



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, August 15, 2012
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson John Solu
Commissioner Paul Nagy

Commissioner John Fennacy
Commissioner Jessica Napier

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

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so at this time. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

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

A. CONSENT CALENDAR

- A-1 Approval of minutes from Planning Commission meeting of July 18, 2012
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

- B-1 **Case No:** Variance ADO-O67
Site Location: 3202 Beachcomber Street
Proposal: A variance to construct a new single family residence with intermediate floors and a roof deck.
CEQA Determination: Categorical Exemption Class 1.
Staff Recommendation: Denial
Staff Contact: Mary Reents, Contract Planner (805) 772-6270

- B-2 **Case No:** Coastal Development Permit CPO-364; Use Permit UPO-341 (Amendment to CUP-12-92)
Site Location: 780 Quintana Road
Proposal: Request to remodel exterior of McDonald’s Restaurant and additions to dining, storage area and bathrooms.
CEQA Determination: Categorical Exemption Class 1.
Staff Recommendation: Approval
Staff Contact: Mary Reents, Contract Planner (805) 772-6270

- B-3 **Case No:** Conditional Use Permit UPO-340; Parking Exception ADO-O69
Site Location: 660 Bay Street
Proposal: Request to remodel an existing single family residence with a 557.9 square foot addition to existing 671.9 square foot single family residence. The parking exception includes request for tandem parking.
CEQA Determination: Categorical Exemption Class 1.
Staff Recommendation: Approval
Staff Contact: Mary Reents, Contract Planner (805) 772-6270

- B-4 **Case No:** Tentative Tract Map #SOO-111
Site Location: 300 Piney Lane
Proposal: Request to divide an existing one acre parcel into four parcels, the first three parcels are to be flag lots and the fourth parcel will remain in its existing use as a single family residence. Access is via a private easement to the four parcels.
CEQA Determination: Categorical Exemption Class 3.
Staff Recommendation: Approval
Staff Contact: Mary Reents, Contract Planner (805) 772-6270

C. UNFINISHED BUSINESS

C-1 Continued from July 18, 2012 Meeting - Present and take action on the findings of the Subdivision Ordinance subcommittee.

Recommendation: Forward findings of the Subdivision Ordinance subcommittee to the City Council.

C-2 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

D. NEW BUSINESS

None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday, September 5, 2012 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 Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6261 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 Public Services 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 Public Services Department, Planning Division.

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

This Agenda may be found on the Internet at: www.morro-bay.ca.us/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.morro-bay.ca.us/notifyme and follow the instructions.

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Public Services 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 \$250 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.

AGENDA ITEM: A- 1

DATE: August 15, 2012

ACTION: _____

SYNOPSIS MINUTES - MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 18, 2012
VETERANS MEMORIAL HALL – 6:00 P.M.

Chairperson Grantham called the meeting to order at 6:00 p.m.

PRESENT:	Rick Grantham	Chairperson
	John Solu	Vice-Chairperson
	Jessica Napier	Commissioner
	John Fennacy	Commissioner
ABSENT:	Paul Nagy	Commissioner
STAFF:	Rob Livick	Public Services Director

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

PUBLIC COMMENT

Chairperson Grantham opened Public Comment period.

Dan Reddell, resident of Morro Bay, thanked the Commission for their approval of the Coastal Development Permit for 281 Main Street and spoke in favor of private property rights. He addressed the issue of Betty Winholtz and her attorney Cynthia Holley's frequent number of appeals on various Morro Bay and County projects using lawsuits to intimidate victims. He stated he has formed a non-profit entitled Save our City, Save our County to help victims with legal fees and consultant fees and encouraged individuals to make a tax deductible donation at the organization's website, www.saveourcityfoundation.com or at Founder's Bank in Morro Bay.

Chairperson Grantham closed Public Comment period.

PRESENTATIONS – None.

Unless an item is pulled for separate action by the Planning Commission, the following actions are approved without discussion.

A. CONSENT CALENDAR

A-1 Approval of minutes from Planning Commission meeting of June 20, 2012

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 18, 2012

Staff Recommendation: Approve minutes as submitted.

MOTION: Commissioner Solu moved to approve the Consent Calendar. Commissioner Fennacy seconded and the motion passed unanimously. (4-0).

B. PUBLIC HEARINGS

B-1 **Case No.:** Time Extension for UP0-120 and AD0-024.

Site Location: 1170 Front Street

Proposal: Concept Plan approved in December 2006 for a 6 unit motel and manager's unit and subterranean parking lot. A Minor Amendment was approved to convert manager's unit to a guest unit.

CEQA Determination: Mitigated Negative Declaration adopted.

Staff Recommendation: Grant time extension for one year.

Staff Contact: Kathleen Wold, Planning and Building Manager, (805) 772-6211

Livick presented the staff report noting that after release of the staff report that Applicant submitted a modified request to change the request from a one year extension to two year extension and staff supports the two year request.

Chairperson Grantham opened Public Comment period.

Cathy Novak, Applicant's Representative, stated the Applicant's request is for a two year extension.

Chairperson Grantham closed Public Comment period.

Commissioners stated support for the two year extension request.

MOTION: Commissioner Solu moved to grant the time extension of two years for UP0-120 and AD0-024.

The motion was seconded by Chairperson Grantham and the motion passed unanimously. (4-0).

B-2 **Applicant has requested a continuation of the item to the August 15, 2012 meeting.**

Case No.: AD0-067.

Site Location: 3202 Beachcomber Drive

Proposal: The applicant is requesting a variance to construct a new single family residence with intermediate floors and a roof deck in the beach tract. At this time the applicant is not requesting permits to demolish or construct the residence; however plans have been submitted representing the proposed residence.

CEQA Determination: Categorically Exempt Section 15305, Class 5.

Staff Recommendation: Deny request for variance.

Staff Contact: Kathleen Wold, Planning and Building Manager, (805) 772-6211

Livick explained the Applicant's Agent informed staff they cannot be present tonight and requested it be continued to the August 15, 2012 Planning Commission meeting. Livick

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 18, 2012

recommended that since the meeting was duly noticed, that public comment period be opened to take public testimony.

Chairperson Grantham opened Public Comment and hearing none closed Public Comment period.

MOTION: Commissioner Solu moved to continue this item to the August 15, 2012 Planning Commission meeting for AD0-067.

The motion was seconded by Commissioner Napier and the motion passed unanimously. (4-0).

UNFINISHED BUSINESS

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

Livick reviewed the Work Program and staffing issues with Commissioners.

Solu requested that work continue on the Sign Ordinance so that it can be forwarded to City Council for approval.

NEW BUSINESS

D-1 Present and take action on the findings of the Subdivision Ordinance subcommittee.
Recommendation: Forward findings of the Subdivision Ordinance subcommittee to the City Council.

MOTION: Chairperson Grantham moved to continue this item to the August 1, 2012 Planning Commission meeting.

The motion was seconded by Commissioner Fennacy and the motion passed unanimously. (4-0).

D-2 Discuss whether or not to have a noticed Planning Commission meeting that is a walking trip for the purpose of looking at current signs at their place of business.
Recommendation: Decide whether a walking meeting is necessary.

Commissioners agreed to have a walking meeting as a group utilizing trolley services. Commissioners directed Livick to come up with potential dates and times for the walking meeting.

DECLARATION OF FUTURE AGENDA ITEMS - None

ADJOURNMENT

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JULY 18, 2012

The meeting adjourned at 6:33 pm to the next regularly scheduled Planning Commission meeting at the Veteran's Hall, 209 Surf Street, on Wednesday, August 1, 2012 at 6:00 pm.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: August 15, 2012

Staff Report

TO: Planning Commissioners

DATE: July 30, 2012

FROM: Mary Reents, Contract Planner

SUBJECT: Variance ADO-067 for a single family residence to include 2 interior stories (one above ground and one below ground as a basement), located at 3202 Beachcomber.

RECOMMENDATION:
CONDITIONALLY DISAPPROVE THE PROJECT

APPLICANT/AGENT: Mark Perry / Perry Enterprises

LEGAL DESCRIPTION/APN: 065-106-032, Lots 1, 2, and 3 Block 9 D

PROJECT DESCRIPTION: The applicant is requesting a major modification to an existing permit to remove an existing single-family residence and replace it with a residence that includes a main above-ground floor, a daylight basement with garage, and flat roof deck.

PROJECT SETTING:

Adjacent Zoning/Land Use			
North:	Single Family Residential with S.2.A Overlay (R-1/S.2.A)	South:	Single Family Residential with S.2.A Overlay (R-1/S.2.A)
East:	Single Family Residential with S.2.A Overlay (R-1/S.2.A)	West:	Open Area with Planned Development Overlay (OA-2/PD)

Site Characteristics	
Site Area	11,012 Sq. Ft.
Existing Use	Single-Family Residence
Terrain	Graded
Vegetation/Wildlife	Urbanized Landscaping
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Orcas St. / Panay St.

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

PROJECT ANALYSIS:

Background

The existing residence built in 1954 at 3202 Beachcomber Dr. consists of a main living floor and a garage in the basement with access to Orcas St. In October of 1994 an application was submitted to re-roof the home.

The current home resides on three parcels that have access to Beachcomber Dr. to the West, Panay St. to the North, and Orcas St. to the South. Currently there is a driveway with access to Panay St. and a two-car garage in the basement with access to Orcas St. The residence is within the S.2.A overlay zone which means its current 2-story configuration is non-conforming. The S.2.A zoning code is in place to "...preserve the existing character of physical development in the area within the jurisdiction of the city." The relatively large scale of this 8-bedroom proposal does not fit the vision for a small scale beach community.

Flood Zone

As determined by Associate Engineer Barry Rands, a portion of the property (southernmost corner adjacent to Orcas Street) lies within the 1% chance (100-year) flood boundary on the current version of the FEMA. With the proposal of living quarters in a basement, this information should be considered.

Zoning Ordinance

The proposed project does not meet zoning requirements. Please see the table below.

	Required	Proposed
Front Yard Setback	15 feet	15 feet
Interior Side Yard Setback	5 feet	9 feet
Exterior Side Yard Setback	15 feet	15 feet
Rear Yard Setback	5 feet	5 feet
Lot Coverage	Max. 50%	46%
Height	Elevation shall not exceed 14 feet (1-story)	17-feet (2-story)

PUBLIC NOTICE: Notice of this item was published as a 1/8th page in the San Luis Obispo Tribune newspaper on August 3, 2012, notifying all Morro Bay residents of this Zoning Text

Amendment. The site notice was posted on Friday, August 3, 2012. Several letters were received regarding the proposed project, and these are attached in Exhibit C.

CONCLUSION: The project as proposed is not consistent with the Morro Bay Zoning Ordinance. Referring specifically to S.2.A zones, Ordinance No. 483 states, “Dwellings are limited to one-story buildings. Two story construction and/or any intermediate floors, such as mezzanines, as defined by the Building Code, are prohibited.” The lots contain no barriers that limit the development of a sufficient one story home within the zoning guidelines, and therefore special treatment of this proposal should not be offered.

Furthermore, the proposed height exceeds the 14 foot limit for flat roofs. Although the plans describe a “pitched roof”, the plans illustrate that the roof does not have a peak. With the absence of a peak, along with the proposed flat roof deck, the proposed residence must follow the requirements for flat roofs. The plans should be modified to include only one-story. The plans should also be modified to include a 17 foot pitched roof (with peak), or in its current roof deck proposal, a roof height reduction to 14 feet.

The Staff recommends that the Planning Commission deny the requested variance for construction of a 2-story residential residence in the R-1 S.2.A zone.

EXHIBITS:

Exhibit A – Findings

Exhibit B – Graphics / Plan Reductions

Exhibit C – Correspondence

EXHIBIT A

FINDINGS

SITE: 3202 BEACHCOMBER

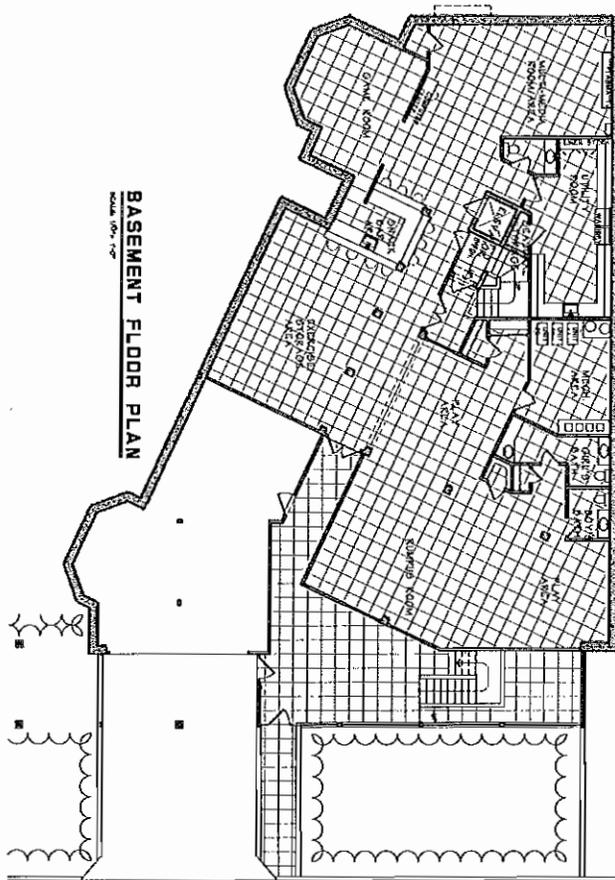
PROJECT DESCRIPTION:

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- A. Categorical exemption 15303 (a): New Construction or Conversion of Small Structure. Construction of a single-family residence is exempt.

VARIANCE FINDINGS

- A. Not a Special Privilege: It has been determined that a special privilege would be given if this project is approved. The zoning restrictions clearly prohibit 2-story homes in the S.2.A overlay, and the plans do not comply with this restriction.
- B. Special Circumstances with Property: There are no barriers or special circumstances associated with the lots that hinder construction of a sufficient 1-story home. It is practical for the plans to be redesigned to comply with current zoning requirements.
- C. Consistency with General Plan and LCP: The residential home proposal is inconsistent with the visions of the General Plan and the Local Coastal Plan. The proposed building does not fit the residential zoning requirements defined in this area. The purpose of the S.2.A. Overlay Zone is to “preserve the existing character of physical development in the area within the jurisdiction of the city, west of Highway One, north of Azure Street and south of Tract 2110 (Toro Lane).” This overlay zone specifies a height restriction of 14 feet. One of the priorities of the Coastal Act is the protection of the character of the community and its neighborhoods. The residential home proposal is inconsistent with the character of the surrounding residential area and its character since adjacent homes are single story and are low profile structures that do not detract from the overall character of the neighborhood.



ORCAS STREET

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

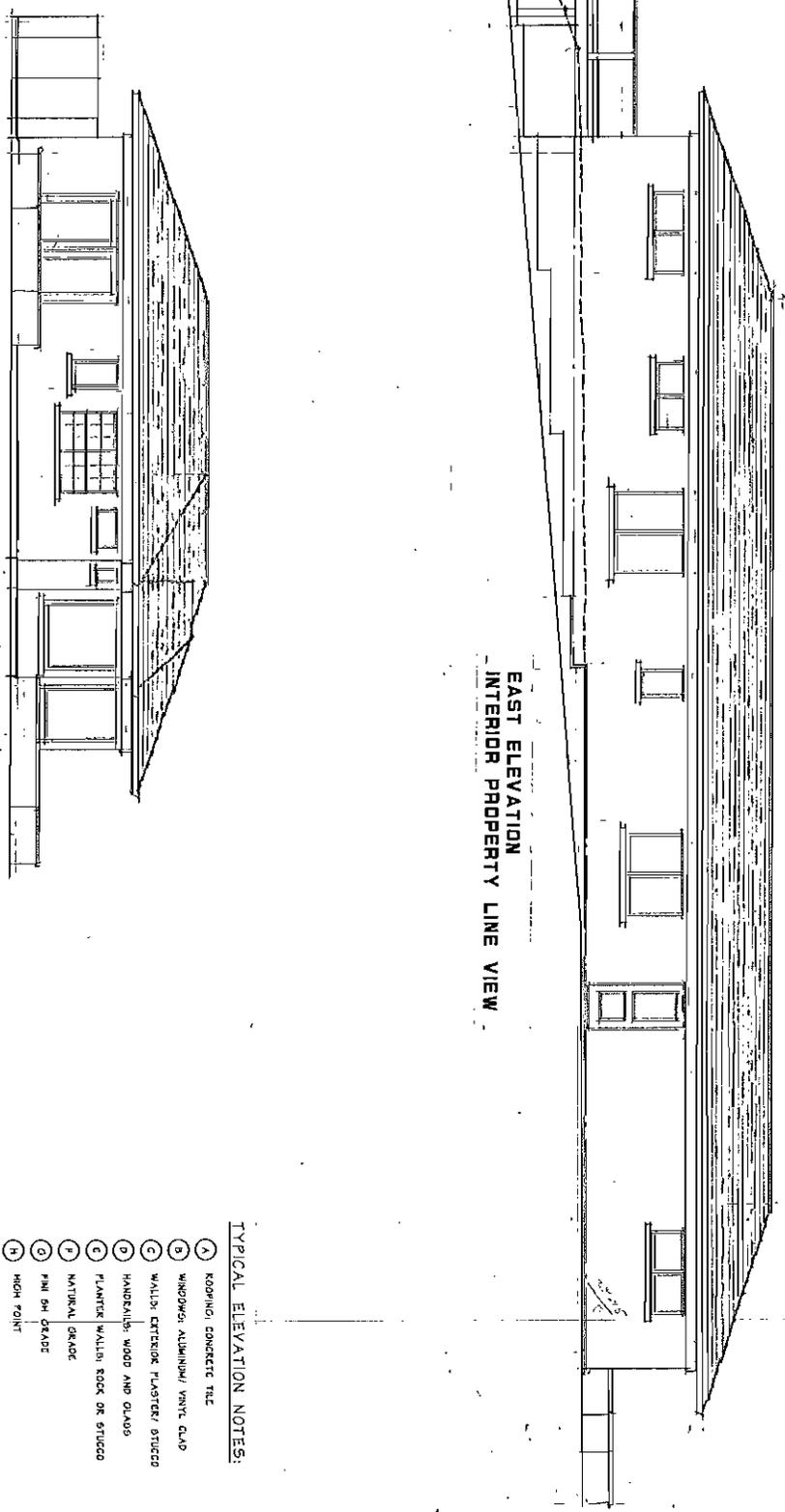
DAVID M. BROWN
ARCHITECT
3202 MORRO BEACH DRIVE
MORRO BAY, CALIFORNIA 93920
PHONE: 805-768-5574
FAX: 805-768-4124
E-MAIL: DMB@DMBARCHITECT.COM

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
3202 MORRO BEACH DRIVE
MORRO BAY, CALIFORNIA

DAVID M. BROWN
ARCHITECT
3202 MORRO BEACH DRIVE
MORRO BAY, CALIFORNIA 93920
PHONE: 805-768-5574
FAX: 805-768-4124
E-MAIL: DMB@DMBARCHITECT.COM

NO.	REVISION

EAST ELEVATION
INTERIOR PROPERTY LINE VIEW



NORTH ELEVATION
PANAY STREET VIEW

TYPICAL ELEVATION NOTES:

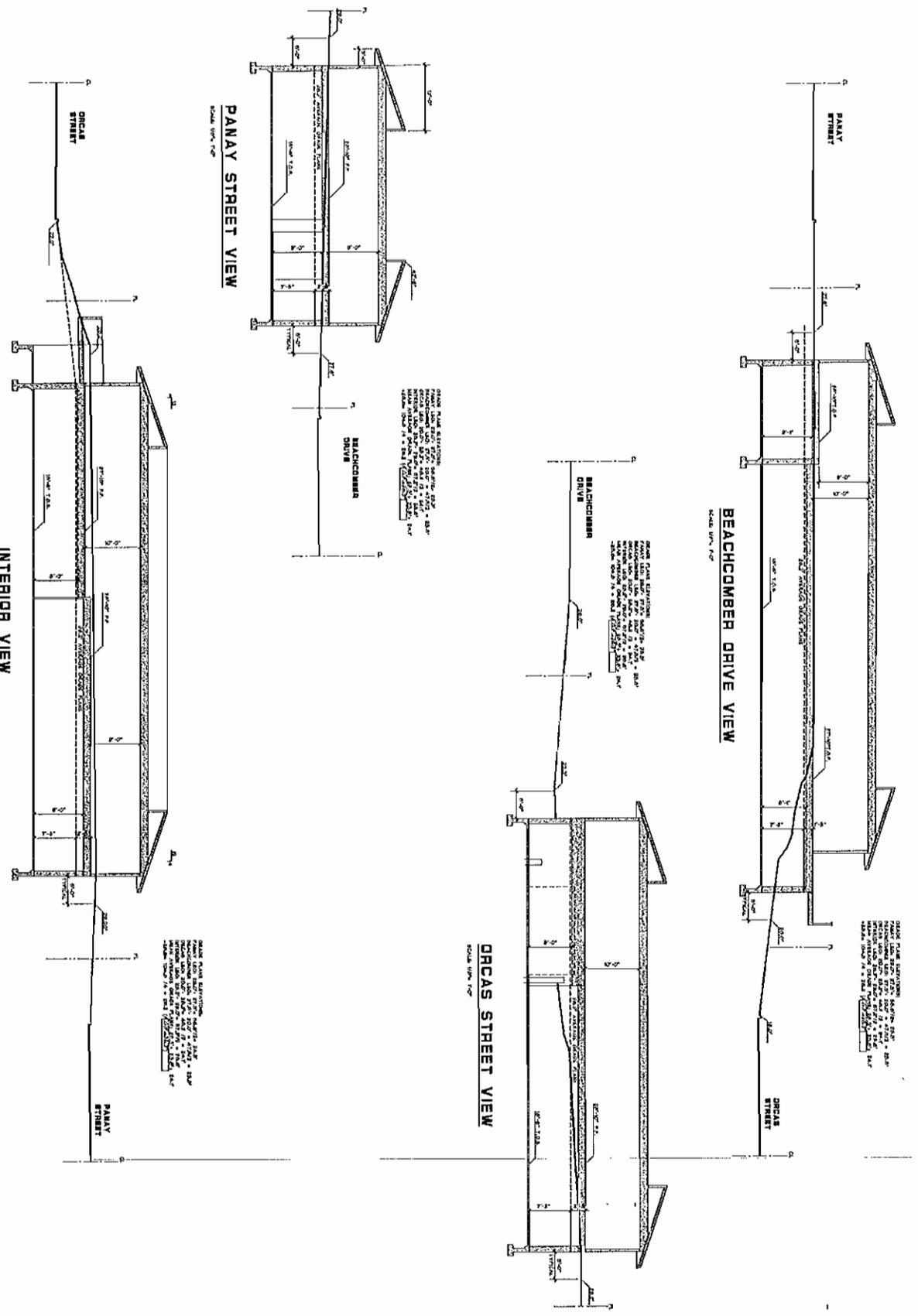
- A ROOFING: CONCRETE TILE
- B WINDOWS: ALUMINUM/ VINYL CLAD
- C WALLS: EXTERIOR PLASTER/ STUCCO
- D HANDRAILS: WOOD AND GLASS
- E PLASTER WALLS: ROCK OR STUCCO
- F NATURAL GRADE
- G FINI 5/8 GRADE
- H HIGH POINT
- I LOW POINT
- J AVG NATURAL GRADE
- K MAXIMUM BUILDING HEIGHT
- L WOOD GARDEN DOOR

DATE	CONTRACT NO.
BY	
CHECKED	
SCALE	
PROJECT	
NO.	

