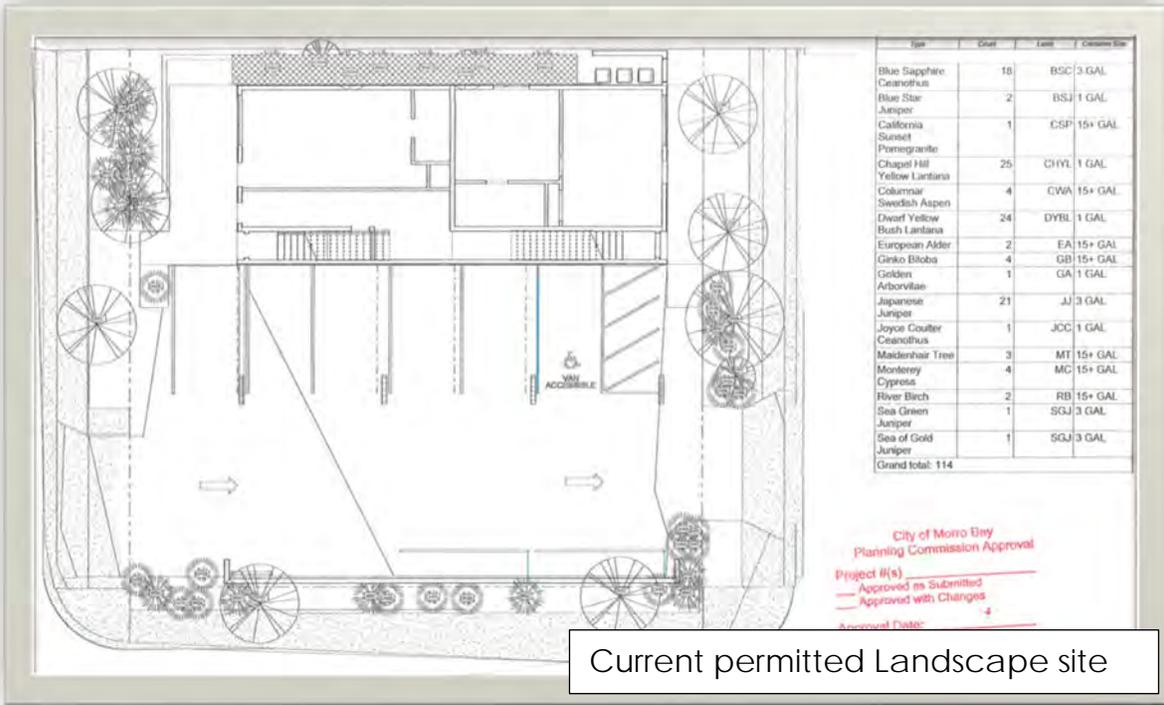
LANDSCAPING:

Planning Commission was concerned with the landscape plan and requested more detail prior to their approval of the permit on September 6, 2022. The redesigned project included a very similar landscape plan, rearranged on the site to accommodate and enhance the new building proposed. The new hotel rooms each have a private outdoor space at the entry of the rooms. The applicant has provided the detail previously requested by the Planning Commission. See images below – the site/landscape plan for the new design and the site/landscape plan for the current permitted design.

New Landscape site plan- Sheet A 107



Landscaping Schedule			
Type	Count	Label	Container Size
Blue Sapphire Ceanothus	18	BSC	3 GAL
Blue Star Juniper	2	BSJ	1 GAL
California Sunset Pomegranate	1	CSP	15+ GAL
Chapel Hill Yellow Lantana	25	CHYL	1 GAL
Columnar Swedish Aspen	4	CWA	15+ GAL
Dwarf Yellow Bush Lantana	24	DYBL	1 GAL
European Alder	2	EA	15+ GAL
Ginko Biloba	4	GB	15+ GAL
Golden Arborvitae	1	GA	1 GAL
Japanese Juniper	21	JJ	3 GAL
Joyce Coulter Ceanothus	1	JCC	1 GAL
Maidenhair Tree	3	MT	15+ GAL
Monterey Cypress	4	MC	15+ GAL
River Birch	2	RB	15+ GAL
Sea Green Juniper	1	SGJ	3 GAL
Sea of Gold Juniper	1	SGJ	3 GAL
Grand total:	114		



Type	Count	Label	Container Size
Blue Sapphire Ceanothus	18	BSC	3 GAL
Blue Star Juniper	2	BSJ	1 GAL
California Sunset Pomegranate	1	CSP	15+ GAL
Chapel Hill Yellow Lantana	25	CHYL	1 GAL
Columnar Swedish Aspen	4	CWA	15+ GAL
Dwarf Yellow Bush Lantana	24	DYBL	1 GAL
European Alder	2	EA	15+ GAL
Ginko Biloba	4	GB	15+ GAL
Golden Arborvitae	1	GA	1 GAL
Japanese Juniper	21	JJ	3 GAL
Joyce Coulter Ceanothus	1	JCC	1 GAL
Maidenhair Tree	3	MT	15+ GAL
Monterey Cypress	4	MC	15+ GAL
River Birch	2	RB	15+ GAL
Sea Green Juniper	1	SGJ	3 GAL
Sea of Gold Juniper	1	SGJ	3 GAL
Grand total:	114		

City of Metro Dny
 Planning Commission Approval
 Project # (s)
 Approved as Submitted
 Approved with Changes
 Approval DATE: 4

Current permitted Landscape site plan

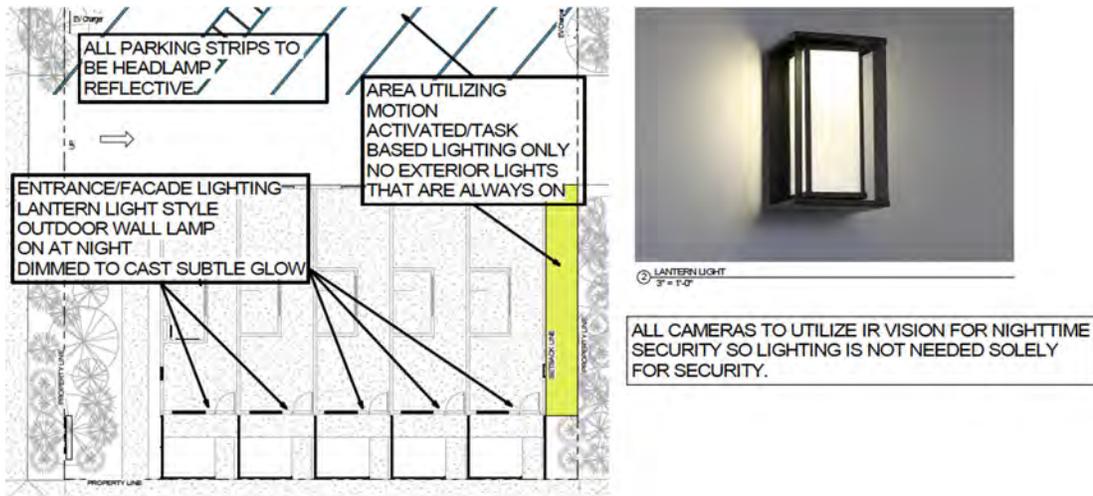
HOTEL SIGNAGE:

The Planning Commission was concerned about signage, specifically requesting an informational sign that included a contact number for a local firm or individual who could respond quickly. The signage proposed in this redesign of the project meets the Planning Commission’s condition of approval requirements.



EXTERIOR LIGHTING:

Planning Commission wanted to be sure that the exterior lighting was effective for wayfinding and safety of the guests, but not intrusive to the residential neighbors. The lighting proposed is shown on plan sheet A112. Note: The specified lighting fixture has been changed from a modern commercial fixture to a more cottage/residential front light, more representative to residential front porch lighting.



DEVELOPMENT STANDARDS:

	R-4/SP Standards	Permitted 6 room Hotel	New Design for 5 room Hotel
Front Setback (Alder Ave)	15 feet	15 feet	15 feet
Exterior side setback (San Jacinto)	20% of lot width/ 15 max/10 minimum	25 feet	10 feet
Interior side Setback	5 feet	5 feet	5 feet
Rear Setback (Birch Ave)	5 feet	5 feet	5 feet
Height (from ANG)	30 Feet (25 recommended in the SP area)	22 feet	13 feet
Lot Coverage	60%	44%	36%

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. This exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 total sf, located in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is reduced in scope and size and will have a lower impact on the neighborhood. The revised design is consistent with development standards and allowed uses included in the Morro Bay Municipal Code and the North Main Specific Plan Area and is consistent with the policies of General Plan and the Local Coastal Program.

PUBLIC HEARING NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on September 22, 2023. Noticing for the hearing also included postcards mailed to all property owners and occupants of record within 500 feet of the project site. The project site was also posted with a public notice sign.

RECOMMENDATION:

Staff recommends that the Planning Commission **CONDITIONALLY APPROVE THE PROJECT** by adopting Planning Commission Resolution 16-22 which includes findings for MAJ23-003 that will allow the proposed modifications to the previously approved hotel as reflected on the plans submitted to the City of Morro Bay on August 7, 2023.

ATTACHMENTS:

Exhibit A – Revised Resolution 16-22 – Findings and Conditions of Approval

Exhibit B – Plan set for modified project design.

Exhibit C –Existing planning permit for CUP/CDP/PKG at 2900 Alder (Original project – 6 room, 2 story hotel)

Links:

PC staff report for September 6, 2022 approval of the currently permitted 2 story project. (pages 14-69)

<https://www.morrobayca.gov/ArchiveCenter/ViewFile/Item/5983>

RESOLUTION NO. PC 16 -23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING A MAJOR MODIFICATION (MAJ23-002) TO CONDITIONAL USE
PERMIT CUP21-14, COASTAL DEVELOPMENT PERMIT CDP21-042 AND
PARKING EXCEPTION PKG22-04 FOR A SMALLER 5 ROOM HOTEL
PROJECT AT 2900 ALDER AVE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on October 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of a Major Modification (MAJ23-002) of the previously approved and permitted CUP21-14, CDP21-042 and PKG 22-04 for a new smaller 5 room hotel project in a new single-story building to be located at 2900 Alder Ave; and

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

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

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

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

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 sf in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the R-4/SP Zoning designation in providing for a hotel project that is compatible as a buffer between the lower density residential and the mixed-use commercial. The project is also consistent with the General Plan and Local Coastal Program (GP/LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.

- B. The project is in compliance with the General Plan and certified Local

Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Major Modification Findings:

Section 2: Action. The Planning Commission does hereby approve the Major Modification (MAJ23-002) to the previously approved and permitted Conditional Use Permit (CUP21-14), Coastal Development Permit (CDP21-042) and Parking Exception (PKG22-04), subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Approval of the Major Modification (MAJ23-002) to the existing permit for a Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) changes the proposed hotel to a 5 room 2140 sf single story hotel with associated parking. The proposed hotel building is facing San Jacinto Street, and 5 required parking spaces are designed as 50 degree angle spaces along the north side of the parcel. There is one-way access from Alder Ave exiting onto Birch Ave. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.
2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with 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 Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

9. Architecture/Material Board: Building color and materials shall be as shown on the plans included in this permit approval. Any changes to materials or colors shall be submitted to the Community Development Director for review and approval.
10. Parking: The parking exception previously granted allows a parking space within the front setback area along Alder Ave. The modified project has an ADA parking space that is partially within that front setback to provide ADA access to the ADA unit which is on the west side of the new hotel building. Any change to the location of this parking space and/or the landscape screening proposed on the west side of this space will require review and approval by the Community Development Director.
11. Landscaping: Landscaping shall be installed in accordance with the container sizes and the plant/tree types identified in the permit plan set. Any changes required due to plant availability shall be submitted to the Community Development Director for review and approval.
12. EV charging Station: Two EV charging stations are proposed, both shall comply with the California Building Code requirements and at least one shall be a Level 2 charging station.

13. HVAC/Mechanical equipment: Mechanical equipment shall be installed allowing adequate clearance for emergency personal to access all sides of the building from the ground level. If the mechanical equipment (ground level or roof top) is visible from the public right of way, it shall be screened to the satisfaction of the Community Development Director.
14. Signage: Permit includes approval for the Building Monument signage and two informational signs to be located on the east and west sides of the proposed building. The informational signs provide information for guests as well as a 24/7 contact phone number monitored by a property management firm with a local presence. All signs should include dark-sky compliant lighting for nighttime visibility. Any material deviation from the signage approved as part of this permit may require separate signage application for review and approval. On-site directional signage does not require a signage permit from the City of Morro Bay.
15. Exterior Lighting: Lighting shall be installed as shown on the approved plans included with this permit and in conformance with building code. Light levels will be reviewed at final building inspection and programming adjustments may be requested to keep the lighting from disturbing adjacent residential homes.
16. Conditions related to no-host operations: The following shall be the hotel management policies and guests shall be informed of these requirements/limitations:
 - a. Hotel room occupancy is limited to 2 adults per bedroom, and 2 children. Children under 3 years old are not included in this occupancy limitation.
 - b. Hotel guests may have visitors between the hours of 7am and 10pm. Visitors shall be encouraged to park outside of the residential neighborhoods.
 - c. Noise regulations are in effect 24/7 but are more restrictive between the hours of 7pm to 7am pursuant to Section 17.52.030 , Section 9.28.030 E. of the Morro Bay Municipal Code and Section 17.28.120 of the draft zoning code update.
 - d. Hotel management shall install and maintain electronic monitoring devices (cameras, decibel monitors, etc.) to facilitate remote management of the hotel day-to-day activities.
 - e. Hotel Management shall engage services of a local licensed property manager with the ability to respond to calls within 1 hour. The selected manager is subject to review and approval by the Community Development Director.

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 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 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. Submit The requirements can be found in the Stormwater management guidance manual on the City's website:
<https://www.morrobayca.gov/DocumentCenter/View/11828/MB-StormwaterManagement-MAIN-Manual>
(MBMC 14.48.140)
2. Large Peak Flood Control: Submit drainage calculations to show that post development peak runoff flows are reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. The requirements can be found on the City website:
<https://www.morrobayca.gov/DocumentCenter/View/15070/large-peak-floodcontrol-requirement>
3. Water: The City's "OneWater Plan" which is available at the following link;
<https://www.morro-bay.ca.us/DocumentCenter/View/12500/OneWater-PlanFinal>
identifies a deficiency due to low residual fire hydrant pressures occurring under MDD fire flow conditions that will affect this future development. To mitigate the deficiency, the OneWater plan requires the installation of a 10" diameter pipeline along San Jacinto between Alder Avenue and Cedar Avenue to create a loop.
4. North Main Street Specific Plan: The installation of frontage improvements is required. The proposed project is located within sub-area B of the North Main Street Specific Plan and requires the installation of a curb & gutter (per City standard detail B-8), 6' sidewalk (per City standard detail B-1), and a street tree per every 50' (per City standard detail B-12) on all frontages (Alder Ave., Birch Ave., and San Jacinto Street). All driveway approaches to be installed per City standard detail B-6. All frontage improvements require a minimum of an 18" asphalt cutback. (MBMC Page 2 of 3 14.44.020)

5. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>
Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
6. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan. Any sewer lateral upon any premises which services fixtures whose elevation is lower than the elevation of the first upstream sewer manhole rim, lamp hole, or pump station, shall be protected from backflow of sewage by installing backwater valves. Exception: Installation of backwater valve shall not be required when it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).
7. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>
8. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. Note that only 1" and 2" meter sizes are available. (MBMC 13.04.010 & 14.04.010.C)
9. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
10. Grading and Drainage: Indicate on plans the existing and updated

contours, Page 3 of 3 drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures. All runoffs must be directed onto vegetated areas. (CBC 107.2.1/CRC R106.1.1)

11. 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. 12. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to major redevelopment projects, shall be undergrounded. 13. Sign in City Right-of-way: All structures within the City's right-of-way require City approval. Proposed Building sign will need to be relocated on private property or requires a Special Encroachment Permit Agreement be obtained. For approval of a "Special Encroachment Permit", submit fee payment, copy of deed and an 8.5"x11" size exhibit. (MBMC 8.14.020) erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e., curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.
 - A 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 Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200.

Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building Department for review and approval prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.

2. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. (CFC 1001.3 and 1001.4) The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
3. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use.
4. Every sleeping room below the fourth floor shall have a at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street and shall be operable from inside to provide a full, clear opening without tools (CBC 310.4)
5. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached.
6. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
7. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
8. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

9. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official.

Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.

10. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 3rd day of October 2023 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Roschen

ATTEST

Scot Graham, Planning Secretary

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

PROPOSED NEW HOTEL/MOTEL TRANSIENT OCCUPANCY/ SHORT TERM RENTAL 2900 ALDER AVE., MORRO BAY, CA 93442



2900 ALDER AVE,
MORRO BAY, CA 93442

MOTEL

OWNER
2900 ALDER LLC
440 N BARRANCA AVE #3016
COVINA, CA 91723

MEMBER
SANJAY KHANNA
investar02@gmail.com

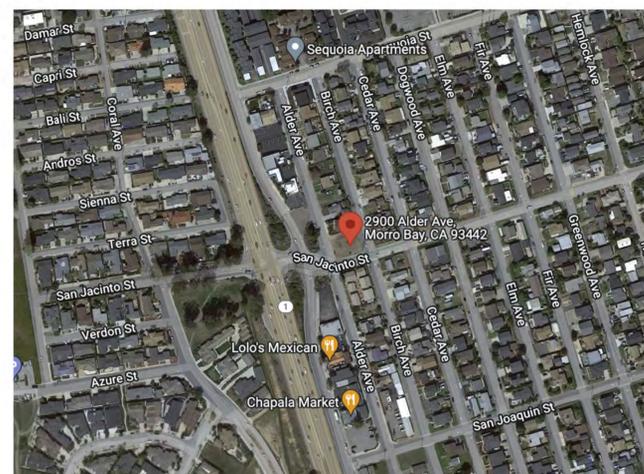
DESIGNER
BOBBY KHANNA
bobby@rthsbuid.com

STRUCTURAL ENGINEER:
SAA STRUCTURAL ENGINEERING, INC.
22814 DOLOROSA ST.
WOODLAND HILLS, CA 91367
323-448-4682
rick@saaeng.com

VICINITY MAP



AERIAL VIEW



SCOPE OF WORK

NEW HOTEL/MOTEL, TRANSIENT OCCUPANCY/STR 5 ROOM BUILDING.
NO GRADING - EXISTING GRADE TO REMAIN

PROJECT SUMMARY

ASSESSOR'S PARCEL NO: 068-192-011
ZONE: R4
FLOOD ZONE: X
USE TYPE: MOTEL
NUMBER OF STORY: 1
(N) LOT AREA: 6000 SF
(N) BUILDING AREA: 2143 SF
(N) BUILDING COVERAGE: 2143 SF

GRAPHICAL SYMBOLS

- SPOT ELEVATION
- DETAIL NUMBER
- SECTION NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- REVISION NUMBER
- WALL NUMBER
- PLANTING NUMBER
- Room name
150 SF
- Space Name
101
- Room name
101

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A101	COVER	03/11/22	9	8/7/23	Address Comments 2
A102	NOTES	07/14/23	8	7/13/23	Address Comments
A103	SITE PLAN	03/01/22	8	7/13/23	Address Comments
A104	FLOOR PLANS	03/01/22	9	8/7/23	Address Comments 2
A105	ELEVATIONS	03/01/22	8	7/13/23	Address Comments
A106	BUILDING SECTIONS	08/07/23	9	8/7/23	Address Comments 2
A107	LANDSCAPING	03/12/22	9	8/7/23	Address Comments 2
A108	AREA PLANS	03/12/22	8	7/13/23	Address Comments
A109	TOPO	03/01/22	8	7/13/23	Address Comments
A110	SITE PHOTOS	03/13/22			
A111	SITE CONTEXT	04/02/22	8	7/13/23	Address Comments
A112	LIGHT & MECH PLAN	08/05/22	8	7/13/23	Address Comments
A113	EXT MATERIALS PLAN	08/05/22	8	7/13/23	Address Comments

No.	Description	Date
7	Reduce Structure Size	4/28/23
8	Address Comments	7/13/23
9	Address Comments 2	8/7/23

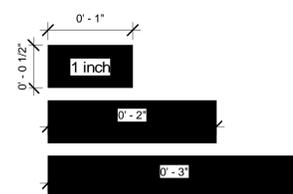
Name	Level	Area	Perimeter
Area	LEVEL 1	2140 SF	191' - 5 1/2"
Grand total		2140 SF	

Name	Area
Asphalt	2530 SF

MATERIAL SYMBOLS

- CONCRETE
- EARTH
- PLYWOOD
- WOOD
- SHINGLE
- ALUMINIUM
- BRICK MASONRY
- STEEL
- RIGID INSULATION

SCALE



Room Schedule

Name	Number	Area
ADA Room	1	394 SF
Room	2	398 SF
Room	3	398 SF
Room	4	398 SF
Room	5	398 SF
Grand total		1985 SF

CUP21-14/CDP21-042

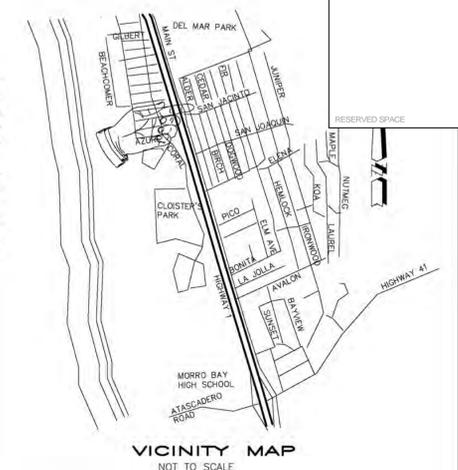
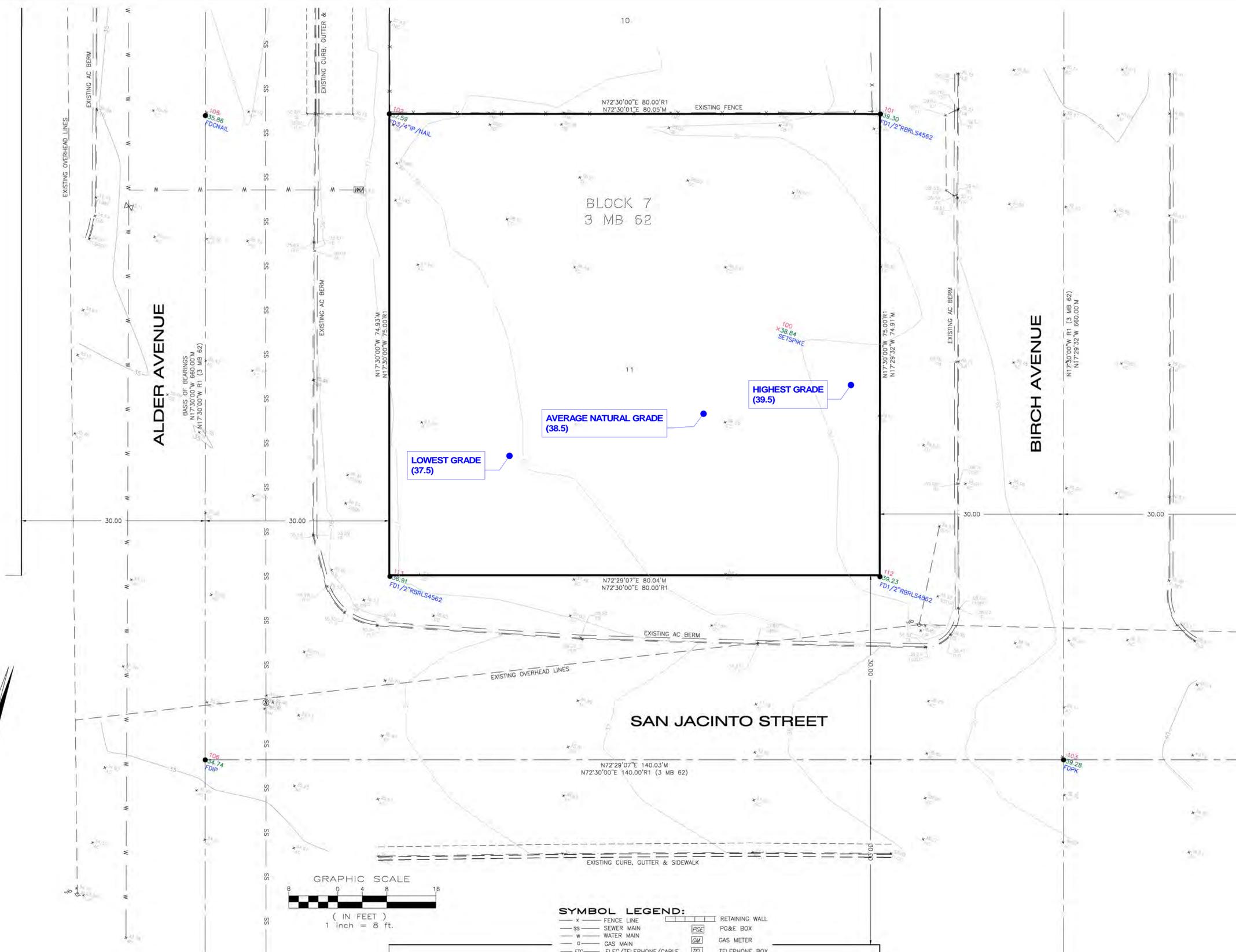
MAJ23-002

COVER

Project number: _____ Project Number: _____
Date: _____ Issue Date: _____
Drawn by: _____
Checked by: _____

A101

Scale: _____ As indicated



ABBREVIATIONS

AC ASPHALT CONCRETE	IP IRON PIPE
AP ANGLE POINT	GB GRADE BREAK
BM BENCH MARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BOW BACK OF WALK	LT LIGHT
CB CATCH BASIN	MH MANHOLE
CF CURB FACE	PP POWER POLE
CO CLEAN OUT	PVC POLYVINYL PIPE
COL COLUMN	RB REBAR
COR CORNER	RCP REINFORCED CONCRETE PIPE
CONC CONCRETE	R10 CANOPY RADIUS
CMP CORRUGATED METAL PIPE	SD STORM DRAIN
CMU CONCRETE MASONRY UNITS	SP POINT ON SLOPE
CRN CROWN OF STREET	SS SEWER
DI DROP INLET	STP STEP
EG EXISTING GRADE	STR STAIRS
EP EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FOUND	TOE TOE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FW FACE OF WALL	WL WALL
HSE HOUSE COR	WM WATER METER
GR GRASS	WV WATER VALVE
GM GAS METER	
IP IRON PIPE	DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE FINDING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

SITE DATA:
 ADDRESS: 2900 ALDER AVENUE, MORRO BAY
 ASSESSOR'S PARCEL NO.: APN 058-192-011

TOPOGRAPHIC MAP
 LOT 11 OF BLOCK 7 OF OCEAN HEIGHTS NO. 1 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 62, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF PHYLISS & ROBERT FRANK
 SEPTEMBER 2014 SCALE: 1"=8'
MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
 31563 SUELDON ST. UNIT G
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 JOB NO. 14-215

SYMBOL LEGEND:

x	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	STREET LIGHT
FH	FIRE HYDRANT	JOINT POLE
WW	WATER WELL	POWER POLE
WV	WATER VALVE	GUY WIRE
WM	WATER METER	
SM	SEWER MANHOLE	
CC	SEWER CLEANOUT	

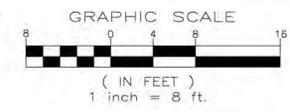
SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 25, 2014.
 MICHAEL B. STANTON, PLS 5702 DATE



DATE	REVISION

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV1104, BEING A 2" BRASS DISK STAMPED "M A 114 CITY OF MORRO BAY" IN THE TOP OF CATCH BASIN AT MAIN STREET AND NASSAU STREET,
 ELEVATION = 38.84' (NAVD88)

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF ALDER AVENUE BEARING N 17° 30' 00" W PER 3 MB 62.