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
 1100 BEACH DRIVE
 MORRO BAY, CALIFORNIA

DAVID M. BROWN
 ARCHITECT
 (805) 827-2578 778 827-4775
 P.O. BOX 103 - CAMARO - CA 92010

NO.	DATE	BY	REVISION



DESIGNED BY:	DAVID M. BROWN
DRAWN BY:	DAVID M. BROWN
CHECKED BY:	DAVID M. BROWN
DATE:	JUNE 20, 2011
SCALE:	1/8\"/>
PROJECT NAME:	PERRY RESIDENCE
DRAWING NO.:	020110-04R
SHEET:	

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
 3202 BEACHCOMBER DRIVE
 MORRO BAY, CALIFORNIA

DAVID M. BROWN
 ARCHITECT
 (805) 827-0574 FAX 827-4701
 10024 RD - CARLSBAD - CA 92008

DATE:	
BY:	
CHECKED:	
APPROVED:	

EXHIBIT C

135 Orcas St
Morro Bay, CA 93442

City of Morro Bay Planning Department
595 Harbor Street
Morro Bay, CA 93442

February 27, 2012

RECEIVED

FEB 27 2012

City of Morro Bay
Public Services Department

Dear Planning Commission Board:

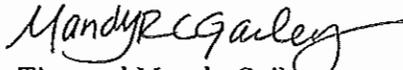
This is a letter to express our concerns over a proposed building project at 3202 Beachcomber Drive. As you are well aware the house next door to ours has submitted plans asking for a variance to local codes and wants to build an approximately 10,000 square foot home with at least eight bedrooms, 10 bathrooms, a theater room, game rooms, computer room, living rooms, and a roof deck with 2,300 square feet to include two Jacuzzis. In addition, there are plans to build decks on all sides. This proposed project is on three lots that will affect many families in the surrounding neighborhood. Our concerns include: a two story exemption, the intended use of the structure, the height of the roof line, the size of the structure, visual impacts to neighbors, and the safety of surrounding families' homes.

The beach tract is composed of R1 S.2 Overlay Zone Standards, single-family houses that are commonly two to four bedroom homes. It is zoned single story and exemptions should not be granted to make two or more story homes beneath or above grade. Please refer to S.2A-7. The size of this structure far exceeds the characteristics of the neighborhood and will stand out as something other than a single-family residence. We have been told the owners intend to use this structure as a retreat center for a school they are associated with in Visalia. We hope this is false information and that a single-family residence is the goal on this property, though the current home is not normally occupied and therefore we have been unable to confirm this.

The proposed height of the new roofline also violates the intent of the regulations as the plans indicate a primarily flat roof that would normally follow a 14 feet restriction. However, on the outside edges of the plans small gable sections are added which is likely in hopes for 17 feet height allowance of the entire structure. The intent of code S.2A-7 does not allow this. Due to the extreme size of this project, this will block many coastal views and violate the S.2A-7 code. The visual impacts will affect views from houses that surround the structure on three sides. The safety concerns are the potential effects of soil removal to allow for four bedrooms below ground which may include weakening surrounding foundations in an area with clay soil and a below grade creek-bed (running under Orcas Street).

Having grown up in this community, we have made this our home because it is a safe and beautiful neighborhood. We appreciate your time in considering the local impacts that this project presents. Our hope is not to stop others from building their own dream home but to encourage them to build it within the characteristics of the neighborhood and within the intent of the building codes. We are very fortunate to live in this area and respect the lasting impacts of your decisions.

Thank you,



Tim and Mandy Gailey

(234-1855)

Public Services Department

City of Morro Bay

955 Shasta

Morro Bay, CA 93442

RECEIVED

July 13, 2012

JUL 13 2012

City of Morro Bay
Public Services Department

RE: CASE No. ADO-067

Dear Sir,

I agree with the staff recommendation to "Deny The Request For Variance" for Case No. ADO-067, 3202 Beachcomber.

Degradation of the Beach Track Codes solely for an end-user design desire must not be allowed. The Beach Track building Codes are there for a purpose – to assure physical conformity for all property owners. The codes are fair & have given property owners the assurance that if monitored and enforced, all will continue to enjoy the uniqueness of the Beach Track for future years.

Respectfully submitted,

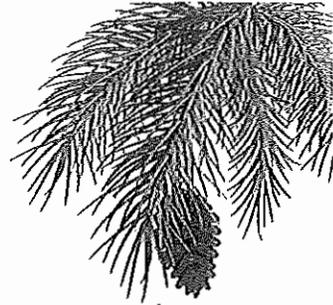


James and Margaret Rodgers

150 Rennel St.

Morro Bay, CA 93442

Ms. Sandie Okada



8/4/12

RE: CASE No. ADO-067

I CONCUR WITH THE
STAFF RECOMMENDATION
TO DENY REQUEST FOR
VARIANCE

Sandie Okada

RECEIVED

AUG 06 2012

City of Morro Bay
Public Services Department



LH1B5TA



HUMANE SOCIETY
LEGISLATIVE FUND

2100 L Street, NW
Suite 310
Washington, DC 20037
www.hslf.org

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WARREN A. SINSHEIMER III
DAVID A. JUHNKE
JUNE R. McIVOR
HERBERT A. STROH
KEVIN D. ELDER
JOSHUA W. MARTIN



SINSHEIMER JUHNKE McIVOR & STROH, III
ATTORNEYS AT LAW

Of Counsel:
ROBERT K. SCHIEDELHUT
K. ROBIN BAGGETT

E-Mail:
KElder@sjmslaw.com

August 8, 2012

Client: 4324.001

Rick Grantham
Paul Nagy
Jessica Napier
John Solu
John Fennacy
Planning Commission

c/o Mary Reents, Contract Planner
Public Services Department
955 Shasta Avenue
Morro Bay, California 93442

VIA ELECTRONIC MAIL
mreents@morro-bay.ca.us

Re: Residence at 3202 Beachcomber Drive: ADO-067 -- Request for Variance

Dear Ladies and Gentlemen:

On behalf of our clients Sally and Steve Norcross, we respectfully submit this letter in relation to the above-referenced matter for consideration prior to the August 15, 2012, Planning Commission hearing. Our clients respectfully request that the Planning Commission accept the Planning Department Staff's recommendation and deny the applicant's request for a variance.

The applicant's plans call for a two-story structure with nearly 10,000 square feet of living space, a flat roof, a roof deck, and second-story wrap around decks.

The City of Morro Bay's Code of Ordinances, Chapter 17.40, Special Treatment Overlay and Combining Districts and Specific Plans, Section 17.040.050 S.2A.7 provides:

Dwelling height limit, fourteen (14) feet for flat roofs and top of deck railing; provided, however, that for peaked roofs (4 in 12 or greater pitch) and other architectural features, a height of up to seventeen (17) feet may be permitted. Dwellings are limited to one-story buildings. Two story construction and/or any intermediate floors, such as mezzanines, as defined by the Building Code, is prohibited.

The plans submitted by the applicant clearly show a two-story house. The fact that the first story may be partially concealed by the grade of the lot doesn't change the structure into a one-story house. Allowing the first floor to be characterized as a "non-floor" will eviscerate the purpose and intent of the Special Treatment Overlay, that of prohibiting the construction of residences with more than one floor.

Further, the elevations on the plans show that the structure will exceed the maximum height of 14 feet allowed for flat roofs in the Special Treatment Overlay.

Mary Recnts, Contract Planner, et al.
Public Services Department
August 8, 2012
Page 2 of 2

Quoting from the Planning Department's website, the "guiding principle is that all new and remodeled development fit in to the small town scale of the community while preserving and strengthening the unique small coastal town image and character of Morro Bay." A nearly 10,000 square foot residence, that has two floors and exceeds height limitations, certainly doesn't fit in to the small town scale of this neighborhood.

For the reasons cited above, we respectfully request that the Planning Commission follow Staff's recommendations, and deny the variance.

Thank you for your time and consideration of this important matter.

Sincerely,

SINSHEIMER JUHNKE McIVOR & STROH, LLP

A handwritten signature in black ink, appearing to read "K. Elder", written over a white background.

KEVIN D. ELDER

KDE:ggf
K:\NorcrossSM\17Recnts-080812.doc



AGENDA NO: B-2
MEETING DATE: August 15, 2012

Staff Report

TO: Planning Commissioners **DATE:** August 2, 2012
FROM: Mary Reents, Contract Planner
SUBJECT: Coastal Development Permit #CP0-364 and an amendment to Conditional Use Permit #UP0-341 for an exterior enhancement, interior décor change, and additions to dining/storage/restroom areas at existing McDonald's restaurant.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Coastal Development Permit #CP0-364 and amendment to Conditional Use Permit #UP0-341 (Amendment to CUP-12-92) subject to the Conditions included as Exhibit "B" and the site development plans dated July 16, 2012.

APPLICANT/AGENT: McDonald's / Mel Cruz (Area Construction Manager)

LEGAL DESCRIPTION/APN (ADDRESS): 066-280-006

PROJECT DESCRIPTION:

The applicant requests an addition of 837.45 square feet to the existing 2,261.43 square foot building. The addition will wrap around both the North and West sides of the restaurant. The new square footage will allow for additional dining area inside the restaurant. There will also be the addition of outdoor seating to the Northwestern side of the structure. The exterior will also be changed to accommodate the new design for McDonald's restaurants.

New kitchen equipment will also be added, and the restrooms will be upgraded. Furthermore, there is a proposed upgrade to handicap stalls and path of travel within the McDonald's parcel to fulfill ADA standards.

Prepared By: M. R. Reents Dept Review: [Signature]

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	Agriculture (AG)	South:	Central Business District (C-1) / Mobile Home Park
East:	Central Business District (C-1)/ Burger King	West:	Central Business District (C-1)/ Shopping Center

<u>Site Characteristics</u>	
Site Area	20,375 Sq. Ft.
Existing Use	McDonald's Restaurant
Terrain	Graded, flat site
Vegetation/Wildlife	Vegetation in parking lot
Archaeological Resources	Property not located within 300 feet of an archeologist site
Access	Quintana Road

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Central Commercial
Base Zone District	Central Commercial (C-1)
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Yes, not located in the original or appeals jurisdiction.

PROJECT ANALYSIS:

Background

The existing shopping center on the property was approved in 1992 for the demolition of an existing 35,000 square foot shopping center and to be replaced with a 104,000 square foot shopping center. The existing shopping center was approved as a comprehensive project on various parcels with a common access easement agreement. The original project was approved as a Coastal Development Permit, Conditional Use Permit and Tentative Map. The current owner has operated this McDonald's restaurant for the past 17 years.

The following are applicable conditions of approval from original approvals that would affect future development of the property.

1. Colors and Materials: Prior to issuance of a zone clearance, the Director of Community Development shall ensure compliance of all exterior colors and materials, including

fencing materials as approved on Exhibit(s) on file. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone.

10. Design Review: Prior to submittal for building permits, the architectural consultant shall prepare architectural elevations of the four sides all the building and submit those elevations to the Community Development Director for presentation, review and approval of the Planning Commission and incorporating the following elements:
 - a. Roofs on the front three buildings shall be generally sloping with no more than 75% of the roof flat.
 - b. Building roof and wall planes of shops A, B, C, D and the proposed restaurant shall be broken up to add visual interest and reduce monotony.
 - c. Alternative designs to be reviewed by Planning Commission prior to building permit issuance shall be provided which decrease the extension above 30 feet and include a decorative marine theme element for all buildings.

12. Bike Facilities: Existing bike racks shall remain.

17. Parking Stalls Dimensions: Parking Stall dimensions shall be a minimum of 9'x18' for standard stalls and 8-1/2"x16' for compact stalls.

A copy of the conditions of approval for the project has been included as Exhibit D.

A minor modification was processed in 1994 to modify in order to:

- Reduce the size of proposed drug store
- Increase height of light standards from 20 to 25 feet
- Shift proposed fast food restaurant southward approximately 150 feet
- Revision of screen wall between Albertsons and church property
- Relocation of the bus stop as shown on revised plans

The project as is exists today is based on the original approval and minor modification. The proposed project is the first addition to the site since the original approval and minor modification. As such, all additions and modifications to the original permit shall require an amendment to the original approval.

Environmental Determination

Pursuant to the California Environmental Quality Act the project as proposed is Categorical Exempt Section 15301, Class 1. Class 1 provides for (e) Additions to existing structures

provided that the addition will not result in an increase of more than:

- 1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet whichever is less; or
- 2) 10,000 square feet is:
 - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - b. The area in which the project is located is not environmentally sensitive.

The project as proposed is an addition of 837.45 sq. ft. to a 2,261.43 square foot existing building, which meets Class 1, subsection e1, for an addition of less than 50% of the existing floor area.

Project Specifics

The applicant requests an addition of 837.45 square feet to the North and West sides of the existing 2261.43 square foot building. This addition will provide more dining and storage space within the restaurant.

Parking

The shopping center was approved as a comprehensive project with a common access easement over the parking areas. The applicant was required to provide an analysis of the existing parking requirements on site for all uses. The current parking configuration allows for 421 parking spaces. With the addition of the seating area the total parking stalls required for all the uses is 394 parking stalls. The shopping center site would still have an additional 27 parking spaces that are not utilized for any use at this time.

Based on the square footage of customer occupied areas, McDonald's is required to provide 17 parking stalls. The proposed plan provides 16 standard stalls and 2 handicapped stalls for a total of 18 parking spaces.

Colors and Materials

The colors and materials were approved with the original approvals and are how they currently exist on the site. The applicant is proposing color and material changes to the existing structure.

Outdoor Seating

The applicant is proposing an outdoor seating area.

Bike Facilities

The conditions of approval on the original project required that bike racks be provided in convenient locations near the main entrances to the buildings.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 3, 2012, and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The project as proposed meets all standards from previous approvals for the shopping center. The previous approvals state that “Roofs on the front three buildings shall be generally sloping with no more than 75% of the roof flat.” The proposed plans include a flat roof, however it should be noted that the current structure was also approved with a flat roof design. The current structure includes architectural components that make the structure appear to have a sloped roof in certain areas, but the vast majority of the roof is flat. In order to adhere to the sloped roof requirements, McDonald’s has proposed angled awnings in their new design that achieve the architectural goals of the shopping center.

Also, the proposed color scheme differs slightly from that previously approved for the current structure. However, staff has determined that the proposed colors match closely with the surrounding buildings and that the proposed color scheme fits with the design goals of the shopping center (see Exhibit E).

The project as proposed and conditioned meets all titles of Title 17, the Zoning Ordinance and the conditions of approval for Conditional Use Permit #12-92 and Coastal Development Permit #27-92.

As proposed, staff can recommend approval of Coastal Development Permit #CP0-364 and amendment to Conditional Use Permit #UP0-341 for a remodel and addition to McDonald’s at 780 Quintana Rd.

ATTACHMENTS:

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan Reductions, Exhibit C
4. Conditions of Approval for Conditional Use Permit #12-92 and Coastal Development Permit #27-92, 1992, Exhibit D
5. Color Scheme Illustration, Exhibit E

EXHIBIT A

FINDINGS **SITE: 780 QUINTANA**

COASTAL DEVELOPMENT PERMIT #CP0-364 AND AMENDMENT TO CONDITIONAL USE PERMIT #UP0-341

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1. Class 1 provides for (e) Additions to existing structures provided that the addition will not result in an increase of more than:
- 1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet whichever is less; or
 - 2) 10,000 square feet is:
 - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - b. The area in which the project is located is not environmentally sensitive.

The project as proposed is an addition of 837.45 sq. ft. to a 2,261.43 square foot existing building, which meets Class 1, subsection e1, for an addition of less than 50% of the existing floor area.

Coastal Development Permit Findings

- B. In order to approve any coastal development permit the findings of the planning commission shall be that the approved or conditionally approved project is consistent with the applicable provisions of the certified Local Coastal Program. For every development between the nearest public road and the sea or the shoreline or any body of water, the planning commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is consistent with all provision of Title 17 and the Local Coastal Plan. The project is not located between the nearest public road and the sea or the shoreline or any body of water therefore specific findings are not required for consistency with Chapter 3 of the California Coastal Act.

Conditional Use Permit Findings

- C. The Planning Commission shall determine whether or not the establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or

the general welfare of the City.

Staff can recommend approval of the use permit because the addition to the existing restaurant and exterior changes will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood. The additions will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because it is an addition to an approved and existing use.

EXHIBIT B

CONDITIONS OF APPROVAL SITE: 780 QUINTANA STREET COASTAL DEVELOPMENT PERMIT #CP0-364 AND AMENDMENT TO CONDITIONAL USE PERMIT #UP0-341

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 7, 2012, for the project depicted on plans dated February 22, 2012 on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

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

2. Inaugurate Within Two Years: Unless the construction 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 Public Services 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: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the 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.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal

actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services 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. Compliance with Morro Bay Standards: This projects 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.
8. 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.

PLANNING CONDITIONS

1. Colors: The exterior color scheme shall be consistent with the colors presented within the document dated July 12, 2012 (see Exhibit E).
2. Flag: A sign permit shall be required for the McDonald's flag.

PUBLIC WORKS CONDITIONS

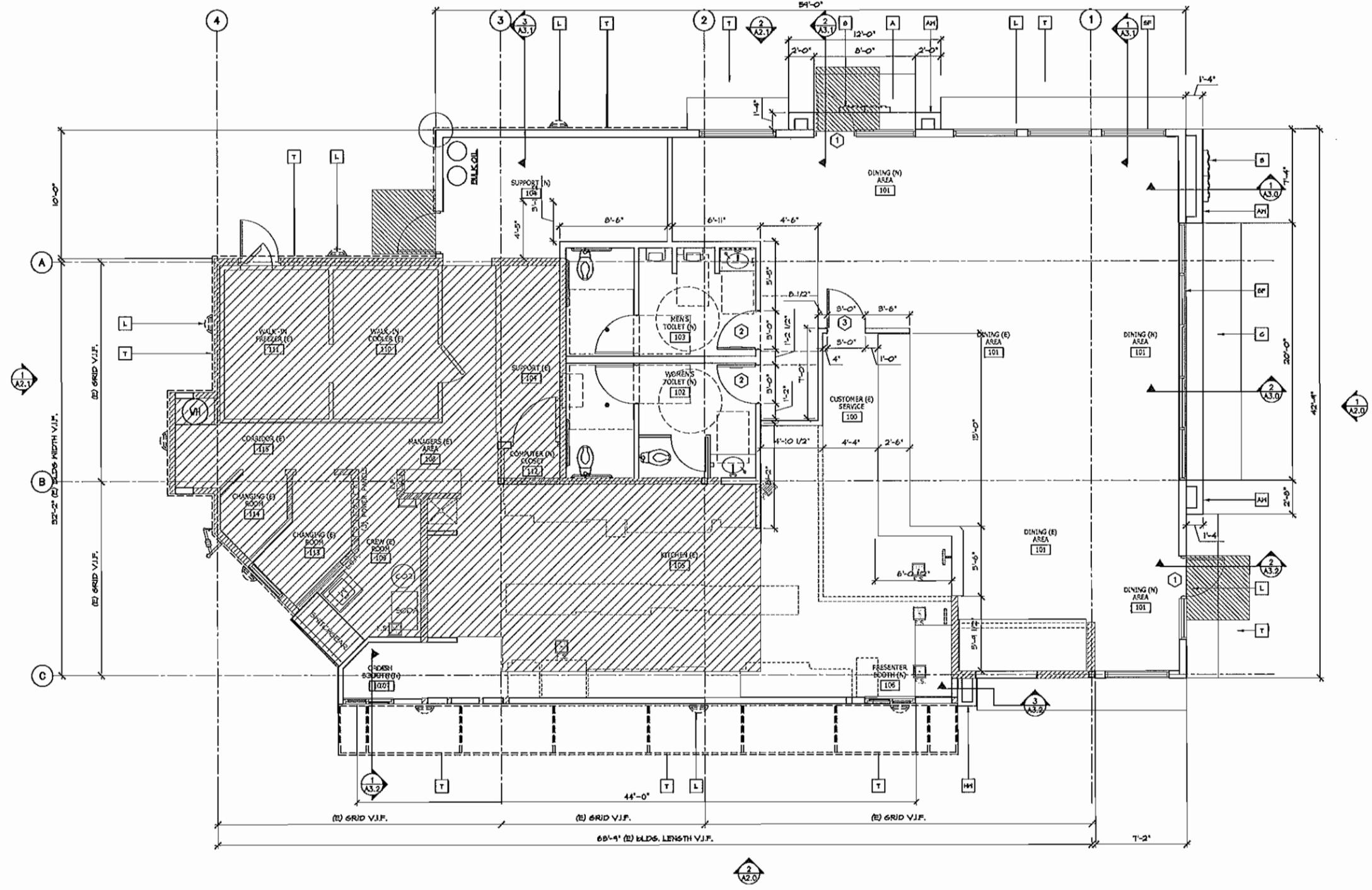
1. The applicant is encouraged to incorporate Low Impact Development (LID) techniques to retain and infiltrate runoff from routine rainfall events. Though the impervious area created by these improvements is less than the threshold for required compliance, many developers are voluntarily implementing LID practices to reduce stormwater runoff and to improve runoff quality. Please contact City engineering staff if more information is desired regarding the parameters for LID design.
2. Install a 3' x 4' truncated dome pad and grind the lip of the handicap ramp at the southeast corner of the property to bring that ramp into compliance with current ADA standards.

3. Conduct a video inspection of the conditions of existing sewer lateral. Submit a DVD to City Public Services Department. Repair or replace as required to prohibit inflow/infiltration.
4. Provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way or adjacent properties.
5. The applicant shall apply for a sign exception should the McDonalds Flag be desired. The flag shall be included in the total sign area; otherwise, there is no approval of the flag as a sign.

FIRE CONDITIONS

1. The project shall be required to meet all fire code standards health, safety and general welfare.
2. Fire Safety. During Construction and Demolition. All demolition and construction shall be conducted in accordance with 2010 California Fire Code, Chapter 14. Special attention shall be paid to Precautions Against Fire, Section 1404 (Spontaneous Ignition, Fire Watch, Cutting and Welding, and Electrical Safety).
3. Fire Sprinklers. Installation of an automatic fire sprinkler system is highly recommended, for the life and safety of the occupants and protection of the structure, in accordance with NFPA 13.
4. Commercial Cooking Systems. Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system. A Certificate of Inspection shall be forwarded to the fire code official upon completion (CFC 904.11.6.2). Our records indicate that the last reported service was March 10, 2008. As a condition of this permit, evidence of the required suppression system service report shall be provided during fire department final inspection and future semi-annual system reports shall be forwarded to Morro Bay Fire Department. Failure to comply with 2010 California Fire Code will be subject to administrative action.
5. Knox Box. As a condition of a previous commercial remodel (Permit # 29064 August 14, 2009), a Knox Key box was installed on the building exterior. Our records indicate that no keys have been inserted inside the Knox Key Box. Applicant shall provide appropriate duplicate keys to be inserted in the box, during final fire department inspection.
6. Fire Department Inspection. Our records indicate that Morro Bay Fire Department has not inspected McDonalds Restaurant, 780 Quintana, for more than one year. A Fire Department inspection is required.

EXHIBIT C



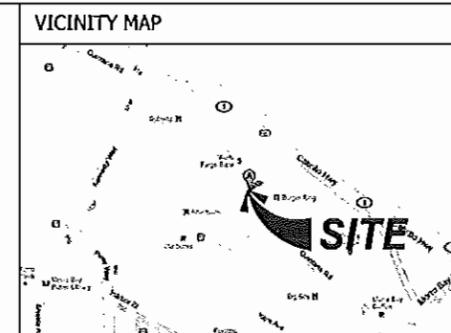
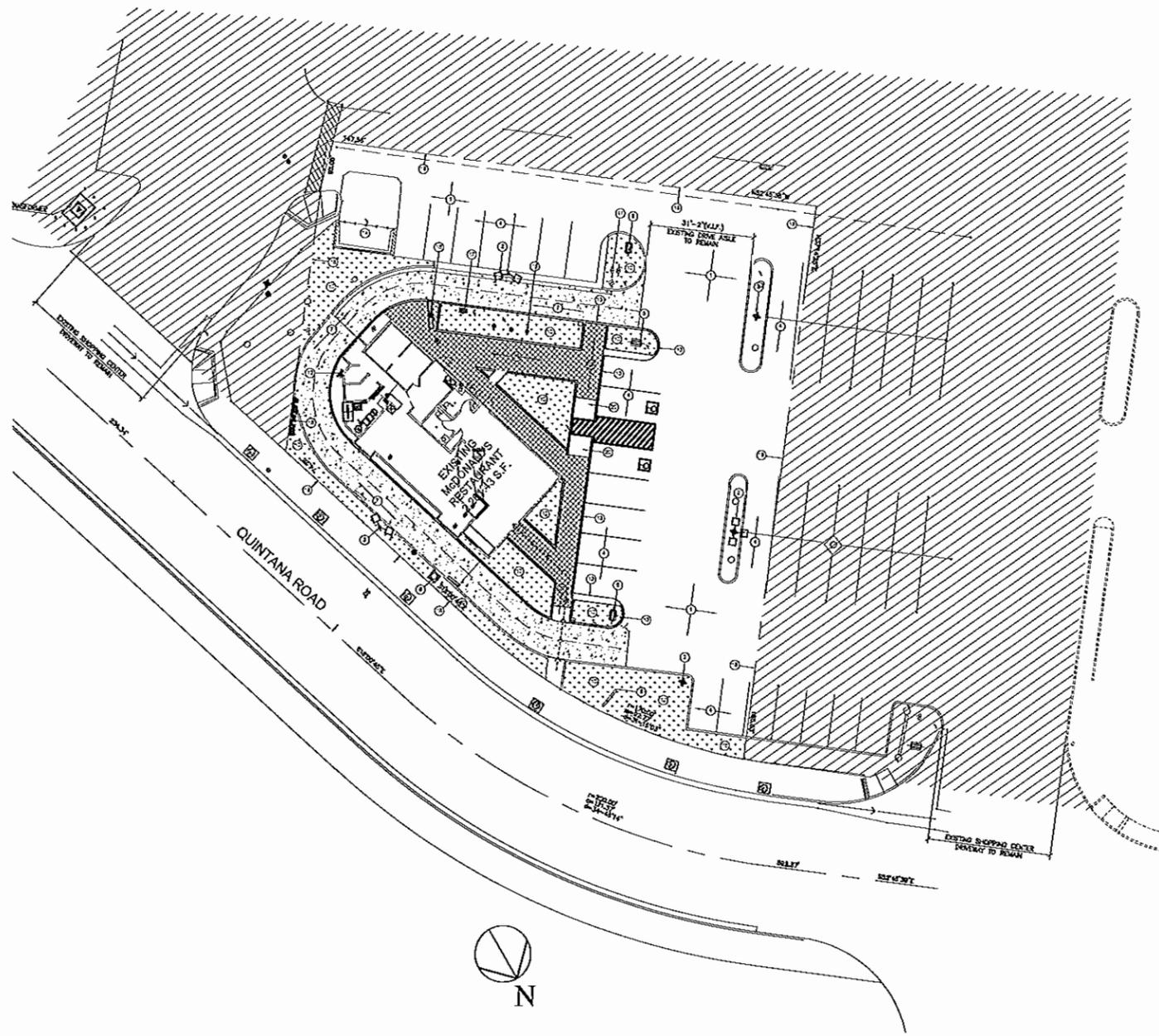
 NO WORK TO BE DONE

FLOOR PLAN

1/4" = 1'-0"

1

McDonald's USA, LLC PREPARED FOR:		McDonald's USA, LLC PREPARED BY:	
TITLE: PROPOSED McDONALDS RESTAURANT		DRAWN BY:	
DESCRIPTION: WOOD BEARING WALLS WITH EXTERIOR STUCCO FINISH, WOOD ROOF TRUSS FRAMING, STUCCO EXTERIOR FINISH/MEASUREMENT ENTRY		STD ISSUE DATE:	
SITE ID: 004-2443 SITE ADDRESS: 790 QUINCY ROAD, MERRIDALE, CA		REVIEWED BY: AS/MD DATE ISSUED: 00-00-11	
SHEET NO. 004-2443		JOHN A. CHITTON ARCHITECT CHITTON DESIGN ARCHITECTS, INC. 1000 S. GARDEN AVENUE, SUITE 100 ANAHEIM, CA 92805 (714) 771-2222	
A1.1 FLOOR PLAN		REV DATE DESCRIPTION 1 2 3	



SITE INFORMATION	
TOTAL PARCEL AREA:	± 120,975.00 SF.
BUILDING AREA:	± 12,261.45 SF.
BUILDING COVERAGE:	± 11.0 % COVERAGE
DRIVE THRU LANE:	± 241 L.F.
APN (PORTION OF):	066-280-006
ZONING:	C-1
PROPOSED USE:	FASTFOOD RESTAURANT W/ DRIVE THRU

BUILDING INFORMATION	
TYPE OF PROJECT:	FAST FOOD RESTAURANT WITH DRIVE THRU
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	A-2
NO. OF STORY:	ONE-STORY BUILDING
EXISTING BUILDING FLOOR AREA:	12,261.45 SF.

REFERENCE NOTES :

- ① (E) ASPHALT
- ② (E) SITE LIGHTING
- ③ (E) ELECTRICAL TRANSFORMER
- ④ (E) PARKING STALLS
- ⑤ (E) DIRECTIONAL SIGN
- ⑥ (E) MONUMENT SIGN
- ⑦ (E) BLACK CONCRETE
- ⑧ (E) ADA PATH OF TRAVEL FROM PUBLIC ROOM TO ACCESSIBLE BUILDING ENTRANCE.
- ⑨ (E) FLAGPOLE
- ⑩ (E) LANDSCAPE
- ⑪ (E) WATER METER
- ⑫ (E) GAS METER
- ⑬ (E) 6" CURB
- ⑭ (E) TRASH ENCLOSURE
- ⑮ (E) MANHOLES
- ⑯ (E) MENUBOARD
- ⑰ (E) CUSTOMER ORDER DISPLAY (C.O.D.)
- ⑱ (E) PROPERTY LINE
- ⑲ (E) SIDEWALK
- ⑳ (E) ACCESSIBLE RAMP

PARKING REQUIREMENTS:	
PARKING REQUIRED:	1/50 SQ.FT. OF CUSTOMER AREA = 555.59 / 60 = 9.26 STALLS
TOTAL PARKING REQUIRED:	9 PARKING STALLS
TOTAL PARKING PROVIDED:	20 PARKING STALLS

PARKING INFORMATION	
TOTAL SPACES	20
STANDARD PARKING SPACE @ 90' 4'-0" X 16'-6" =	9 STALLS
STANDARD PARKING SPACE @ 90' 4'-0" X 18'-0" =	9 STALLS
HANDICAPPED PARKING SPACE @ 90' 4'-0" X 18'-0" =	2 STALLS



PREPARED FOR:
McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its lease sale and are not suitable for use on a different site or for any other project. Use of the services of properly licensed architects and engineers, registration of the contract documents for reuse on another project is not authorized.

EXISTING SITE PLAN 1" = 20'-0" 1

LEGEND :

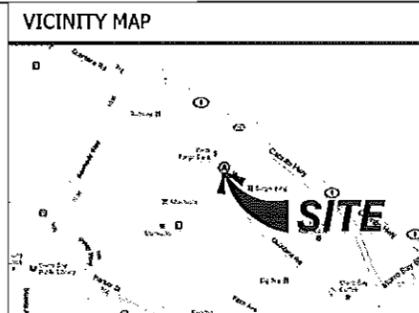
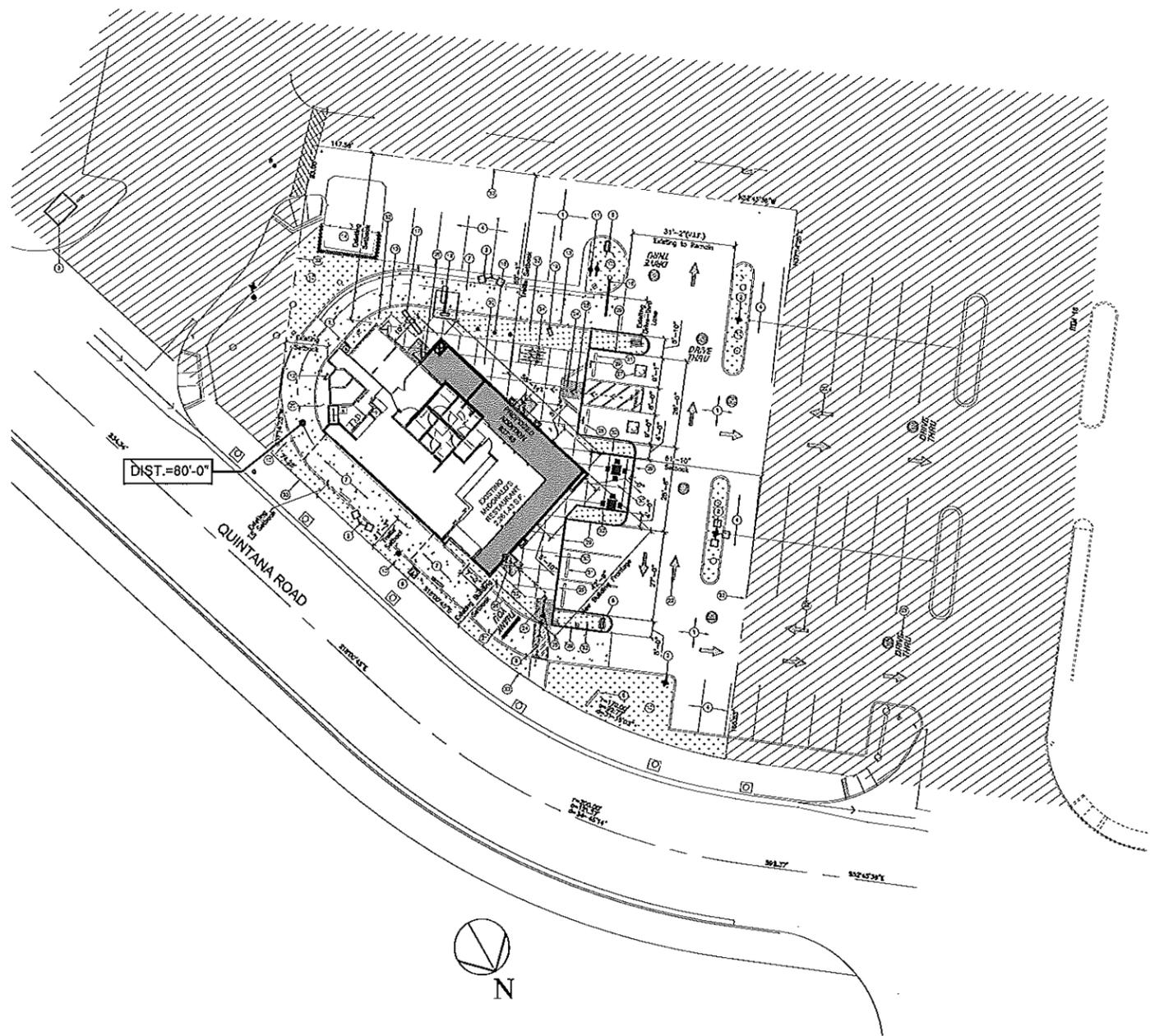
- (E) LANDSCAPE AREA BY OWNER
- (E) TILE SIDEWALK
- (E) BLACK CONCRETE
- NOT A PART (N.A.P.)

APPLICANT:
 McDONALD'S USA, LLC
 3800 KILROY AIRPORT WAY
 SUITE 200
 LONG BEACH, CA 90806
 562.753.2001

CONTACT PERSON:
 MEL CRUZ
 Area Construction Manager

STREET ADDRESS 780 QUINTANA ROAD	
CITY MORRO BAY	STATE CALIFORNIA
COUNTY SAN LUIS OBISPO	
REGIONAL DWS. NO ---	LOCATION CODE NO. 004-2443

DRWN BY AS/MD	DATE 00-00-11
TITLE PROPOSED McDONALDS RESTAURANT	
DESCRIPTION WOOD BEARING WALLS WITH UPTURNED STUCCO FINISH WOOD ROOF TRUSS ROOFING STUCCO ENTRANCE WITH PORCELAIN ENTRY	
SHEET NO. C1.0	DATE 08-24-11



SITE INFORMATION	
TOTAL PARCEL AREA:	120,375.00 SF.
TOTAL BUILDING AREA:	18,048.88 SF.
BUILDING COVERAGE:	13,048.88 SF / 20,375 SF. = 13.2%
LANDSCAPE AREA:	12,858 SF.
LANDSCAPE COVERAGE:	12,858 SF / 20,375 SF. = 14.02%
DRIVE THRU LANE:	1 241 L.F. (EXISTING)
API (PORTION OF):	066-280-006
ZONING:	C-1
PROPOSED USE:	FAST FOOD RESTAURANT W/ DRIVE THRU

BUILDING INFORMATION	
TYPE OF PROJECT:	FAST FOOD RESTAURANT WITH DRIVE THRU
CONSTRUCTION TYPE:	V-N
OCCUPANCY TYPE:	A-2
NO. OF STORY:	ONE-STORY BUILDING
EXISTING BUILDING FLOOR AREA:	12,261.49 SF.
PROPOSED BUILDING ADDITION:	12,374.56 SF.
TOTAL NEW FLOOR AREA:	24,636.05 SF.

PARKING REQUIREMENTS:	
PARKING REQUIRED:	1/60 SQ. FT. OF CUSTOMER AREA = 998.77 / 60 = 16.65 STALLS
TOTAL PARKING REQUIRED:	17 PARKING STALLS
TOTAL PARKING PROVIDED:	18 PARKING STALLS

PARKING INFORMATION	
TOTAL SPACES:	18
STANDARD PARKING SPACE @ 9'-0" X 18'-0" =	9 STALLS
STANDARD PARKING SPACE @ 9'-0" X 12'-0" =	7 STALLS
HANDICAPPED PARKING SPACE @ 9'-0" X 18'-0" =	2 STALLS

- SCOPE OF WORK:**
- EXTERIOR ENHANCEMENT & NEW EXTERIOR FACADE FOR NEW AREA ADDITION.
 - DINING AREA ADDITION / RESTROOM UPGRADE
 - DINING AREA INTERIOR CHANGE OUT
 - SITE UPGRADE TO ADA STANDARDS OF HANDICAPPED STALLS AND PATH OF TRAVEL WITHIN McDONALD'S PARCEL ONLY.
 - KITCHEN WORK (I.e. ADDITION OF KITCHEN EQUIPMENT)

- REFERENCE NOTES :**
- (E) ASPHALT TO REMAIN
 - (E) SITE LIGHTING TO REMAIN
 - (E) ELECTRICAL TRANSFORMER TO REMAIN
 - (E) PARKING STALLS TO REMAIN RE-STRIPE, IF NECESSARY.
 - (E) DIRECTIONAL SIGN TO REMAIN
 - (E) MONUMENT SIGN TO REMAIN
 - (E) BLACK CONCRETE TO REMAIN REMOVE & PATCH AREAS DAMAGED DURING CONSTRUCTION
 - (E) ADA PATH OF TRAVEL FROM PUBLIC ROW TO ACCESSIBLE BUILDING ENTRANCE
 - (E) FLAGPOLE TO REMAIN
 - (E) LANDSCAPE TO REMAIN
 - (E) WATER METER TO REMAIN
 - (E) GAS METER TO REMAIN
 - (E) 6" CURB TO REMAIN
 - (E) TRASH ENCLOSURE TO REMAIN
 - (E) MANHOLES TO REMAIN
 - (N) McDONALD'S GATEWAY SIGN UNDER SEPARATE PERMIT & SUBMITTAL (BY OTHERS).
 - (N) McDONALD'S MENU BOARD (TYP.) UNDER SEPARATE PERMIT & SUBMITTAL (BY OTHERS)
 - (N) McDONALD'S CUSTOMER ORDER DISPLAY (C.O.D.) WITH CANOPY, UNDER SEPARATE PERMIT & SUBMITTAL (BY OTHERS).
 - (N) McDONALD'S PRE-SELL BOARD, UNDER SEPARATE PERMIT & SUBMITTAL (BY OTHERS)
 - (N) McDONALD'S PAYMENT SIGNAGE BOLLARD.
 - (N) McDONALD'S THANK YOU PAVEMENT SIGN.
 - (N) McDONALD'S PARKING LOT DIRECTIONAL ARROW PAVEMENT MARKINGS.
 - (N) McDONALD'S DRIVE-THRU PAVEMENT MARKINGS.
 - (N) TRUNCATED DOWNS.
 - ADA CURB RAMP. REFER TO DETAIL 4/C2.0
 - ADA 5X7' OR 5X5' LEVEL LANDINGS TO ENTRY.
 - ADA PARKING SYMBOL. REFER TO DETAIL 6/C2.0
 - TYPICAL ADA PARKING SIGNAGE REFER TO DETAIL 6/C2.0.
 - (N) 6" CONCRETE CURB.
 - (N) CONCRETE SIDEWALK WITH SALT FINISH. SLOPE TO BE 2% MAX. BOTH WAYS.
 - (N) PRE-CAST CONCRETE WHEEL STOP (TYP.). REFER TO DETAIL 6/C2.0.
 - (N) LANDSCAPE (BY OWNER).
 - McDONALD'S PROPERTY LINE
 - (N) BICYCLE RACK

SITE DEVELOPMENT PLAN 1" = 20'-0" 1

LEGEND :

	(N) LANDSCAPE AREA BY OWNER. NO SPECIAL LANDSCAPE NECESSARY.
	(N) CONCRETE SIDEWALK
	PROPOSED ADDITION
	N.A.P.

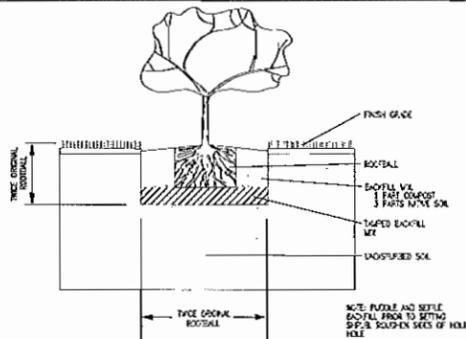
- GENERAL NOTES :**
- ALL EXPANSION JOINTS ARE AS NOTED, REST ALL BE CONTROL JOINTS UNLESS NOTED OTHERWISE PER GEOTECHNICAL REPORT RECOMMENDATION.
 - CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL, COLORS AND FINISHES WITH ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
 - PATH OF TRAVEL: REFER TO CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHOWN RAMP'S REFER TO DETAIL. (INSPECTOR TO VERIFY).