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

September 6, 2022

2900 Alder LLC
340 S. Lemon Ave, #3016
Walnut, CA 91789

SUBJECT: Case No.: Coastal Development Permit (CDP21-42), Conditional Use Permit (CUP21-014) and Parking Exception (PKG22-04) for the property located at 2900 Alder Ave, Morro Bay, CA.

Project Description: Approval of a Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. With approval of the parking exception, the project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

Dear Owner/Applicant,

The City of Morro Bay Planning Commission 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 Planning Commission 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 not 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

**CONDITIONAL USE PERMIT/COASTAL
DEVELOPMENT PERMIT/PARKING EXCEPTION**

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: CDP21-042/CUP21-14/PKG22-04

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 2900 Alder Ave

APPLICANTS: 2900 Alder LLC/Sanjay Khanna

APN/LEGAL: 068-192-011

DATE APPROVED: September 6, 2022

APPROVED BY: Planning Commission

CEQA DETERMINATION: Categorical Exemption CEQA Guidelines Section 15303, Class 3c
The exemption applies to new commercial uses not exceeding 10,000sf located in an urban area and allowed within the zoning district. Additionally, none of the Categorical Exemption exceptions, noted under 15300.2, apply to the project.

DESCRIPTION OF APPROVAL:
Approval of a Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. With approval of the parking exception, the project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

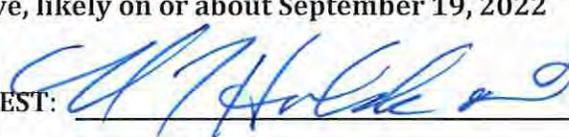
Please see reverse for Permit Effective Date.

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, 772-6264.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Subject to the appeal periods noted above, likely on or about September 19, 2022

ATTEST: _____



DATE: September 6, 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: SEPTEMBER 16, 2022

NOTICE OF FINAL CITY ACTION on new construction of small 6 room hotel, Conditional Use Permit (CUP 21-14), Coastal Development Permit (CDP21-042) and Parking Exception No. CDP21-042/CUP21-14/PKG22-04

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

Applicant: 2900 Alder LLC/Sanjay Khanna

Address: 340 S Lemon Ave, Walnut, CA 91789

Project Description:
Approval of a Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. With approval of the parking exception, the project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

Project Location: 2900 Alder Ave

APN: 068-192-011

Zoning: R-4/SP

Land Use Plan/General Plan: Medium Density Residential

Lot Area: 6000 square-feet

Filing Date: October 7, 2021

Approval Body: Planning Commission

Action Taken: Approve with Conditions

Action Date: September 6, 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. CDP21-042/CUP21-14/PKG22-04

SITE LOCATION: 2900 ALDER AVE, MORRO BAY

APPLICANTS NAME: 2900 ALDER LLC/SANJAY KHANNA

APPROVAL BODY: PLANNING COMMISSION

DATE OF ACTION: SEPTEMBER 6, 2022

I, _____ the undersigned, have read
(APPLICANT'S NAME - PLEASE PRINT)

and reviewed the conditions of approval imposed by the Approval Body in its action approving

Case Number: CDP21-042/CUP21-14/PKG22-04

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

_____ APPLICANT'S SIGNATURE	_____ DATE
_____ 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

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

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

Project Title: New 6 room small self-service hotel

Project Location - Specific: 2900 Alder Ave (APN 068-192-011)

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

Description of Project: Approval of a Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet north of San Jacinto between Alder Ave and Birch Ave. With approval of the parking exception, the project complies with the development standards of the zone. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442, nhubbard@morrobayca.gov; 805-772-6211

Name of Person or Agency Carrying Out Project: 2900 Alder LLC/Gaurav Khanna, 340 S Lemon Ave, Walnut, CA 91789; 415-506-9745 gauravk92@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: The exemption applies to new commercial buildings not exceeding 10000 sf in urban areas zoned for commercial use.

- Ministerial (Sec. 21080(b)(1); 15268); **Categorical Exemption:**
Type and Section Number: 15303, Class 3c
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) **Statuary Exemption Code No.** _____

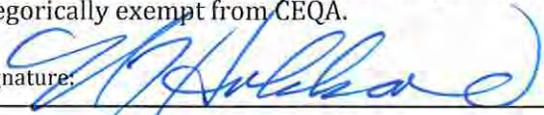
Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

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: September 6, 2022

RESOLUTION NO. PC 07-22

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT CUP21-14, COASTAL
DEVELOPMENT PERMIT CDP21-042 AND PARKING EXCEPTION PKG22-04
FOR A NEW HOTEL PROJECT AT 2900 ALDER AVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing on September 6, 2022 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CUP21-14, CDP21-042 and PKG 22-04 for a new 6 room hotel project in a new two story building to be located at 2900 Alder Ave; and

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

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

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

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

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act, the project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3c. The exemption applies to new construction of up to 4 commercial buildings not exceeding 10,000 sf in urban areas zoned for the specific use. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit and Coastal Development Permit findings

- A. The proposed development is consistent with the R-4/SP Zoning designation in providing for a hotel project that is compatible as a buffer between the lower density residential and the mixed-use commercial. The project is also consistent with the General Plan and Local Coastal Program (GP/LCP). The project will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding

neighborhood.

Parking Exception Findings:

- A. The parking exception does not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the alternative parking design will be adequate to accommodate on the site all parking needs generated by this use.
- B. The exception will not adversely affect the health safety or general welfare of persons working or residing in the vicinity and not traffic safety problems will result from the proposed modification of the parking standards.
- C. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP21-14), Coastal Development Permit (CDP21-042) and Parking Exception (PKG22-04), subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: Coastal Development Permit (CDP21-042), Conditional Use Permit (CUP21-14) and Parking Exception (PKG22-04) to allow a new 6-room hotel project totaling 4,117 square feet on the NE corner of Alder Ave and San Jacinto Street. The project is providing 6 parking spaces on the site, including a van accessible space, two motorcycle parking spaces and a bicycle rack. The project zoning is R-4/SP, and the site is not located within the coastal appeals jurisdiction.
2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and

employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Director and/or as authorized by the Planning Commission. Failure to comply with 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 Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

9. Architecture/Material Board: Building color and materials shall be as shown on the plans included in this permit approval. Any changes to materials or colors shall be submitted to the Community Development Director for review and approval.
10. Parking: A parking exception was approved to allow the 6th parking space on the west side of the covered parking garage. Any change to the location of this parking space and/or the landscape screening proposed on the west side of this space will require review and approval by the Community Development Director.
11. Landscaping: Landscaping shall be installed in accordance with the container sizes and the plant/tree types identified in the permit plan set. Any changes required due to plant availability shall be submitted to the Community Development Director for review and approval.

12. EV charging Station: One or more of the parking spaces shall have access to an EV charging facility.
13. HVAC/Mechanical equipment: Mechanical equipment shall be installed allowing adequate clearance for emergency personal to access all sides of the building from the ground level. If the mechanical equipment (ground level or roof top) is visible from the public right of way, it shall be screened to the satisfaction of the Community Development Director.
14. Signage: Conceptual signage is included in this permit **and shall include signage on two street frontages and shall include a more visible (larger) contact number for the 24-hour contact person. All signs should have lighting for nighttime visibility.** Final signage designs shall be submitted to the Community Development Department for review and approval prior to installation. Material deviation from the conceptual signage approved as part of this permit may require application for a signage permit. On-site directional signage does not require a signage permit from the City of Morro Bay. ***Italic, bold text indicates conditions added by Planning Commission September 6, 2022.***
15. Accessibility: If the laundry/staff storage area becomes available for use by the hotel occupants, access to the area must be modified to be ADA accessible.
16. Exterior Lighting: Lighting shall be installed as shown on the approved plans included with this permit and in conformance with building code. Light levels will be reviewed at final building inspection and programing adjustments may be requested to keep the lighting from disturbing adjacent residential homes.
17. Conditions related to no-host operations: ***The following shall be the hotel management policies and guests shall be informed of these requirements/limitations:***
 - a. ***Hotel room occupancy is limited to 2 adults per bedroom, and 2 children. Children under 3 years old are not included in this occupancy limitation.***
 - b. ***Hotel guests may have visitors between the hours of 7am and 10pm. Visitors shall be encouraged to park outside of the residential neighborhoods.***
 - c. ***Noise regulations are in effect 24/7, but are more restrictive between the hours of 7pm to 7am pursuant to Section 17.52.030 , Section 9.28.030 E. of the Morro Bay Municipal Code and Section 17.28.120 of the draft zoning code update.***

- d. Hotel management shall install and maintain electronic monitoring devices (cameras, decibel monitors, etc.) to facilitate remote management of the hotel day-to-day activities.*
- e. Hotel Management shall engage services of a local licensed property manager with the ability to respond to calls within 1 hour. The selected manager is subject to review and approval by the Community Development Director.*

Condition added by Planning Commission September 6, 2022.

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. Submit The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/mainmanual (MBMC 14.48.140)
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a city standard driveway approach per detail B-6, sidewalk per detail B-5, curb and gutter per detail B-1, curb ramps on San Jacinto corners per Caltrans Detail a88a and street tree (one per every 50' frontage) along all the street frontages of the proposed project. (MBMC 14.44.020)
3. North Main Street Specific Plan: The proposed project is located in Sub-area B of the North Main Street Specific Plan and subject to those conditions in addition to the standard frontage improvements. San Jacinto is classified as a collector street and shall be developed to its full width on the north side along the property per City Standard Detail A-2, except that a 5-foot-wide bike lane shall be marked and a "NO PARKING BIKE LANE" (R7-9) shall be installed. Alder Avenue and Birch Avenue are classified as local streets and shall be developed per City Standard Detail A-1.
4. Sewer Lateral: Indicate and label new sewer lateral pipe.
5. 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).

6. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
7. Water Meter: Indicate and label water meter on plans and include size of meter(s).
8. Water Backflow Prevention Device: Verify and label all new or existing water backflow preventers. Water backflow preventer devices are required for fire water systems, irrigation systems (on a dedicated water meter), systems which may change in character of use (commercial rentals, etc.), gray water systems, or any plumbing system which has cross-connections or the ability to allow water of deteriorated sanitary quality to enter the public water supply. Add note to plan that device is required to be an approved domestic water backflow prevention device. (MBMC 13.08.040)
9. Water: The City's "OneWater Plan" which is available at the following link; <https://www.morro-bay.ca.us/DocumentCenter/View/12500/OneWater-Plan-Final> identifies a deficiency due to low residual fire hydrant pressures occurring under MDD fire flow conditions that will affect the this future development. To mitigate the deficiency, the OneWater plan requires the installation of a 10" diameter pipeline along San Jacinto between Alder Avenue and Cedar Avenue to create a loop.
10. 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.
11. 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.
12. Underground Utilities: Per MBMC 17.48.050, All utility service lines to all new development, except single-family residences, on vacant lands (including the demolition and replacement of individual structures), and to

major redevelopment projects, shall be undergrounded.

13. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code 8.14.020, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining wall in or extending into the right-of-way will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained and recorded with the County. Requirements for Special Encroachment Permit Agreement requirements can be located on the City's website at the following location: <https://www.morro-bay.ca.us/DocumentCenter/View/15119/Special-encroachment-instructions>

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. Demolition Site Plan, General Notes. Provide the following notation: 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. Fire Protection Systems and Equipment. An approved automatic fire sprinkler system shall be provided throughout this project, pursuant to Morro Bay Municipal Code, Section 14.60.200. Submit all plans and specification sheets for the required automatic fire sprinkler system to the Building Department for review and approval prior to installation. Sprinkler plans shall be submitted prior to issuance of a Building Permit. The sprinkler system shall be in accordance with NFPA Standard 13.

3. Fire Alarms. Plans and specifications for the automatic fire sprinkler system and fire alarm system shall be submitted to Public Services Division for review and approval. (CFC 1001.3 and 1001.4) The fire sprinkler and alarm systems shall be supervised by a central station and constructed in accordance with NFPA 72.
4. Fire Department access to equipment. Rooms or areas containing controls for Electrical, FAU, Alarm and Fire Sprinkler Systems shall be identified by approved and appropriate signage for Fire Department use. (CFC 1001.8)
5. Fire Extinguishers. A minimum of one 2A-10-BC extinguisher shall be provided for each floor area, so that travel distance does not exceed 75 feet. Extinguishers shall be serviced annually and shall have a current service tag attached. (CCR, Title 19, Sec. 3.29)
6. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1).
7. Fire hydrant where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC 507.5.1)
8. Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall not be less than the minimum specified in Table C102.1. (CFC C102.1)
9. Elevator Car to Accommodate Ambulance Stretcher. Where elevators are provided, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretched 24-inches by 84-inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches high and shall be placed inside on both sides of the hoist way door frame. (MBMC 14.08.090)
10. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

11. Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official. Provide a Knox Key Box for installation to the exterior of the structure. Obtain a Knox Application from Morro Bay Fire Department during business hours.
12. Provide location of the sprinkler riser, backflow double check device, fire hydrants and fire protection equipment at site.
13. Fire Lanes. Access roads and fire lanes shall be provided and identified by approved signage to read: "Fire Lane, No Parking" stenciled over red-painted curbs and signage.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of September 2022 on the following vote :

AYES: King, Ingraffia, Rodriguez, Roschen, Stewart

NOES:

ABSENT:

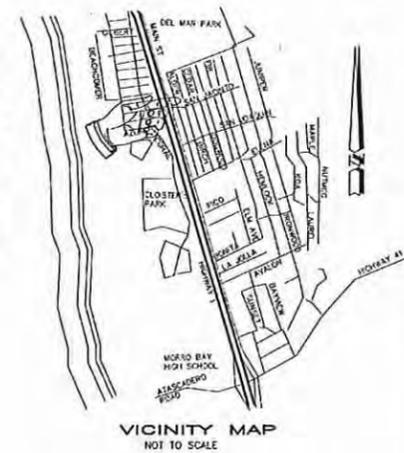
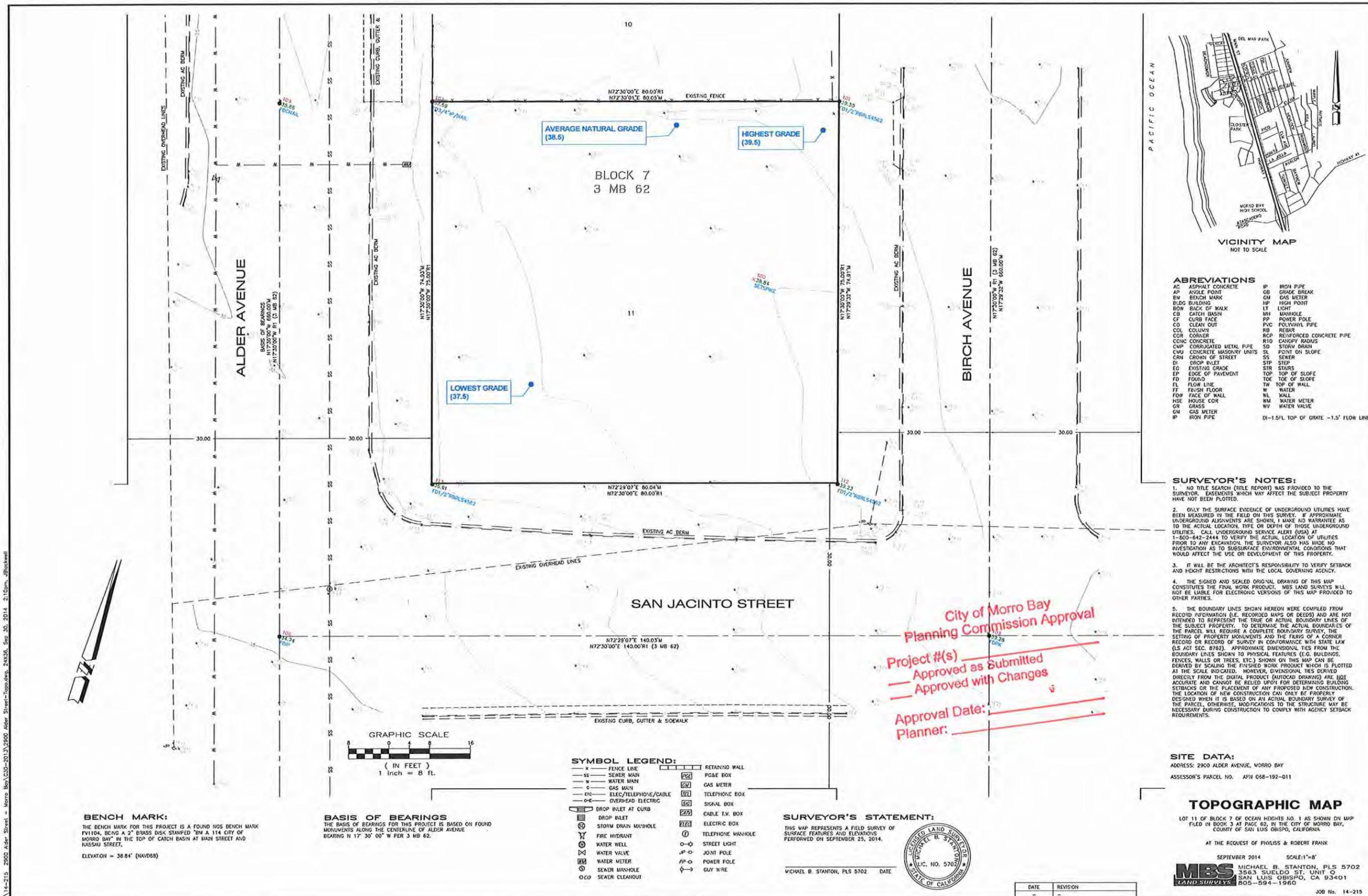
ABSTAIN:

Chairperson Stewart

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 6th day of September 2022.



ABBREVIATIONS

AC ASPHALT CONCRETE	IP IRON PIPE
AP ANGLE POINT	GB GRADE BREAK
BM BENCH MARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BOW BACK OF WALK	LT LIGHT
CB CATCH BASIN	MH MANHOLE
CF CURB FACE	PP POWER POLE
CO CLEAN OUT	PVC POLYVINYL PIPE
COL COLUMN	RB REBAR
CCR CORNER	RCP REINFORCED CONCRETE PIPE
CONC CONCRETE	RIO CHAIRY RADUS
CMP CORRUGATED METAL PIPE	SD STORM DRAIN
CMU CONCRETE MASONRY UNITS	SL POINT ON SLOPE
CRN CROWN OF STREET	SS SEWER
DI DROP INLET	STP STEP
EG EXISTING GRADE	STR STAIRS
EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FLOW LINE	TOE TOE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FW FACE OF WALL	WL WALL
HSE HOUSE COR	WM WATER METER
GR GRASS	WV WATER VALVE
GM GAS METER	DI -1.5' TOP OF GRATE -1.5' FLOW LINE
IP IRON PIPE	

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 THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE PLACING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

SITE DATA:
 ADDRESS: 2900 ALDER AVENUE, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 058-192-011

TOPOGRAPHIC MAP
 LOT 11 OF BLOCK 7 OF OCEAN HEIGHTS NO. 1 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 62, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF PHYLISS & ROBERT FRANK
 SEPTEMBER 2014 SCALE: 1"=8'
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST. UNIT O
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 JOB NO. 14-215

SYMBOL LEGEND:

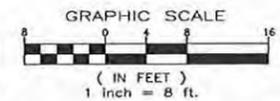
—x— FENCE LINE	—[]— RETAINING WALL
—SS— SEWER MAIN	—[]— PG&E BOX
—W— WATER MAIN	—[]— GAS METER
—G— GAS MAIN	—[]— TELEPHONE BOX
—E/C— ELEC/TELEPHONE/CABLE	—[]— SIGNAL BOX
—O—E— OVERHEAD ELECTRIC	—[]— CABLE T.V. BOX
—[]— DROP INLET AT CURB	—[]— ELECTRIC BOX
—[]— DROP INLET	—[]— TELEPHONE MANHOLE
—[]— STORM DRAIN MANHOLE	—[]— STREET LIGHT
—[]— FIRE HYDRANT	—[]— JOINT POLE
—[]— WATER WELL	—[]— POWER POLE
—[]— WATER VALVE	—[]— GUY WIRE
—[]— SEWER MANHOLE	
—[]— SEWER CLEAROUT	

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 25, 2014.
 MICHAEL B. STANTON, PLS 5702 DATE _____
 LICENSED LAND SURVEYOR
 MICHAEL B. STANTON
 LIC. NO. 5702
 STATE OF CALIFORNIA

DATE	REVISION

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND NOS BENCH MARK FV1104, BEING A 2" BRASS DISK STAMPED "BM A 114 CITY OF MORRO BAY" IN THE TOP OF CATCH BASIN AT MAIN STREET AND NASSAU STREET,
 ELEVATION = 38.84' (NAVD89)

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF ALDER AVENUE BEARING N 17° 30' 00" W PER 3 MB 62.





AGENDA NO: B-2

MEETING DATE: October 3, 2023

Staff Report

TO: Planning Commissioners

DATE: September 25, 2023

FROM: Susana Toner, Assistant Planner

SUBJECT: 2772 Indigo Circle; Coastal Development Permit (CDP23-008) and Conditional Use Permit (CUP23-08) request for construction of a 2,491-sf single-family residence, a 559sf attached garage, and a 192 sf guest house with 393 sf of covered patios on a vacant lot in the Cloisters Subdivision. The property is zoned CRR/GC(PD) (Coastal Resource Residential/Golf Course/Planned Development) and is located in the Coastal Commission Appeals Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 17-23 (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated July 20, 2023.

APPLICANT:

Becky Clarke and Tom Moore

AGENT:

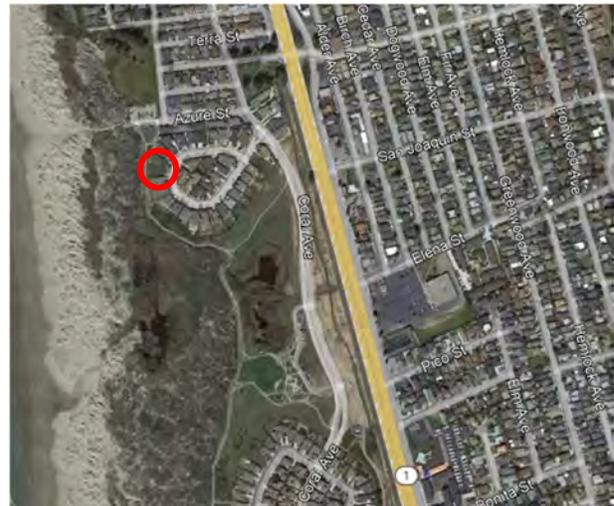
David Ferrin

ADDRESS/APN:

2772 Indigo Circle; 065-387-016

PROJECT DESCRIPTION:

The Applicant is requesting coastal development and conditional use permit approval to construct a 2,491 sf single-family residence, a 560 sf attached garage, and a 192 sf guest-house with 393 sf in covered patios on a vacant lot in the Cloisters Subdivision.



Prepared By: __ST__ Department Review: _____

PROJECT SETTING:

The project is located on Lot 7 in the north cluster of the Cloisters Subdivision, with a land use designation of low density residential per the Local Coastal Plan land use map. The project site lies within the CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) Zoning District and is within the Coastal Commission Appeal Jurisdiction. This 8,084 sf lot is not visible from scenic Highway 1.



View of Vacant Lot



Photo Simulation of Proposed Home

Adjacent Zoning/Land Use			
North:	R-1/S.2A (Single Family Residential/ Special Treatment Overlay)	South:	MMR/CRR/GC (PD) (Coastal Resource Residential/Golf Course/Planned Development)
East:	CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development); (Hwy 1)	West:	OA-1/ PD (Open Area 1)

Site Characteristics	
Site Area	8,084 square feet
Existing Use	Vacant parcel
Terrain	Level and undeveloped
Vegetation/Wildlife	N/A
Archaeological Resources	N/A
Access	Indigo Circle

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	(CCR) Coastal Resource Residential / (GC) Golf Course
Zoning Overlay District	(PD) Planned Development

Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located within the Coastal Commission Appeal Jurisdiction

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback Garage setback	20 feet 25 feet	21.98 feet to main structure and 30 Feet
Side-Yard Setback	6 feet	North = 6' South = 6'
Rear Setback	10 feet	17.35'
Height	14 feet	14'
Lot Coverage	Max. 45%	44.97%
Parking	2 Car Garage	2 Car Garage

PROJECT DISCUSSION:

Background

The proposed residence is located within the Cloisters Subdivision. The final map for this project was recorded in October 1996. The Cloisters project consists of 120 clustered residential lots and three open space lots that include a public park dedicated to the City and dune area dedicated to the State (California Department of Parks and Recreation). An assessment district was formed to maintain the public park (including the parking lot and restrooms) and open space areas. Public streets and street lighting are maintained by the City.

The Cloisters Subdivision went through a lengthy public review process, including review and approval by the California Coastal Commission on July 9, 1992 (A-4-MRB-91-44). The Planning Commission gave final approval of the Conditional Use Permit (CUP 28-90 Precise Plan) and Tentative Tract Map (TM 01-90) on August

16, 1993. The City Council accepted the public improvements for this subdivision on January 26, 1998.

In accordance with the Conditions of Approval for the overall subdivision, the Planning Commission is required to perform design review of each proposed residence as part of the Conditional Use Permit review. Projects located within the Coastal appeals jurisdiction require a coastal development permit review and approval by the Planning Commission.

Although no particular design style is required, homes with a Bungalow, Craftsman, or Cape Cod character are in keeping with the established design criteria (See photo simulations in Exhibit D). Three different height limits were established to preserve views and minimize visual impacts while complementing adjacent neighborhoods and providing for a variety of skylines. Lot 7 allows for a maximum building height of 14 feet above average natural grade. Garage structures should be set behind the front of the house a minimum of 4 feet and must be at least 25 feet from the front property line and must not dominate the street façade.

Cloisters Design Guidelines

Design Criteria		
	Proposed	Standards
Architectural Character	Consistent with common bungalow elements. This design has been approved by the Cloister’s Design Review Committee (Exhibit B)	<ul style="list-style-type: none"> Bungalow, Craftsman, or Cape Cod character
Building Form and Massing	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights and wall planes Covered and recessed front entry. 	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights & wall planes Use features such as porches, balconies, arbors, and trellises.