APPLICANT: McDONALD'S USA, LLC 3800 KILROY AIRPORT WAY SUITE 200 LONG BEACH, CA 90806 562.753.2001		CONTACT PERSON: MEL CRUZ Area Construction Manager	
STREET ADDRESS: 780 QUINTANA ROAD			
CITY: MORRO BAY		STATE: CALIFORNIA	
COUNTY: SAN LUIS OBISPO			
REGIONAL D.A.S. NO. ---		LOCATION CODE NO. 004-2443	

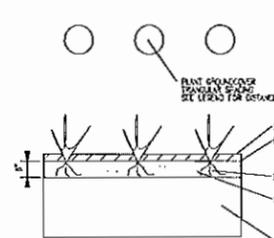
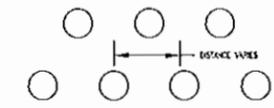
PREPARED BY:	McDonald's USA, LLC	DATE:	02-28-12
DRAWN BY:	AS/MD	ISSUE DATE:	02-00-11
TITLE:	PROPOSED McDONALDS RESTAURANT	DESCRIPTION:	WOOD BEAMING WALLS WITH EXTERIOR STUCCO FINISH WOOD ROOF TRUSS TRUSSING STUCCO EXTERIOR FINISH ARCADE ENTRY
SHEET NO.:	C1.1	DATE:	02-28-12
BY:	AS	REV:	DATE
DESCRIPTION:	REVISIONS PER PLANNING COMMENTS	DATE:	

PLANTING NOTES

- Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
- The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
- The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
- Landscape Contractor to remove planting material indicated on planting plan. For lawn and weed removal Contractor shall spray the lawn with Round-up Pro Herbicide carefully following the instructions on label. Round-up weed spray is a highly effective systemic herbicide that enters the plant through foliage osmosis and is transferred vesiculary throughout the weed roots. Allow 7-10 days before proceeding. More than one application may be necessary.
- PLANTING MATERIALS**
 - Topsoil:**
 - PH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous material harmful to plant growth.
 - Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.
 - Organic Soil Amendments:**
 - Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 7.5; Moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve.
 - Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
 - Fertilizer:**
 - Ammonium Phosphate: Commercial grade, (16-20-0), unadulterated.
 - Slow-Release Fertilizer: Agrifarm, (20-10-5), slow-release fertilizer tabs.
 - Mulches:**
 - Spec mulch as made by Recycled Wood Products (877-476-9797), or equal, cover all exposed landscape areas w/ 3" layer
- PLANTING SOIL MIX**
 - Planting Soil Mix: Mix topsoil with the following soil amendments in the following quantities:
 - Two thirds native soil per volume of planting pit.
 - One third mulch per volume of planting pit.
 - Ammonium phosphate.
 - Slow-release fertilizer tabs, (1 per each 1 gallon plant, 2 per each 5 gallon plant, 4 per each 15 gallon plant, and 6 per each 24" box or larger plant).
- EXTERIOR PLANTING (EXECUTION)**
 - Bed Establishment:**
 - Loosen subgrade of planting beds to a minimum depth of 6 inches.
 - Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
 - Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
 - Finish Grading:** All finish grade to be 2-3" inches below all hardscape surfaces. Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
 - Trees and Shrubs:**
 - Pits and Trenches: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation. Excavate approximately three times as wide as ball diameter.
 - Boxed or Container-Grown Plants: Carefully remove root ball from container without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 - Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
 - Tree and Shrub Pruning:**
 - Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.
 - Ground Cover and Plant Planting:**
 - Set out and space ground cover and plants as indicated.
 - Dig holes large enough to allow spreading of roots, and backfill with planting soil.
 - Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
 - Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
 - Planting Bed Mulching:**
 - Mulch backfilled surfaces of planting beds and other landscape areas as indicated. Apply 3-inch thick layer of forest mulch and finish level with adjacent finish grades. Do not place mulch against plant stems.
 - Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.
 - Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
- The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of ninety (90) days after completion of project and acceptance by Owner.
- The Landscape Contractor shall warrant and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

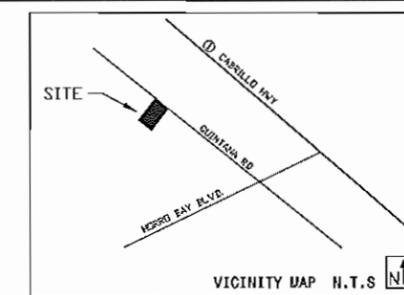


SHRUB PLANTING DETAIL
NOT TO SCALE



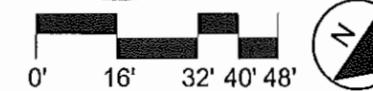
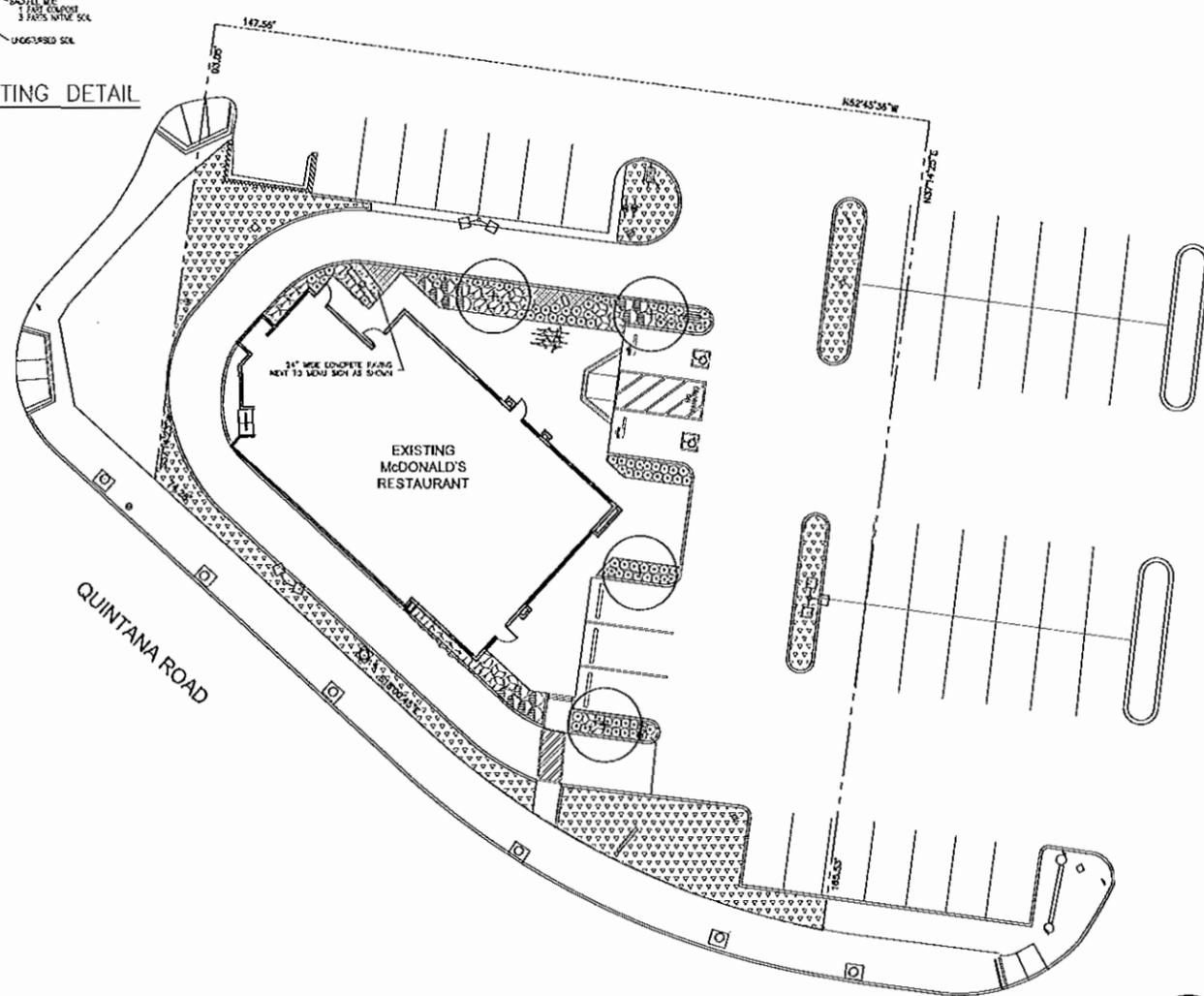
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC. Mulch as made by Recycled Wood Products (877-476-9797), or equal



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER FACTOR	COMMENTS
TREES						
+	Lophostemon confertus	Brisbane box	24" box	4	M	
SHRUB						
●	Raphiolepis indica 'Ballerino'	Indian Hawthorn	5 gal	16	M	
PERENNIALS						
⊗	Anigozanthos flavidus x. 'Big Red'	Kangaroo Paw	5 gal	15	M	
⊙	Diets bicolor	Fortnight Lily	1 gal	18	M	
●	Hemerocallis hybrids	Doylily	1 gal	95	M	mixed colors
GROUNDCOVER						
▨	Pelargonium petatum	Ivy Geranium	flats	2	M	plant @ 12" a.c.
▽▽▽▽	Existing landscape to remain in place.					



REVISIONS	BY
03-01-12	
07-09-12	

PHIL MAY LANDSCAPE ARCHITECT
1937 West 9th Street
Upland, CA 91766
Phone: 909 373 1959
Fax: 909 373 1958
pmay@philmaydesign.com
www.philmaydesign.com



PLANTING PLAN

PROPOSED
McDONALD'S RESTAURANT
780 QUINTANA ROAD
MORRO BAY, CA

DRAWN
R.S.
CHECKED
P.M.
DATE
11/22/11
SCALE
1/16"=1'-0"
JOB NO.
11068
SHEET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. ALL RIGHTS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE CLIENTED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. ©

IRRIGATION NOTES

- It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at his additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimensions exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 5.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the drip line of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All main piping, lateral line piping, and control wires under paving shall be installed in Schedule 40 PVC sleeves of a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve size shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified. Install all heads with double swing joints as per detail. All heads adjacent to parking lots, walks, roads, or other paved areas shall be installed with pop-up bodies.
- The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
- All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- Drip tubing shall be installed in parallel rows (wherever possible) 18" apart and 4" below the finish grade, with emitter spacing of adjacent rows staggered. Tubing shall be firmly sloped in place with U-staples at 5' on center (2' on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the ends of drip tubing runs, and air/vacuum relief valves at the circuit's major high points (as indicated on plans). Install flush valves and air relief valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply and exhaust manifolds where indicated on the plans.
- All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
- 120 VAC electrical power source of controller location shall be provided by others. The Contractor shall make the final connection from the electrical source to the controller.
- Pressure test Mainline at 150 PSI per three(3) hours constant.

FINAL CONSTRUCTION AND FINAL MAINTENANCE INSPECTION:

A. FINAL CONSTRUCTION INSPECTION:

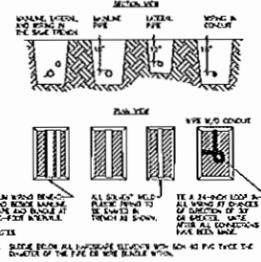
When all landscape improvements have been installed in accordance with the plans and specifications, the Contractor shall notify the Owner's Representative and request a "Final Construction" inspection. If the Owner's Representative determines the work to be substantially complete and in conformance with plans and specifications, The Contractor will be advised that the basic ninety (90) day maintenance period is started.

1. In order to be substantially complete, at least the following must have been finished.

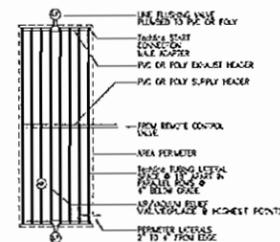
- All fine grading, including elimination of low points that hold runoff.
- A complete and operable irrigation system.
- Installation of all plant materials.

B. FINAL MAINTENANCE INSPECTION: At the end of the maintenance period and when the ground cover has been established and all pick-up items have been completed, the Contractor shall request a final maintenance inspection. The Contractor will be advised by the Owner's Representative at the final inspections that work is or is not satisfactory.

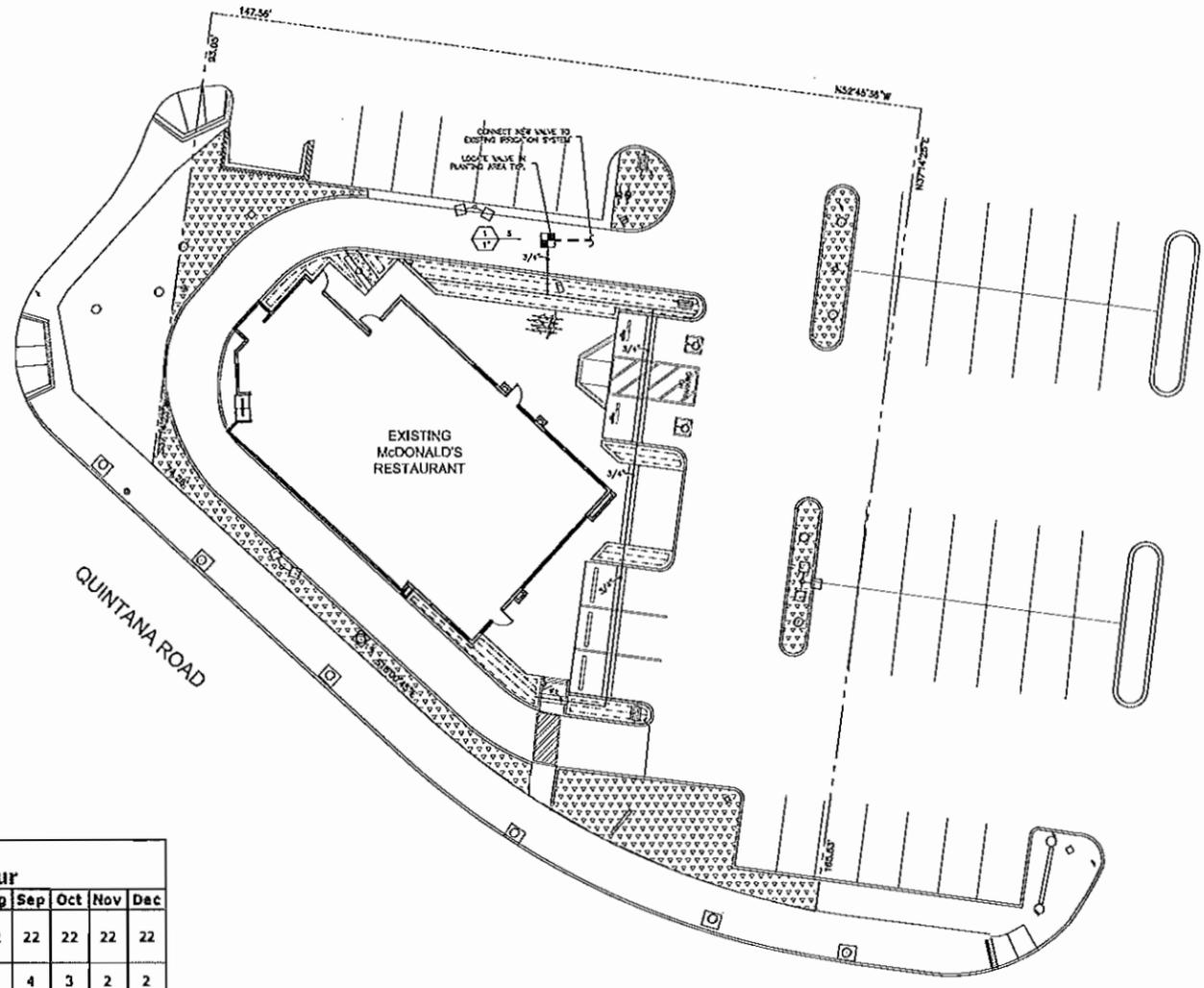
1. If the work is satisfactory, the basic maintenance Period will end on the date of the final inspection as directed by the Owner's Representative.



PIPE & WIRE TRENCHING

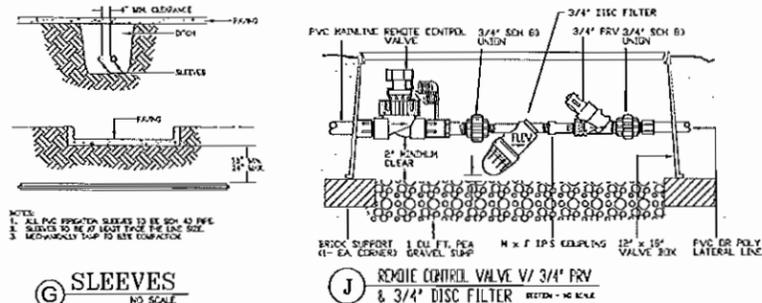


TECHLINE CENTER FEED LAYOUT



SYMBOL	IRFG	MODEL DESCRIPTION	PATH	GPM	PSI	RAD	DET
---	ANY APPROVED	PVC SCHEDULE 40 SLEEVING (AT LEAST TWICE LINE SIZE)					G
---	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					
---	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE SIZE AS INDICATED ON PLAN					
---	NETAFIM	TECHLINE CV, ILCV4-12 LINES LAYOUT @ 12" O.C.		0.40	35		H
---	NETAFIM	CONTROL ZONE IVCZ10075-HF					J

EXISTING IRRIGATION TO REMAIN IN PLACE.



SLEEVES

REMOTE CONTROL VALVE W/ 3/4\"/>

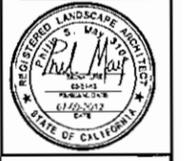
Low Water Use	Loam												
	Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	22	22	22	22	22	22	22	22	22	22	22	22	22
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2	2
Total minutes per week	44	44	66	88	88	110	110	110	88	66	44	44	44

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

REVISIONS	BY
03-01-12	
07-09-12	



PHIL MAY LANDSCAPE ARCHITECT
 1937 West 8th Street
 Upland, CA 91786
 Phone: 909 373 1959
 Fax: 909 373 1958
 pmay@philmaydesign.com
 www.philmaydesign.com



IRRIGATION PLAN

PROPOSED
McDONALD'S RESTAURANT
 780 QUINTANA ROAD
 MORRO BAY, CA

DRAWN
 R.S.
 CHECKED
 P.M.
 DATE
 11/22/11
 SCALE
 1/16"=1'-0"
 PLAN NO.
 11068
 SHEET

L-2
 OF 2 SHEETS

THIS DRAWING IS THE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND PRIOR TO CONSTRUCTION.

EXHIBIT D

of Morro Bay



PLANNING & BUILDING DEPARTMENT • 595 HARBOR STREET, MORRO BAY, CALIFORNIA 93442 • 805-772-6210

PERMIT

CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT

CASE NO.: CUP 12-92/CDP 27-92 MAJOR MODIFICATION

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 780 Quintana

APPLICANT: Halferty Development Company - Attn: Jim Halferty

APN/LEGAL: 066-280-006

DATE APPROVED May 1, 1995

APPROVED BY: Planning Commission

APPROVED BASED UPON ATTACHED FINDINGS

CEQA DETERMINATION Previously Approved Negative Declaration

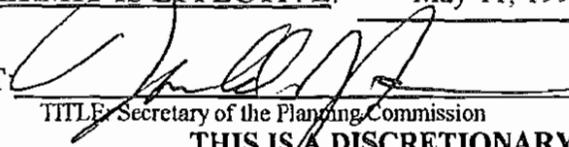
DESCRIPTION OF APPROVAL: Relocation of the McDonald's Restaurant in the
Cypress Plaza Shopping Center from 720 Quintana to at 780 Quintana

**THIS APPROVAL IS CONDITIONAL AND IS VALID AFTER TEN (10) DAY APPEAL
PERIOD AND ONLY IF CONDITIONS (ATTACHED) ARE MET**

Attachments: Permit, Findings and Conditions of Approval

DATE PERMIT IS EFFECTIVE: May 11, 1995

ATTEST


TITLE: Secretary of the Planning Commission

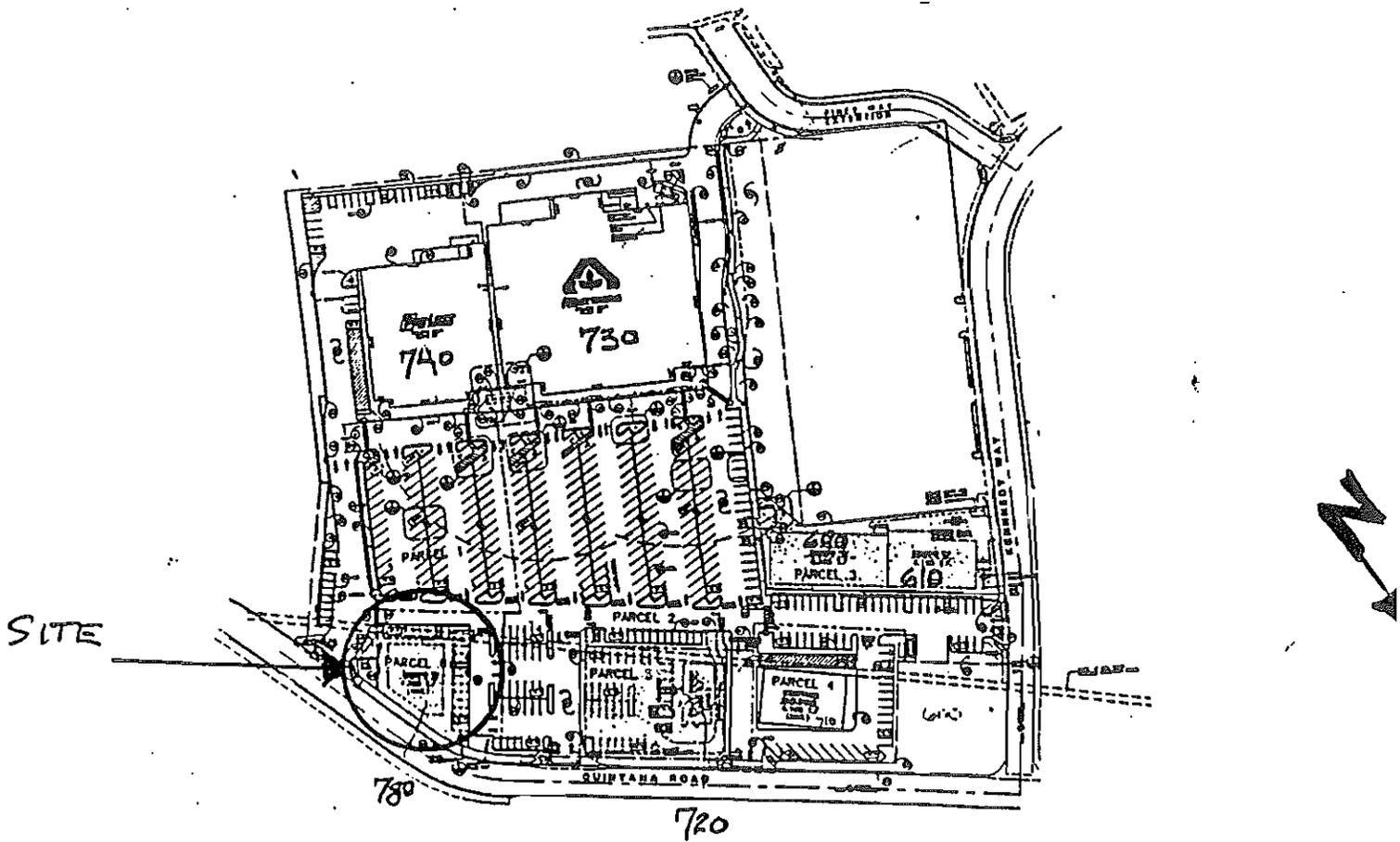
DATE: MAY 4, 1995

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

C:\WINWORD\TEMPLATE\PERMIT.DOT

FINDINGS

1. The revised project will not be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the neighborhood; and
2. The project will not be injurious or detrimental to property and improvements in the neighborhood; and
3. The project will not be injurious or detrimental to the general welfare of the City; and
4. The project is in conformance with the General Plan and the certified Local Coastal Program Land Use Plan (LCP) and Zoning Ordinance; and
5. The project meets the development standards for development within a P-D suffix zone; and
6. The project is consistent with the approved Negative Declaration for the shopping center.