Roof Forms	<ul style="list-style-type: none"> • Low-Pitched Gable Roof • Exposed Roof Beams • Dimensional Asphalt Shingled roof 	<ul style="list-style-type: none"> • Gable, shed, hip forms with dormers are encouraged. • Detailed overhangs and eaves • Flat, unglazed concrete tile, clay tile, slate, dimensional asphalt shingles
Garage	<ul style="list-style-type: none"> • 559 sq. ft. two-car garage • The garage does not face the street. 	<ul style="list-style-type: none"> • Garages located behind the house preferred • Driveways should not dominate the landscape • Staggered/recessed doors recommended
Exterior Materials/Finishes	<p>See materials page (Exhibit D)</p> <ul style="list-style-type: none"> •Primary Material colored Stucco •Accent Material light colored wood siding •Accent Material horizontal ribbed siding •Accent Material Board Foam Concrete 	Natural materials such as brick, stone, wood, light textured stucco, and split faced concrete block consistent with the chosen architectural style
Colors	See color page (Exhibit D)	Simple color schemes using a maximum of three

Residential Design Guidelines

The proposed project was evaluated in accordance with the City's adopted Residential Design Guidelines (Section 17.38) and Supplemental Requirements (Section 17.07.040) as noted below:

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass</p> <p><i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>The single-family home is consistent with the coastal nature of the Cloisters property. The proposed home meets the proportional relationship requirements related to scale and mass.</p>
<p>Surface Articulation</p> <p><i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project includes visual interest and inviting entry. The project is proposing fiberglass clad windows and a recessed entrance to the home.</p>

<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>Like other homes in the Cloisters, the entry and driveway are visible and inviting with a side facing garage door which complies with the Cloister Design Guidelines.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The dark framed garage door matches other materials used throughout the home exterior. The garage does not face the street.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home is also proposing to include roof mounted solar panels.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The proposed materials comply with the Cloisters Design Guidelines such as stucco siding as the primary material, wood and horizontal ribbed siding as accent materials and board foam concrete with a dimensional asphalt shingled roof.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The design and architectural features are visually pleasing as well as the colors used in the exterior finishes. The bungalow style home proposes a similar look and feel to other homes in the Cloisters subdivision.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant native plant species typical to this area with no irrigation proposed.</p>

Project Evaluation

The project meets all of the Morro Bay Municipal Code (MBMC) requirements. The property is located within the Golf Course (GC) district and the Planned Development (PD) overlay district. The GC district is no longer applicable to the subdivision.

The proposed home also includes a 192sf guesthouse attached to the garage with no interior access to the garage or home. As proposed, this would meet the definition of a guesthouse per section 17.48.315 of the MBMC and as noted below: Morro Bay Municipal Code Section 17.48.315 addresses guesthouses and reads as follows:

- ***Guesthouses/quarters and accessory living areas.***
Where provided by this title, guesthouses/quarters and habitable structures for accessory living area may be permitted in conjunction with a dwelling unit, subject to these further requirements:
 - A. *Guesthouse Restrictions. A guesthouse shall not contain more than six hundred forty square feet of habitable floor area containing not more than one bedroom and bathroom nor shall it exceed thirty percent of the floor area of the main residence, and no cooking or food preparation or food storage facilities shall be provided.*
 - B. *Location. Guesthouses may be established on any lot in any R or AG district where a primary single-family dwelling has been previously established or is proposed to be established in conjunction with construction of a guesthouse. Only one-guesthouse or second unit is permitted per one primary single-family dwelling on the same lot.*

The project is located within the CCC's appeal jurisdiction, thus requiring CDPs for development of each lot to be reviewed and approved at a noticed public hearing. As the Cloisters project was fully considered for the impacts of the future homes that would be built on the new lots, there are no significant issues to be resolved related to coastal impacts. The view corridors, non-use areas, boardwalks and fenced off areas were all designed in accordance with the tract conditions of approval to protect and enhance coastal resources and provide coastal access consistent with the policies of Chapter 3 of the California Coastal Act. Development of single-family residential homes on these newly created lots, consistent with approved Design Guidelines and conditions of approval, will have no adverse impact on coastal resources or coastal access.

The individual project review is intended to ensure that the development of each of the lots within the tract continues to comply with the provisions of the Coastal Act. The various height limitations, setbacks and design criteria were established with the intent to create a built environment that will be in harmony with the natural surroundings. As proposed, the project appears consistent with the design criteria, architectural, and use restrictions as contained in the approved CC&R's, as well as Residential Design Guidelines as summarized above.

The Cloisters Design Review Committee has also reviewed and approved the project plans for consistency with the Cloister's Design Guidelines (See Cloisters Design Review Committee approval letter provided in Exhibit B).

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on September 22, 2023, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public

hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3(a). This exemption applies to the construction of single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The proposed project is consistent with all applicable development standards of the Zoning Ordinance, Cloisters Tract Conditions, CC&R's and Design Guidelines, the City's Residential Design Guidelines and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development requirements are proposed. The project has been found to be exempt from CEQA.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CDP23-008) and Conditional Use Permit (CUP23-08) for the proposed project at 2772 Indigo, as shown on plans dated July 20, 2023, by adopting Planning Commission Resolution 17-23 which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

- Exhibit A - Planning Commission Resolution 17-23
- Exhibit B - Cloisters Design Review Committee Letter March 1, 2023
- Exhibit C - Color and Materials Page
- Exhibit D - Photosimulations
- Exhibit E - Plan Reductions, dated July 20, 2023

RESOLUTION NO. PC 17-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CDP23-008) AND CONDITIONAL USE PERMIT (CUP23-08) TO ALLOW THE CONSTRUCTION OF A NEW 2,491SF SINGLE-FAMILY RESIDENCE WITH A 192 GUEST HOUSE, 559SF GARAGE, AND 393SF IN COVERED PATIOS LOCATED IN THE CLOISTERS SUBDIVISION AND CRR/GC/PD ZONE DISTRICT AND WITHIN THE COASTAL APPEALS JURISDICTION AT 2772 INDIGO CIRCLE.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing in a hybrid format with both an in-person meeting at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, as well as through virtual public participation provided telephonically through Zoom on October 3, 2023, for the purpose of considering Coastal Development Permit CDP23-008 and Conditional Use Permit CUP23-08; and

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

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

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

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

California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3(a), Section 15303 for the construction of a single-family residence in an urbanized area. Additionally, none of the Categorical Exemption exception, noted under Section 15300.2 apply to the project.

Coastal Development Permit findings

1. That the project is the construction of a Single-Family Residence in a residential zone. Specifically, the project is Coastal Development Permit and Conditional Use Permit approval for the construction of a 2,491-sf single-family residence and a 559-sf attached garage with 393-sf of covered patios on a vacant lot in the Cloisters Neighborhood. The project is consistent with the certified Local Coastal Program (LCP) and the General Plan for the City of Morro Bay.

Conditional Use Permit findings

1. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because the single-family residence and associated attached garage are permitted uses within the zoning district applicable to the project site and said structures will be constructed in accordance with all applicable project conditions and City regulations.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood because the single-family residence and associated attached garage are designed to be consistent with the Design Guidelines, project conditions, and City regulations applicable to this development.
3. The project is an allowable use in the zoning district and is also in accordance with the certified Coastal Land Use plan for the City of Morro Bay, and is in conformance with the coastal access policies of Chapter 3 of the California Coastal Act.
4. The project is in conformance with the applicable conditions of approval for Tract 1996 (Case No. CUP 22-12/TM 01-90) as indicated in the attached staff report dated September 25, 2023.
5. The project design is consistent with the elements contained in the Cloisters Design Guidelines, approved CC&R's for Tract 1996, the Cloisters, that are intended to create a unified architectural and aesthetic consistency and tone so that each residence will harmonize with the beauty and natural surroundings and coastal nature of the property.
6. The project design is consistent with the elements contained in the City Council approved Residential Design Guidelines, as indicated in the attached staff report dated September 25, 2023.

Zoning Ordinance Standards: MMR/CCR/GC (PD)		
	Standards	Proposed
Front Setback	20'	21.98'
Garage setback	25'	30'
Side-Yard Setback	6'	6' (Northeast) 6' (Southwest)
Rear Setback	10'	17.35'
Height	14'	14'
Lot Coverage	Max 45%	44.97%
Parking	2 Car Garage	2 Car Garage

7. Residential Design Guidelines, Design Review (Section 17.38) and Supplemental Requirements (Section 17.07.040):

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>The single-family home is consistent with the coastal nature of the Cloisters property. The proposed home meets the proportional relationship requirements related to scale and mass.</p>
<p>Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project includes visual interest and inviting entry. The project is proposing fiberglass clad windows and a recessed entrance to the home.</p>
<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>Like other homes in the Cloisters, the entry and driveway are visible and inviting with a side facing garage door which complies with the Cloister Design Guidelines.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The dark framed garage door matches other materials used throughout the home exterior. The garage does not face the street.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home is also proposing to include roof mounted solar panels.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The proposed materials comply with the Cloisters Design Guidelines such as stucco siding as the primary material, wood and horizontal ribbed siding as accent materials and board foam concrete with a dimensional asphalt shingled roof.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The design and architectural features are visually pleasing as well as the colors used in the exterior finishes. The bungalow style home proposes a similar look and feel to other homes in the Cloisters subdivision.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant native plant species typical to this area with no irrigation proposed.</p>

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit (CDP23-008) and Conditional Use Permit (CUP23-08) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: This permit is granted for the land described on Assessor Parcel Number 065-387-016 for the construction of a single-family residence as depicted on plans date stamped July 20, 2023, and on file with the Community Development Department, as modified by these conditions of

approval. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Year: 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 approval 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. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with 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 Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the County Clerk's Office, then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: Prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
4. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
5. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standard.
6. 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.
7. Architecture: Building color and materials shall be included as shown on plans approved by the Planning Commission and specifically called

out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.

8. The Cloisters Architectural Review Committee: The Cloisters Architectural Review Committee shall be notified at the time of final occupancy to verify that the completed project complies with the approved plans.
9. The Cloisters Architectural Review Committee: The Cloisters Architectural Review Committee shall be notified of any modifications or revisions to the approved plans, prior to any installation or construction of the same.
10. Solar Panels: Roof mounted solar panels shall be within the required building height standards and details shall be in the building set of plans.

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 and a Statement of Special Inspections required on the structural cover sheet. 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.) DETACHED ACCESSORY DWELLING UNITS (ADU'S): Newly constructed detached ADU's are subject to the California Energy Code requirements (excluding manufactured homes) to provide solar systems. The solar system may be installed on the ADU or the primary dwelling unit. The size of the system shall be determined and included in the Title 24 analysis (CF1R) during the building permit submittal process.
- 8.) 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.
- 9.) 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 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2022 California Energy Code, 2022 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-StormwaterManagement-EZ-manual>. Show how performance requirements are met on plans, as necessary. (MBMC 14.48.140)
2. Frontage Improvements: The installation of frontage improvements is required. Specify the installation of a standard driveway approach per city detail B-6, sidewalk per city detail B-5, curb & gutter per city detail, B-1, including but not limited to repairs to existing frontage for ADA compliance. Show and label 18" asphalt cutback at all portions of curb and gutter to be replaced. (MBMC 14.44.020)
3. Sewer Lateral: If any portion of 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)
4. Sewer Backwater Valve: Indicate and label sewer backwater valve on plan.

A backwater valve, extended to and accessible from grade for maintenance, shall be installed on every Building sewer. Exception: Installation of backwater valve shall not be required when, to the satisfaction of Building Official, it is determined that the intent and purpose of this section is otherwise met. (MBMC 14.07.010.C).

5. Water Meter: Indicate on plans location and sizes of both water meter and water service to structure. Coordinate sizes with Fire Sprinkler plans. The pipeline to water mainline may need to be updated per fire sprinkler requirements and condition of meter. (MBMC 13.04.010 & 14.04.010.C)
6. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location:
<https://www.morrobayca.gov/documentcenter/view/462>
7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CRC R106.1.1.
8. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures. Clarify how runoff around structure will be directed to City right-of-way or to a level spreader. Direct stormwater towards landscape prior to street. (CRC R106.1.1)

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 2022 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). Please submit plans to the Morro Bay Fire Department.
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)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 3rd day of October 2023 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Roschen

ATTEST

Scot Graham, Planning Secretary

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

DocuSign Envelope ID: 51CFBB71-5A0C-434A-95B9-074834FBB4EA

the Cloisters

DATE: 01 March 2023

TO: Nancy Hubbard

RE: 2772 Indigo Circle
Morro Bay, CA 93442

This letter is to inform you that the project, submitted by arketype architects, Inc., located at 2772 Indigo Circle has been approved by the Cloisters Design Committee. Attached is our review.

Signed:

Heidi Gibson, non voting chair

Steve Stevens



Dawn Beattie

Digitally signed by Dawn Beattie
Date: 2023.03.02
17:14:08 -0800

Dawn Beattie

Vicki McDonald

Digitally signed by Vicki McDonald
Date: 2023.03.02
18:58:13 -0800

Vicki McDonald

Rafael Marti

DocuSigned by:
Rafael Marti
A1AC3DDA00084E2

3/3/2023

01a GAF TPO GRAY

01 GAF HDZ RS SAGEWOOD

05 WOOD SIDING

04 NICHIIA RIBBED INDIGO

06 SW9634 MORNING AT SEA

02 02a 02b 02c WOOD ELEMENTS

10 FIBERGLASS CLAD WINDOWS

03b DOUBLE LOOPS RAIN CHAIN

09a FIBERGLASS CLAD ENTRY DOOR

09 GARAGE DOOR

06a SANTA BARBARA SANDSTONE

07 BOARD FORM CONCRETE

MATERIALS

7/20/2023 **CLARKE-MOORE BEACH HOUSE** 2772 Indigo Circle, Morro Bay, CA 93442



STREET SIMULATION VIEWED FROM EAST



STREET SIMULATION VIEWED FROM SOUTH



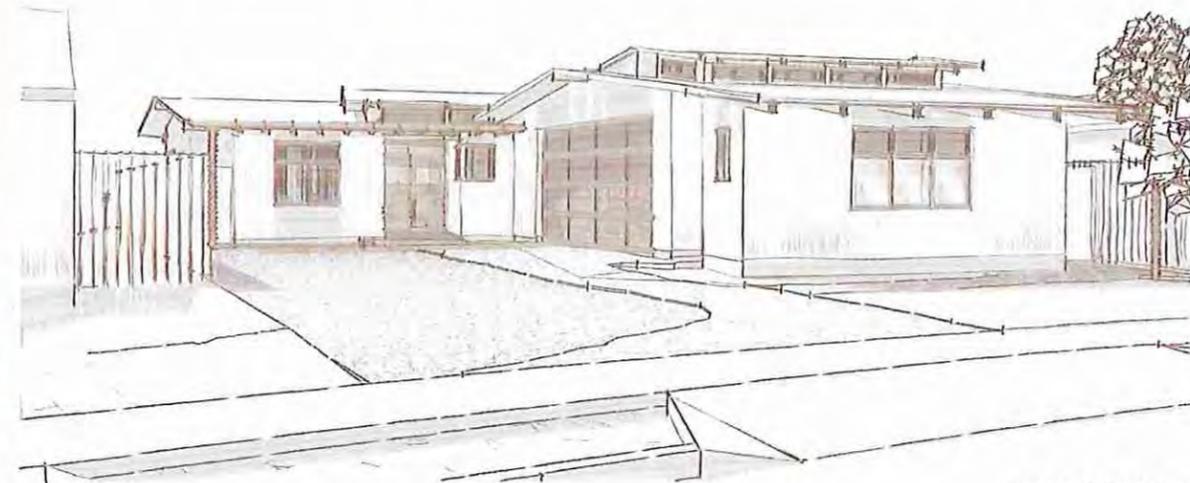
BIKE TRAIL SIMULATION VIEWED FROM WEST

CLARKE-MOORE BEACH HOUSE

2772 Indigo Circle, Morro Bay, CA 93442



AERIAL WITH LOT COVERAGE OVERLAY
1/16" = 1'-0"



STREET VIEW

Administration

Owner Becky Clarke and Tom Moore PO Box 1909 Kernville, CA 93238 M.402.770.0512	Architect arketype architects inc David Ferrin, Lic C28599 275 San Clemente Street Ventura, CA 93001 805.653.5088	Survey MBS Land Surveys Michael B Stratton, Lic PLS 5702 3559 S Higuera Street San Luis Obispo, CA 93401 805.594.1960	Geotechnical Earth Systems Pacific Robert Down, Lic PE 70206 4378 Old Santa Fe Road San Luis Obispo, CA 93401 805.544.3276 Geotech Eng Report dated 09/12/2022
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Scope of Work

Project Understanding: Coastal Development Permit with a Conditional Use Permit (CDP 23-008/CUP 23-08) for a new 2,491 sf single family home with an attached 559 sf two car garage and 192 sf studio at 2772 Indigo Circle. The lot is located in a CCR /GC/PO (R-1) zone and within the Coastal Appeals Jurisdiction.

The project includes 393 square feet of covered patios. Open space consists of a 100 linear foot rear terrace wall that is less than 30 inches tall, 3,528 square feet of pervious surfaces and landscape areas, and 712 square feet of impervious flagstone surfaces (excluding 209 sf of public sidewalk).

Statistics

Property Data:			
A.P.N:	065-387-016		
Zone:	CCR/GC/PO (R-1)		
Use of Building:	Single Family Residence; R-3		
Building Type:	TYPE V-B		
Number of Stories:	1; Max Height = 14' above Average Natural Grade		
Bldg Lot Coverage (Ftprnt):	45% max, not to exceed 3,638 square feet		

Site Data:			
Site [gross Lot Area]:	Existing:	Proposed:	
	8,084 Sf	8,084 Sf	100%
Footprint:	0 Sf	3,635 Sf	44.97%
Impervious Surfaces:	209 Sf	921 Sf	11.39%
Pervious/ Landscape:	7,875 Sf	3,528 Sf	43.64%

* Lot Coverage Detail: 2,491 sf Living + 559 sf Garage + 192 sf Studio + 61 sf Porch + 88 sf Atrium + 244 sf Covered Terrace = 3,635 sf coverage; 3,635 footprint / 8084 lot area = 44.97%

Building Data:			
Living Space:	Existing:	New:	Proposed:
	0 Sf	2,491 Sf	2,491 Sf
Garage:	0 Sf	582 Sf	559 Sf
Studio (unconditioned):	0 Sf	222 Sf	192 Sf
Covered Patios:	0 Sf	393 Sf	393 Sf

Setbacks:				
Required:	Front:	Rear:	North Side:	South Side:
	20'	10'	6'	6'
Proposed:	23.63'/21.94'	17.35'/19.72'	6'	6'

HEIGHT ELEVATION CALCULATION:
(20.14 LOW POINT + 21.09 HIGH POINT)/2 = 20.62' AVERAGE NATURAL GRADE
MAXIMUM BUILDING HEIGHT: 14' + 20.62' = 34.62'
PROPOSED BUILDING HEIGHT: 14' + 20.62' = 34.62'

Vicinity Map



STREET VIEW WITH NEIGHBORING HOMES
1/16" = 1'-0"

Sheet Index

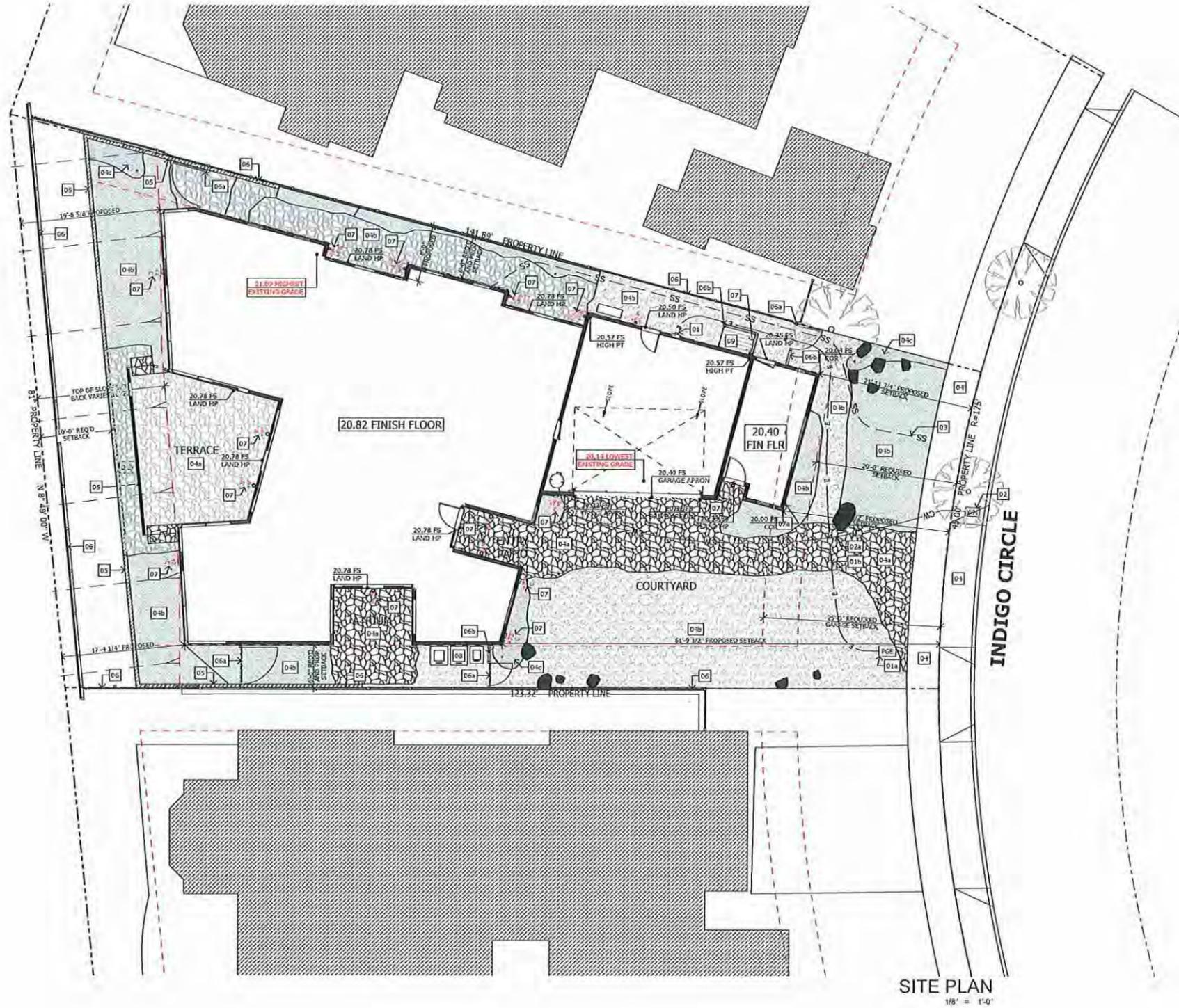
a0	Title Sheet, Aerial View and Statistics
a0a	Site Plan
a0b	Survey
a0c	Fine Grading and Stormwater Control
a0d	Landscape Plan
a0e	Site Details
a1	Floor Plan
a1a	Clerestory Plan
a1b	Roof Plan
a2	Exterior Elevations
a2a	Materials and 3D Views
a2b	Photo Simulations
a2c	Exterior Lighting
a3	Sections
a4	Window Schedule
a4a	Door Schedule

Title Sheet, Aerial View and Statistics a0

HEIGHT ELEVATION CALCULATION:
 (20.14 LOW POINT + 21.09 HIGH POINT)/2 = 20.62' AVERAGE NATURAL GRADE
 MAXIMUM BUILDING HEIGHT: 14' + 20.62' = 34.62'
 PROPOSED BUILDING HEIGHT: 14' + 20.62' = 34.62'

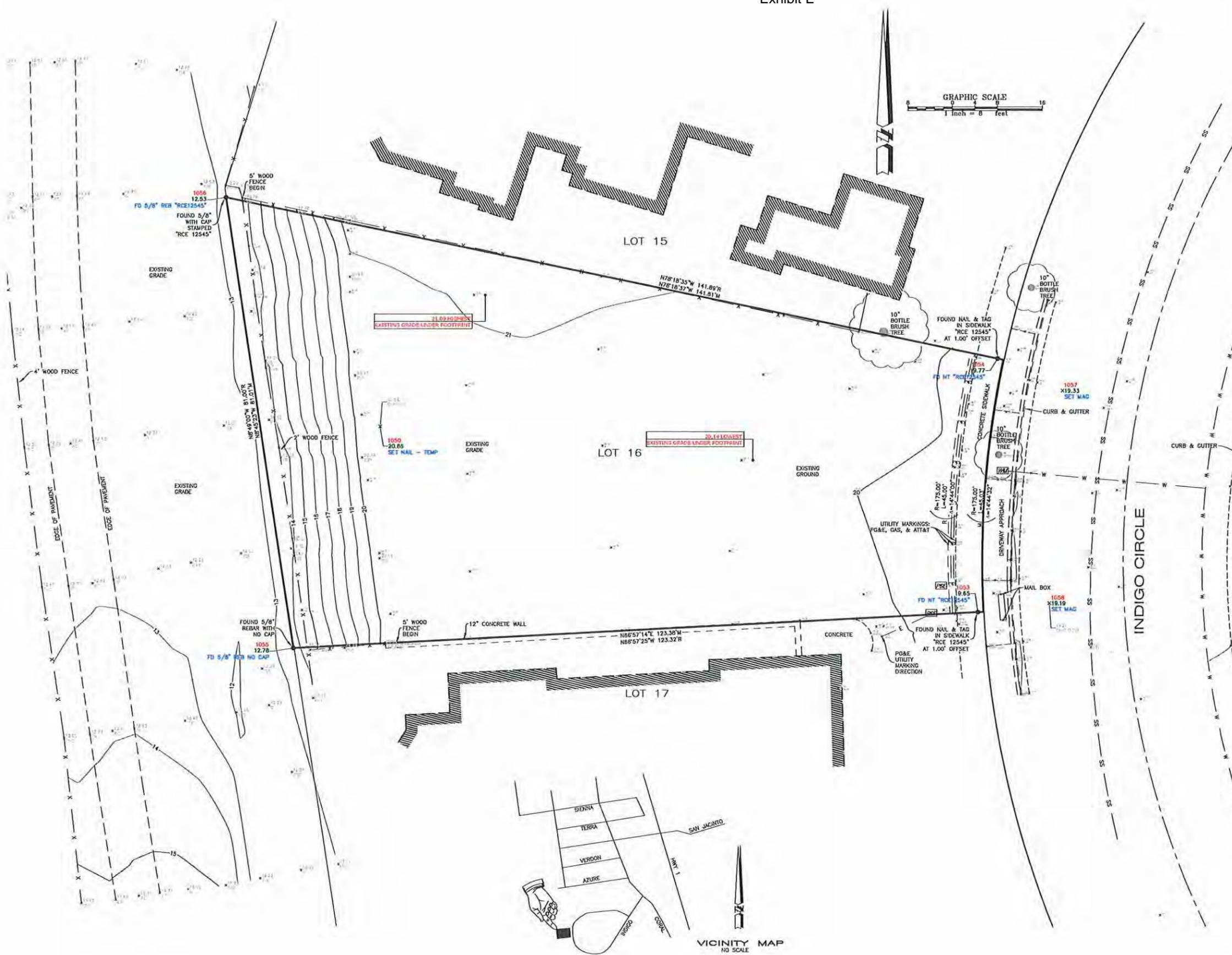
SITE PLAN KEYNOTES

- 01 PROPOSED ELECTRIC MAIN SERVICE PANEL
- 01a EXISTING IN-GROUND ELECTRICAL BOX
- 01b PROPOSED UNDERGROUND ELECTRICAL LINE
- 02 EXISTING WATER METER
- 02a PROPOSED UNDERGROUND MAIN WATER LINE
- 03 PROPOSED UNDERGROUND SEWER LINE. VERIFY CITY CONNECTION POINT
- 04 EXISTING DRIVE APRON AND SIDEWALK TO REMAIN
- 04a IMPERVIOUS SURFACE per LANDSCAPE PLAN
- 04b PERVIOUS SURFACE per LANDSCAPE PLAN
- 01c DRY STREAM BED per LANDSCAPE PLAN
- 05 LOW TERRACE WALL OR CURB per LANDSCAPE PLAN
- 06 EXISTING FENCE TO REMAIN
- 06a PROPOSED MAX 5'-6" TALL GATE per LANDSCAPE PLAN
- 06b PROPOSED MAX 5'-6" TALL FENCE per LANDSCAPE PLAN
- 07 EXTERIOR LIGHTING per FLOOR PLAN AND ELEVATIONS
- 07a ILLUMINATED ADDRESS NUMBERS per ELEVATIONS
- 08 WASTE BINS
- 09 AT GRADE DECK
- INDICATES DIRECTION OF DRAINAGE. DRAIN GRADES AWAY FROM BUILDING



SITE PLAN
 1/8" = 1'-0"

7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442



SYMBOL LEGEND:

X	FENCE LINE	▬	RETAINING WALL
SS	SEWER MAIN	▬	PG&E BOX
W	WATER MAIN	▬	GM
G	GAS MAIN	▬	GM
ETC	ELEC./TELEPHONE/CABLE	▬	TEL
OE	OVERHEAD ELECTRIC	▬	TEL
DI	DROP INLET AT CURB	▬	TEL
DI	DROP INLET	▬	TEL
SD	STORM DRAIN MANHOLE	▬	TEL
FH	FIRE HYDRANT	▬	TEL
WV	WATER WELL	▬	TEL
WV	WATER VALVE	▬	TEL
WV	WATER METER	▬	TEL
SC	SEWER MANHOLE	▬	TEL
SC	SEWER CLEANOUT	▬	TEL
MW	MONITORING WELL	▬	TEL
IP	IRON PIPE	▬	TEL
CB	GRADE BREAK	▬	TEL
GM	GAS METER	▬	TEL
HP	HIGH POINT	▬	TEL
LT	LIGHT	▬	TEL
MB	MANHOLE	▬	TEL
PP	POWER POLE	▬	TEL
PVC	POLYVINYL PIPE	▬	TEL
RB	REBAR	▬	TEL
RCP	REINFORCED CONCRETE PIPE	▬	TEL
R10	CANOPY RADIUS	▬	TEL
SD	STORM DRAIN	▬	TEL
SL	POINT ON SLOPE	▬	TEL
SS	SEWER	▬	TEL
STP	STEP	▬	TEL
STR	STAIRS	▬	TEL
TOP	TOP OF SLOPE	▬	TEL
TOE	TOE OF SLOPE	▬	TEL
TW	TOP OF WALL	▬	TEL
W	WATER	▬	TEL
WL	WALL	▬	TEL
WM	WATER METER	▬	TEL
WV	WATER VALVE	▬	TEL
DI-1.5FL	TOP OF GRATE -1.5' FLOW LINE	▬	TEL

ABBREVIATIONS

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

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON JULY 1, 2022.
 MICHAEL B. STANTON, PLS 5702 DATE 9/2/22
 MICHAEL B. STANTON, PLS 5702 DATE 9/2/22
 MICHAEL B. STANTON, PLS 5702 DATE 9/2/22

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-482-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8712). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED.

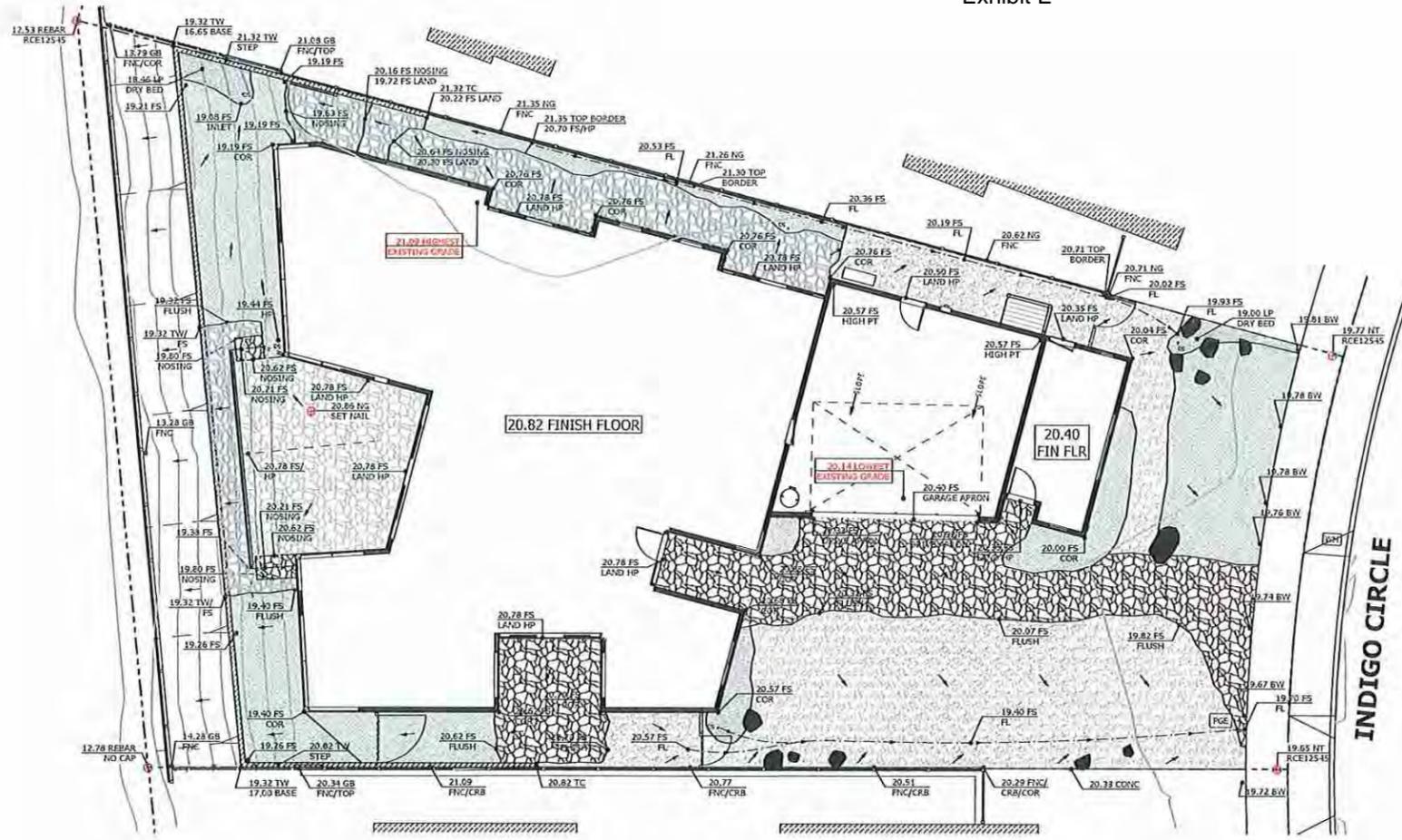
BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A BRASS CAP IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF AZURE AND CORAL PER IMPROVEMENT PLANS BY CENTRAL COAST ENGINEERING FOR TRACT 1986.
 ELEVATION=24.74' (UCS & GS)

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG INDIGO CIRCLE BEARING N 81° 08' 00" E.

SITE DATA:
 ADDRESS: 2772 INDIGO CIRCLE, MORRO BAY
 ASSESSOR'S PARCEL NO. APN 065-387-016

TOPOGRAPHIC MAP
 LOT 16 OF TRACT 1986 AS SHOWN ON MAP FILED IN BOOK 7 AT PAGE 83 IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF BECKY CLARKE AND TOM MOORE
 MICHAEL B. STANTON, PLS 5702
 3559 SOUTH HIGUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 September 2, 2022 JOB #22-183

CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442
 7/20/2023



FINE GRADING AND STORMWATER CONTROL PLAN
1/8" = 1'-0"

GROUND MATERIALS LEGEND

- 3" THICK ORGANIC MULCH (MAX. 5% CANOPE CHIPS/BARK/LEAVES). PEROUS
- 3" THICK SANDSTONE FEA GRAVEL AT ORGANIC MULCH PLANT AREAS AND WALK PATHS. INSTALL OVER 4" THICK, 1" CRUSHED GRAVEL AT WALKWAYS. PEROUS
- 1" THICK SANDSTONE FEA GRAVEL OVER GRAVELOCK SLIM 556 PERMEABLE GRID OVER 1" CRUSHED GRAVEL. MIN 5" THICK AT WALKWAYS AND 8" THICK AT DRIVEWAY. PEROUS
- 8-12" THICK, 2" TO 6" SANDSTONE RIVER RUBBLE OVER 6" THICK, 1" SANDSTONE GRAVEL BED IN FLOWLINE AND DRAIN AREAS. PEROUS
- DRY SET NATURAL SANDSTONE. SET PER ELEVATION KEYNOTES. PEROUS
- NATURAL SANDSTONE VENEER OVER CONCRETE SLAB. SET PER ELEVATION KEYNOTES. IMPEROUS
- SANDSTONE BOULDERS, MIN 2' MAX 5' DIMENSION. EURY 1/3 HEIGHT

GRADING SYMBOLS LEGEND

- PROPERTY LINE
- INDICATES DIRECTION OF DRAINAGE. POSITIVE DRAINAGE AWAY FROM BUILDING PER SPOT ELEVATIONS. MIN 1% SLOPE AT PAVED AREAS
- DOWNSPOUT OR RAIN CHAIN
- NEW GRADE ELEVATION
- BENCH MARK ELEVATION
- DEMOLISHED CONTOUR LINE
- EXISTING CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- RETAINING WALL OR CURB 3 FEET OR LESS

GRADING ABBREVIATIONS

- APR APRON
- B BOTTOM
- BSL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- C CUT
- CB CATCH BASIN
- CO CLEAN OUT
- COR CORNER
- CONC CONCRETE
- CRB CURB
- DI DROP INLET
- DO DRAIN OUTLET (DRAIN)
- (E) EXISTING
- ET EXPANSION INDEX
- EXC EXCAVATE
- F FILL
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- FNC FENCE
- G GAS
- HP HIGH POINT
- INV INVERT
- LN LINE
- MAX MAXIMUM
- MIN MINIMUM
- NG NATURAL OR EXISTING GRADE
- (N) NEW
- PAD TOP OF BUILDING PAD
- PERF PERFORATED
- PP POWER POLE
- T TOP
- TB TOP OF BERM
- TC TOP OF CURB
- TG TOP OF GRATE
- TH THRESHOLD
- TW TOP OF WALL
- UNO UNLESS NOTED OTHERWISE
- UG UNDERGROUND
- W WATER

LOW IMPACT DEVELOPMENT MEASURES

STORM WATER CONTROL FEATURES

MEASURE 2, MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS. PER SOILS REPORT, THE UPPER 2 FEET OR MORE CONSISTS OF SILTY SAND AND IS HIGHLY PERMEABLE. COMPACTION WILL ONLY OCCUR WITHIN 5 FEET OF THE BUILDING AREA PERIMETER AND AT IMPEROUS SURFACES.

MEASURE 4, MINIMIZE IMPEROUS SURFACES. DRIVEWAYS, WALKWAYS AND YARDS CONSIST OF OVERWHELMINGLY PEROUS SURFACES BY A 4:1 RATIO.

MEASURE 5b, DIRECT ROOF RUNOFF INTO VEGETATED AREAS. CALCULATIONS FOR 3 RUNOFF ZONES BELOW.

WEST ROOF DOWNSPOUT ZONE:
815 SQUARE FEET COMBINED PEROUS/VEGETATED AREA
1595 SQUARE FEET TRIBUTARY IMPEROUS AREA
1595/2=798; 815 SF > 798 SF, THEREFORE 2:1 RATIO SATISFIED

NORTHEAST ROOF DOWNSPOUT ZONE:
830 SQUARE FEET COMBINED PEROUS/VEGETATED AREA
1096 SQUARE FEET TRIBUTARY IMPEROUS AREA
1096/2=548; 830 SF > 548 SF, THEREFORE 2:1 RATIO SATISFIED

SOUTHEAST ROOF DOWNSPOUT ZONE:
860 SQUARE FEET COMBINED PEROUS/VEGETATED AREA
1078 SQUARE FEET TRIBUTARY IMPEROUS AREA
1078/2=539; 860 SF > 539 SF, THEREFORE 2:1 RATIO SATISFIED

NOTE: VEGETATED AREAS UTILIZE NATIVE PLANTS SUITED FOR REGION/SOIL CONDITIONS, HANDWATER TO MATURITY.

MEASURE 5c, DIRECT RUNOFF FROM SIDEWALK AND PATIO AREAS INTO VEGETATED AREAS. EXCEPT FOR THE PUBLIC SIDEWALK, ALL WALKWAYS ARE PEROUS. PATIO AREAS DRAIN INTO VEGETATED AREAS OR OTHER PEROUS SURFACES.

MEASURE 5d, DIRECT RUNOFF FROM DRIVEWAY INTO VEGETATED AREAS. THE MAJORITY OF THE DRIVEWAY AND MOTORCOURT ARE PEROUS. THE DRIVEWAY AREA DRAINS BOTH INTO PEROUS SURFACES AND VEGETATED.

MEASURE 5e, USE PERMEABLE SURFACES FOR DRIVEWAYS, WALKWAYS AND PATIOS. PEROUS GRAVEL, STONE RUBBLE AND FLAGSTONE WITH MINIMUM 5" BASE GRAVEL LAYER COVERS MORE THAN 33 PERCENT OF THE SITE WITH ONLY 11 PERCENT OF THE SITE AREA USING IMPEROUS SURFACES. SEE SURFACE LEGEND.

THERE ARE NO AREA DRAINS AND THE SITE HAS LOW-SLOPE DRAINAGE WITH AT LEAST 5" OF GRAVEL RETENTION DEPTH. THE GRAVEL BEDS HAVE A MINIMUM 38% POROSITY PONDING DEPTH CREATED BY VOID SPACE BETWEEN GRAVEL. DOWNSPOUTS FEED DIRECTLY INTO GRAVEL RETENTION SURFACES OR DRY BEDS. OVERFLOW DISCHARGE FOLLOWS HISTORIC DRAINAGE PATTERN

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

Section 1: General Information	
Project name	CLARKE-MOORE NEW BEACH HOUSE
Project Address	2772 INDIGO CIRCLE, MORRO BAY, CA 93442
Assessor's Parcel Number(s)	065-387-016
Name of Applicant	DAVID FERRIN, ARKETYPE ARCHITECTS INC
Applicant email address:	df@arketypearchitects.com
Applicant phone:	O 805.653.5088, M 805.794.2434
Project Type (e.g. single-family residential, commercial, etc.)	SINGLE-FAMILY RESIDENCE
Section 2: Area Information (ft ²)	
Total Project Area	8,084 SF
Total Existing Impervious surface area	209 SF (PUBLIC SIDEWALK)
Proposed Gross Impervious Area (list only the surface areas that are being created or replaced)	
a. Rooftops	3,692 SF
b. Driveways	712 SF
c. Patios	393 SF (INCLUDING COVERED)
d. Parking Lots	N/A
e. Other	N/A
Total Gross Impervious Area	5,006 SF
If Gross Impervious Area < 2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	NOT EXEMPT
Section 3: PR Determination	
Net Impervious Area (from page 7)	5,006 SF
Performance Requirements (from Flow Chart)	PERFORMANCE NUMBER 1 REQUIRED

LID CERTIFICATION

PERFORMANCE REQUIREMENT NO. 1 CERTIFICATION	
LOW IMPACT DEVELOPMENT (LID) DESIGN STRATEGY	INCORPORATED
1. Limit disturbance of creeks and natural drainage features.	N/A
2. Minimize compaction of highly permeable soils.	YES, EXCEPT UNDER BUILDING PER SOILS
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	N/A, NO NATIVE VEGETATION
4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	YES (NO NATURAL UNDISTURBED LAND REMAINS)
5. Minimize stormwater runoff by implementing one or more of the following design measures:	
a) Direct roof runoff into cisterns or rain barrels for reuse.	NO
b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	YES
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	YES
d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	YES
e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	YES

I, DAVID FERRIN, acting as the Project Engineer for NEW RESIDENCE project, located at 2772 INDIGO CIRCLE, MORRO BAY, CA 93442, hereby state that the Site Design and Runoff Reductions design strategies initiated above have been incorporated into the design of the project.

Signature: Date: MARCH 31, 2023

Exhibit E



Dudleya caespitosa



Dudleya pulverulenta



Adiantum jordanii Maidenhair fern



Polypodium scolieri Leathery Polypody



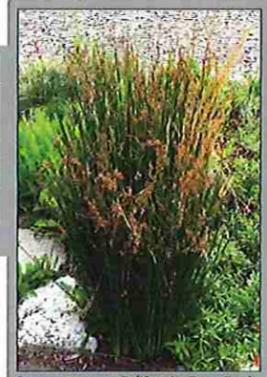
Elymus condensatus Giant wildrye



Leptosyne maritima Sea Dahlia



Achillea millefolium



Juncus patens California Gray Rush



Festuca rubra Red Fescue



Camissoniopsis cheiranthifolia



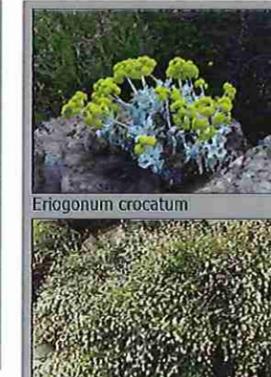
Clinopodium douglasii Yearba Buena



Erigeron glaucus Seaside Fleabane



Heuchera micrantha



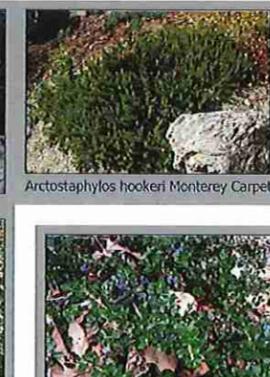
Eriogonum crocatum



Eriogonum parvifolium



Salvia spathacea



Arctostaphylos hookeri Monterey Carpet



Ceanothus maritimus



Isocoma menziesii



Arctostaphylos uva-ursi



Lepechinia calycina 'Rocky Point'



Leptosyne gigantea Giant Coreopsis



Arctostaphylos bakeri 'Louis Edmunds'



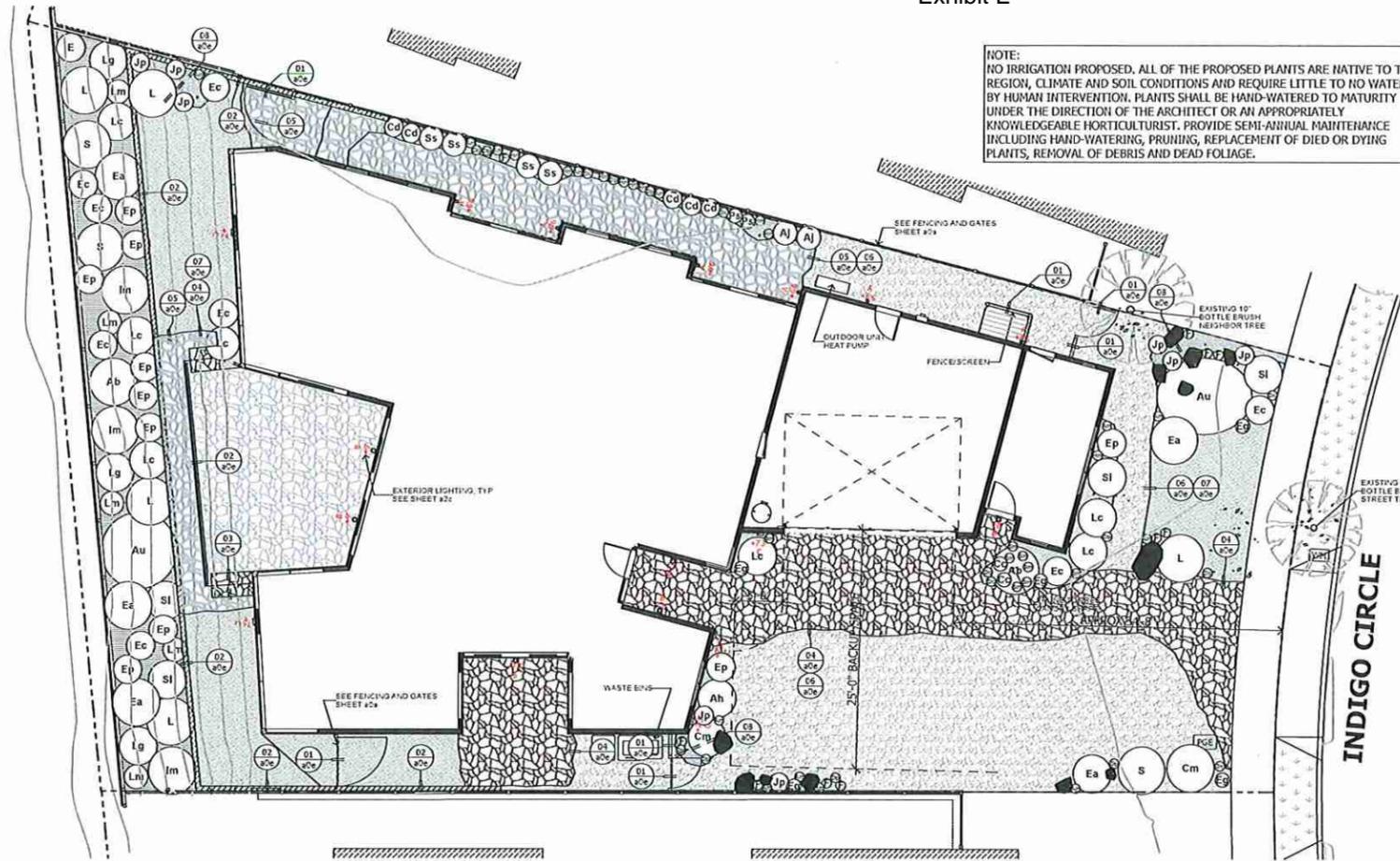
Eriogonum arborescens



Salvia leucophylla Purple sage



Salvia mellifera Black Sage



NOTE: NO IRRIGATION PROPOSED, ALL OF THE PROPOSED PLANTS ARE NATIVE TO THE REGION, CLIMATE AND SOIL CONDITIONS AND REQUIRE LITTLE TO NO WATERING BY HUMAN INTERVENTION. PLANTS SHALL BE HAND-WATERED TO MATURITY UNDER THE DIRECTION OF THE ARCHITECT OR AN APPROPRIATELY KNOWLEDGEABLE HORTICULTURIST. PROVIDE SEMI-ANNUAL MAINTENANCE INCLUDING HAND-WATERING, PRUNING, REPLACEMENT OF DIED OR DYING PLANTS, REMOVAL OF DEBRIS AND DEAD FOLIAGE.