CASH NOC UP. 12-32 / DUP 27-7
 BLOCK 21
 B

DATE	10/10/01
PROJECT NO.	004-2443
PROJECT NAME	PLAN ORLANDO
PREPARED BY	PLAN ORLANDO
DATE	10/10/01
PROJECT NO.	004-2443
PROJECT NAME	PLAN ORLANDO
PREPARED BY	PLAN ORLANDO
DATE	10/10/01

GENERAL NOTES

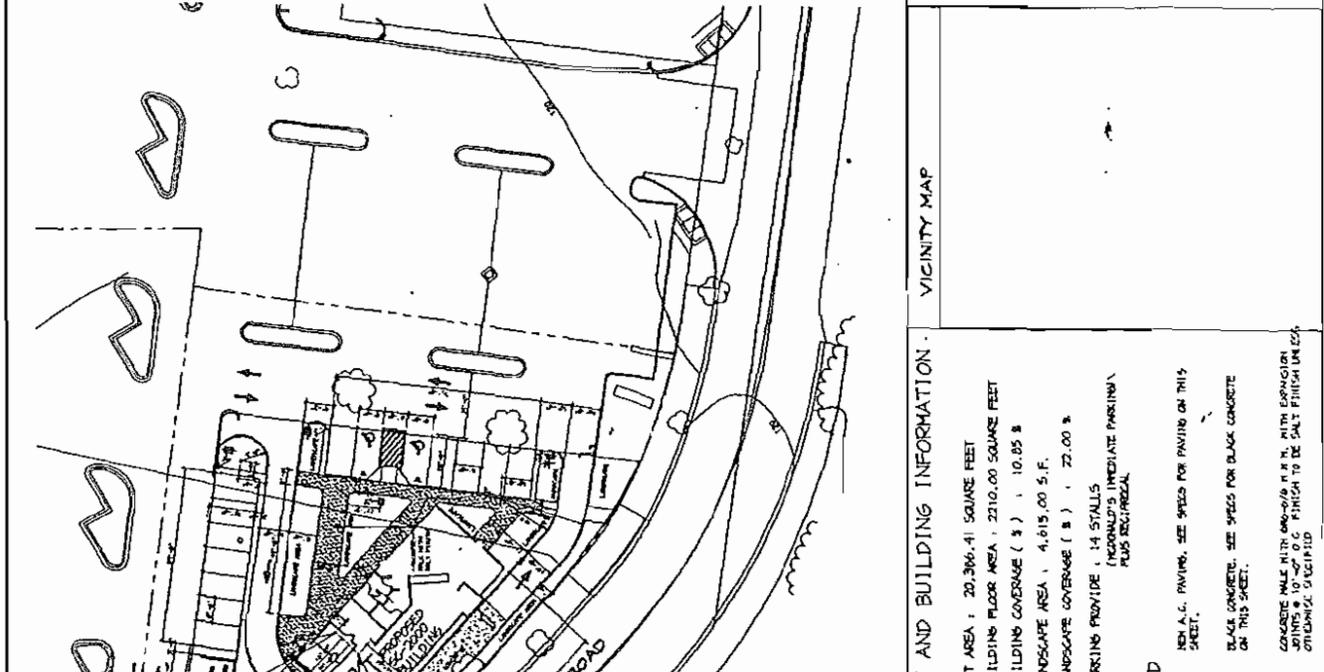
1. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PREVIOUS PLANS.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PREVIOUS PLANS.
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9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PREVIOUS PLANS.
10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PREVIOUS PLANS.

PROPERTY INFORMATION

LOT LIGHTING TECHNOLOGIES, INC.
 1000 WEST 10TH AVENUE, SUITE 1000, MIAMI, FL 33135
 (305) 571-1111

PROPERTY INFORMATION

1. PROJECT NO. 004-2443
 2. PROJECT NAME: PLAN ORLANDO
 3. PROJECT ADDRESS: QUINTANA ROAD, MOORHAY BAY, SAN LUIS OBISPO, CALIFORNIA
 4. PROJECT OWNER: PLAN ORLANDO
 5. PROJECT ARCHITECT: PLAN ORLANDO
 6. PROJECT ENGINEER: PLAN ORLANDO
 7. PROJECT DATE: 10/10/01



SITE AND BUILDING INFORMATION

TOTAL LOT AREA : 20,366.41 SQUARE FEET
 TOTAL BUILDING FLOOR AREA : 2210.00 SQUARE FEET
 TOTAL BUILDING COVERAGE (%) : 10.85 %
 TOTAL LANDSCAPE AREA : 4,815.00 S.F.
 TOTAL LANDSCAPE COVERAGE (%) : 23.63 %
 TOTAL PARKING PROVIDED : 14 STALLS
 (NATIONAL'S IMMEDIATE PARKING) PLUS REQUIRED.

LEGEND

- NEW A.C. PAVING. SEE SPECS FOR FINISH ON THIS SHEET.
- BLACK CONCRETE. SEE SPECS FOR BLACK CONCRETE ON THIS SHEET.
- CONCRETE WALK WITH 6x6-6x6 F.F.M. WITH EXPANSION JOINTS @ 10' MAX. O.C. FINISH TO BE SALT FINISH UNLESS OTHERWISE SPECIFIED.

LEGAL DESCRIPTION:

PARCEL NO. 5
 RECORDED RECORDS JANUARY 19, 1973 AT BOOK 30 PAGE 35 OF PARCEL MAP 20 (RECORD # 44-001).

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS AND THIS MAP IS BASED ON THE CONTROL LINE OF THE CENTERLINE OF THE ROAD, WHICH IS THE 37-00' W.P. EASEMENT.

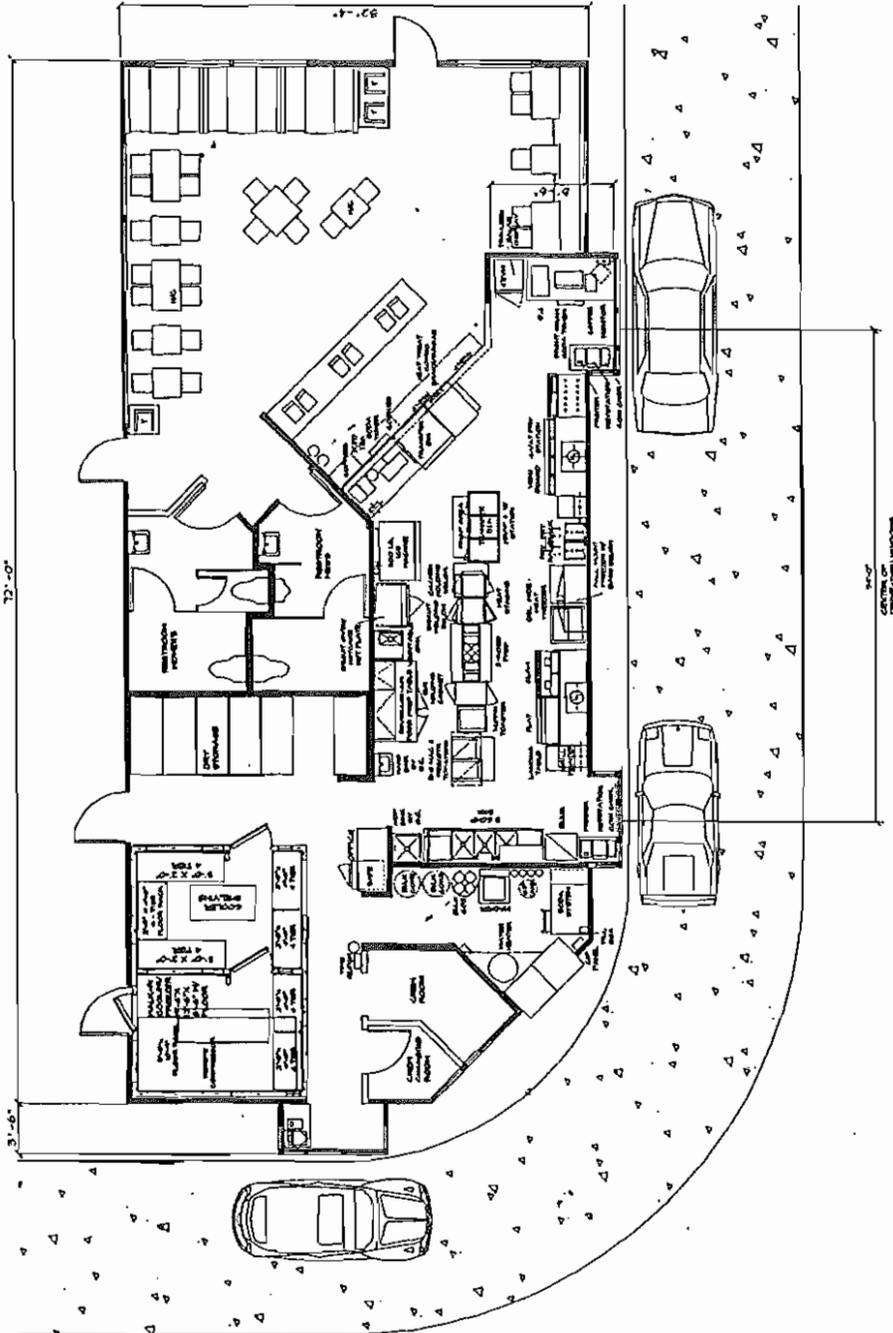
ZONING:
 G1 - PLANNET COMMERCIAL

EXHIBIT

EXP 12 42 102 21-102

C-1

ARCHITECT & ASSOCIATES 175 E. Evelyn Drive Corona, California 92625 Telephone (714) 918-8888		MCDONALD'S 50, CAL. 2000 DUNNAN, RC MONROE BAY	Drawing Title:
			FLOOR PLAN
Date:	Scale:	Drawn by:	Job No.:
Checked by:	Date:	Job No.:	Submittal No.:



BUILDING TABULATION

BUILDING AREA	2307 SQ. FT.
FRY STORAGE	64 SQ. FT.
FREEZER/COOLER	208 SQ. FT.
SEATING ANALYSIS:	
7 SEATS X 3	= 21 SEATS
4 SEATS X 5	= 20 SEATS
2 SEATS X 6	= 12 SEATS
TOTAL	53 SEATS

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

CASE NO. CWP 2-9-77 / CWP 27
 D

REV 1 0 1977

CONDITIONS OF APPROVAL
CASE NO. CUP 12-92/CDP 27-92/TM# 03-92

A. GENERAL STANDARD CONDITIONS:

1. Exhibits: This request for a Conditional Use Permit, Coastal Development Permit and Tentative Vesting Map is granted for the land described in the application and any attachments thereto, and as shown on Exhibit A, and on file with the Community Development Department. The locations of all buildings and other features shall be located and designed substantially as shown on the aforementioned exhibit, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure or facility is commenced and the Parcel Map approved not later than two 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, an extension for not more than one additional year may be granted by the Planning Commission, upon findings that the project complies with all applicable provisions of the Morro Bay Municipal Code 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 to be considered by the Subdivision Review Board.
4. Compliance with 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 Clause: The applicant, as a condition of approval, hereby agrees to defend, indemnify or hold harmless the City, its agents, officers and employees from any claim, action or proceeding against the City as a result of the action or inaction by the city, or from any claim to attack, set aside, void or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon 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 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.

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7. Acceptance of Conditions: Prior to obtaining a building permit and within thirty (30) days hereof, the applicant shall file with the Director of Planning and Community development written acceptance of the conditions stated herein.

B. BUILDING & SITE CONDITIONS

1. Colors and Materials: Prior to issuance of a zone clearance, the Director of Community Development shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit(s) on file. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone.
2. Water Saving Devices: Water saving devices shall be installed in the project in accordance with the policies of the Morro Bay Coastal Land Use Plan and as approved by the Building Official.
3. Undergrounding of Utilities: All on-site utilities including electrical, telephone and cable television shall be installed underground.
4. Screening of Equipment: All new and existing roof-mounted air conditioning, or heating equipment, vents or ducts shall be screened from view in a manner approved by the Director of Community Development.
5. Screening of Trash Storage: All trash enclosures including trash compactors shall be functionally located aesthetic extensions of the main structure with a minimum wall height of five (5) feet. Reasonable effort shall be made to locate enclosures in a manner which will not interfere with the reasonable use of adjoining properties or endanger the health or safety of persons in the subject property.
6. Exterior Lighting: The exterior lighting system shall be low level with a height of fixture not to exceed a maximum of 20 feet and shall achieve the following objectives; avoid interference with reasonable use of adjoining properties; minimize on-site and off-site glare; provide adequate on-site lighting; limit electroliers' height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility. No lights shall be permitted to be oriented toward residences on adjoining properties.
7. Signage: The total signing program shall conform to Chapter 17.68. A sign permit is required prior to the issuance of a building permit for occupancy.

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- a. Freestanding pole sign shall be located in wide planter area on curve of Quintana Road. The pole sign shall not exceed 100 sq. ft. in area (on-site) or 25 feet in height.
 - b. Monument Sign shall be provided at Piney Way entrance. Sign shall not exceed 8 feet in height and 40 square feet of signage. Sign shall have setback 5 feet from R.O.W.
 - c. To provide visual interest, provide signage on rear corner of Major B building.
8. 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.

During site grading, an archaeologist shall monitor the removal of soil pursuant to the requirements contained in the archaeological study prepared by Mr. Parker.

9. Water Equivalencies:

- a. Prior to issuance of a Building Permit, the Community Development Director shall verify that the necessary water equivalencies have been met for the size of the project and the nature of proposed occupancy.
- b. If a water equivalency has been allocated to the project by the City of Morro Bay, the applicant shall abide by MBMC Section 13.20 pertaining to Water Equivalencies. Following the issuance of a building permit and just prior to Final Occupancy, applicant shall submit a Title Report to the Building Official, for verification of ownership.

10. Design Review: Prior to submittal for building permits, the architectural consultant shall prepare architectural elevations of the four sides all the building and submit those elevations to the Community Development Director for presentation, review and approval of the Planning Commission and incorporating the following elements:

- a. Roofs on the front three buildings shall be generally sloping with no more than 75% of the roof flat.
- b. Building roof and wall planes of shops A, B, C, D and the proposed restaurant shall be broken up to add visual interest and reduce monotony.

- c. The rear corner of the proposed market shall include special architectural treatment to reflect its importance as one of the primary entrances to the shopping center site.
 - d. Space shall be provided for vending machines, including newspaper racks. Said machines shall not block exterior walkways.
 - e. Alternative designs to be reviewed by Planning Commission prior to building permit issuance shall be provided which decrease the extension above 30 feet and include a decorative marine theme element for all buildings.
11. Dust Control: That prior to issuance of a grading permit or zone clearance, a method of control to prevent dust and wind blow earth problems shall be submitted to and approved by the Building Official.
 12. Bike Facilities: Bike racks shall be provided in convenient locations near the main entrances to the buildings. Initially, bike racks for 50 bicycles shall be provided on the site. During the first two years of operation, the bike parking needs of the site shall be monitored by the Community Development Department. If additional spaces are deemed necessary, up to 38 more spaces may be required to be added to the shopping center. Bonds or other security shall be required.
 13. Transit: Loading area, covered ceiling and pay telephones for Dial-a-Ride or bus shall be provided in front of anchor stores.
 14. Air Quality and Energy Saving Measures:
 - a. Prior to issuance of a Building Permit, the applicant shall prepare a trip reduction plan to be approved by the Air Pollution Control District and the Director. Said plan shall reduce vehicular trips to the shopping center to off-set the projected added air quality impacts and energy consumption of the proposed restaurant drive-thru window.
 - b. Demolition of Existing Structures: Prior to issuance of demolition permits for existing facilities, the applicant must demonstrate exemption of compliance with the Asbestos Notification Requirements of Part 61 of Part 40 of the Code of Federal Regulations. AB 2791 requires that asbestos notification or a declaration of project exemption, must be submitted to the APCD before the issuance of a demolition permit. Additional information regarding these requirements may be obtained from Karen Brooks, APCD Enforcement Engineer.
 15. Pedestrian Access: A pedestrian circulation system shall be provided, consistent with Attachment A, Recommended Walkway System. Said system shall include the following:

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- a. Special paving treatment shall be provided to delineate pedestrian corridor. Said corridor shall be constructed in accordance with Attachment A, as approved by the Planning Commission.
 - b. Pedestrian crossings of driveways and streets shall be clearly identified.
 - c. Sight distances at the pedestrian crossing at the north corner of the proposed market shall be improved.
 - d. Internal pedestrian access shall be provided to the existing bank.
 - e. Interior walkways shall have a minimum six foot effective width.
 - f. The seating area located at the rear southwest corner of Shop A shall be covered with a ceiling. Said ceiling design shall be approved by the Director prior to issuance of a building permit.
16. Property Owners Association: Prior to recordation of the Parcel Map, a property owners association shall be formed. Said association shall include CC&Rs which govern continued access between parcels and the joint maintenance of all landscape areas and parking areas. Said provisions shall be approved by the City Attorney and the Director and may not be modified without the consent of the City.
17. Parking Stalls Dimensions: Parking stall dimensions shall be a minimum of 9' x 18' for standard stalls and 8-1/2' x 16' for compact stalls.
18. Driveways: The driveway exist design for the proposed fast food restaurant shall be reviewed and approved by the City Engineer. The driveway off Piney Way shall be reduced to 30 feet pursuant to Section 17.44.030, unless otherwise approved by Director in accordance with Section 17.44.050.
19. Building Height: Building heights shall not exceed 30 feet in height. Extensions of height may be permitted for towers and the two building entrance features for the market and the drug store, pursuant to Conditon B-10.
20. Parking Space Conflict: The applicant shall eliminate last space of north row of parking (near north corner of major "B" at the intersection of driveway to Piney Way and driveway in front of major stores). Said space shall be landscaped and the curbs shall be designed in a revers "S" pattern to direct traffic flow to Piney Way entrance driveway.

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21. Decorative Trash Containers: Trash containers shall be located throughout the center for the convenient use of pedestrians. A minimum of three such containers shall be located near the proposed fast food restaurant.
22. Truck Delivery Hours: Truck deliveries to the shopping center shall not occur between 10:00 p.m. and 6:00 a.m. In addition, there shall be no idling of delivery trucks during those same hours. Said provisions shall be included in the CC&Rs.
23. Parking Spaces/In Lieu Fees: The applicant shall either reduce building area, increase on-site or off-site parking or pay in lieu parking fees for four (4) parking spaces if the option for the existing building is utilized

C. LANDSCAPING CONDITIONS

1. Landscape and Irrigation Plan: Prior to the issuance of a Building Permit, a landscaping plan shall be submitted to include details of the number, size, location and type of species for all plant materials. In addition, the landscaping plan shall include the proposed method and location of irrigation. The plan shall also include fencing details and screening of the trash enclosure. A variety of native and drought resistant plant and tree species shall be used wherever possible. The landscaping plan shall be approved by the Director.
2. Landscaping Protection: All landscaping and planting within paved areas shall be contained within raised planters surrounded by six (6) inch concrete curbs.
3. Protection of Existing Trees: The developer shall protect and preserve existing trees on project site to the extent practicable. The developer shall prepare a plan approved by the Director for protection of trees on adjacent properties which may be affected by grading or construction. The developer shall consult with the Community Development Director to achieve the following goals: eliminate crowding; eliminate dead, dying or diseased trees; protect root structures from grading; top trees for the safety of persons and property and the continued health of the remaining trees; provide sufficient irrigation, pruning, fertilization, weed control, pest and animal control and disease control to insure continued health. The loss or removal of the healthy existing trees is described as constituting an irreversible loss of a valuable resource or other environmental value shall be replaced by the developer as a mitigation measure with new tree(s) to be approved by the Community Development Director.

Existing red flowering eucalyptus trees, when located adjacent to walkways and parking areas, shall be replaced with another type of tree which is more appropriate for use near walkways. (See Attachment C-2)

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The New Zealand Christmas tree and the adjacent tree shall be maintained within the new landscape area separating the driveway and the church parking lot.

4. Timing of Landscaping: All required plantings shall be in place prior to establishment of a use or issuance of a Certificate of Occupancy. During drought period, all new landscaping shall be postponed. Bonding may be required.
5. Maintenance of Landscaping: All required plant materials shall be maintained in a clean and neat condition. All landscaping shall be cared for, maintained, watered, fertilized, fumigated, pruned and kept in a healthy growing condition. Where a required planting has not survived, it shall be promptly replaced with new plant materials having similar functional characteristics and a size either equivalent to or exceeding the original size.
6. Landscape Buffers: Landscape buffers of a minimum of 10 feet in width with shrubs and trees of minimum six feet in height at maturity shall be provided between the shopping center site and the adjacent residences, mobile homes and fire station. Landscape buffers between parking areas and the street right-of-way should be a minimum of 5 feet in width and shall include a combination of planting, berms and/or walls at 3 feet in height per code Section 17.44.020. The landscape buffer between the shopping center and the church property shall vary in width as shown on the exhibits and shall have a minimum width of 4 feet. Provide a minimum of one tree per each 40' (av.g) along church boundaries and medium shrubs of 6'± between trees. Tall screen shall be planted along rear of Shop "C".
7. Perimeter Walls: The rear wall behind the drug store and market shall be 8 feet in height as indicated on the plans. Based upon the request of the mobile home park owner, the six foot tall wall separating the shopping center from the mobile home park may be permitted to be deleted provided that a dense hedge of minimum ultimate height of 6 feet is substituted for the wall.

A 3 foot tall decorative block wall shall be provided between the shopping center and the south property line of the adjacent church. Said wall shall be 6 feet in height at the rear of shops A and B except near the driveway entrance where said wall shall be reduced to 3 feet in height.
8. Added Landscape Island: A minimum 6 foot landscape area shall be provided at the rear corner of the market building approximately as indicated on Attachment B, Recommended Rear Driveway Alignment.

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9. Street Trees: The applicant shall provide street trees at a minimum of an average of 50' on center. (Approximately 14 on Quintana Road and 4 on Kennedy Way.) Said trees may be permitted to be grouped on-site where conflicts such as driveway entrances occur. Said trees to be approved by the City Engineer and Director.
10. Interior Trees: The applicant shall provide the trees indicated on the preliminary landscape plan in the interior parking lot area.
11. Benches: In addition to bus benches, seating areas shall be provided within the center.
12. Landscaping Along Pinev Way Extension: In addition to street trees on the south west side of said new street, the applicant shall replace the existing retaining wall and plant new trees at the corner of the church parking lot.

D. PUBLIC WORKS CONDITIONS

1. Vesting Tentative Map. The Vesting Tentative Map shall conform to the requirements of Morro Bay Municipal Code Chapter 16.10 - Vesting Tentative Maps. Prior to the issuance of a building permit, the developer shall pay a Public Works Map check fee per the City's Master Fee Schedule.

All easements and abandonments shall be submitted and approved by the City Engineer prior to recordation of said Parcel Map, including all documentation necessary for the lot line adjustment adjacent to the property of the Catholic Church.

2. Frontage Improvements. In accordance with the requirements of Morro Bay Municipal Code, Chapter 14.44, prior to the issuance of a certificate of occupancy for the proposed project, the Developer shall construct concrete frontage improvements (curb, gutter, drive approaches, sidewalk, street trees, etc.) along any project frontage where such do not presently exist or do not presently conform to the requirements of the City Standard Drawings and Specifications, including repairs and deficiencies. The Developer shall install a handicap ramp at the southeast corner of Quintana Road and Kennedy Way.

All said improvements and repairs shall be designed and constructed in accordance with the City Standard Drawings and Specifications and MBMC Chapter 14.44. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said approved estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept. of Public Works for this work. Developer

shall remit to the City a fee in the amount of 3% of the approved estimated cost of said improvements as an inspection fee.

3. Traffic Circulation. The Developer shall construct or contribute to those mitigations addressed in the Cypress Plaza Traffic Study Update (9/23/92) by WPH & Associates which has analyzed the increased traffic impacts generated by the proposed project. Improvement plans for any and all necessary mitigation measures shall be submitted and approved pursuant to Section 2, above.

- a. In accordance with City policy established in the Circulation Element of the General Plan (Policy C-13), Program C-13.1; Table 3, p. III-64; and p. III-A-10), prior to the issuance of a certificate of occupancy for the proposed project the Developer shall obtain right-of-way, design and construct improvements to connect Piney Way to Kennedy Way/Dunes St and provide access into the rear of the project.

Said design/construction shall include, but not be limited to, two-way traffic travelled way, curb and gutter, six foot sidewalk on the southerly/westerly frontage, driveway approaches for Cypress Plaza and Saint Timothy's Catholic Church and appurtenant facilities. Configuration, alignment and grades shall be as approved by the City Engineer.

Pedestrian crossways from the shopping center to the sidewalk on the west side of Piney Way and to the Library parking lot shall be clearly identified.

All costs for design and construction of the extension of Piney Way shall be initially borne by the Developer. Developer's pro-rata share of final costs shall be as quantified in said traffic study. Any remaining pro-rata costs shall be repaid to Developer based upon a payback formula approved by the City.

- b. Additional Bikeway Dedications: In addition to the dedication of bikeways on Piney Way, the applicant shall add bikelanes to Quintana Road and Kennedy Way. If restripping to provide additional bikelanes is not feasible, the applicant shall pay a fee towards construction of separate bike paths.
- d. Prior to the issuance of a building permit the Developer shall pay to the City impact fees toward the construction of traffic signals at the intersection of Quintana Rd/Morro Bay Blvd. Said fees shall be proportionate to the percentage increase in peak traffic flows at this location generated by the proposed project as determined by the City Engineer based on information contained in the traffic study report. Said report recommends installation of traffic signals.

Pending review of the projected traffic impacts contained in the Traffic Study and prior to issuance of a building permit, Developer shall submit design for said improvements for City

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Engineer review. If requested by the City Engineer, said improvements shall be constructed including appurtenances and transitions as required at no cost to the City. Reimbursement of dedicated funds currently held by the City for said improvements shall be paid to the developer upon acceptance of the improvements. Additional projects conditioned to perform similar work at this location shall be required to pay their proportional share of improvement costs, with said share(s) reimbursed to Developer.

If said improvements are constructed, or being constructed, by others prior to the issuance of this building permit, Developer shall contribute Project's pro-rata share of the signalization costs for dispersal to said other party.

The Report also addresses the Piney/Harbor intersection. A stop sign and required street markings shall be installed by Developer.

All said improvements shall be designed and constructed in accordance with the City Standard Drawings and Specifications and applicable engineering standards. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept. of Public Works for this work.

4. Storm Drain System.

- a. Prior to the issuance of a building permit the applicant shall submit a grading and drainage plan and engineering calculations demonstrating the proposed on-site drainage facilities will be capable of disposing of runoff generated by a 25-year storm. Prior to issuance of a certificate of occupancy the on-site drainage system for the entire development site shall be connected to the City's municipal drainage system in accordance with the requirements of the City's Storm Drain Master Plan and the City Standard Drawings and Specifications.
- b. The project proposes retaining drainage in excess of the existing conditions (no increase in runoff). Should this design be unacceptable or infeasible, the developer shall provide repairs/improvements to Willow Camp Creek to the satisfaction of the City Engineer. This repair shall be in lieu of payment of storm drainage impact fees. Repairs shall be completed and approved prior to issuance of a certificate of occupancy. Prior to issuance of a certificate of occupancy the Developer shall construct all necessary on-site and off-

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site improvements required to transmit drainage from the project site to the municipal drainage system as approved by the Public Works Department.

Those improvements which serve only the project site shall remain under private ownership and maintenance and those portions of facilities accepting drainage from other public or private properties shall become public facilities and under City maintenance.

All said improvements shall be designed and constructed in accordance with the City Standard Drawings and Specifications, the Storm Drain Master Plan, and applicable engineering standards. Prior to the issuance of a building permit, the Developer shall submit engineering drawings for the design and construction of the required improvements, an engineering cost estimate for said improvements, and a financial security in the amount of 150% of said estimated cost to guarantee completion of said improvements. Prior to the issuance of a building permit and prior to commencing any construction in the public right-of-way, the Developer shall obtain an Encroachment Permit from the Dept of Public Works for this work.

5. Water and Sewer Svstems.

- a. Prior to the issuance of a building permit, the Developer shall provide documentation of a recorded easement for the existing water and sewer mains crossing the property. In the event no recorded easements exists or is insufficiently wide to provide for easy access for maintenance equipment Developer shall dedicate to City a 20-foot wide easement. The Developer shall not construct any structural improvements or plant any trees within said easements. Any easements shall relieve the City of any responsibility whatsoever for the re-establishment of surface improvements resultant of repair, inspection or maintenance of said City utilities.
- b. The Developer shall construct a looped water system and fire hydrants through the project site to provide adequate fire flow as determined by the Fire Department. The Developer shall construct all on-site and off-site improvements necessary to connect this system with the municipal water system at no cost to the City. The Public Works Department will determine the required points of connection to the municipal system based on a hydraulic analysis of the existing system.

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- c. The Developer shall submit studies to determine the increased demand on the municipal sewer system which would result from the proposed project. Prior to the issuance of a building permit, the Developer shall pay to the City an impact fee toward the construction of municipal sewer improvements as determined by the Public Works Department in accordance with the Sewer System Master Plan.
 - d. Any relocation of existing water and/or sewer mains shall be subject to the approval of the City Engineer and shall further be within easements dedicated by the Developer, accepted by the City and duly recorded.
6. Public Transit Facilities: Developer shall provide a public transit waiting facility (i.e., benches in covered area) in the Payless/Albertsons area. The facility may be incorporated into an area immediately adjacent to the building and use roof overhang for covering as approved by the City Engineer.
 7. Recycling Facilities: Developer shall provide sufficient area for future recycling facilities in an area and configuration approved by the Public Works Department.
 8. Non-Protest Agreement: The applicant shall enter into a binding agreement with the city to not protest the inclusion in any future improvement assessment district which includes the property that may be formed for the purpose of constructing public improvements benefitting the property.
 9. Turn Lanes: The applicant shall provide turn lanes on Quintana Road and Kennedy Way subject to the review and approval of the City Engineer.
- E. FIRE DEPARTMENT
1. Fire Suppression: All provisions for fire suppression shall be in accordance with the Uniform Fire Code of the City of Morro Bay.
 2. Fire Hydrants: Prior to issuance of a zone clearance (or recordation of the final tract map) the permittee shall submit plans to the Fire Department for approval of the size and location of on-site fire hydrants.
 3. Clearing of Brush: All grass or brush adjacent to any structures on the project site shall be cleared prior to framing.

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4. Address Numbers: Address numbers shall be of contrasting color to the background and shall be readily visible at night. The numbers shall be subject to approval of the Director of Community Development and the Fire Chief.
5. Fire Extinguishers: All fire extinguishers shall be installed in accordance with National Fire Protection Association Standard #10.
6. Fire Sprinklers: The applicant shall provide Fire Sprinklers to National Fire Protection Agency Standards (NFPA for all buildings over 5000 square feet.
7. Turning Radius: The applicant shall provide a minimum turning radius, in all turns, for a 17 foot wheel base and an overall vehicle length of 33'10" to accommodate the Fire Department Ladder Truck.
8. Driveway Access: The applicant shall provide emergency vehicle access to Piney Way from the Shopping Center as approved by Planning and the Fire Departments. The existing fire station parking lot shall be restriped to conform to code.
9. Sound Barrier: The applicant shall provide a sound barrier wall as approved by the Planning and Fire Departments between the Shopping Center and the Fire Station.
10. Replacement of Storage Building: The existing storage building located in the proposed driveway easement shall be rebuilt on the Fire Station property in the location to be approved by the Fire Chief and the Director of Planning. Said building shall be pre-coated metal colored to match the fire station building and shall be appropriately 30' x 50'.

NEGATIVE DECLARATION
RESPONSES TO ENVIRONMENTAL CHECKLIST FORM

The following responses to issues described in the Environmental Checklist Form. In addition, studies of the Traffic, Archaeological Resources and Drainage are attached.

Item 2.a. - Air Quality: The applicant proposes a fast food restaurant with a drive thru window. Drive thru windows are now prohibited in the new Air Quality Management Plan. However, staff has discussed with APCD the potential for off-setting mitigation measures which could reduce air pollution and energy consumption of automobiles waiting in drive-up window lanes. The average idling time for automobiles waiting in drive-thru lanes is over 5 minutes based upon local studies of similar facilities. APCD appears to be receptive to mitigation measures that could reduce air pollution and energy use.

One measure proposed to APCD is a trip reduction plan involving the reduction or elimination of dial-a-ride fares to and from the shopping center. A token system to reduce fares could be instituted by participating stores within the center.

Item 3.b. & c. - Drainage: The applicant proposes a drainage system which will not increase flows into Willow Camp Creek. The system will divert storm waters into a holding facility which will maintain flows at or below the current storm water flow. (See attached Drainage Analysis)

Item 6.b. - Noise: The project will increase noise along the property lines adjoining the residential uses. As a mitigation measure, the applicant proposes to increase the height of the existing wall next to the mobile home park to six (6) feet and construct a new eight (8) foot tall wall along the rear property line. In addition, the applicant proposes a dense landscape hedge next to the walls.

Item 7 - Light and Glare: The rear area of the site will have security lighting. The hedge mentioned above as well as property oriented light fixtures will reduce glare into adjoining properties. Lights in the front parking lot will also be required to include shields to reduce glare into adjoining properties and into the freeway.

Items 13. a., c., d., & f. - Circulation: The applicant proposes an access to Piney Way. He will also be extending Piney Way to connect with Kennedy Way. These improvements will significantly reduce the impacts on the intersection of Morro Bay Blvd. and Quintana Road as well as Main Street and Quintana Road. The applicant will also be required to either improve the signals and intersection at Morro Bay Blvd./Quintana Road or provide funds to improve that intersection. A traffic study was prepared for the City by Bill Heath. That study is attached.

Bike racks are proposed in the center. Bike lanes are proposed along the Piney Way extension.

Pedestrian access is provided throughout the interior of the project. Sidewalks and paths are proposed to connect to the Downtown to make walking convenient.

Item 15 - Energy: The drive-thru will cause the consumption of excessive energy due to idling of vehicles. However, a trip reduction program may offset those impacts (refer to discussion under Item 2.a. - Air Quality).

Item 16. e & f - Drainage & Solid Waste: Recycling must be included as a part of the design of the project. If a proper recycling program is established, the impacts on the land fill could be significantly reduced.

Drainage concerns are discussed under Item 3. b. & c. above.

Item 20 - cultural Resources: An archaeological survey was conducted for the City by John Parker. The review of the site did not indicate the existence of any significant resources. Mr. Parker recommends that an archaeologist monitor the initial grading of the site and removal of the existing buildings (see attached study).

WEU's STUC, 1/9/95

According to attachment A February 2, 1994 Water Unit Equivalence for phase I and II. The new WEU calculations for the Fast Food restaurant (Mc Donalds), Shops A and B and Shop D are as follow:

WEU's Credit

Payless (formerly Safeway)	17,400@0.20/1000 sf. = 3.48	
Other Commercial	13,200@0.15/1000 sf. = 1.98	
Bakery	2,400@0.43/1000 sf. = 1.03	
Laundromat	1,500@9.54/1000 sf. = 14.31	
Total	34,500	20.80

WEU's needed

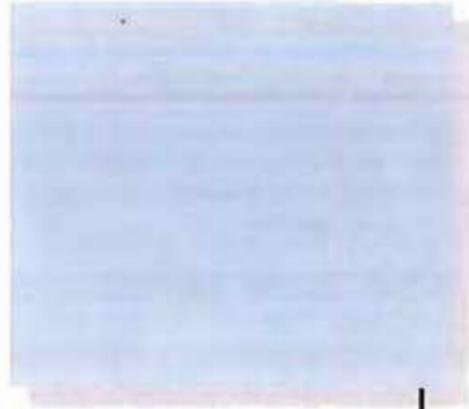
Payless (Drugstore)	27,756@0.15/1000 sf. = 4.16	
Alberson's (Supermarket)	47,334@0.20/1000 sf. = 9.47	
True Value (Hardware/Related)	6,090@0.15/1000 sf. = 0.91	
Total	81,180	14.54
Remaining WEU's	20.80-14.54=6.26	

WEU's needed

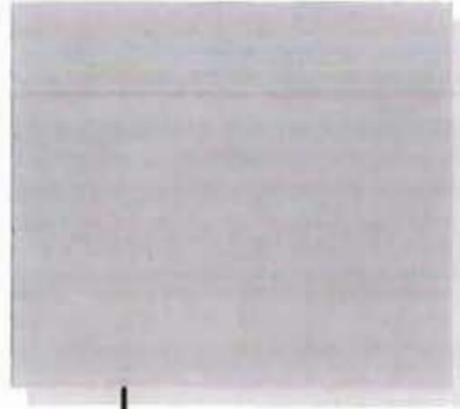
McDonalds (Fast Food)	3,185@3.80/1000 sf. = 12.10	
S'Blenders Juice Bar	960@0.43/1000 sf. = 0.41	
Round Table (Restaurant)	4,500@2.06/1000 sf. = 9.27	
Shops A and B (Retail)	8,740@0.15/1000 sf. = 1.31	
Shop D (Retail)	4,500@0.15/1000 sf. = 0.67	
Total	21,885	23.76
Remaining WEU's	6.26-23.76= -17.5	

EXHIBIT E

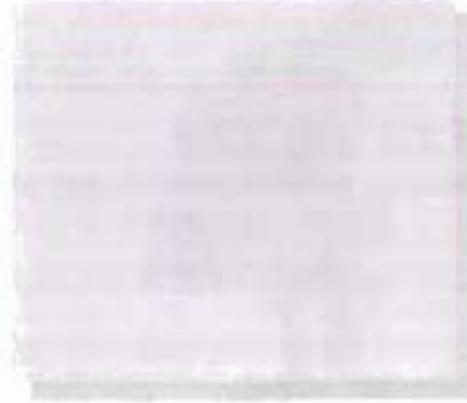
METAL CANOPY COLOR:
AMERITONE DEVOE
'QUIETLY' - 1M16E



BUILDING BASE COLOR:
AMERITONE DEVOE
'DRIFTWOOD' - 2M39E



BUILDING ACCENT COLOR:
AMERITONE DEVOE
'EVERLASTING' - 1C3-3
(ONLY USED ON DRIVE-THRU SIDE)



CORRUGATED
METAL PANELING:
CITY - SCAPE
METAL - ERA



WALL MOUNTED
LIGHT FIXTURE:
RADIUS WALL
SCONCE
OILED BRONZE
Z3014



NON DRIVE-THRU ELEVATION



Proposed McDonald's Restaurant
780 QUINTANA ROAD
MORRO BAY, CALIFORNIA



FRONT ELEVATION

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



DRIVE-THRU ELEVATION

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

2011 MAJOR REMODEL PROJECT

CANOPY VERSION PARAPET
780 QUINTANA ROAD MORRO BAY CA.

McDONALDS USA, LLC

3800 KILROY AIRPORT WAY, STE. 200
LONG BEACH CALIFORNIA 90806

TEL. (562) 753-2001 SITE ID. 004-2443

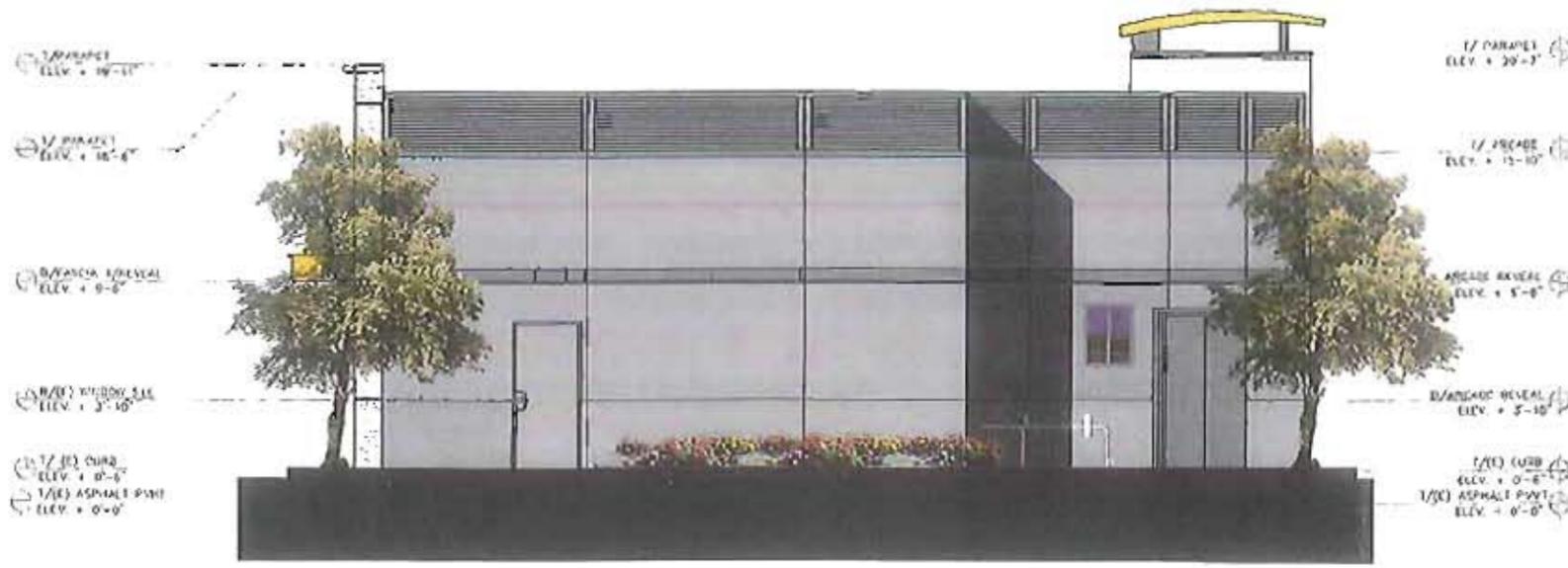


John A. Chipman, Architect
Chipman Design Architecture Inc.
1210 N. Mountain View Way, Suite 400
Folsom, CA 95630
TEL: 916.992.2400
FAX: 916.992.2401

PROPOSED
ELEVATIONS

06-28-12 11-7937

EL-01



REAR ELEVATION

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



NON DRIVE-THRU ELEVATION

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

2011 MAJOR REMODEL PROJECT

CANOPY VERSION PARAPET
780 QUINTANA ROAD MORRO BAY CA.

McDONALDS USA, LLC

3800 KILROY AIRPORT WAY, STE. 200
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TEL. (562) 763-2001 SITE ID. 004-2443



John A. Chipman, Architect
Chipman Design Architecture Inc.
1020 W. North Street, Suite 400
Long Beach, CA 90806
TEL: 562.763.2001 FAX: 562.491.3535

PROPOSED
ELEVATIONS

06-28-12 11-7937

EL-02



AGENDA NO: B-3
MEETING DATE: August 15, 2012

Staff Report

TO: Planning Commissioners **DATE:** August 1, 2012
FROM: Mary Reents, Contract Planner
SUBJECT: Conditional Use Permit #UP0-340 and Parking Exception #AD0-069 for an addition to a Single Family Residence, and remodel of guesthouse at 660 Bay Ave.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by making the following motion:

- A. Adopt the Findings included as Exhibit "A";
- B. Conditionally Approve Conditional Use Permit #UP0-340 and Parking Exception #AD0-069 subject to the Conditions included as Exhibit "B" and the site development plans dated August 1, 2012.

APPLICANT/AGENT: Brad and Marian Loomis / Rick Low, Architect A.D.S. Corp.

ADDRESS/APN: 660 Bay Ave. / 066-085-011

PROJECT DESCRIPTION:

The applicant requests an addition of 557.9 square feet to the existing 671.9 square foot single family residence. The property will consist of the residence with an attached single car garage, and one uncovered tandem parking space in the driveway. The porch in the back will be replaced by the addition of a bedroom, and the garage will be moved towards the front of the property adjacent to Bay Ave. The porch in the front of the house will remain. The applicants also propose to remodel the guesthouse and obtain a covenant that will allow the wet bar and sink to remain in the guesthouse.

Prepared By: M. Reents Dept Review: HR

PROJECT SETTING:

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

<u>Site Characteristics</u>	
Site Area	5002.5 square feet
Existing Use	Single Family Residence
Terrain	Flat Graded
Vegetation/Wildlife	Urban Landscaping
Archaeological Resources	Not within 300 feet of an archeological site.
Access	Bay Ave.

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Moderate Residential
Base Zone District	Single Family Residential (R-1)
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, not in the Original or Appeals Jurisdiction.

PROJECT ANALYSIS:

Background

The single family residence with an attached single car garage was built in 1950, prior to the incorporation of the City. A guest house was added in 1988

The property is currently non-conforming because the structure does not have two covered and enclosed parking spaces. However, the relatively small width of the lot does not realistically allow for the construction of a two-car garage that meets code.