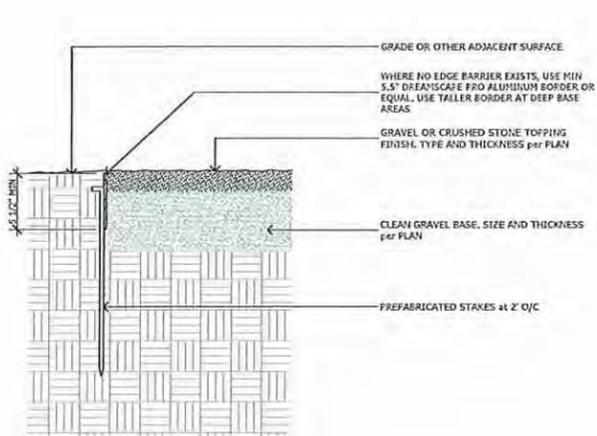
PLANT AND MATERIALS LIST

SYMB	BOTANICAL NAME	COMMON NAME	CONTAINER	QTY	MATURE SIZE	WUCOLS	SUN
LARGE SHRUBS							
Ab	Arctostaphylos bakeri 'Louis Edmunds'	LOUIS EDMUNDS BAKER'S MANZ	15 GAL	2	5W x 7H	LOW	FULL PART
Au	Arctostaphylos uva-ursi	KINDONOCK MANZANITA	1 GAL	2	10W x 1.5H	VERY LOW	ALL
MEDIUM SHRUBS							
Cm	Ceanothus maritimus	MARITIME CEANOTHUS	1 GAL	2	5W x 2H	LOW	FULL PART
Ea	Eriogonum arborescens	SANTA CRUZ ISLAND BUCKWHEAT	1 GAL	5	5W x 3H	VERY LOW	FULL PART
Im	Isocoma menziesii	MENZIES' GOLDENBUSH	1 GAL	3	5W x 2H	LOW	FULL PART
Lc	Lepechinia calycina 'Rocky Point'	ROCKY POINT FITCHER SAGE	1 GAL	7	4W x 3H	LOW	FULL PART
Lg	Leptosyne gigantea	GIANT COREOPSIS	1 GAL	3	4W x 4H	VERY LOW	FULL
L	Lupinus chamissonis	DUNE BUSH LUPINE	1 GAL	6	5W x 3H	VERY LOW	FULL
Sl	Salvia leucophylla	PURPLE SAGE	1 GAL	4	5W x 3.5H	VERY LOW	FULL
S	Salvia mellifera	BLACK SAGE	1 GAL	2	5W x 4.5H	VERY LOW	FULL
SMALL SHRUBS							
Ah	Arctostaphylos hookeri 'Monterey Carpet'	MONTEREY CARPET HOOKERS MANZANITA	1 GAL	1	4W x 1H	LOW	FULL PART
Ec	Eriogonum crocatum	SAFFRON BUCKWHEAT	1 GAL	7	3W x 1H	VERY LOW	FULL PART
Ep	Eriogonum parvifolium	DUNE BUCKWHEAT	1 GAL	10	3W x 2H	VERY LOW	FULL PART
PERRENIALS							
Am	Achillea millefolium	COMMON YARROW	1 GAL	12	1W x 2.5H	LOW	ALL
Cc	Camissoniopsis cheiranthifolia	BEACH FRIMOSE	1 GAL	2	2W x .5H	VERY LOW	FULL
Cd	Clinopodium douglasii	YERBA BUENA	4VCH	5	3W x .5H	LOW	SHADE FULL PART
Eg	Erigeron glaucus	SEASIDE FLEABANE	1 GAL	5	1.5W x 1H	VERY LOW	FULL PART
Hm	Heuchera micrantha	CREVICE ALLSHOOT	4VCH	10	1W x 3H	LOW	SHADE
Ss	Salvia spathacea	HUMMINGBIRD SAGE	4VCH	4	3W x 2H	VERY LOW	ALL FULL PART
Sm	Sidalcea malviflora	CHECKER BLOOM	4VCH	8	.5W x 1H	LOW	FULL PART
ANNUAL							
Lm	Leptosyne maritima	SEA DAHLIA	1 GAL	5	3W x 1.5H	VERY LOW	FULL
GRASSES							
E	Elymus condensatus	GIANT WILDRYE	1 GAL	2	3W x 5H	VERY LOW	FULL FULL PART
F	Festuca rubra	RED FESCUE	1 GAL	9	1W x 1.5H	LOW	FULL PART
Jp	Juncus patens	California Gray Rush	1 GAL	8	2.5W x 2.5H	MODERATE	PART
FERNS							
Aj	Adiantum jordanii	MAIDENHAIR FERN	1 GAL	2	2.5W x 1.5H	MODERATE	SHADE
Ps	Polypodium scolieri	LEATHERY POLYPODY	1 GAL	2	1W x .5H	MODERATE	SHADE
SUCCULENTS							
Dc	Dudleya caespitosa	COAST DUDLEYA	1 GAL	8	.5W x .5H	LOW	ALL FULL
Dp	Dudleya pulverulenta	CHALK DUDLEYA	1 GAL	8	1W x 1H	VERY LOW	FULL PART

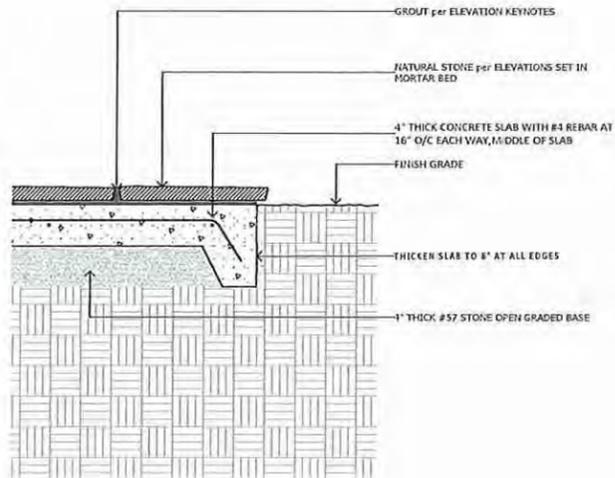
LANDSCAPE PLAN
1/8" = 1'-0"

- GROUND MATERIALS**
- 3" THICK ORGANIC MULCH (OAK, SYCAMORE CHIPS/BARK/LEAVES), PERVIOUS
 - 2" THICK SANDSTONE PEA GRAVEL AT INORGANIC MULCH PLANT AREAS AND WALK PATHS. INSTALL OVER 4" THICK, 1" CRUSHED GRAVEL AT WALKWAYS, PERVIOUS
 - 1" THICK SANDSTONE PEA GRAVEL OVER GRAVALOCK SLIM 555 PERVIOUS GRID OVER 1" CRUSHED GRAVEL, MIN 5" THICK AT WALKWAYS AND 8" THICK AT DRIVEWAY, PERVIOUS
 - 8-12" THICK, 2" TO 6" SANDSTONE RIVER RUBBLE OVER 8" THICK, 1" SANDSTONE GRAVEL BED IN FLOWLINE AND GRAB AREAS, PERVIOUS
 - DRY SET NATURAL SANDSTONE, SET PER ELEVATION KEY NOTES, PERVIOUS
 - NATURAL SANDSTONE VENEER OVER CONCRETE SLAB, SET PER ELEVATION KEY NOTES, IMPERVIOUS
 - SANDSTONE BOULDERS, MIN 2' MAX 5' DIMENSION BURY 1/3 HEIGHT

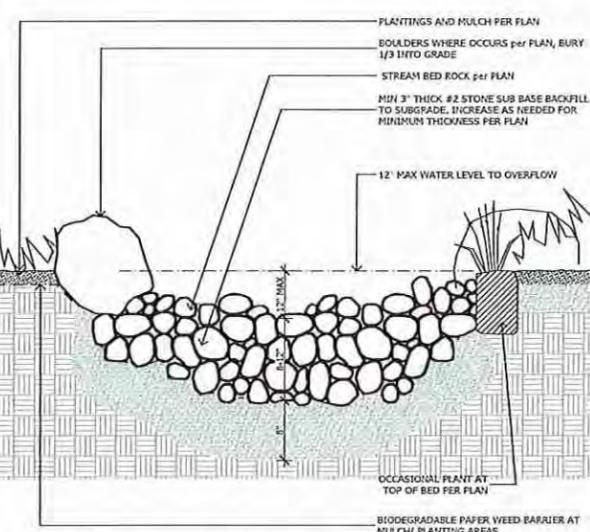




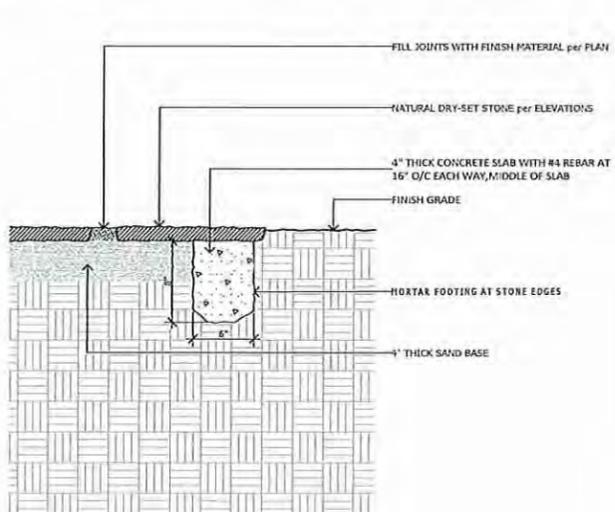
07 BORDER AT PVIOUS WALK SURFACE 1 1/2" = 1'-0"



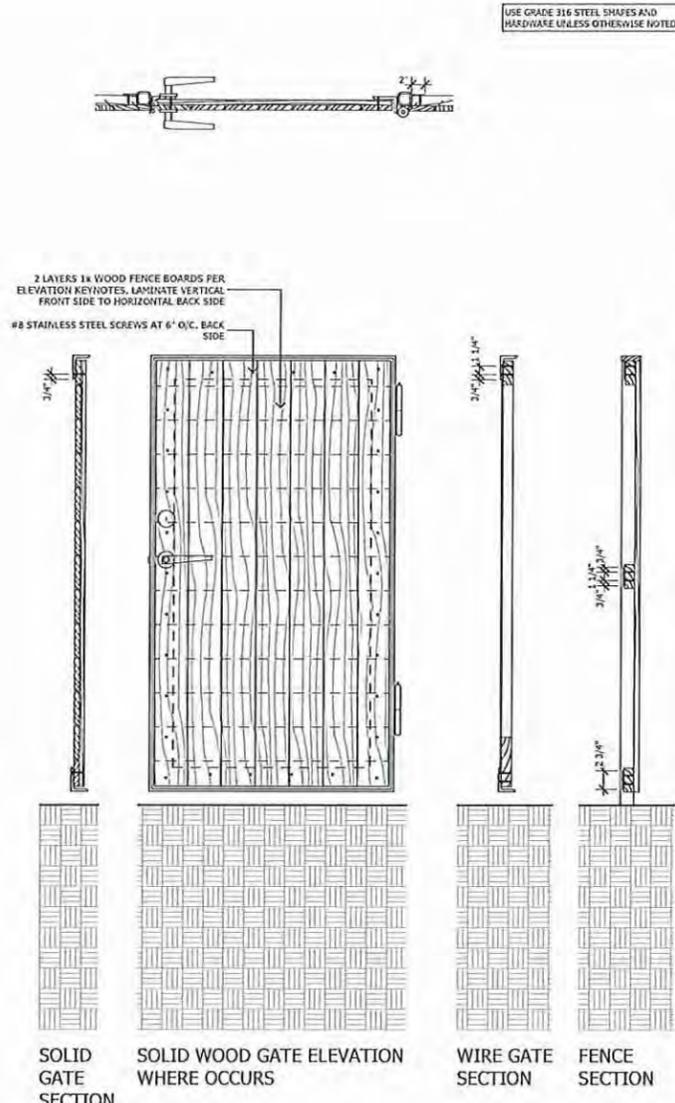
04 AT-GRADE STONE VENEER SLAB 1 1/2" = 1'-0"



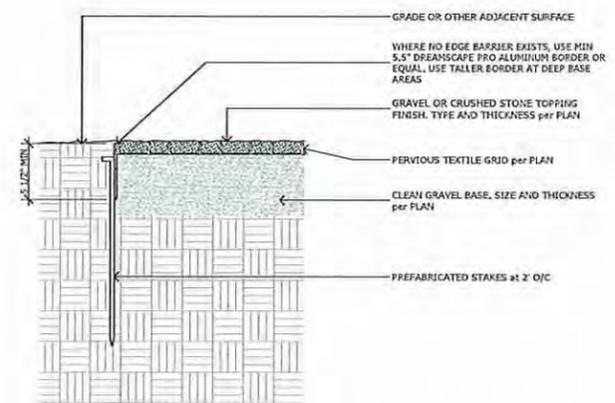
08 DRY STREAM BED INFILTRATOR 1" = 1'-0"



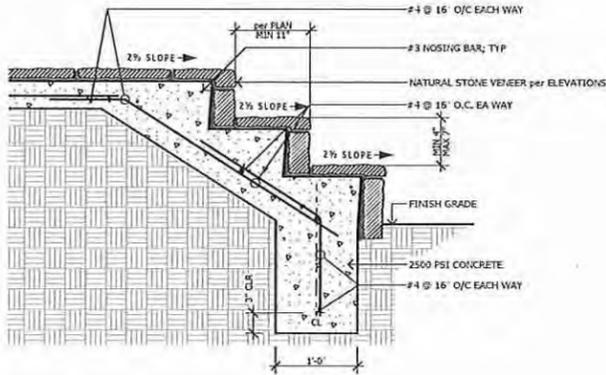
05 AT-GRADE DRY-SET STONE 1 1/2" = 1'-0"



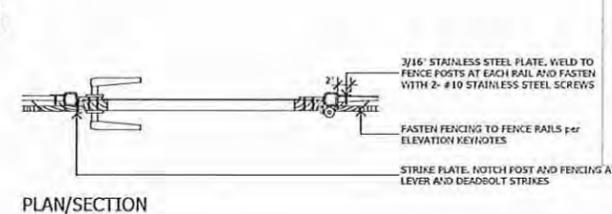
01 WOOD FENCE WITH WIRE OR SOLID WOOD GATE 1" = 1'-0"



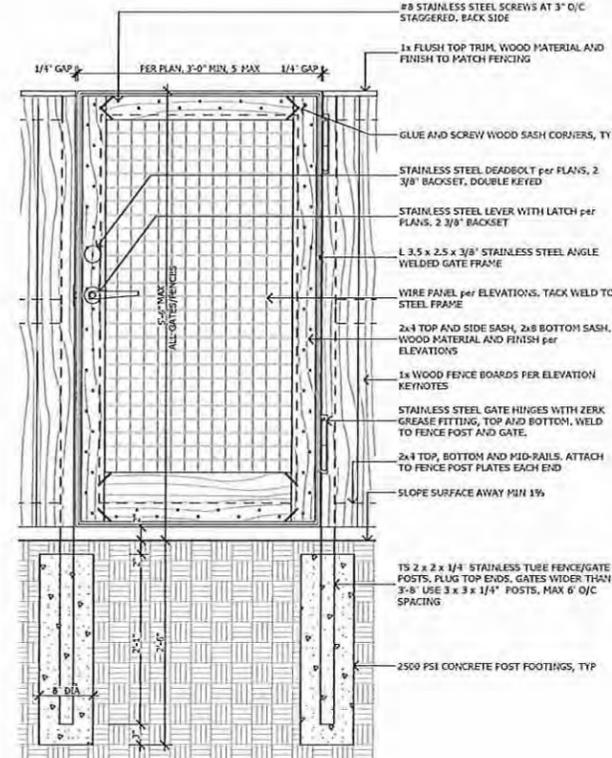
06 BORDER AT PVIOUS STABILIZED SURFACE 1 1/2" = 1'-0"



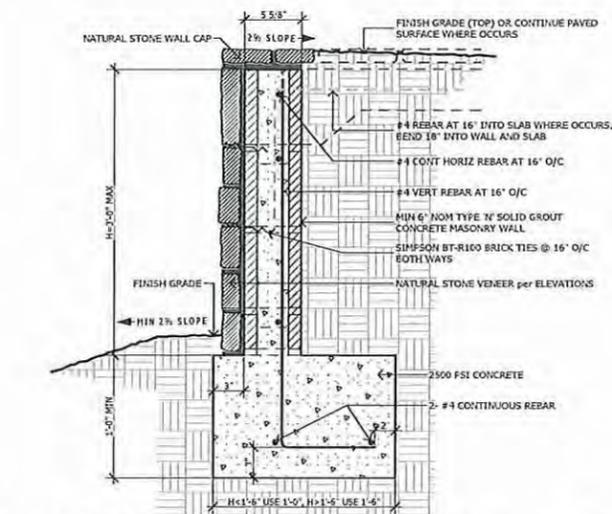
03 STONE VENEER AND CONCRETE STAIR 1" = 1'-0"



PLAN/SECTION



FENCE-GATE ELEVATION GATE WITH WOOD SASH AND WIRE INFILL



02 STONE VENEER TERRACE WALL OR CURB 1 1/2" = 1'-0"



PLAN KEYNOTES

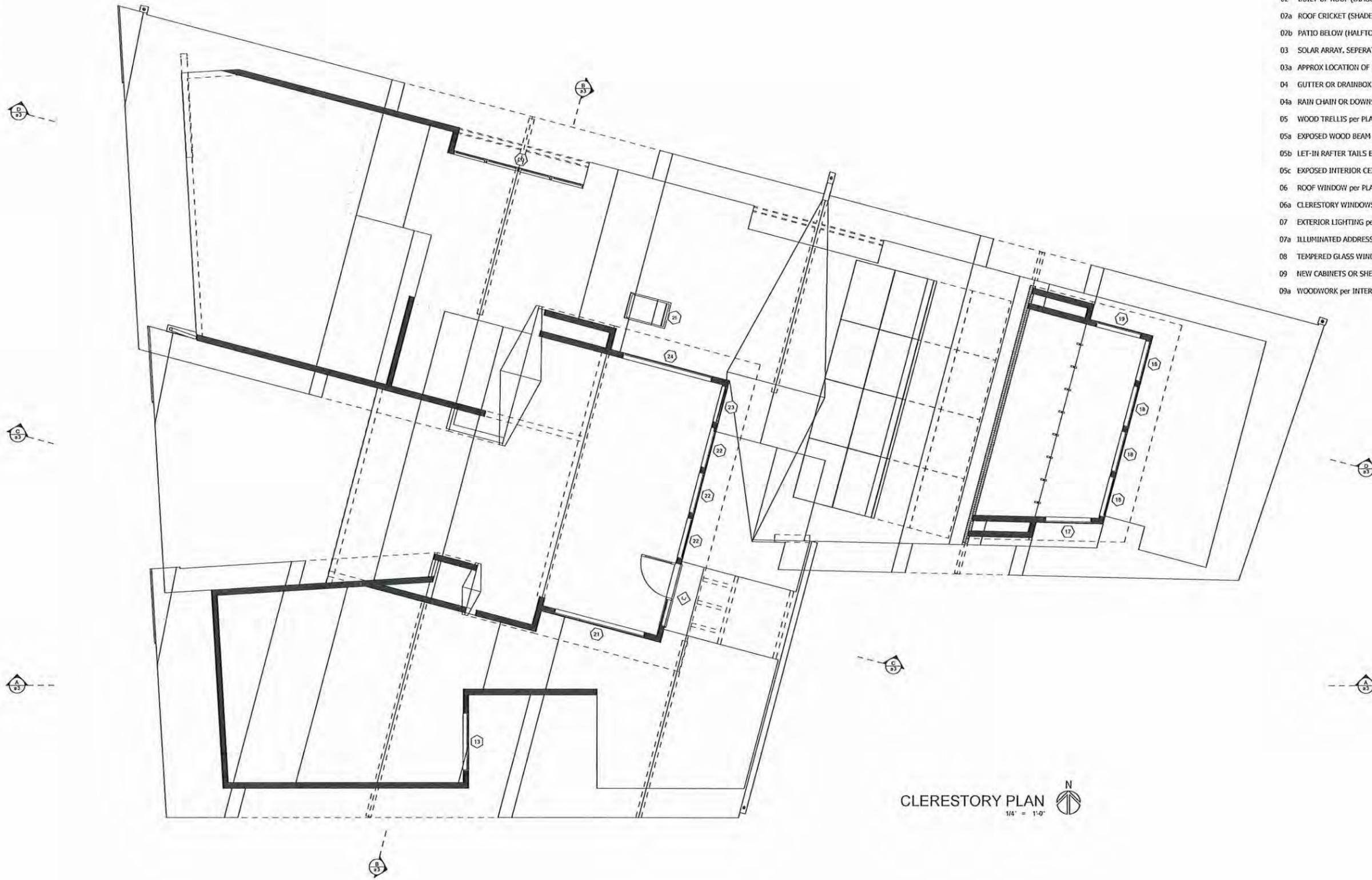
- [01] ROOF SHINGLES per ELEVATION KEYNOTES
- 01a MEMBRANE LOW-PITCH ROOFING per ELEVATION KEYNOTES
- 02 BUILT-UP ROOF (DIAGONAL HATCH)
- 02a ROOF CRICKET (SHADED)
- 02b PATIO BELOW (HALFTONE DASHED DIAGONAL HATCH)
- 03 SOLAR ARRAY, SEPERATE PERMIT
- 03a APPROX LOCATION OF ROOF VENT. BUNDLE PLUMBING VENTS
- 04 GUTTER OR DRAINBOX per ELEVATION KEYNOTES
- 04a RAIN CHAIN OR DOWNSPOUT per ELEVATION KEYNOTES
- 05 WOOD TRELLIS per PLANS AND ELEVATION KEYNOTES
- 05a EXPOSED WOOD BEAM per PLANS
- 05b LET-IN RAFTER TAILS EXPOSED at EAVES
- 05c EXPOSED INTERIOR CEILING FRAMING
- 06 ROOF WINDOW per PLANS
- 06a CLERESTORY WINDOWS per PLANS
- 07 EXTERIOR LIGHTING per ELEVATIONS
- 07a ILLUMINATED ADDRESS NUMBERS per ELEVATIONS
- 08 TEMPERED GLASS WIND SCREEN per PLANS
- 09 NEW CABINETS OR SHELVES per INTERIOR ELEVATIONS
- 09a WOODWORK per INTERIOR ELEVATIONS AND FINISH PLANS

FLOOR PLAN
1/4" = 1'-0"

7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442

PLAN KEYNOTES

- 01 ROOF SHINGLES per ELEVATION KEYNOTES
- 01a MEMBRANE LOW-PITCH ROOFING per ELEVATION KEYNOTES
- 02 BUILT-UP ROOF (DIAGONAL HATCH)
- 02a ROOF CRICKET (SHADED)
- 02b PATIO BELOW (HALFTONE DASHED DIAGONAL HATCH)
- 03 SOLAR ARRAY, SEPERATE PERMIT
- 03a APPROX LOCATION OF ROOF VENT, BUNDLE PLUMBING VENTS
- 04 GUTTER OR DRAINBOX per ELEVATION KEYNOTES
- 04a RAIN CHAIN OR DOWNSPOUT per ELEVATION KEYNOTES
- 05 WOOD TRELLIS per PLANS AND ELEVATION KEYNOTES
- 05a EXPOSED WOOD BEAM per PLANS
- 05b LET-IN RAFTER TAILS EXPOSED at EAVES
- 05c EXPOSED INTERIOR CEILING FRAMING
- 06 ROOF WINDOW per PLANS
- 06a CLERESTORY WINDOWS per PLANS
- 07 EXTERIOR LIGHTING per ELEVATIONS
- 07a ILLUMINATED ADDRESS NUMBERS per ELEVATIONS
- 08 TEMPERED GLASS WIND SCREEN per PLANS
- 09 NEW CABINETS OR SHELVES per INTERIOR ELEVATIONS
- 09a WOODWORK per INTERIOR ELEVATIONS AND FINISH PLANS

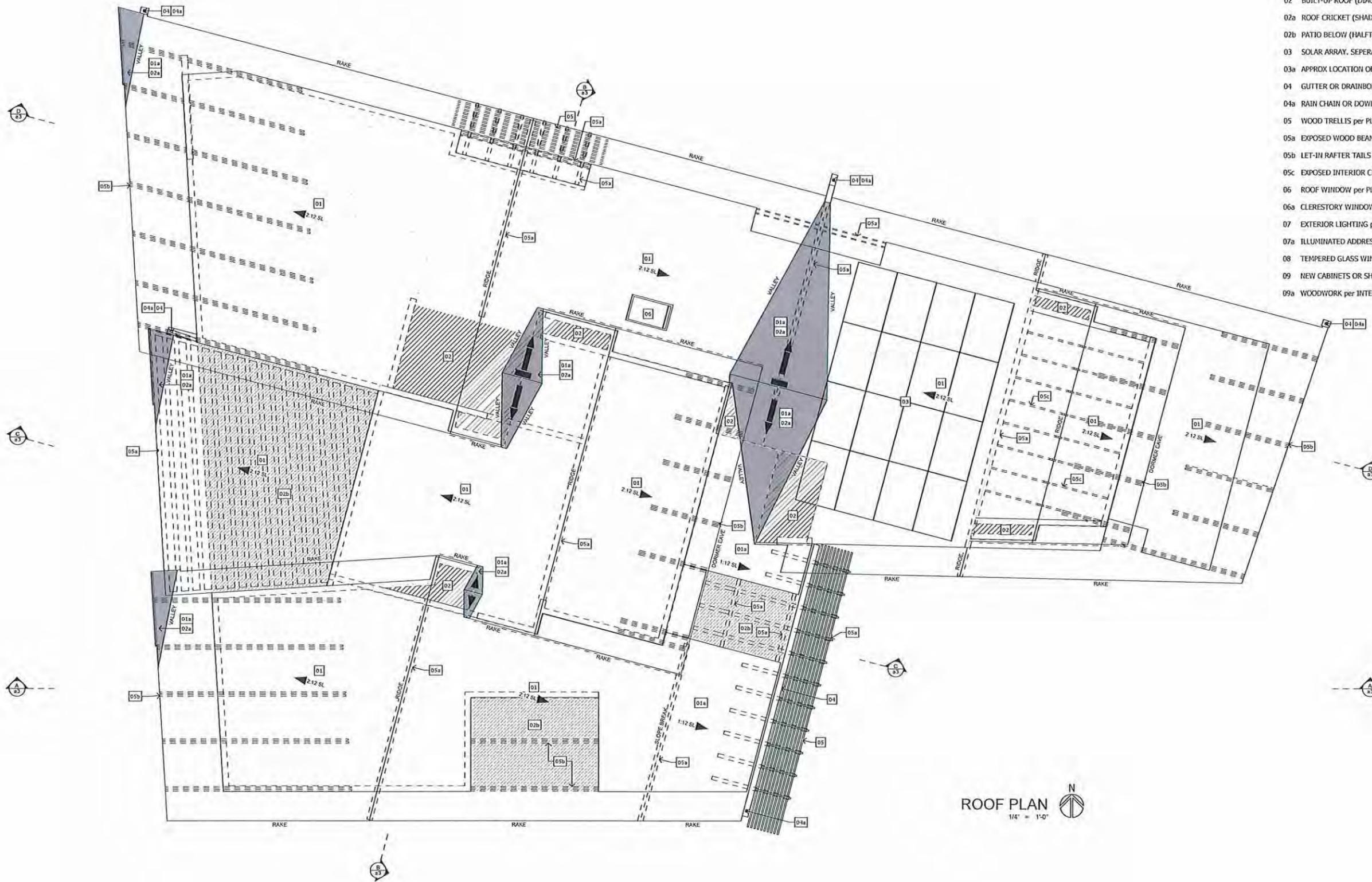


CLERESTORY PLAN
1/4" = 1'-0" N

7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442

PLAN KEYNOTES

- 01 ROOF SHINGLES per ELEVATION KEYNOTES
- 01a MEMBRANE LOW-PITCH ROOFING per ELEVATION KEYNOTES
- 02 BUILT-UP ROOF (DIAGONAL HATCH)
- 02a ROOF CRICKET (SHADED)
- 02b PATIO BELOW (HALFTONE DASHED DIAGONAL HATCH)
- 03 SOLAR ARRAY, SEPERATE PERMIT
- 03a APPROX LOCATION OF ROOF VENT, BUNDLE PLUMBING VENTS
- 04 GUTTER OR DRAINBOX per ELEVATION KEYNOTES
- 04a RAIN CHAIN OR DOWNSPOUT per ELEVATION KEYNOTES
- 05 WOOD TRELLIS per PLANS AND ELEVATION KEYNOTES
- 05a EXPOSED WOOD BEAM per PLANS
- 05b LET-IN RAFTER TAILS EXPOSED at EAVES
- 05c EXPOSED INTERIOR CEILING FRAMING
- 06 ROOF WINDOW per PLANS
- 06a CLERESTORY WINDOWS per PLANS
- 07 EXTERIOR LIGHTING per ELEVATIONS
- 07a ILLUMINATED ADDRESS NUMBERS per ELEVATIONS
- 08 TEMPERED GLASS WIND SCREEN per PLANS
- 09 NEW CABINETS OR SHELVES per INTERIOR ELEVATIONS
- 09a WOODWORK per INTERIOR ELEVATIONS AND FINISH PLATS



ROOF PLAN
1/4" = 1'-0"

Exhibit E



EAST
1/4" = 1'-0"



SOUTH
1/4" = 1'-0"



WEST
1/4" = 1'-0"



NORTH
1/4" = 1'-0"