Environmental Determination

Pursuant to the California Environmental Quality Act the project as proposed is Categorically Exempt Section 15301, Class 1 for additions to existing single family residences, Section 15301(e) Additions to existing structures provided that the addition will not result in an increase

of more than:

- 1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet whichever is less; or
- 2) 10,000 square feet if:
 - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
 - b. The area in which the project is located is not environmentally sensitive.

The project is categorically exempt from CEQA because the property is served by all public services and further development of this property would be consistent with the General Plan. The project is also in an urbanized single family neighborhood and is not in an environmentally sensitive area.

Project Specifics

The existing house is non-conforming because of parking requirements. The proposed additions are in excess of 25% of the existing floor area therefore a Conditional Use Permit is required.

The project as proposed consists of an addition to the existing 671.9 square foot single family residence with attached single car garage and porch. The property will consist of the residence with an attached single car garage, one uncovered parking spot- in tandem with the existing one car garage, a guesthouse in the back yard, and covered porch in the front. The table below provides the square footages of the existing and proposed uses on site.

	Existing Square Footage	Proposed Square Footage
Residence	671.9	1229.8
One Car Detached Garage	230	258.5
Covered Patio (covered patio)	309.7	45.0
Guesthouse	277.9	277.9
Total	1489.5	1811.2

For additions to non-conforming single family residences, all portions of the addition shall comply with all titles of title 17, Zoning Ordinance. The proposed project as proposed meets all lot coverage, height and setbacks with the exception of the non-conforming setback on the northwest property line.

Parking

The existing house has a non conforming single car garage, which will be removed and the area will be used in the addition to the residence. In order to meet the parking requirement on site, the applicant has proposed one covered and enclosed parking space that meets the minimum requirement of 11 feet by 20 feet per parking space. The second parking space will be uncovered and will be in tandem with the garage. The tandem configuration requires a parking exception.

Findings

The applicant has proposed an addition to a non-conforming house however in order to approve the addition the Planning Commission must make the following findings pursuant to section 17.56.106.B:

1. The enlargement, expansion, or alteration is in conformance with this Title;
2. It satisfies all other provisions of this section, as applicable;
3. It meets applicable Title 14 requirements for a conforming use;
4. It is suitable for conforming uses and will not impair the character of the zone in which it exists; and
5. The Planning Commission finds that it is not feasible to make the structure conforming without major reconstruction of the existing structure.

The proposed remodel and addition is to a non-conforming structure built in 1951, the structure was built to within 3 feet 5 3/4 inches from the southeast property line. In order to make the residence conform to the 5 foot setback it would require removal of the guest house.

The additions to the residence and the detached garage are proposed at the rear of the site and will not encroach into the side yard setbacks in excess of what is allowed by the Municipal code. The addition to the residence is proposed at the rear and southerly side of the existing residence, including the area of the existing garage, and meets all setbacks.

Granting an approval for the addition to the non-conforming house and maintaining the non-conforming side yard setback at the guesthouse would not be considered a special privilege because the addition conforms to all regulations regarding additions to non-conforming structures. The applicant has designed the addition to the house to meet all requirements of Title 17, Zoning Ordinance and Title 14, Building and Construction. Although the applicant has proposed a residence that meets the findings, the Planning Commission shall ultimately make the finding that it is not feasible to make the structure conforming without major reconstruction of the existing structure.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on August 3, 2012, and all property owners of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

The project site is located at 661 Bay Avenue within the residential zoning district. The project as proposed, an addition to a non-conforming house meets all regulations of Title 17, Zoning Ordinance and qualifies for tandem parking. The project is not located in the Coastal

Commission's Jurisdiction or Appeals Jurisdiction, therefore the project is in the City's permitting jurisdiction for Coastal Development Permits.

ATTACHMENTS:

1. Findings, Exhibit A
2. Conditions, Exhibit B
3. Graphics/Plan Reductions, Exhibit C

EXHIBIT A

FINDINGS

SITE: 660 BAY AVENUE
CONDITIONAL USE PERMIT #UP0-340 AND PARKING EXCEPTION #AD0-069

California Environmental Quality Act (CEQA)

- A. Pursuant to the California Environmental Quality Act the project as proposed is Categorical Exempt Section 15301, Class 1 for additions to existing single family residences. Section 15301(e) Additions to existing structures provided that the addition will not result in an increase of more than:
- 1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet whichever is less; or
 - 2) 10,000 square feet if:
 - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
 - b. The area in which the project is located is not environmentally sensitive.

The project is categorically exempt from CEQA because the property is served by all public services and further development of this property would be consistent with the General Plan. The project is also in an urbanized single family neighborhood and is not in an environmentally sensitive area.

Conditional Use Permit Findings

- B. The Planning Commission shall determine whether or not the establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or the general welfare of the City.

The use as proposed will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood because the use is the addition to an existing non-conforming house in a residential neighborhood. The structure is non-conforming because it was built prior to the incorporation of the city and City's Municipal Code. However, the use (single family) does conform.

Parking Exception Findings

- C. Special Circumstances. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitation upon other properties. As proposed

the property will meet the parking standard of two 11 foot by 20 foot parking spaces that are covered and enclosed. The only special circumstance that is requested is that the parking spaces are in tandem however the code allows for tandem parking spaces for existing single-family uses where a second adjacent parking space is not feasible. The second adjacent parking space is not feasible on this parcel because the parking would be located in the area for the currently use kitchen, bathroom, and second bedroom of the home.

- D. Health, Safety or General Welfare. The exception will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification or parking standards.
- E. Applicant's Full Enjoyment. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining properties.

EXHIBIT B

CONDITIONS OF APPROVAL

SITE: 660 BAY AVENUE
CONDITIONAL USE PERMIT #UP0-340 AND PARKING EXCEPTION #AD0-069

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated August 1, 2012, for the project depicted on plans dated August 1, 2012, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:

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

2. Inaugurate Within Two Years: Unless the construction 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 Public Services 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: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the 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.

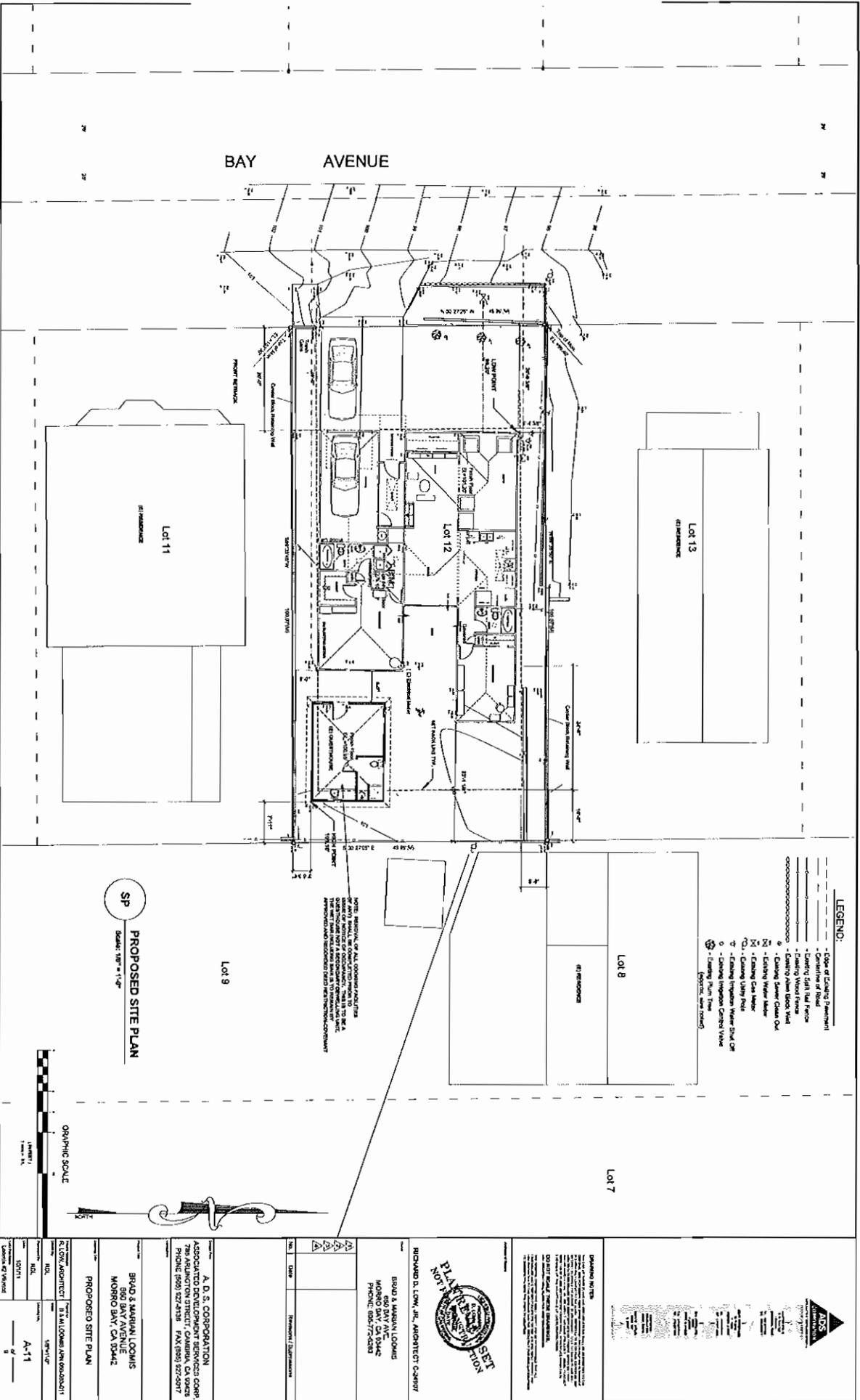
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services 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. Compliance with Morro Bay Standards: This projects 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.
8. 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.

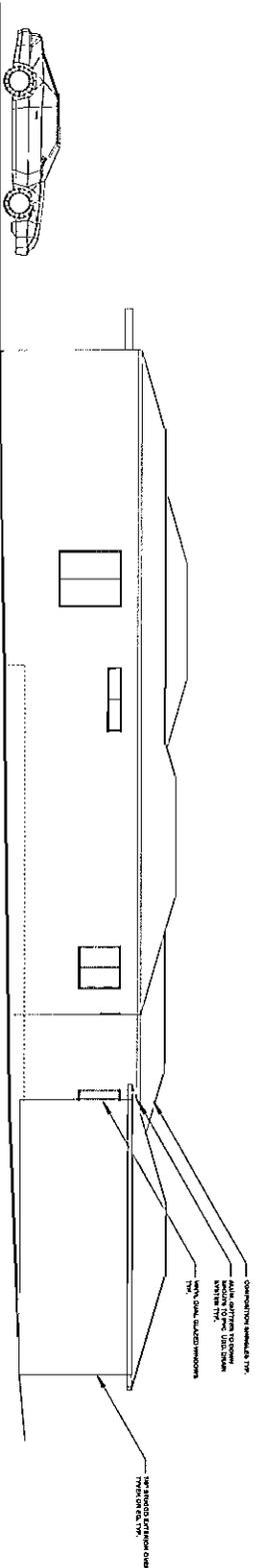
BUILDING CONDITIONS

1. Fire Sprinklers: MBMC Section 14.08.090(I) and CBC Section 903.2(4) require that automatic fire sprinklers be installed in existing buildings, where alterations result in an increase in floor area in excess of 50 percent. The proposed project appears to exceed this threshold and so the Code will require that fire sprinklers be installed throughout the building.

Deferred submittal of the automatic fire sprinkler plans is allowed, if this is the intention; please note such on the cover sheet of the building plans.

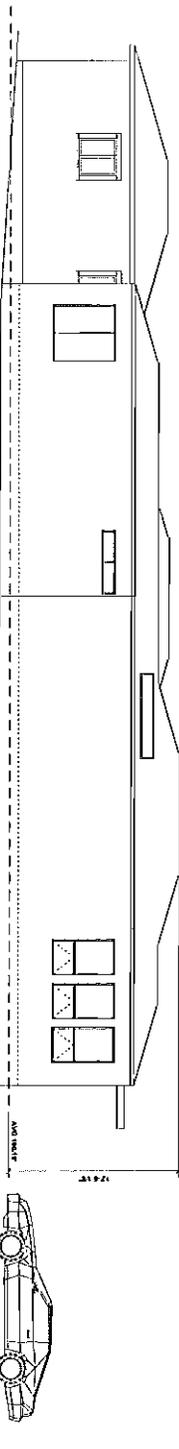
EXHIBIT C





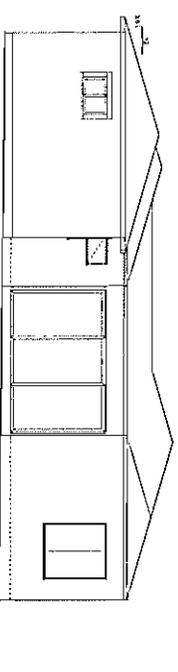
SE SOUTH ELEVATION

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



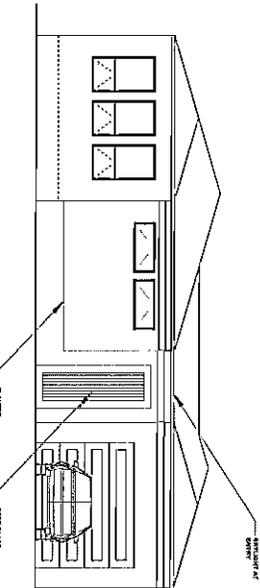
NE NORTH ELEVATION

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



EE EAST ELEVATION

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



WE WEST ELEVATION

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

NOTICE

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT.

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

NO PART OF THIS PLAN IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 10/1/01

BY: [Signature]



RICHARD O. LOW, JR., ARCHITECT C-44607
 6001 S. MARINA AVENUE
 MORRIS BAY, CA 92452
 PHONE: 909-772-5283 FAX: 909-772-5283

A. D. S. CORPORATION
 ASSOCIATED DEVELOPMENT SERVICES CORP.
 560 BAY AVENUE
 MORRIS BAY, CA 92452
 PHONE: (909) 927-1135 FAX: (909) 927-2677

BROAD & MARSH LLODMIS
 560 BAY AVENUE
 MORRIS BAY, CA 92452

**PROPOSED NORTH, SOUTH,
 WEST & EAST ELEVATIONS**

DATE	10/1/01
BY	[Signature]
SCALE	1/4" = 1'-0"
PROJECT	PROPOSED NORTH, SOUTH, WEST & EAST ELEVATIONS
NO.	A-13
DATE	10/1/01
BY	[Signature]



AGENDA NO: B-4
MEETING DATE: August 15, 2012

Staff Report

TO: Planning Commissioners **DATE:** August 2, 2012
FROM: Mary Reents, Contract Planner
SUBJECT: Tentative Parcel Map (MB-11-0087) (S00-111) for subdivision at 300 Piney Lane.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council to Conditionally Approve Tentative Parcel Map (S00-111) subject to the findings contained in Exhibit A and the Conditions of Approval in Exhibit B.

PROJECT DESCRIPTION:

The project parcel is located at the south end of Piney Lane, extending from the end of Piney Lane to the south, towards Main Street. There are adjacent existing homes on all four sides of the lot. The existing parcel is 43,652 square feet (1.00 acre) in size and currently contains one single-family residence in the northern section of the property.

LEGAL DESCRIPTION Lot 4 in Section 31, Township 29 South, Range 11 East, Mount Diablo base and Meridian, and of Government Lot 5 in Section 36, Township 29 South, Range 10 East, Mount Diablo Base and Meridian, according to the official plat or plats of the survey of said land, in the City of Morro Bay, County of San Luis Obispo; refer to Exhibit E for Title Report

APN(S) 066-261-007
ZONING Single Family Residential (R-1)
GENERAL PLAN Low Density Residential (LDR)

APPLICANT: Randall Dennis

AGENTS: Chris Parker, 630 Quintana Rd #330, Morro Bay, CA 93442

Prepared By: M. B. Reents Department Review: R

The applicant proposes to subdivide the property into four parcels and is a deep lot subdivision per Section 16.9.206 of the Morro Bay Mnnicipal Code; parcels 1 through 3 to be new parcels and the forth parcel is the existing residence, which will remain as a single family residence. The three new parcels would remain vacant and will be sold individually upon project completion. The parcels eventually would be constructed with single family residences under separate application(s)/permit(s). The tentative Parcel Map is attached as Exhibit C.

The following table provides the total lot area, gross buildable area (including area to be included in easement) and net buildable area of the parcels (excluding easement area):

Parcel #	Size (Sq. Ft.) Gross Area (includes easements)*	Size (Sq. Ft.) Net Area (excludes easement)*
1	6,821	6,821
2	7,470	6,040
3	7,465	6,035
4	21,898	17,496

* 26 foot easement for access, drainage, water, sewer & public utilities

The existing Piney Lane roadway dead-ends into a short driveway that serves the existing residence at 300 Piney Lane. There is no apparent long-term plan to extend the right-of-way or otherwise connect Piney Lane to Main Street. The applicant proposes to serve the three “flag” parcels via a private, 20 foot-wide paved driveway. A fire department turn-around is proposed at the approximate midpoint of the private driveway.

The applicant is also proposing to re-design the existing sewer system; the project owner has entered into a tentative agreement with the neighbor to purchase a sewer and storm drain easement across the south side of Lot 4 of Tract No. 121, allowing the project sewerage to connect to the exisitng public sewer main in Barlow Lane. The existing cross-lot lateral that serves the existing house on Parcel 4 will be abandoned, and the Parcel 4 sewerage connected to the project sewer main. The water system also is proposed to be redesigned to locate the meters within Piney Lane right-of-way, running individual water services from the meters to the proposed parcels. A private 6” water line will serve the proposed on-site fire hydrant.

BACKGROUND:

The site is currently a single parcel with one existing home. The existing home is situated on Parcel 4 and is to remain.

ENVIRONMENTAL DETERMINATION:

The proposed project is categorically exempt per CEQA Guidelines, Section 15303(a), Class 3.

PROJECT SETTING AND DESCRIPTION:

The project parcel is located at the south end of Piney Lane, extending from the end of Piney Lane to the south, towards Main Street. The property contains one single family residence and a large remainder graded area.

Site Characteristics	
Site Area	1 acre
Existing Use	One single family residence and vacant land
Terrain	Slopes from northeast to southwest at uniform grade of approximately 12.5%
Vegetation/Wildlife	Landscaping
Archaeological Resources	None known
Access	Main Street to Piney Lane

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District(s)	Single Family Residential
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Yes, non-appealable area

Adjacent Zoning/Land Use			
North:	Single Family Residential (R-1)	East:	Single Family Residential (R-1)
South:	Single Family Residential (R-1)	West:	Single Family Residential (R-1)

LOW IMPACT DEVELOPMENT (LID) STORMWATER:

A preliminary drainage analysis was prepared for the project site and is attached as Exhibit D. This analysis evaluated LID Requirements; the project is considered a “Tier 2” project under the City’s Drainage Requirements and is required to incorporate at least two agency-approved stormwater reduction measures into the site drainage design. The applicant is proposing to use an open-cell grass-block for the fire department turn-around. The blocks will be installed upon an open-graded gravel base, with the cells either filled with an open-graded gravel or soil and grass. This will minimize runoff from 1,195 square foot turn-around. The applicant is also proposing sub-surface retention/detention systems for the proposed common driveway and three vacant parcels. The retention/detention systems will be designed for the 10, 25, 50 and 100-year rainfall events such that the stormwater flows to be introduced into Barlow Lane will not exceed the pre-development runoff from the existing site. The estimated required runoff from the system is 177cubic feet.

The proposed subdivision includes three flag lots. Flag lots may be approved for subdividing deep lots subject to the following findings: (1) the subdivision is consistent with the character of the immediate neighborhood; (2) the installation of a standard street, either alone or in conjunction with neighboring properties is not feasible; and (3) the flag lot meets the topographical conditions. Such subdivisions shall conform to the following:

1. The accessway or staff portion of the flag serving the flag lot(s) shall not be included in the determination of required lot area for any lot.
2. The original lot shall have frontage on a dedicated street.
3. The accessway to the rear shall be at least 20 feet wide (developed to City standards) for residential districts, except where the access way is more than 150 feet long, it shall be at least 24 feet wide with 20 feet of pavement, unless otherwise approved by the Planning Commission.
4. Each lot shall have yards as required by the zoning regulations, including a ten foot setback along any access way, whether easement or lot line.
5. A preference shall be given for the lot farthest from the street to own the access way in fee. However, an easement is acceptable, as long as other lots using the access way shall have an access and utility easement over it, unless otherwise approved by the Planning Commission.
6. Lots utilizing the accessway of a flag lot may be required to enter into a road maintenance and utility agreement to insure perpetual maintenance and repair of the accessway and utilities.
7. A visible house number master sign shall be located at the intersection of the street and accessway to all lots. Individually visible address signs shall be placed on the right-hand side of the driveway to each individual lot.

ANALYSIS:

The proposed parcel map is consistent with the types and uses in the surrounding residential area. The design of the lots are consistent with the existing land characteristics and terrain; the lots comply with the minimum lot size requirements of 6,000 square feet in the single family residential (R-1) designation, and slopes on the site do not exceed 15%. The proposed project meets the requirements for flag lots as stated above, having a uniform grade of 12.5%, the required 20 feet of pavement for access, and the access includes an easement for right-of-way and utilities. The project would contain conditions of approval to meet house number requirements and road maintenance and utility agreements.

CONCLUSION:

The proposed project is consistent with the development standards of the zoning ordinance, subdivision ordinance and all applicable provisions of the General Plan, and Local Coastal Plan with incorporation of recommended conditions. The project has also been determined to be exempt from CEQA. Subdivision Review Board recommends map approval; refer to Exhibit F

Report prepared by: Mary Reents, Contract Planner

Attachments:

1. Findings-Exhibit A
2. Conditions of Approval-Exhibit B
3. Tentative Parcel Map dated April 23, 2012- Exhibit C
4. Preliminary Drainage Analysis dated August 2010. Beautz Engineering. Exhibit D
5. Title Report date stamped July 20, 2011 (Fidelity National title Company). Exhibit E
6. Subdivision Review Board Minutes dated June 21, 2012 Exhibit F

EXHIBIT A: FINDINGS

Tentative Parcel Map (MB-11-0087) (S00-111)

300 Piney Lane

Tentative Parcel Map for the creation of four parcels.

California Environmental Quality Act (CEQA)

That for purposes of the California Environmental Quality Act, Case No. S00-111 is exempt per Section 15303(a), Class 3 of the California Environmental Quality Act *Guidelines*.

Subdivision Map Act Findings

1. The proposed map to create a four lot subdivision project is consistent with the General Plan and Coastal Land Use Plan because residential development and the given parcel sizes are allowed under the land use designation and zoning & subdivision ordinance.
2. The design and improvements to create four parcels is consistent with the General Plan and Coastal Land Use Plan.
3. The site is physically suitable for the type and density of development proposed because the site is zoned for single-family residential low density and consistent with the land use designation.
4. The design of the subdivision and related improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all precautions will be implemented to catch and direct all runoff.
5. The design of the subdivision and improvements will not cause serious public health problems.
6. The design of the subdivision and related improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no easements are required for the public.
7. The City has available adequate water to serve the proposed subdivision based upon the water regulations and the annual water report, enforced at the time of approval of the Tentative Parcel Map pursuant to the certified Water Management Plan and General Plan LU-22.1.

EXHIBIT B

CONDITIONS OF APPROVAL
Tentative Parcel Map (MB-11-0087) (S00-111)

300 Piney Lane

Tentative Parcel Map for the creation of four parcels.

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report referenced above, dated August 15, 2012 for the project depicted on the attached plans labeled "Exhibit C", dated July xx, 2012, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows:
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this 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 Planning and Building 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: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Planning and Building Director. Any changes to this approved permit determined not to be minor by the Director shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. 4. Compliance with the Law: (a) 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 (b) 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.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's

project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use and/or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Public Services 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. Undergrounding of Utilities: Pursuant to MBMC Section 17.48.050, prior to final occupancy clearance, all on-site utilities including electrical, telephone and cable television shall be installed underground.
8. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities shall be limited to the hours of seven a.m. to seven p.m. during the weekdays and eight a.m. and seven p.m. during the weekends, unless an exception is granted by the Building Official pursuant to the terms of this regulation.
9. Dust Control: Prior to issuance of a grading permit, a method of control to prevent dust, construction debris, and wind blown earth problems shall be submitted to and approved by the Building Official to ensure conformance with the performance standards included in MBMC Section 17.52.070.
10. Parkland In-Lieu Fees: Prior to recordation of the Final Map requirements of the City of Morro Bay for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met (MBMC Section 16.13.005).
11. 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 and implementation of any protective measures as determined by the Public Services Director.
12. Property Line Verification. It is owner's responsibility to verify lot lines. Prior to foundation inspection the lot corners shall be staked and setbacks marked by a licensed professional.

FIRE CONDITIONS

13. Access Road. An approved fire access shall be provided for every building or portion thereof, and shall extend to within 150 ft. of all portions of the building and exterior walls, as measured by an approved route around the exterior of the building. (CFC 503.1.1) This requirement may be modified if the structure is protected by an automatic fire sprinkler system.(CFC 503.1.1 Exception 1)
14. Access Road Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
15. Access Road Surface. Fire apparatus access road shall be designed to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (CFC 503.2.3)
16. Dead Ends. Dead-end fire access roads in excess of 150 feet shall be provided with an approved area for turnaround fire apparatus. (CFC 503.2.5)
17. Turning radius. The required turning radius of a fire apparatus access road shall be in accordance with CFC Appendix D (120 ft. Hammerhead Alternative).
18. Markings. Approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and replaced or repaired when necessary to provide adequate visibility. (CFC 503.3)
19. Fire-Flow requirements for buildings for one and two-family dwellings. The minimum fire-flow requirements for one and two-family dwellings having a fire-flow calculation area, which does not exceed 3,600 square feet, shall be 1,000 gallons per minute. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B-105.1 (CFC Appendix B)
20. Residential Fire Sprinklers. All one and two-family dwellings of the project shall be constructed with an automatic fire sprinkler system in accordance with MBMC 14.08.090 (I) (9), NFPA 13, and 2010 California Residential Code, Section R-313.2>
21. Fire Hydrant locations and distribution shall be in accordance with 2010 California Fire Code, Appendix C.

BUILDING DIVISION CONDITIONS

22. Prior to construction, the applicant shall submit a complete application to the building division and obtain the required permits for the construction of the "Onsite Improvements for PM MB 11-0087", the scope of which may include grading and construction of site retaining walls, onsite utilities, curbs, roadways and drainage improvements. The application shall include an engineer's estimate of the probable cost to complete the onsite scope of work.
23. The final improvement plans shall include sections and details as determined necessary to demonstrate that the proposed access road will not surcharge the existing improvements on adjacent properties.
24. Concurrent with submittal of the improvement plans, the applicant shall submit a complete application to the building division for the required permits for grading, utilities, and the construction of other improvements associated with the project. The application shall include an engineer's estimate of the cost to complete the permitted scope of work as approved by the City Engineer.

PUBLIC WORKS CONDITIONS

25. With the development of each parcel, provide a minimum of tier 2 Low Impact Development techniques according to the July 2011 amendment to the City Standard Drawings and Specifications and according to the approved drainage plan dated 4/23/12 by Beutz Engineering.
26. An easement and maintenance agreement for the access road, drainage, forced sewer main and utilities shall be recorded with the Final Map.
27. The project proposes to replace the sewer line in Barlow Lane upstream of the project tie-in point. The owner shall enter into an agreement with the City for reimbursement of this portion of the sewer replacement.
28. A double check backflow device shall be provided for the fire hydrant line.

PLANNING CONDITIONS

29. Prior to issuance of the first building permit, all common improvements shown on the development plans shall be installed to the satisfaction of the Public Services Director.

EXHIBIT C

PRELIMINARY ENGINEERING PLANS

- SEE SHEET C-1 OF THE PRELIMINARY ENGINEERING PLANS FOR A DETAILED DRAWING OF THE EXISTING SITE IMPROVEMENTS AND TOPOGRAPHY.
- SEE SHEET C-2 OF THE PRELIMINARY ENGINEERING PLANS FOR SPECIFICS OF THE PROPOSED ACCESS ROAD AND FIRE DEPARTMENT TURN-AROUND DESIGN.
- SEE SHEET C-3 OF THE PRELIMINARY ENGINEERING PLANS FOR SPECIFICS OF THE EXISTING AND PROPOSED STORM DRAIN, WATER AND SEWER IMPROVEMENTS.

EXISTING IMPROVEMENTS AND TOPOGRAPHY

THE EXISTING SITE IMPROVEMENTS AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED IN JUNE, 2011.

BOUNDARY INFORMATION

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A COMBINATION OF MEASURED DATA FROM AN UNDATED SURVEY HEREON IS CONSIDERED PRELIMINARY ONLY. A FINAL BOUNDARY SURVEY MAY RESULT IN DIFFERENCES FROM THAT SHOWN HEREON.

OWNER'S STATEMENT

WE HEREBY APPLY FOR THE APPROVAL OF DIVISION OF REAL PROPERTY SHOWING ON THIS EXHIBIT THE LOCATION AND DIMENSIONS OF THE SUBDIVIDED AGENTS OF SAID OWNERS, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

DATE: _____
 RANDALL DENNIS

RECORD OWNER

RANDALL DENNIS
 300 PINEY LANE
 MORRO BAY, CA 93442
 PH (805) 214-8185

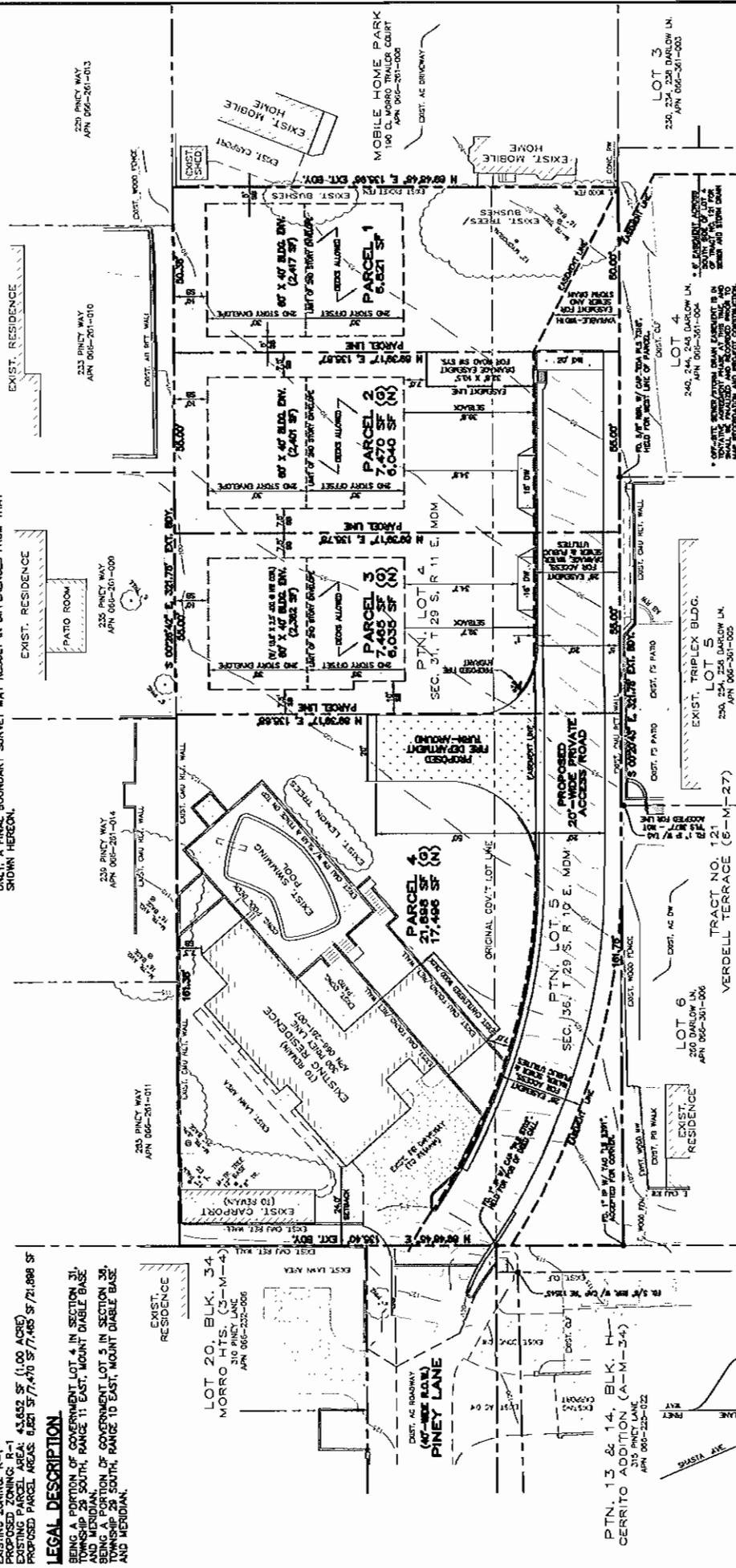
SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 068-261-007
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 EXISTING PARCEL AREA: 43,652 SF (1.00 ACRE)
 PROPOSED PARCEL AREA: 6,821 SF (0.156 ACRE)

LEGAL DESCRIPTION

BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 24, TOWNSHIP 28 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE MERIDIAN.

BEING A PORTION OF GOVERNMENT LOT 5 IN SECTION 38, TOWNSHIP 28 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.



PROJECT TITLE
 TPM MB 11-0087
 300 PINEY LANE

SHEET DESCRIPTION
 TENTATIVE PARCEL MAP

RECORD OWNER
 RANDALL DENNIS
 300 PINEY LANE
 MORRO BAY, CA

PREPARED BY
 MATT BEAUTZ

DATE
 JULY 31, 2012

SHEET
 TM-1

SHEET 1 OF 1

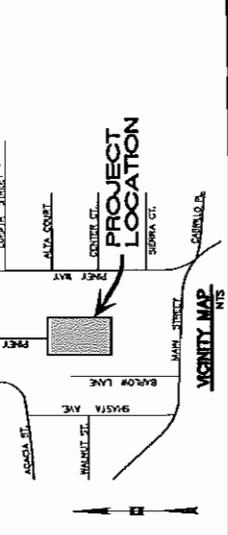
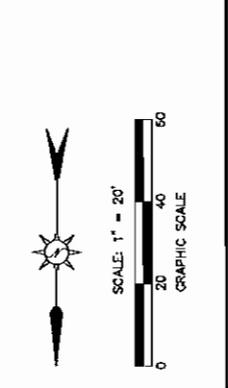
BEAUTZ ENGINEERING
 CIVIL ENGINEERING
 LAND SURVEYING

1386 15th STREET, LOS ANGELES, CA 90042
 (805) 525-0233

NOT FOR REPRODUCTION

THIS DRAWING HAS BEEN PREPARED FOR THE SPECIFIC PROPERTY AND SITE SHOWN AND NO LIABILITY FOR ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE SHALL BE ASSUMED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: _____
 MATT BEAUTZ
 LICENSED ENGINEER 1970172



REFERENCE KEY NOTES

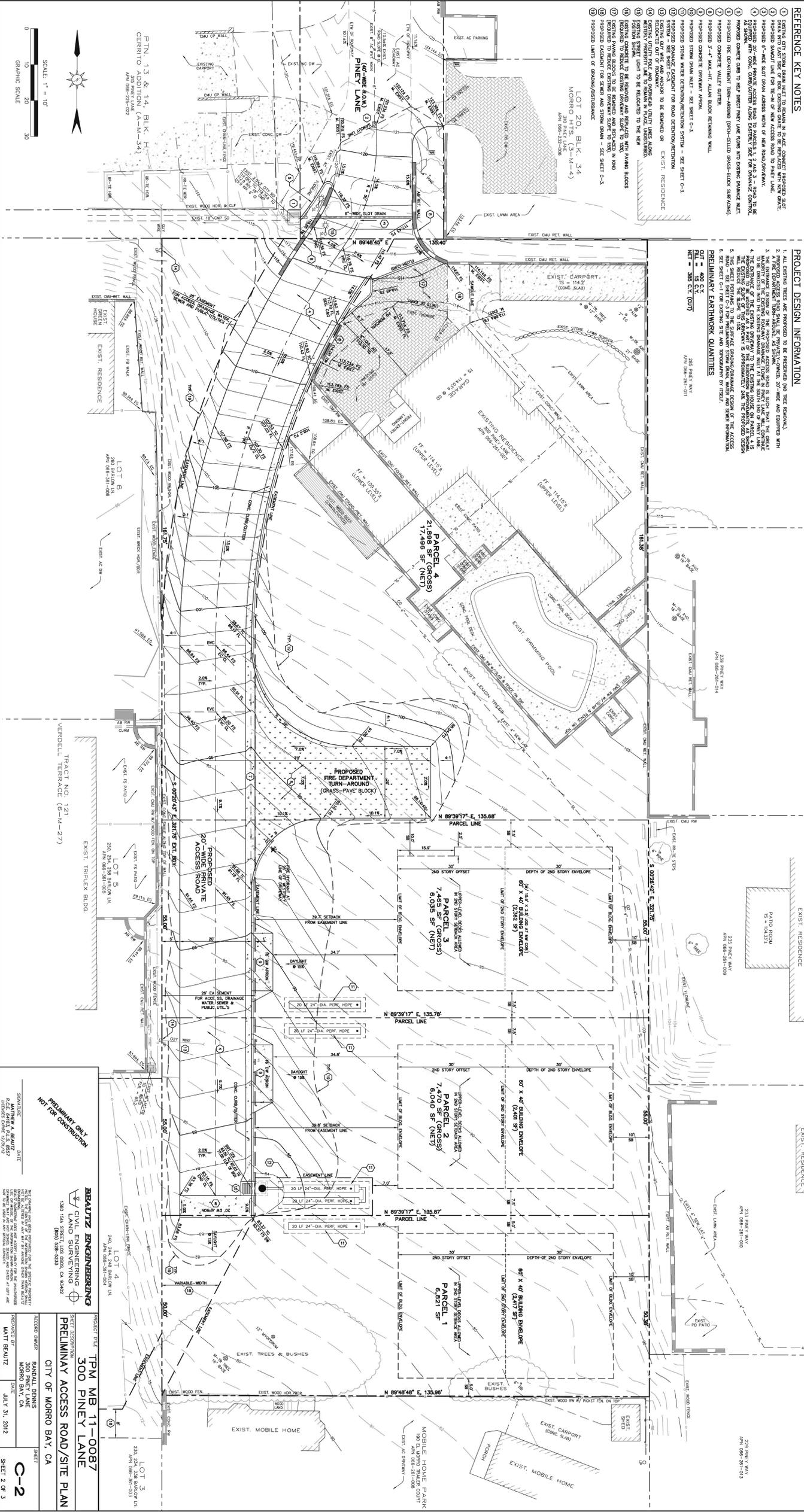
- 1 EXISTING CITY STORM DRAIN DUCT TO REMAIN IN PLACE AND PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 2 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 3 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
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- 5 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 6 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
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- 8 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 9 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 10 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 11 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 12 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 13 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 14 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 15 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 16 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 17 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 18 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 19 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.
- 20 PROPOSED 24" DIA. DUCT TO BE INSTALLED TO THE SOUTH OF THE EXISTING DUCT.

PROJECT DESIGN INFORMATION

1. ALL EXISTING TREES ARE PROPOSED TO BE PRESERVED (ON THE REMOVAL).
2. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
3. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
4. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
5. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
6. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
7. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
8. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
9. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.
10. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO 15% SLOPE AND COMPACTED WITH 4" OF 1 1/2" CRUSHED GRANITE AND 4" OF 1 1/2" CRUSHED GRANITE.

PRELIMINARY EARTHWORK QUANTITIES

NET = 385 CU. YD (GUT)



**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

BEAUTZ ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
1380 15th STREET, LOS ANGELES, CA 90002
(323) 298-2222

**PROJECT TITLE: TPM MB 11-0087
300 PINEY LANE
CITY OF MORRO BAY, CA**

REVISIONS:

NO.	DATE	DESCRIPTION
1	JULY 31, 2012	PRELIMINARY DESIGN
2	JULY 31, 2012	REVISED PER COMMENTS

DATE: JULY 31, 2012

SHEET: C-2

PROJECT: 11-0087

DATE: JULY 31, 2012

PROJECT: 11-0087

DATE: JULY 31, 2012

EXHIBIT D

BEAUTZ ENGINEERING



1360 15th STREET, LOS OSOS, CA 93402
(805) 528-5233

PRELIMINARY DRAINAGE ANALYSIS

TPM "MB 11-0087" – 300 PINEY LANE
APN 066-261-007
CITY OF MORRO BAY, CA.

RECEIVED

APR 25 2012

City of Morro Bay
Public Services Department



Matthew A. Beutz

Prepared For: Randall Dennis

By: Beutz Engineering
Contact: Matt Beutz

Date: 04/23/12

Purpose

This Preliminary Drainage Analysis has been prepared for the proposed 4-parcel subdivision described in the section below. The purpose of this document is to provide an overview of the proposed project, state applicable City of Morro Bay drainage/LID requirements, and to present existing/proposed drainage features and the preliminary hydrologic data used to estimate the required size of the proposed on-site stormwater management facilities.

The Tentative Parcel Map and Preliminary Civil Drawings, submitted herewith as a part of the application, should be referenced when reviewing this Preliminary Drainage Analysis.

Project Description

The project site is located at 300 Piney Lane, in the City of Morro Bay. The proposed project will subdivide an existing 1-acre parcel of land into a total of four (4) parcels. Three of the proposed parcels will remain vacant under the current application, while the fourth parcel will contain the existing residence at 300 Piney Lane. The three vacant parcels will be sold individually upon project completion, and single-family residences constructed thereon via separate application(s)/permit(s).

The project parent parcel is located at the south end of Piney Lane, extending from the end of Piney Lane to the south, towards Main Street. The existing Piney Lane roadway dead-ends into a short driveway that serves the existing residence at 300 Piney Lane. There is no apparent long-term plan to extend the right-of-way or otherwise connect Piney Lane to Main Street, and thus the current application proposes to serve the three “flag” parcels via a private, 20’-wide paved driveway. A fire department turn-around is proposed at the approximate midpoint of the private driveway.

City of Morro Bay Drainage/LID Requirements

This project is considered a “Tier 2” project under the City of Morro Bay Drainage Requirements, and thus will be required to incorporate at least two agency-approved stormwater reduction measures into the site and/or drainage design. Tier 2 projects are required to provide peak-runoff flow-control/mitigation.

The 1st LID measure proposed is to use an open-cell grass-block for the fire department turn-around. The blocks will be installed upon an open-graded gravel base, with the cells themselves either filled with an open-graded gravel or soil and grass. This will effectively minimize runoff from the 1,195 square foot (sf) Fire Department Turn-around.

The 2nd LID measure proposed consists of sub-surface retention/detention systems for the proposed common driveway and the (3) vacant parcels – see section below for additional information.

Existing and Proposed Drainage Features

The existing site slopes from northeast to southwest at a relatively uniform grade of approximately 12.5%. The northwest and northeast corners of the site are the anomalies - a slope bank is located along the westerly property line near the northwest corner (most likely due to the development of Lot 6 of Tract No. 121) and the existing house is located in the northeast corner (resulting in a level/terraced area). The low point of the site is located at the extreme southwest corner. The existing improvements at 300 Piney Lane are comprised of the house itself, a carport, paving-block driveway, level yard area, swimming pool and associated concrete pool-deck.

As briefly mentioned in the section above, it is proposed to equip both the private driveway and the (3) vacant parcels with sub-surface stormwater retention/detention systems. It is understood that City of Morro Bay policy would not require stormwater systems to be installed on the vacant parcels until house construction occurs, but installing the systems with the subdivision improvements will serve to simplify the permit/construction process for the future houses. Since specific house footprints and site plan data are not available for proposed Parcels 1, 2 and 3, the systems will be sized based upon the maximum anticipated square footage of impervious area.

The proposed on-site stormwater systems will be combination retention/detention systems, consisting of 24"-diameter perforated HDPE pipe encapsulated by gravel. The site soils appear to have a high sand content, making infiltration of stormwater into the surrounding soils a realistic goal to achieve. For the purposes of peak-runoff flow-control, the systems will be equipped with outlet catch basins containing flow-restricting orifice plates – the orifice plates will be sized and installed in the catch basins as part of the house permit/construction process, at which time house footprints and site plan data will be available (allowing for the orifices to be properly-sized).

The project owner has entered into a tentative agreement with a neighboring property owner to acquire a storm drain and sewer easement across the south side of Lot 4 of Tract No. 121. Outflows from the on-site stormwater systems are proposed to be conveyed in a common storm drain pipe that will traverse through the easement area and outlet into the street flowline of Barlow Lane, approximately 100 feet west of the project site. The on-site retention/detention systems will be designed for the 10, 25, 50 and 100-year rainfall events – thus the stormwater flows that are proposed to be introduced into Barlow Lane will not exceed the pre-development runoff from the existing site.

Preliminary Size of