ELEVATION KEYNOTES

- 09 GARAGE DOOR: HORMANN MODEL 7500, BLACK ANODIZED FRAMES, SATIN ETCHED GLASS.
- 09a ENTRY DOOR UNIT: MARVIN SIGNATURE MODERN FIBERGLASS-CLAD WOOD 3'x8' INSWING DOOR PANEL WITH SIDELIGHT AND TRANSOM; EBONY EXTERIOR/INTERIOR, MATTE BLACK HARDWARE.
- 09b STUDIO ENTRY DOOR: TRUSTILE RESERVE 3'x7' INSWING TMF MODERN FLUSH, WOOD VENEER TO MATCH 05. MATTE BLACK HARDWARE.
- 10 WINDOWS AND EXTERIOR GLASS DOORS: MARVIN ELEVATE FIBERGLASS-CLAD WOOD; EBONY EXTERIOR/INTERIOR, MATTE BLACK HARDWARE.
- 10a WIND SCREEN: CLEAR TEMPERED-LAMINATED GLASS WITH AQUAPEL OR EQUAL TREATMENT
- 11 WALL SCONCE EXTERIOR LIGHT PER SPEC SHEET
- 11a 6 INCH TALL STAINLESS STEEL 3200K LED BACKLIT STANDOFF HOUSE NUMBERS BY HELLONEOSIGN.COM. BLACK, 4560 FONT.
- 12 PHOTOVOLTAIC PANELS UNDER SEPARATE PERMIT.
- 01 PITCHED ROOFING (2:12 OR GREATER): CLASS A ASPHALT COMPOSITION SHINGLES BY GAF HDZ RS, COOL ROOF, SAGEWOOD COLOR; INSTALL OVER 2 LAYERS GAF DECK ARMOR UNDERLAYMENT AND SELF-ADHERING GAF STORMGUARD LEAK BARRIER AT EAVES, VALLEYS, RAKES AND SKYLIGHTS. USE GAF FEEL AND STICK STARTER ROLL AT EAVES AND RAKES AND MATCHING RIDGE/HIP CAP SHINGLES. USE 316 STAINLESS STEEL ROOF FLASHINGS. EXPOSED FLASHING TO MATCH 03 ARCHITECTURAL METAL FLASHING.
- 01a LOW PITCH ROOFING (LESS THAN 2:12): CLASS A GAF EVERGARD FREEDOM 60 MIL SINGLE PLY MEMBRANE ROOFING (ESR-4676, UL ER 1306-01), GRAY. LOW-VOC ADHESIVE OVER 1/4" MECHANICALLY FASTENED DENSDECK PRIME, OVER CLEAN/SMOOTH PLYWOOD SHEATHING OR LUMBER. USE AT LOW PITCH ROOFS AND INTEGRAL RAIN GUTTERS. USE MATCHING TPO COATED FLASHINGS IN CONTACT WITH TPO ROOFING.
- 02 EAVES AND OVERHANGS: 2x6 FLUSH TONGUE AND GROOVE ACCOYA ACETYLATED FSC CERTIFIED SOUTHERN PINE LUMBER. FINISH WITH PENETRATING WOOD OIL BY SAFECOAT NATURALS OR EQUAL.
- 02a EXPOSED RAFTER TAILS AND FASCIA: 2x ACCOYA ACETYLATED FSC CERTIFIED SOUTHERN PINE LUMBER PER PLAN. FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 02b EXPOSED BEAMS AND TRELLIS MEMBERS: LUMBER AND FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 02c EXPOSED BEAMS (NOT ACCOYA): GABLE AND RAKE BEAMS PER STRUCTURAL PLAN. STAIN/FINISH TO CLOSELY MATCH 02 EAVES AND OVERHANGS.
- 03 ARCHITECTURAL METAL FLASHING: SODIUM DICHROMATE TREATED 316 STAINLESS STEEL FLASHING AT ROOF DRIP EDGE, RAKE AND EAVE CURBS. FINISH TO CLOSELY MATCH WINDOW FRAMES. USE 26 GAUGE MINIMUM.
- 03a METAL GUTTER AND DOWNSPOUT: 316 STAINLESS STEEL. 3" DIAMETER DOWNSPOUT USING 26 GAUGE MINIMUM. USE 18 GAUGE AT GUTTER. FINISH TO MATCH 03 ARCHITECTURAL METAL FLASHING.
- 03b RAIN CHAIN: 316 STAINLESS STEEL 2 INCH DOUBLE LOOPS RAIN CHAIN BY RAINCHAINSMANUTSHELL.COM.
- 03c WIRE PANEL: T-316 2 x 2 STAINLESS STEEL WIRE MESH; .135" WIRE DIAMETER
- 04 FIBER CEMENT RAINSCREEN SIDING: 5/8" THICK NICHIIHA RIBBED HORIZONTAL SIDING WITH INDIGO FINISH. INSTALL WITH NICHIIHA MITER CORNERS, BLIND MOUNTING CLIPS AND STARTER TRACK OVER 1x4 VERTICAL ACCOYA FURRING AT 16" O/C OVER VAPROSHIELD WRAPSHIELD SA. ALL METAL PARTS SHALL BE CORROSION RESISTENT STAINLESS STEEL.
- 05 NATURAL WOOD RAINSCREEN SIDING: 1"x6" HORIZONTAL ACCOYA ACETYLATED FSC CERTIFIED NICKEL GAP SHIPLAP OVER CLASS A RAINSCREEN SA DRAINABLE WATER BARRIER BY VAPROSHIELD. FASTEN WITH 316 STAINLESS STEEL 16 GAUGE BRADS AT 24" O/C MINIMUM, ONE THROUGH THE TONGUE AND ONE COUNTERSUNK THROUGH THE FACE. FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 05a NATURAL WOOD GATE AND FENCE SIDING: 1"x6" VERTICAL FLUSH SHIPLAP TO MATCH 05 WOOD RAINSCREEN OVER HORIZONTAL SUPPORTS AT 32" MAX O/C. FASTEN WITH 316 STAINLESS STEEL 16 GAUGE BRADS AT 24" O/C MINIMUM, ONE THROUGH THE TONGUE AND ONE COUNTERSUNK THROUGH THE FACE. FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 06 EXTERIOR PLASTER WITH DRAIN MAT: 7/8" THICK 3-COAT SYSTEM WITH INTEGRAL SPIDERLATH FIBERGLASS LATH (ER-141) OF 3MM VAPROSHIELD VAPROMAT OF SELF-ADHERED VAPROSHIELD WRAPSHIELD SA OF PLYWOOD SUBSTRATE. ATTACH LATH WITH MIN 16 GAUGE 316 STAINLESS STEEL STAPLES. USE 316 STAINLESS STEEL WEEP SCREED, CORNERS AND EDGES BY STOCKTON PRODUCTS OR EQUAL; OMEGA COLORTEK PLASTER WITH SEMI-SMOOTH NATURAL GRAY FINISH; BASE-X/ HERLEX CRACK CONTROL SYSTEM BETWEEN BROWN AND FINISH COAT. FINISH WITH KEIM MINERAL MASONRY PAINT TO CLOSELY MATCH SHERWIN-WILLIAMS SW-9634 MORNING AT SEA.
- 07 VERTICAL EXPOSED CONCRETE: NATURAL COLOR WITH 6" NOMINAL BOARD FORM.
- 08 STONE WALL OR CURB VENEER: TIGHT-FITTING GROUTLESS 12-18 INCH FILEDSTONE USING NATURAL SANTA BARBARA SANDSTONE. MORTAR OVER NEW UNSEALED MASONRY OR CONCRETE WITH VENEER TIES AT 16" O/C BOTH WAYS AT VERTICAL FACES.
- 08a STONE GROUND SURFACE VENEER: 3 AND 5 POINT, 12-30 INCH NATURAL SANTA BARBARA SANDSTONE FLAGSTONE WITH NATURAL GRAY GROUT. MORTAR OVER UNSEALED 4 INCH THICK CONCRETE SLAB REINFORCED WITH #3 REBAR AT 16" O/C BOTH WAYS; GRAVEL BASE. SEAL WITH GREEN BUILDING SUPPLY, PENETRATING CONCRETE SEALER.
- 08b STONE GROUND SURFACE DRY-SET: 3 AND 5 POINT, 12-30 INCH NATURAL SANTA BARBARA SANDSTONE FLAGSTONE SET IN 4 INCH SAND BASE. FILL JOINTS WITH SANDSTONE PEA GRAVEL OR GROWING SOIL AND PLAN. SEAL PER 08a.

HEIGHT ELEVATION CALCULATION:
 $(20.14 \text{ LOW POINT} + 21.09 \text{ HIGH POINT})/2 = 20.62'$ AVERAGE NATURAL GRADE
 MAXIMUM BUILDING HEIGHT: $14' + 20.62' = 34.62'$
 PROPOSED BUILDING HEIGHT: $14' + 20.62' = 34.62'$

Exhibit E



EAST STREET VIEW



NE STREET VIEW



SW VIEW FROM BIKE TRAIL



NW VIEW FROM BIKE TRAIL



BIRDSEYE FROM ENTRY COURT

ELEVATION KEYNOTES

- 09 GARAGE DOOR: HORMANN MODEL 7500, BLACK ANODIZED FRAMES, SATIN ETCHED GLASS.
- 09a ENTRY DOOR UNIT: MARVIN SIGNATURE MODERN FIBERGLASS-CLAD WOOD 3'x8" INSWING DOOR PANEL WITH SIDELIGHT AND TRANSOM; EBONY EXTERIOR/INTERIOR, MATTE BLACK HARDWARE.
- 09b STUDIO ENTRY DOOR: TRUSTILE RESERVE 3'x7" INSWING TMF MODERN FLUSH, WOOD VENEER TO MATCH 05, MATTE BLACK HARDWARE.
- 10 WINDOWS AND EXTERIOR GLASS DOORS: MARVIN ELEVATE FIBERGLASS-CLAD WOOD; EBONY EXTERIOR/INTERIOR, MATTE BLACK HARDWARE.
- 10a WIND SCREEN: CLEAR TEMPERED-LAMINATED GLASS WITH AQUAPEL OR EQUAL TREATMENT
- 11 WALL SCONCE EXTERIOR LIGHT PER SPEC SHEET
- 11a 6 INCH TALL STAINLESS STEEL 3200K LED BACKLIT STANDOFF HOUSE NUMBERS BY HELLONEONSIGN.COM, BLACK, 4560 FONT.
- 12 PHOTOVOLTAIC PANELS UNDER SEPARATE PERMIT.
- 01 PITCHED ROOFING (2:12 OR GREATER): CLASS A ASPHALT COMPOSITION SHINGLES BY GAF HDZ RS, COOL ROOF, SAGEWOOD COLOR; INSTALL OVER 2 LAYERS GAF DECK ARMOR UNDERLAYMENT AND SELF-ADHERING GAF STORMGUARD LEAK BARRIER AT EAVES, VALLEYS, RAKES AND SKYLIGHTS. USE GAF FEEL AND STICK STARTER ROLL AT EAVES AND RAKES AND MATCHING RIDGE/HIP CAP SHINGLES. USE 316 STAINLESS STEEL ROOF FLASHINGS. EXPOSED FLASHING TO MATCH 03 ARCHITECTURAL METAL FLASHING.
- 01a LOW PITCH ROOFING (LESS THAN 2:12): CLASS A GAF EVERGARD FREEDOM 60 MIL TPO SINGLE PLY MEMBRANE ROOFING (ESR-4676, UL ER 1306-01), GRAY. LOW-VOC ADHESIVE OVER 1/4" MECHANICALLY FASTENED DENSDECK PRIME, OVER CLEAN/SMOOTH PLYWOOD SHEATHING OR LUMBER. USE AT LOW PITCH ROOFS AND INTEGRAL RAIN GUTTERS. USE MATCHING TPO COATED FLASHINGS IN CONTACT WITH TPO ROOFING.
- 02 EAVES AND OVERHANGS: 2x6 FLUSH TONGUE AND GROOVE ACCOYA ACETYLATED FSC CERTIFIED SOUTHERN PINE LUMBER, FINISH WITH PENETRATING WOOD OIL BY SAFEKOAT NATURALS OR EQUAL.
- 02a EXPOSED RAFTER TAILS AND FASCIA: 2x ACCOYA ACETYLATED FSC CERTIFIED SOUTHERN PINE LUMBER PER PLAN. FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 02b EXPOSED BEAMS AND TRELLIS MEMBERS: LUMBER AND FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 02c EXPOSED BEAMS (NOT ACCOYA): GABLE AND RAKE BEAMS PER STRUCTURAL PLAN. STAIN/FINISH TO CLOSELY MATCH 02 EAVES AND OVERHANGS.
- 03 ARCHITECTURAL METAL FLASHING: SODIUM DICHROMATE TREATED 316 STAINLESS STEEL FLASHING AT ROOF DRIP EDGE, RAKE AND EAVE CURBS. FINISH TO CLOSELY MATCH WINDOW FRAMES. USE 26 GAUGE MINIMUM.
- 03a METAL GUTTER AND DOWNSPOUT: 316 STAINLESS STEEL, 3" DIAMETER DOWNSPOUT USING 26 GAUGE MINIMUM. USE 18 GAUGE AT GUTTER. FINISH TO MATCH 03 ARCHITECTURAL METAL FLASHING.
- 03b RAIN CHAIN: 316 STAINLESS STEEL 2 INCH DOUBLE LOOPS RAIN CHAIN BY RAINCHAINSINANUTSHELL.COM.
- 03c WIRE PANEL: T-316 2 x 2 STAINLESS STEEL WIRE MESH; .135" WIRE DIAMETER
- 04 FIBER CEMENT RAINSCREEN SIDING: 5/8" THICK NICHIIHA RIBBED HORIZONTAL SIDING WITH INDIGO FINISH. INSTALL WITH NICHIIHA MITER CORNERS, BLIND MOUNTING CLIPS AND STARTER TRACK OVER 1x4 VERTICAL ACCOYA FURRING AT 16" O/C OVER VAPROSHIELD WRAPSHIELD SA. ALL METAL PARTS SHALL BE CORROSION RESISTENT STAINLESS STEEL.
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- 05a NATURAL WOOD GATE AND FENCE SIDING: 1"x6" VERTICAL FLUSH SHIPLAP TO MATCH 05 WOOD RAINSCREEN OVER HORIZONTAL SUPPORTS AT 32" MAX O/C. FASTEN WITH 316 STAINLESS STEEL 16 GAUGE BRADS AT 24" O/C MINIMUM, ONE THROUGH THE TONGUE AND ONE COUNTERSUNK THROUGH THE FACE. FINISH TO MATCH 02 EAVES AND OVERHANGS.
- 06 EXTERIOR PLASTER WITH DRAIN MAT: 7/8" THICK 3-COAT SYSTEM WITH INTEGRAL SPIDERLATH FIBERGLASS LATH (ER-141) o/ 3MM VAPROSHIELD VAPROMAT o/ SELF-ADHERED VAPROSHIELD WRAPSHIELD SA o/ PLYWOOD SUBSTRATE. ATTACH LATH WITH MIN 16 GAUGE 316 STAINLESS STEEL STAPLES. USE 316 STAINLESS STEEL WEEP SCREED, CORNERS AND EDGES BY STOCKTON PRODUCTS OR EQUAL; OMEGA COLORTEK PLASTER WITH SEMI-SMOOTH NATURAL GRAY FINISH; BASE-X/ MERLEX CRACK CONTROL SYSTEM BETWEEN BROWN AND FINISH COAT. FINISH WITH KEIM MINERAL MASONRY PAINT TO CLOSELY MATCH SHERWIN-WILLIAMS SW-9634 MORNING AT SEA.
- 07 VERTICAL EXPOSED CONCRETE: NATURAL COLOR WITH 6" NOMINAL BOARD FORM.
- 08 STONE WALL OR CURB VENEER: TIGHT-FITTING GROUTLESS 12-18 INCH FILEDSTONE USING NATURAL SANTA BARBARA SANDSTONE. MORTAR OVER NEW UNSEALED MASONRY OR CONCRETE WITH VENEER TIES AT 16" O/C BOTH WAYS AT VERTICAL FACES.
- 08a STONE GROUND SURFACE VENEER: 3 AND 5 POINT, 12-30 INCH NATURAL SANTA BARBARA SANDSTONE FLAGSTONE WITH NATURAL GRAY GROUT. MORTAR OVER UNSEALED 4 INCH THICK CONCRETE SLAB REINFORCED WITH #3 REBAR AT 16" O/C BOTH WAYS; GRAVEL BASE. SEAL WITH GREEN BUILDING SUPPLY, PENETRATING CONCRETE SEALER.
- 08b STONE GROUND SURFACE DRY-SET: 3 AND 5 POINT, 12-30 INCH NATURAL SANTA BARBARA SANDSTONE FLAGSTONE SET IN 4 INCH SAND BASE. FILL JOINTS WITH SANDSTONE PEA GRAVEL OR GROWING SOIL AND PLAN. SEAL PER 08a.

MATERIALS

- 01a GAF TPO GRAY
- 01 GAF HDZ RS SAGEWOOD
- 05 WOOD SIDING
- 04 NICHIIHA RIBBED INDIGO
- 06 SW9634 MORNING AT SEA
- 02 WOOD ELEMENTS
- 03 FIBERGLASS CLAD WINDOWS
- 03a DOUBLE LOOPS RAIN CHAIN
- 09a FIBERGLASS CLAD ENTRY DOOR
- 09 GARAGE DOOR
- 06a SANTA BARBARA SANDSTONE
- 07 BOARD FORM CONCRETE

7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442



BIKE TRAIL SIMULATION VIEWED FROM WEST



STREET SIMULATION VIEWED FROM EAST



STREET SIMULATION VIEWED FROM SOUTH

7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Menlo Bay, CA 93442

ADDRESS NUMBERS



Specification:

1. Size: 6x4x1.4 inches (accept custom size)
2. Front Color: Brushed Silver, Mirror Silver, Brushed Gold, Mirror Gold, Brushed Rose Gold, Mirror Rose Gold, Rust Style, White, Black, Red, Orange, Yellow, Green, Blue, Purple etc.
3. Backlit: Warm White(3200k) [Light Warm White(4500k), White(6500k), Cold White(10000k), Super Cold White(14000k), Yellow, Orange, Rose Red, Red, Dark Blue, Sky Blue, Green, Purple, and Changeable Color etc
4. Material: Stainless Steel & Acrylic
5. Env: Interior & Exterior usage, IP65
6. Power: Red cords to V+, Black cords to V-, (DC 12V, 3.8W each)

Package List:

1. 3D Metal Backlit Letters
2. Essential installation kit & template.
3. Power Transformer

Exhibit E

FIXTURE B - UNDER ROOF AT FRONT, REAR AND ATRIUM ENTRANCES
QUANTITY 6

HUBBARDTON FORGE

Twilight Dark Sky Friendly Outdoor Sconce
Base Part # 32493

Selected Options

Lamping: Warm White (3200K) Coastal Bronze (BZ)

Color: Warm White (3200K) Coastal Bronze (BZ)

Smart Setting: 324933-SAT-B0

Image shows may not correspond to selected options



Specifications

Dimensions	8.5"	LED Lamping Available	Medium
Height	8.5"	Socket Type	A15, E17, E26/E27
Width	8.5"	Bulb	1 (not incl. 202)
Depth Length	7.2"	Number of Bulbs	Custom Wall
Product Weight	3.8 lbs	Location Rating UL	UL EICL, E182
Backplate	6.5" x 8.5"	Safety Rating	UL EICL, E182
Mounting Height (incl. Backplate)	5.3"		
Pack Weight	8.5 lbs		

Options

Lamping: Warm White (3200K) Coastal Bronze (BZ)

Color: Warm White (3200K) Coastal Bronze (BZ)

Smart Setting: 324933-SAT-B0

Hubbardtonforge.com customer-service@forge.com 888-826-4766

FIXTURE A - NORTH SIDE YARD
QUANTITY 6

HUBBARDTON FORGE

Twilight Small Dark Sky Friendly Outdoor Sconce
Base Part # 32491

Selected Options

Lamping: Warm White (3200K) Coastal Bronze (BZ)

Color: Warm White (3200K) Coastal Bronze (BZ)

Smart Setting: 324911-SAT-B0

Image shows may not correspond to selected options



Specifications

Dimensions	7.1"	LED Lamping Available	Medium
Height	7.1"	Socket Type	A15, E17, E26/E27
Width	6.9"	Bulb	1 (not incl. 202)
Depth Length	5.2"	Number of Bulbs	Custom Wall
Product Weight	2.2 lbs	Location Rating UL	UL EICL, E182
Backplate	6.5" x 7.1"	Safety Rating	UL EICL, E182
Mounting Height (incl. Backplate)	4.2"		
Pack Weight	4 lbs		

Options

Lamping: Warm White (3200K) Coastal Bronze (BZ)

Color: Warm White (3200K) Coastal Bronze (BZ)

Smart Setting: 324911-SAT-B0

Hubbardtonforge.com customer-service@forge.com 888-826-4766

FIXTURE C - UNDER TRELLIS AT ENTRY, WEST SIDE GROUND ILLUM
QUANTITY 5

Project: _____
Location: _____
Fixture Type: _____
Catalog Number: _____

AVAILABLE FINISHES



Square
WS-W35503

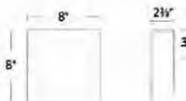
PRODUCT DESCRIPTION
Four adjustable and stream of light, Square fixture provides geometry to wall-to-be recessed fixture when mounted on multiple heights, guide directional paths and create visual intrigue in the evening. Perfect for wall gracing surfaces.

FEATURES
- 270° rotation available for special order.
- ACQUO 5° viewless technology.
- One of the smallest in a geometric form.
- EMI/RFI compliant when rounded in a downward orientation.

SPECIFICATIONS

Rated Life: 50,000 Hours
Standards: ETL, UL, AHJ, Location Listed, IES E16 24 July 2010 Compliant Dark Sky Friendly
Input: 120 VAC, 50/60Hz
Dimming: 0-10V
Color Temp: 3000K
CRI: 90
Construction: Aluminum hardware

REPLACEMENT PARTS
FPL-02A-30308 - Glass



Model & Size Color Temp Finish LED Watts LED Lumens Colored Lumens
WS-W35503 3000K CR 84 12.7W 150 251
WS-W35503 3000K CR 84 12.7W 150 251

Example: WS-W35503-02
For 2772 special order, add an "F" before the finish, WS-W35503-02-F
For custom requests please contact customers@modernforms.com

ModernForms.com | Phone: (858) 810-6618 | Fax: (858) 526-2585
Central Distribution Center: 1520 Don Eddowes Loop, Spring, CA 92082
Austin Distribution Center: 1520 Don Eddowes Loop, Austin, TX 78750

MODERN FORMS



A SECTION
1/4" = 1'-0"



C SECTION
1/4" = 1'-0"

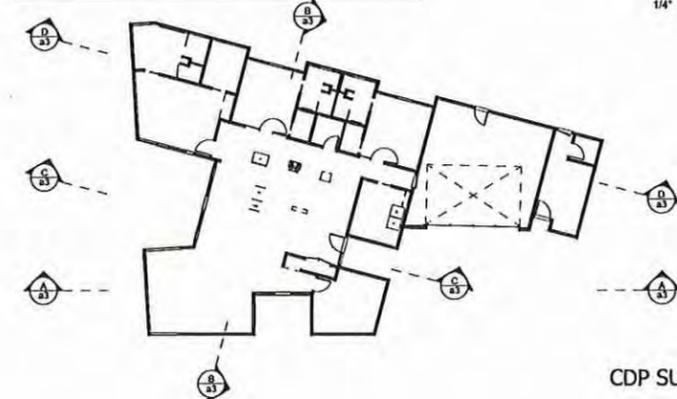


B SECTION
1/4" = 1'-0"



D SECTION
1/4" = 1'-0"

KEY PLAN SECTIONS



7/20/2023 CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442

Exhibit E

WINDOW SCHEDULE

ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Quantity	1	1	1	4	1	1	1	1	1	1	1	1	1	1	1
W x H Size	2'x3'	7'-6" x 4'-6"	1'-6" x 1'-6"	2'-6" x 5'	3'-6" x 7'	6'-6" x 7'	12' x 7'	3'-6" x 7'	7'-6"	5'-6"	10' x 8'	5'-6" x 8'	5' x 7'	5' x 5'	5' x 5'
Plan View															
Exterior View															
Operation Type	AWNING	TRIPLE FIXED OVER TRIPLE CASEMENT	AWNING	AWNING OVER CASEMENT	FIXED OVER AWNING	DOUBLE FIXED OVER DOUBLE AWNING	TRIPLE FIXED OVER TRIPLE AWNING	FIXED OVER AWNING	FIXED OVER AWNING + FIXED FULL HEIGHT	FIXED	DOUBLE FIXED	FIXED OVER AWNING	AWNING OVER FIXED	AWNING OVER FIXED	DOUBLE AWNING OVER DOUBLE CASEMENT
Gazing	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3			
Manufacturer	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE
Rough Opening	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE			
Frame Type	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD
Frame Finish	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE			
Note				FROST PRIVACY GLASS BOTTOM PANEL ONLY	CORNER MULLION COVER, FROST PRIVACY GLASS BOT PANEL ONLY	CORNER MULLION COVER, FROST PRIVACY GLASS BOT PANEL ONLY	CORNER MULLION COVER	FROST PRIVACY GLASS BOTTOM PANEL ONLY							
Header Detail															
Jamb Detail															
Sill Detail															

WINDOW NOTES

1. ALL WINDOWS TO HAVE FINISH COLORS per WINDOW SCHEDULE or SELECTED BY ARCHITECT. SEE SHEET a5 FOR TYPICAL FLANGE WINDOW INSTALLATION.
2. WINDOW MANUFACTURER SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCS.
3. ALL NEW WINDOWS INCLUDING SKYLIGHTS SHALL HAVE MAX U-VALUE AND ALL FENESTRATION REQUIRED BY ENERGY COMPLIANCE DOCUMENTS. SOLAR HEAT GAIN COEFFICIENTS SHALL BE BY ENERGY COMPLIANCE DOCUMENTS.
4. MAXIMUM PERFORMANCE VALUES FOR NEW WINDOWS SHALL BE REQUIRED BY ENERGY COMPLIANCE DOCUMENTS.
5. ALL WINDOWS AND GLASS AT A HEIGHT LESS THAN OR EQUAL TO 18" FROM FINISH FLOOR SHALL HAVE TEMPERED GLASS.
6. ALL GLASS WITHIN 24" OF THE ARC OF A DOORWAY SHALL BE TEMPERED.
7. ALL WINDOWS AT STAIRWAYS SHALL HAVE TEMPERED GLASS.
8. PROVIDE EMERGENCY EXIT WINDOW (UNLESS PROVIDED BY A DOOR) FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SF (821 S1). MIN NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR. CBC 310.4.

WINDOW SCHEDULE

ID	16	17	18	19	20	21	22	23	24
Quantity	2	1	4	1	1	1	3	1	1
W x H Size	2'-6" x 7'	4' x 7'	3'-7 1/2" x 11'	4' x 11'	11'-6" x 11'-6"	8' x 11'-3"	3'-7 1/2" x 11'-6"	3'-3 3/4" x 11'-6"	8' x 11'-6"
Plan View									
Exterior View									
Operation Type	AWNING (2 OPPOSITE)	FIXED PARALLELOGRAM WITH MULLION BAR	FIXED	FIXED PARALLELOGRAM WITH MULLION BAR	QUADRUPLE FIXED	FIXED PARALLELOGRAM WITH MULLION BAR	AWNING	AWNING	FIXED PARALLELOGRAM WITH MULLION BAR
Gazing	DUAL INSULATED TEMPERED LOW-E-3	SURCOATMAX DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	SURCOATMAX DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3	DUAL INSULATED TEMPERED LOW-E-3
Manufacturer	MARVIN ELEVATE	WILGARD ALUMINUM THERMALLY IMPROVED	MARVIN ELEVATE	WILGARD ALUMINUM THERMALLY IMPROVED	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE
Rough Opening	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE	SAME AS CALLOUT SIZE
Frame Type	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD	FIBERGLASS CLAD WOOD
Frame Finish	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE	EBONY EXT/INT, MATTE BLACK HARDWARE
Note									
Header Detail									
Jamb Detail									
Sill Detail									

CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Menlo Bay, CA 94402

7/20/2023

EXTERIOR DOOR SCHEDULE

ID	A	B	C	D	E	F	G	H	I	J
Quantity	2	1	1	1	1	1	1	1	1	1
WxH Size	11'-6"x8'	7'-6"x7'	15'-6"	11'-6"	5'-7" 1/4"x11'-5"	2'-8"x7'	3'-7"	2'-8"x6'-8"	2'-8"x7'	18'-9"x11'
Plan View										
Exterior View										
Glazing Panel	DUAL INSULATED TEMPERED LOW-E3	1 3/4" NATURAL WOOD	1 3/4" PAINT GRADE	1 3/4" PAINT GRADE	---					
Manufacturer	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN ELEVATE	MARVIN SIGNATURE	MARVIN ELEVATE	TRUSTILE TRUS WOODEN PLANK TMP 1000	TRIVLITE FLUSH-SMOOTH DR500	TRIVLITE FLUSH-SMOOTH DR500	---
Operation Type	OXKO SLIDING GLASS	OXKO SLIDING GLASS	OXKO SLIDING GLASS	OXKO SLIDING GLASS	ENTRY IN-SWING	EXTERIOR IN-SWING	EXTERIOR IN-SWING	EXTERIOR IN-SWING	EXTERIOR OUTSWING	---
Rough Opening	SAVE AS CALLOUT SIZE	ADD 2" EACH WAY	ADD 2" EACH WAY	ADD 2" EACH WAY	ADD 2" EACH WAY	SAVE AS CALLOUT SIZE				
Panel/Frame/Sash Type	FIBERGLASS CLAD WOOD	WOOD VENEER TO CLOSELY MATCH EXT WOOD ELEMENTS	FIBERGLASS PANEL OVER COMPOSITE CORE	FIBERGLASS PANEL OVER COMPOSITE CORE	SECTIONAL BY MORMAN MODEL 7500					
Frame/Sash/Finish	EBONY EXT/INT, MATTE BLACK HARDWARE	OIL NATURAL WOOD DOOR AND JAMB	PAINT DOOR AND JAMB TO MATCH ADJ INT WALL	PAINT DOOR AND JAMB TO MATCH ADJ INT WALL	BLACK ANODIZED WITH WHITE LAMINATED GL					
Note		MULL TO WINDOW 04				FROST PRIVACY GLASS				HEAVY DUTY SIDE MOUNT OPERATOR
Hardware/Hinges	NORTHFIELD MATTE BLACK	NORTHFIELD MATTE BLACK	NORTHFIELD MATTE BLACK	NORTHFIELD MATTE BLACK	MINIMALIST MATTE BLACK	MINIMALIST MATTE BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	---
Latch/Lockset	PROPRIETARY, KEYED ALIKE	MORTISE LOCK WITH THUMBTURN, KEYED ALIKE	MORTISE LOCK WITH THUMBTURN, KEYED ALIKE	MORTISE LOCK WITH THUMBTURN, KEYED ALIKE	---					
Header Detail										
Jamb Detail										
Sill Detail										

DOOR NOTES

1. ALL EXTERIOR DOORS TO HAVE FINISH COLORS per DOOR SCHEDULE or SELECTED BY ARCHITECT.
2. GLASS DOOR MANUFACTURER SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCS.
3. ALL NEW EXTERIOR GLASS DOORS SHALL HAVE MAX U-VALUE AND ALL FENESTRATION AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTS. SOLAR HEAT GAIN COEFFICIENTS SHALL BE AS REQUIRED BY ENERGY DOCUMENTS.
4. MAXIMUM PERFORMANCE VALUES FOR NEW EXTERIOR GLASS DOORS SHALL BE REQUIRED BY ENERGY DOCUMENTS.
5. ALL GLASS DOORS AND PANELS AT TUB/SHOWER SHALL BE TEMPERED.
6. ALL GLASS WITHIN 24" OF THE ARC OF A DOORWAY SHALL BE TEMPERED.
7. ALL GLAZING IN DOORS SHALL BE TEMPERED.
8. ALL DOOR SILL HEIGHT MINIMUM TO FINISH SURFACE SHALL BE 1 1/2'.

INTERIOR DOOR SCHEDULE

ID	H	O	P	Q	R	S	T	U	V	W	X
Quantity	1	1	1	1	1	1	1	1	4	2	1
WxH Size	5'-2"x5'-1 1/4"	6'-8"x6'-1 1/4"	3'-6"	2'-8"x6"	2'-8"x6'-5"	2'-8"x6"	5'-6"x8"	2'-8"x6'-3"	2'-8"x6"	2'-6"x6"	2'-7"x8"
Plan View											
Exterior View											
Glazing Panel	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/4" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/8" NATURAL WOOD PANEL, SQUARE STICKING	1 3/8" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/8" NAT WOOD WITH WHITE LAMINATED GLASS, SQ STICKING	1 3/8" NATURAL WOOD PANEL, SQUARE STICKING	1/2" TEMPERED ETCHED GLASS PANEL
Manufacturer	TRUSTILE FRENCH FL1000-SS	TRUSTILE VERTED LOUVER LVR-2020-SS	TRUSTILE FRENCH FL1000-SS	TRUSTILE FRENCH FL1000-SS	TRUSTILE VERTED LOUVER LVR-2020-SS	FABRICATE					
Operation Type	SWING DOOR WITH SIDE LIGHT	SWING DOOR WITH SIDE LIGHTS	SWING	SWING	SWING	SWING	DOUBLE SWING	POCKET	POCKET	POCKET	SWING
Rough Opening	SAVE AS CALLOUT SIZE	SAVE AS CALLOUT SIZE	ADD 2" EACH WAY	ADD 2" EACH WAY	ADD 2" EACH WAY	ADD 2" EACH WAY	ADD 2" EACH WAY	PER MANUFACTURER INSTRUCTIONS			
Panel/Frame/Sash Type	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS	WOOD VENEER TO CLOSELY MATCH INT WOOD ELEMENTS
Frame/Sash/Finish	OIL NATURAL WOOD DOOR AND JAMB	OIL NATURAL WOOD DOOR AND JAMB	OIL NATURAL WOOD DOOR AND JAMB	OIL NATURAL WOOD DOOR AND JAMB	OIL NATURAL WOOD DOOR AND JAMB	OIL NATURAL WOOD DOOR AND JAMB					
Note								HAFELE SUDO POCKET DR FRAME, SOFT CLOSE	HAFELE SUDO POCKET DR FRAME, SOFT CLOSE	HAFELE SUDO POCKET DR FRAME, SOFT CLOSE	
Hardware/Hinges	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	F5B LEVER 1267, R100 55MM TRIM, US1B FLAT BLACK	LIN:EA RPR-90 FLUSH PULLS, US1B FLAT BLACK	LIN:EA RPR-90 FLUSH PULLS, US1B FLAT BLACK	EMTEK TUNNROW OVAL POCKET DOOR LOCK, US1B FLAT BLACK	LIN:EA RPR-90 FLUSH PULLS, US1B FLAT BLACK	CRL GENOVA 074 SERIES WALL MOUNT HNGE, US1B FLAT BLACK
Latch/Lockset	MORTISE PRIVACY LOCK WITH THUMBTURN	BALL CATCH LATCH	PASSAGE	MORTISE PRIVACY LOCK	PASSAGE	C&B ROUND DOUBLE SIDED DOOR KNOB, THUMBTURN PRIVACY LATCH TO BE SELECTED					
Header Detail											
Jamb Detail											
Sill Detail											

CLARKE-MOORE BEACH HOUSE 2772 Indigo Circle, Morro Bay, CA 93442

7/20/2023



AGENDA NO: B-3

MEETING DATE: October 3, 2023

Staff Report

TO: Planning Commissioners

DATE: September 26, 2023

FROM: Scot Graham, Community Development Director
Cindy Jacinth, Planning Manager

SUBJECT: A continued public hearing for review of Zoning Code/ Coastal Implementation Plan (IP) Amendments and Plan Morro Bay General Plan (GP)/Local Coastal Program (LCP) Land Use Map and Zoning Map Amendment for APN Parcels 065-022-009 and 065-022-011 located west of Highway 1 near northerly City limit line, and Parcels on Preston Lane - APN #068-291-046 and APN 068-183-026 (Case file #MAJ23-004)

RECOMMENDATION:

FORWARD FAVORABLE RECOMMENDATION to City Council for approval of Zoning Code/ Coastal Implementation Plan (IP) Amendments and for approval of change in the Land Use Map and Zoning Map included in the GP/LCP for parcels APN# 065-022-009 and APN# 065-022-011 and APN #068-291-046 and APN 068-183-026 by adopting Planning Commission Resolution 15-23 making the necessary findings for approval of MAJ23-004.

Proposed Amendments

The Zoning Code/Coastal Implementation Plan (IP) Amendments were reviewed as a public hearing by Planning Commission on 9/19/2023. The public hearing included a review of the proposed Zoning Code/IP Amendments requested by the Coastal Commission along with City clean up edits. The Zoning Code/ IP and Amendments are available online at www.morrobayca.gov/planmb and also available as a direct link at the end of the staff report. Each of the requested Coastal Commission edits is shown as track changes in red font with all City proposed clean up edits as blue font.

As discussed at the prior 9/19/23 PC meeting (Staff report, Exhibit C), the proposed amendments are itemized in spreadsheet format which identifies in order the location of each amendment along with corresponding staff explanation (Exhibit B).

Planning Commission 9/19/2023 meeting recommendations

Specific Planning Commission recommendations for the final Zoning Code/IP Amendments are included in the following numbered list followed by a staff response where clarification

Prepared By: ___CJ___

Department Review: ___SG___

was requested:

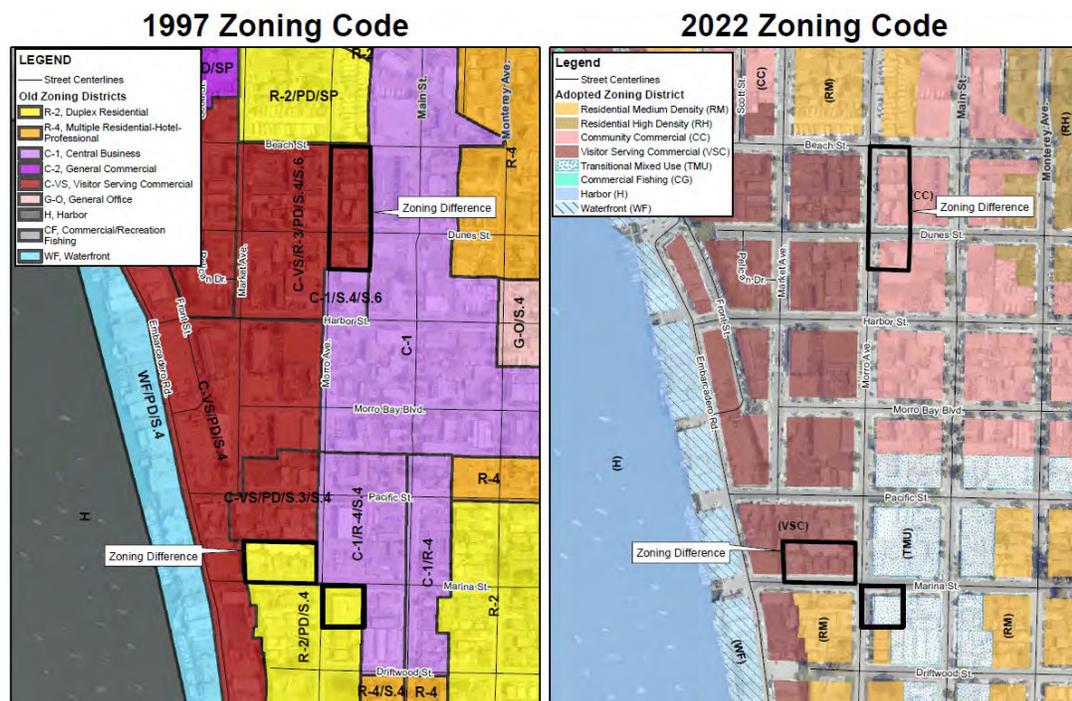
1. Reduce the maximum height in the downtown CC (community commercial) zone district from 37 feet to 30 feet

Staff Response: Zoning Code section 17.08.030 is now amended to reflect this PC recommendation. The track change version available online shows this change.

2. Consider change to 0 foot setbacks in downtown

Staff Response: In the downtown, setback requirements differ between the community commercial (CC) zone, to visitor-serving commercial (VSC), to transitional mixed use (TMU). The below table shows the differences in building setbacks and the map shows the difference where zoning was changed in these three zones. The 0 foot setback is a current standard and has been in place for several decades. To make a change from 0 feet to an increased number would result in making many commercial properties in the downtown area non-conforming with potentially other unintended consequences. Staff recommendation would be to retain setbacks as previously adopted in 2022 for purpose of this Zoning Amendment request and instead set as a future agenda discussion item the consideration of setback changes while also engaging those property owners that would be impacted by the change.

<i>Standard</i>	<i>NC</i>	<i>CC</i>	<i>DC</i>	<i>VSC</i>	<i>TMU</i>
<i>Front</i>	5, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District See also (C) below	0, 10 adjacent to a Residential District	0	15 (D)
<i>Corner Side</i>	5, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District See also (C) below	0, 10 adjacent to a Residential District	0	10
<i>Interior Side</i>	5	0, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District	0
<i>Rear</i>	5 for buildings up to 15 ft in height; 10 for buildings over 15 ft in height	0, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District	0, 10 adjacent to a Residential District	5



3. Visual Resource Protection section 17.14.090 – clarify reason for text that includes “within scenic areas”.
Staff Response: This policy language carried forward the provisions of the City’s previous Zoning Code requirements and implements General Plan/LCP policies found in the Visual Resources and Viewsheds section of the Conservation Element.. The City addresses project specific visual impacts and design guideline compliance through the application submittal checklist where photo-realistic visual simulations are required. .

4. LED lighting and LEED certification – Commissioner Meyer commented that LED lighting should not be allowed just based on a LEED certification. The proposed edit at Table 17.29.050 should be revised to reflect lumens or color temperature. LED lighting in the warmer hue’s and of lower lumens can be preferable over any LEED recommendations which is mostly revolving around low energy use. Standard should be revised to reference a low lumens warm temperature light.

Staff Response: The proposed edit at 17.29.050 was made to allow LED lights on the Embarcadero under certain requirements such as LEED certified. The sign code includes illumination standards at 17.29.120.D that applies to all signs. This requires lighting to be energy efficient, properly shielded, turned off by 10pm, not illuminated during the day if sign is greater than 10sf, and also to not emit or reflect light exceeding ten foot-candle power at 10 feet from the face of the sign. Should the Commission vote to revise the section at 17.29.050, then PC should discuss if the recommended edit in 17.29.050 is adequate: **“LED lights may be allowed if certified under the LEED Green Building Rating Systems or equivalent *and illumination proposed is a low lumens warm temperature light* in the 2700K to 3500K range or Dark Sky qualified.”**

5. Include a Live-work definition in the Zoning Code and a Work-live definition

Staff Response: Staff research into other Zoning Codes that include a definition for live-work include definitions from Cities of San Luis Obispo and Atascadero and City of Santa Rosa for work-live. Staff made minor edits to the first two definitions to add clarity (Staff edits provided in blue text/strikethrough). Staff recommends that PC review the below and make a recommendation. Staff did not find a satisfactory definition for “work-live” and should PC have an interest in including this additional definition, staff can do so outside this effort.

Example Live-Work definitions:

- City of SLO Live-Work Definition: An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multi-unit, and may include only commercial activities and pursuits that are compatible with the zoning district and character of a quiet residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the city building code and (2) working space reserved for and regularly used by one or more occupants of the unit.
- City of Atascadero Live-Work Definition: An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:
 - Complete kitchen space and sanitary facilities in compliance with the Building code and
 - Working space reserved for and regularly used by one or more occupants of the unit.

- Working space includes uses that are **either** permitted within the zoning district.

Example Work-Live definition:

- City of Santa Rosa uses the terms live-work and work-live interchangeably. The Santa Rosa Municipal Code states live/work and work/live units are intended to be occupied by business operators who live in the same structure where the commercial activity or industry occurs. A live/work unit is intended to function predominantly as living space with incidental accommodations for work-related activities that are beyond the scope of a home occupation. A work/live unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements.

Coastal Commission required Implementation Plan Amendments

As noted in the 9/19/2023 PC staff report and in the Exhibit B spreadsheet, the CCC requested additional chapters of the Zoning Code be added to the IP include all of Division 1, all of Division II with the exception of 17.07 and 17.08 Supplemental Regulations, Chapters 17.23, 17.26, 17.27, 17.29, 17.30, 17.38, 17.39, 17.42, 17.43, 17.44, 17.53, and 17.54.

General Plan / LCP Land Use Map and Zoning Map Amendment

The proposed series of amendments also includes a request for a Land Use Map and corresponding Zoning Map amendment for two unaddressed parcels APN # 065-022-009 and APN # 065-022-011 located west of Highway 1 near the northerly City limit line and more commonly known as the southern portion of Dog Beach. The land use designation for these two parcels were inadvertently changed in 2021 with the General Plan/LCP Update from Open Space to Agriculture. The proposed amendment remedies that error by changing both the land use map and zoning map from Agriculture (AG) back to Open Space (OS). Refer to row 32 of the spreadsheet (Exhibit A) and Exhibit B for the existing and proposed Land Use Map and Zoning Map changes for this portion of the city. A second request for a Land Use Map and Zoning Map amendment is included for two parcels on Preston Lane illustrated below (APN #s #068-291-046 and APN 068-183-026). These changes also involve clean-up amendments to the Land Use and Zoning Map as noted below.

Land Use Map list of changes by APN number:

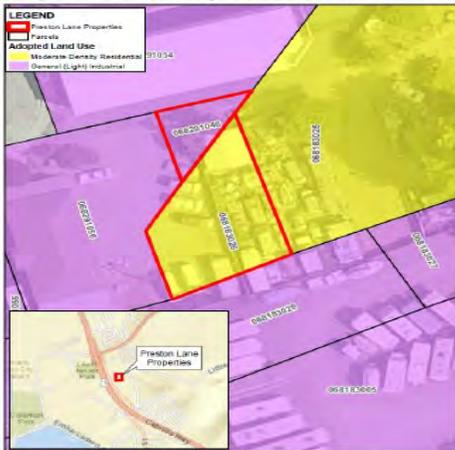
1. 065-02-009 – Change from Agriculture to Open Space
2. 065-022-011 – Change from Agriculture to Open Space
3. 068-291-046 – Change from Moderate Density Residential to General (Light) Industrial

4. 068-183-026 – Change from Moderate Density Residential to General (Light) Industrial

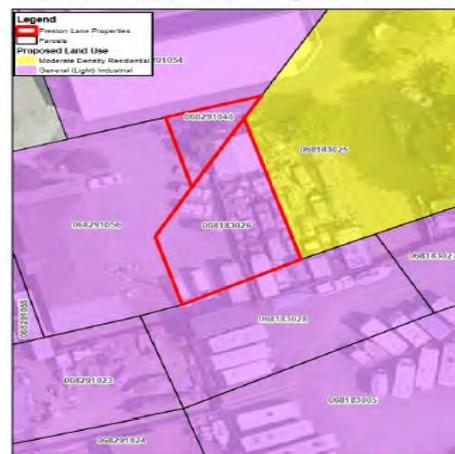
Zoning Map list of changes by APN number:

1. 068-183-026 – Change from Residential Single-Unit (RS-A) to Industrial General (IG)
2. 068-291-046 – Change from Residential Single-Unit (RS-A) to Industrial General (IG)

Adopted Land Use Map - Preston Lane



Proposed Land Use Map Change for APN 068-183-026

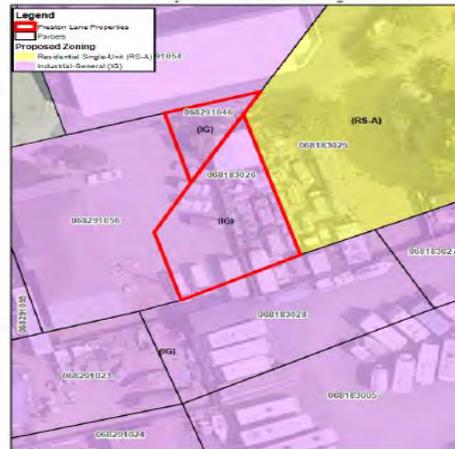


Land Use Map Change from Moderate Density Residential to General (Light) Industrial designation

Adopted Zoning Map



Proposed Zoning Change for 068-291-046 & 068-183-026



Zoning Map Change from Residential Single Unit (RS-A) to Industrial - General (IG) zone

California Environmental Quality Act (CEQA)

Pursuant to State CEQA guidelines, a Program EIR for the Plan Morro Bay project was prepared, released for a 45 day public review process on October 19, 2020 to December 4, 2020 and certified by the City Council on May 25, 2021 (State Clearinghouse number 2021111026).

The proposed Zoning Code / Coastal Implementation Plan Amendments and Land Use and Zoning Map changes further implements the GP/ LCP which was considered through the programmatic EIR review referenced above. That document provides a programmatic review of the potential impacts associated with implementation of the overall Plan Morro Bay project. State CEQA Guidelines Section 15162 provides that no further review is required under CEQA when there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR. The proposed Zoning Code/ IP Amendments as requested by the Coastal Commission and the City staff recommended cleanup edits as well as the proposed GP / LCP Land Use Map and Zoning Map amendment for the two Dog Beach parcels (APN # 065-022-009 and 065-022-011) from Agriculture to Open Space and Preston Lane parcels (APN #068-291-046 and APN 068-183-026) are consistent with the analysis presented in the EIR and therefore, pursuant to State CEQA Guidelines Section 15162, no subsequent analysis is required.

Public Noticing

The public hearing was continued to a date certain by the Planning Commission on 9/19/2023 to the 10/3/2023 meeting. To provide for the proper noticing for the Land Use Map and Zoning Map changes to the two Preston Lane parcels, the project was also re-noticed. Notice of a public hearing of this item was published in the San Luis Obispo Tribune newspaper on September 22, 2023 as a 1/8th page legal display ad as required for items affecting more than 1,000 residents which applies to the Citywide Zoning Code / IP amendment. The notice of public hearing was also sent to all owners and occupants within 500 feet of the subject two parcels for the proposed land use map and zoning map changes which provided meeting location and invitation to comment.

CONCLUSION:

Staff recommends the Planning Commission review the proposed Zoning Code/ IP Amendments, review the proposed Land Use Map and Zoning Map amendments, and forward a favorable recommendation to City Council for adoption of the 2023 Amended Zoning Code /IP and General Plan/LCP Land Use and Zoning Map changes.

Exhibits:

Exhibit A – Planning Commission Resolution 15-23

Exhibit B – Spreadsheet Summary with all proposed changes itemized

Exhibit C – Existing and Proposed Land Use Map and Zoning Map amendment for APN 065-022-009 and APN # 065-022-011 (Dog Beach parcels)

Exhibit D – Existing and Proposed Land Use Map and Zoning Map amendment for APN #068-291-046 and APN 068-183-026 (Preston Lane parcels)

ONLINE ATTACHMENTS:

1. [Adoption Hearing Draft of Zoning Code / Implementation Plan Amendments, September 2023 in track changes](#) with updated Planning Commission 9/19/2023 input
2. [Adoption Hearing Draft of Zoning Code / Implementation Plan Amendments, September 2023 in final formatting with no edits](#)
3. [September 19, 2023 Planning Commission Staff Report](#)
4. [November 2022 Adopted Zoning Code / IP](#)
5. [November 2022 Adopted Zoning Map](#)
6. [Ordinance 654](#)
7. [Plan Morro Bay: General Plan / LCP Coastal Land Use Plan, adopted 2021](#)

*More project information is available on the Plan Morro Bay website at:

www.morrobayca.gov/planmb

RESOLUTION NO. PC 15-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE MORRO BAY CITY COUNCIL FOR ADOPTION OF ZONING CODE / COASTAL IMPLEMENTATION PLAN AMENDMENTS AND APPROVAL OF AN AMENDMENT TO THE LAND USE MAP AND ZONING MAP OF THE GENERAL PLAN/ LOCAL COASTAL PROGRAM FOR PLAN MORRO BAY AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162

WHEREAS, California Government Code Section 65300 requires the City adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Government Code Section 65860 requires that the City's zoning regulations be consistent with the General Plan and that in the event that zoning regulations become inconsistent with the general plan by reason of amendment to the General Plan, the zoning shall be amended so that it is consistent with the General Plan as amended; and

WHEREAS, in May 2021 the City adopted a comprehensive update to its General Plan and Local Coastal Program Coastal Land Use Plan (LCP) known as Plan Morro Bay; and

WHEREAS, in November 2022 the City adopted a comprehensive update to its Zoning Code / Coastal Implementation Plan via Ordinance 654 which was subsequently submitted to the California Coastal Commission as an LCP amendment application for certification and which is currently pending; and

WHEREAS, amendments to the Zoning Code /Coastal Implementation Plan (IP), Land Use Map and Zoning Map are necessary to provide consistency with the General Plan/LCP and to ensure compliance with the California Coastal Act; and

WHEREAS, the City determined that the General Plan /LCP, including Plan Morro Bay's Zoning Code/ Coastal Implementation Plan (IP) (also referred to herein as "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the Project; and

WHEREAS, on May 26, 2021, the City Council adopted Resolution 20-21, certifying the EIR for the General Plan Update (State Clearinghouse Number SCH#2021111026), adopting Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on September 19, 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 a favorable recommendation to the Morro Bay City Council for adoption of the Zoning Code / Coastal Implementation Plan Amendment and Land Use Map and Zoning Map Amendment (“Project”); and

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on October 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering a favorable recommendation to the Morro Bay City Council for adoption of the Zoning Code / Coastal Implementation Plan Amendment and Land Use Map and Zoning Map Amendment (APN # (“Project”); and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the written and oral staff report, presentation, public testimony on the Project, and whether the Project should be adopted; and

WHEREAS, the written staff report and exhibits to the staff report regarding the Project are found to be true and accurate in all respects and is incorporated herein by this reference;

WHEREAS, prior to the final consideration and any possible approval of any and all physical aspects of the proposed Project, the Planning Commission and all City legislative bodies involved with the proposed Project will consider the Project and the Planning Commission recommends all other governmental agencies and legislative bodies that must review or approve, if at all, the proposed Project do the same; and

WHEREAS, the Planning Commission has completed review of the Project and related materials.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay recommends that the City Council finds for approval and adoption of the Zoning Code / Coastal Implementation Plan Amendment and Land Use Map and Zoning Map Amendment based upon the follow findings:

Section 1: California Environmental Quality Act

Finding: No further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Evidence: The proposed Zoning Code /Implementation Plan Amendments further implement the General Plan/LCP, which was considered through the General Plan /LCP Update Environmental Impact Report (EIR) (SCH No. 2021111026). That document provides a programmatic review of the potential impacts associated with implementation of the overall General Plan/LCP. The EIR is comprised of a Draft EIR (Draft EIR) and Final EIR (Final EIR). The Final EIR was released for public review on October 19, 2020 and certified by the City Council on May 25, 2021.

The proposed Zoning Code/ IP Amendments and Land Use Map and Zoning Map Amendment change for Parcels #APN 065-022-009, 065-022-011, 068-291-046, and 068-183-026 are consistent with the analysis presented in the EIR and, pursuant to State CEQA Guidelines Section 15162, no subsequent analysis is required.

Therefore, there are no substantial changes in the Project, there are no substantial changes with respect to the circumstances under which the Project is undertaken, and no new information of substantial importance, which was not known and could not have been known at the time of certification of the EIR, and no further environmental review is required.

Section 2: The Local Coastal Plan Implementation Program Amendments are intended to further the goals of the California Coastal Act, as set forth in Section 30001.5 of the Public Resources Code, to:

Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

Assure priority for coastal-dependent and coastal-related development over other development on the coast.

Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Pursuant to Morro Bay Municipal Code Section 17.64.080, no amendment to the Coastal Implementation Plan portion of Zoning Ordinance shall be legally effective in the coastal zone until the amendment is certified by the Coastal Commission. If the Coastal Commission certifies this Ordinance conditioned on substantive changes being made, then the Council will introduce and adopt another ordinance to incorporate those substantive changes. If the Coastal Commission certifies this Ordinance conditioned on non-substantive changes being made to this Ordinance, then the City Clerk is authorized to amend this Ordinance to reflect those non-substantive changes.

ACTION. The Planning Commission does hereby forward a favorable recommendation to the City Council to adopt the Zoning Code/ Coastal Implementation Plan Amendments and General Plan / Local Coastal Program Land Use Map and Zoning Map Amendment for APN# 065-022-009 and APN# 065-022-011 and APN #068-291-046 and APN 068-183-026.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 3rd day of October, 2023 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

William Roschen, Chairperson

ATTEST

Scot Graham, Planning Secretary

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

Zoning / IP Edits List of Amendments and Land Use Map / Zoning Map Amendment

Plan Morro Bay Zoning Code / IP Update Project

Section No. and

Chapter Title

Chapter or Section Title

Proposed Change / Comment

Staff Response / Additional Info

Coastal Commission edits required prior to LCP Zoning/IP certification hearing:

1	Multiple	All of Division I and II with exception of supplemental regulations at 17.07.040 and 17.08.040; plus portions of Chapters 17.23; Chapter 17.26, 17.27, 17.42, 17.43, 17.44, 17.53, and portions of 17.54.	Additional chapters to be added to the IP. Required by Coastal Commission to ensure protection of coastal resources, or to enable evaluation if project goes to them on appeal. The list of chapters in addition to <u>Division I and Division II</u> includes portions of <u>17.23 General Site Regulations; 17.26 - Nonconforming Uses, Structures, and Lots; 17.27 - Parking and Loading; 17.42 - Modifications; 17.43 - Reasonable Accommodation; 17.44 - Variances; 17.53 - Use Classifications; and 17.54 - Terms and Definitions (partial)</u>	Ok
2	17.01.010, 17.01.020 (Purpose and Effect)	Title, Authority	Miscellaneous text additions by Coastal.	Ok
3	17.01.050 (Purpose and Effect)	Local Coastal Program Coastal Implementation Plan (IP)	Text edits by Coastal to update list of chapters/ sections that would be in the IP. (with City edit clarifying in this section that Supplemental Regulations are not part of the IP).	Ok
4	17.01.050.K and 17.01.050.L (Purpose and Effect)	Incomplete and Complete Applications at Certification	These two paragraph sections deleted by Coastal to remove reference to projects deemed complete prior to LCP certification. No vesting in a previous Zoning code is allowed per Coastal Commission legal. The effect is that those planning applications in process that have not yet been approved by the City prior to certification will be subject to new Zoning Code/ IP requirements and standards.	Ok
5	17.01.070 (Purpose and Effect)	Responsibility for Administration	Miscellaneous text additions by Coastal.	Ok
6	17.02.020 (Interpretation)	General Rules	Miscellaneous text additions by Coastal.	Ok
7	17.03.030 (Zoning Districts and Zoning Map)	IP Provisions - new section	New section added by Coastal to clarify intent of Implementation Plan.	Ok
8	17.07.030 (Residential Districts)	Additional Development Standards	Subparagraph 5 and 7 added by Coastal to clarify SB 9 development standards	Ok
9	17.07.040 / 17.07.050 (Residential Districts)	Supplemental Regulations / SB 9 Urban Lot Splits	Coastal staff initially requested this (along with all of Division II) be included in the IP and after discussions with the City agreed to exclude Supplemental Regulations from the IP with exception of the SB 9 development regulations. To split this section and for readability, SB 9 regulations are deleted from 17.07.040 and moved to a new 17.07.050 section.	Ok
10	17.08.040 (Commercial and Mixed Use Districts)	Supplemental Regulations	Coastal staff initially requested that this (along with all of Division II) be included in the IP and after discussions with the City agreed to exclude Supplemental Regulations from the IP. All of Chapter 17.08 Commercial and Mixed Use Districts is then in the IP with exception of 17.08.040 Supplemental Regulations	Ok

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
11 17.14.010 (Coastal Resource Protection (CRP) Overlay District)	Purpose and Applicability	Miscellaneous text additions by Coastal.	Ok
12 17.14.040 (Coastal Resource Protection (CRP) Overlay District)	Land Uses - new subsection	Clarification text added to 17.14.040.A. Also new additions to this section specifically 17.14.040.B would require that ADU and SB 9 development be found consistent with applicable LCP provisions, would also require parking be provided for ADU / SB 9 development projects on properties west of the coastal parking boundary map (as a heightened parking standard). This includes a new Figure 17.14.040.(B)(2) that shows the heightened coastal parking requirements.	The new Figure 17.14.040(B)(2) was produced after several discussions with Coastal staff regarding the appropriate boundary line where heightened parking standards would apply. Coastal's initial request was to draw the line approximately at Highway 1. The agreed upon map insteads draws the line in areas that recognize proximity to coastal access. The effect is that for those properties west of Coastal Parking Standards boundary, then ADU and SB 9 development applications would require parking be provided or replacement parking be provided on a garage conversion project.
13 17.14.040.B.3 (Coastal Resource Protection (CRP) Overlay District)	Land Uses	This is a new section added by Coastal that would require for projects seeking affordable housing density bonuses, that an analysis of coastal resources impacts associated with the proejct be done to identify any LCP deviations, ensure consistency with applicable Coastal Act and LCP provisions, and that analysis be performed that concludes that the project to be approved avoids significant adverse coastal resource impacts.	Staff discussed this section with Coastal staff and this section is consistent with other jurisdiction's IP (for ex. County of SLO). Coastal staff confirmed this analysis can be done as part of the staff report analysis presented to the Planning Commission and/or City Council.
14 17.14.040.C (Coastal Resource Protection (CRP) Overlay District)	Low Cost Visitor Accommodations (LCVS)	Multiple edits by Coastal to this section would apply LCVS requirements citywide, revises the definition of low- and high-cost accomodations, and adds clarity to subparagraph b regarding the process for obtaining LCVS Reductions.	This section was initially drafted by Coastal to state that LCVS Accommodations are based on data from Statewide Average Daily Room Rate (ADR). City staff discussed this section with Coastal over multiple meetings and Coastal agreed to revise this to also include the City's LCVS Technical Memo that was prepared in 2017 as part of the Plan Morro Bay Coastal Land Use Plan (LCP) update. The Technical Memo documented the City's existing rates for hotel/motel accomodations and includes policies that require the City to update the data over time to remain in compliance with Coastal Act requirements.
15 17.14.050 (Coastal Resource Protection (CRP) Overlay District)	Community Design	Edits by Coastal to require development conform to both Community Design and Visual Resources and Viewsheds policies. Also includes miscellaneous cleanup text edits.	Ok
16 17.14.080.E (Coastal Resource Protection (CRP) Overlay District)	Environmentally Sensitive Habitat Areas	Edits by Coastal regarding ESHA buffers to add clarity on size of required buffers and include cross-references to LUP Policies C-1.15 and C-1.6	Ok
17 17.14.090.D (Coastal Resource Protection (CRP) Overlay District)	Ancillary and other Structures - new section	This is a new section added by Coastal that addresses Visual Resource Protection policies as it relates to fencing and hedges, public utilities, and telecommunication facilities. Coastal is requiring this new section to be consistent with Coastal Act requirements.	Fences and utilities were sections that were initially requested by Coastal to be included in the IP. After meeting with Coastal staff, it was agreed that with addition of this new section, they would accept removal of fences and utilities from the IP.
18 17.14.100.B / 17.14.100.C (Coastal Resource Protection (CRP) Overlay District)	Coastal Hazard Risks Acknowledged / Applicability	Minor edit added by Coastal to include cross-reference to LUP Policy PS-3.6. Also edit to Coastal Bluff definition to include exact same text as is included in the LUP (previously the definitions were slightly different).	Okay

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
19 17.14.100.C.3 and 17.14.100.C.8 and 17.14.100.E (Coastal Resource Protection (CRP) Overlay District)	Geologic Report, Shoreline Protection Restrictions, and Geologic, Slope, and Stability Hazards - new subsection	Coastal deleted subparagraph m and edited subparagraph n regarding shoreline protective devices. Edits made to be consistent with Coastal Act permitting requirements. In addition a new sub-paragraph added at 17.14.100.C.8.c.vii regarding siting and design of new shoreline protective devices to avoid armoring. Other minor text edits to include SB 9 development reference.	Ok
20 17.18.050.D (Planned Development (-PD) Overlay District)	Coastal Resources - new section	This is a new section by Coastal that would require projects that apply for a Planned Development (PD) approval to include an evaluation of coastal resource impacts and protection of coastal resources.	Ok
21 17.23.010 and 17.23.020 and 17.23.040 and 17.23.050 and, 17.23.070, and 17.23.100, and 17.23.140, and 17.23.170 (General Site Regulations)	Purpose and Applicability, Accessory Structures, Development on Substandard Lots, Encroachments into Required Setbacks, Heights and Height Exceptions, Open Space, Sloping Lots, Underground Utilities	Coastal is requiring that portions of Chapter 17.23, General Site Regulations, be added to the IP. These are IP sections that Coastal would need to utilize for their project evaluation if a project were to come to them on appeal. 17.23.050, Encroachments into Setbacks, includes minor text edits by Coastal to clarify coastal resource setbacks. 17.23.170, Underground Utilities, includes minor text edits by Coastal to clarify public views and visual resource protection.	Ok
22 17.26.010 (Nonconforming Uses, Structures, and Lots)	Purpose (Nonconforming Uses Chapter)	Minor edit added by Coastal to Nonconforming Uses chapter to clarify nonconforming use conflict with coastal bluff, hazards, and shoreline armoring policies.	Ok
23 17.27.040.A (Parking and Loading)	Required Parking Spaces	Coastal edits made that would revise the parking requirement in the Waterfront District from not required to requiring parking but with options to satisfy requirement, on-site, off-site, or via in lieu fees with cross references added to applicable LUP policies CIR-4.1 and CIR-4.3	City staff had multiple conversations with Coastal staff regarding this change. The City's 11/2022 Zoning/IP Adoption was based on consistency with the General Plan/LCP which includes policies to remove parking from the Embarcadero area and facilitate re-use of buildings and consolidate parking. Coastal's position is that it would be inconsistent with the LCP to require no parking but that options for reduced parking with findings made could be allowed with new section added to 17.27.050.F that addresses this.
24 17.27.040 Table (Parking and Loading)	Accessory Dwelling Unit Parking	Text edit by Coastal to note that the no parking requirement for the ADU is except for those properties west of the coastal parking boundary area (heightened parking requirements in Figure 17.14.040(B)(2)).	City staff discussed this with Coastal staff regarding recent State legislation that prohibits cities from requiring parking. While this is the case, it also does not lessen Coastal Act requirements to not adversely impact public coastal access.
25 17.27.050 .A (Parking and Loading)	Transit Accessibility	Text edit by Coastal to reference Assembly Bill (AB) 2097 and that parking reductions shall not adversely impact public coastal access.	Ok

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
26 17.27.040.F (Parking and Loading)	Embarcadero District - new section	This is a new section required by Coastal regarding how parking would be required within the Embarcadero district (City-managed Tidelands Trust lease sites). Coastal is requiring this be added to avoid any adverse impacts to public coastal access that might result if parking spaces were lost without adequately making findings that parking impacts have been appropriately mitigated.	The City's historic practice with regard to parking requirements on the City-managed Tidelands Trust lease site is to recognize historic parking credits from the original uses. This new section would codify this practice and allow for parking reduction opportunity consistent with the General Plan/LCP goals and policies.
27 17.30.040.G (Standards for Specific Uses)	Required Parking for Accessory Dwelling Units	Edits to ADU Required Parking section to note that parking is not required for ADUs, <u>except</u> as required in Section 17.14.040 which includes the Coastal-required Coastal Parking Standards map that requires heightened parking standards for properties nearest the coast needed to avoid adverse public coastal access impacts.	Ok
28 17.39.070 (Coastal Development Permits)	Required Findings for CDP Approval - Hazards	Subparagraph J added regarding Hazards as a new finding to clarify LCP consistency.	Ok
29 17.39.090 (Coastal Development Permits)	Appeals of CDP Decisions	Coastal deleted 17.39.090.B.1.c regarding projects in a sensitive coastal resource area because this is an area that in the Statute was never mapped in 1976. Deletion is a clean up edit.	Ok
30 17.44.030 (Variances)	Review Authority - Variances	Coastal added a sentence to this section clarifying process for variances sought for a CDP.	Ok
31 17.54.020 (Terms and Definitions)	Definitions	Clarifying sentence added by Coastal to specify those definitions that are included in the IP.	Ok

City trailing amendments - miscellaneous clean up edits / policy clarification

32 17.03 (Zoning Districts and Zoning Map)	Zoning Districts and Zoning Map (and corresponding General Plan/LCP Land Use Map amendment)	Zone districts mapped erroneously and include corrections to both the Zoning Map and corresponding Land Use Map for the following properties: 1. <u>Dog Beach</u> , (APN:065-022-009/065-022-011) Land use and zoning designated as AG but proposed to be corrected to Open Space - these parcels were previously Open Space and were supposed to remain as Open Space designation. 2. Preston Lane parcels. Change Land Use from Residential to General Industrial for 068-183-026 and Zoning designation from Residential Single Unit (RS-A) to Industrial General (IG) for 068-183-026 and 068-291-046	
33 17.07.030 and 17.07.050 (Residential Districts)	Development Standards and SB 9 Urban Lot Splits	Miscellaneous text clarifications by City.	
34 17.07.020 and 17.08.020 , 17.53.020 (Commercial, Residential Districts, Terms and Definitions)	Community Assembly land use classification	Community Assembly added as conditionally allowed use in RL, RS, and RM residential zones and minor use permit required in RH residential zone. This is to allow religious institutions or other community assembly uses consistent with previous Zoning Code (majority of existing religious institutions in the city are currently located in residential not commercial zones). In new Zoning Code, the uses were inadvertently moved to commercial zones instead of residential. Also updated community assembly land use classification to clarify this includes religious institutions. Edited permitted "P" to clarify community assembly uses require conditional use permit approval. Other commercial zones unchanged.	

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info
35 17.08.020 and 17.10.020 (Commercial Districts and Public & Semi-Public Districts)	Commercial and Mixed Use Districts Table and Public and Semi-Public Districts Table	Zoning tables updated to allow Public Works and Utilities projects as a conditionally permitted use in both the Visitor-Serving Commercial (VSC) and Parks and Recreation (PR) zones. This update is to recognize existing conveyances and infrastructure that exist in these areas which would otherwise be made non-conforming uses if not amended.	
36 17.23.060.A.4 (General Site Regulations)	Fences and Freestanding Walls	Clarified Exceptions subparagraph 4 to state that Director approval for additional height requires Zoning Clearance approval.	
37 17.27.100.F1 (Parking and Loading)	Driveway Length	City clean up edits to the driveway length section for RS-A and RS-B zoned lots. The 2022 adopted Zoning Ordinance inadvertently had superseded references to an earlier Zoning Code draft. Driveway lengths are based on lot size.	
38 17.29.020.B.3 (Signs)	Other Permanent Signs	Directory sign as a new type of other permanent sign. This is a clean up edit. The 2013 version of the draft Sign Code included ability for Master Sign Program to include a directory sign but was deleted with the 2018 draft Zoning Code. The option to have a directory sign would assist multi-tenant buildings with increased business visibility.	
39 17.29.040 Table (Signs)	Standards Applicable In All Districts	Standards for Architectural, Monument, Dock, Directory, Monument, & Dock Signs added to table for Standards Applicable in All Districts. <u>Architectural sign</u> setback typo corrected from "setback" to "property" line. <u>Directory sign</u> standards added to be allowed with a Master Sign Program approval and maximum size area of 9sf. oriented to pedestrians, etc. <u>Monument sign</u> standards were included in each District table but inadvertently excluded from Table 17.29.040 that provides additional standards for all districts. Similar to previous sign code, monument signs allowed up to 8 feet in height, but no more than 6 feet tall in Embarcadero district. <u>Sidewalk signs</u> standards revised to be allowed in Embarcadero district. Previously allowed in other Districts with requirements to maintain minimum sidewalk width of 8 feet, etc. which also would apply to the Embarcadero. <u>Dock sign</u> standards were originally allowed only as a temporary sign on the dock with display only during open business hours. Standards revised to allow dock signs to be attached to railing as a permanent sign as long as it does not exceed height of railing or otherwise obstruct view corridor, and if approved as a permanent attached docks sign, the revised standards would allow sign to be displayed during non-open hours.	
40 17.29.050.D and Table (Signs)	Embarcadero District - Additional Applicable Regulations and Allowable Sign Types and Sign Area Table	Added new subparagraph 4 to add clarity that for businesses with two tenants total, the façade calculations are determined by business façade, not overall building facades. Updated Sign standards for Monument, Sidewalk, and Directory signs. Also, added allowance of having a sidewalk sign in the Embarcadero District which was previously not allowed. LED lighting types are generally not allowed in the Embarcadero District due to concerns for excessive illumination. An exception was added as footnote 3 in this table that states LED lighting may be allowed if certified under the LEED Green Building Rating System or if Dark Sky compliant due to the lower illumination associated with LEED buildings.	

Section No. and Chapter Title	Chapter or Section Title	Proposed Change / Comment	Staff Response / Additional Info	
41	17.29.050.D through 17.29.100.D (Signs)	All Sign Districts - Additional Applicable Regulations and Allowable Sign Types and Sign Area Table	In all Sign Districts added new subparagraph 4 to add clarity that for businesses with two tenants total, the façade calculations are determined by business façade, not overall building facades. Added Directory Sign as a sign type in association with a Master Sign Program approval for Embarcadero, Downtown, Quintana, and North Main Districts.	
42	17.30.040 (Standards for Specific Uses)	Accessory Dwelling Units	Updated ADU Ordinance to be consistent with new State laws. Various edits including 17.30.040.B which clarifies that CC&R's cannot prohibit ADUs per Assembly Bill (AB) 670. Text edits to clarify 17.30.040.C.2 per AB 2221. Design and Materials at 17.30.040.D.3 revised for greater clarity per Senate Bill (SB) 897. Edits at 17.30.040.E4 regarding sanitation facilities edits per SB 897. Edits at 17.30.040.H to clarify sale and rental limitations (new subparagraph I) per AB 587. Edits at 17.30.040.J for Permit Review to provide clarification via AB 345 and AB 2221.	
43	17.30.240	Renewable Energy Systems	Minor text edits to clarify CUP process for accessory or minor renewable energy systems	
44	17.36.060.C	Common Procedures	Clarifying typo correction. Revised section to delete reference to "from date of action". Intent is to maintain noticing requirements from current City practice.	
45	17.38.090	Design Review Approvals - new section	Added clarity to the Design Review chapter to specify approval process for those projects that do not require Planning Commission approval.	
46	Multiple	Miscellaneous grammatical edits or typos corrected	--	



City of Morro Bay Dog Beach Existing Landuse

Exhibit C





City of Morro Bay Dog Beach Proposed Landuse

Exhibit C



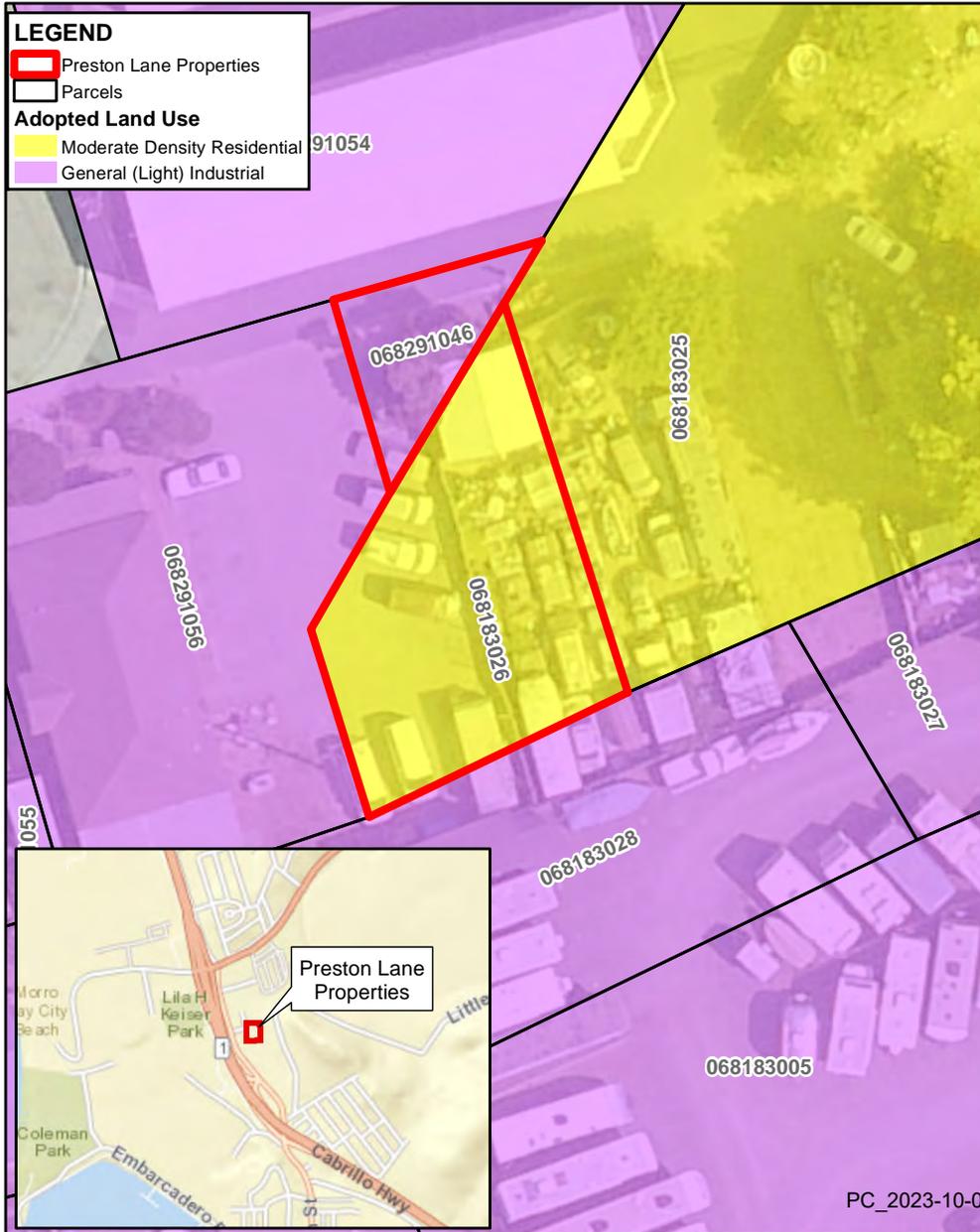


City of Morro Bay Preston Lane Properties APN # 068-183-026

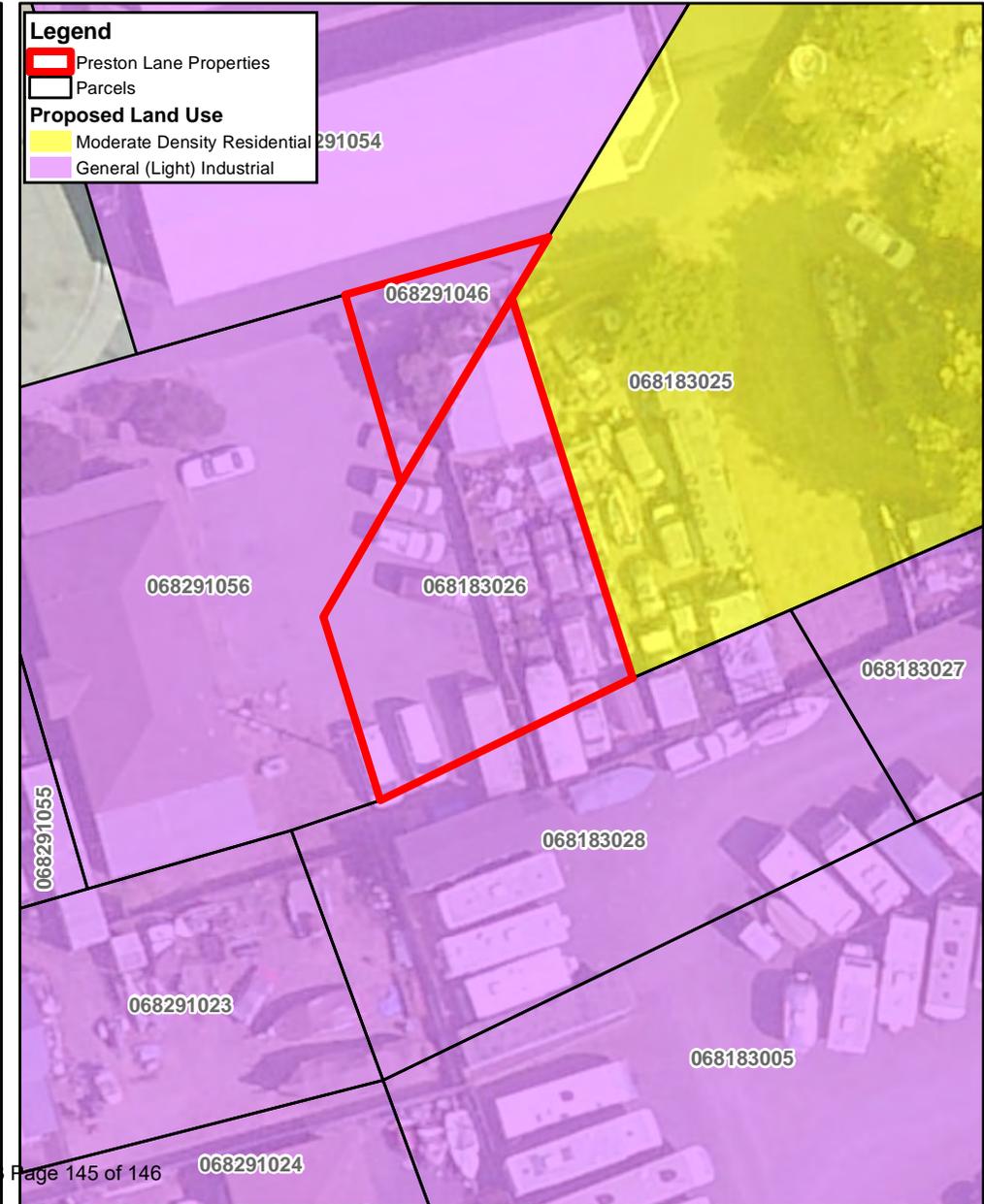
Exhibit D

Proposed Land Use Map
change from Moderate
Density Residential to
General (Light) Industrial

Adopted Land Use



Proposed Land Use





City of Morro Bay Preston Lane Properties

APNs 068-291-046 & 068-183-026

Exhibit D

Proposed Zoning change
from Residential (RS-A) to
Industrial General (IG)

Adopted Zoning

Proposed Zoning

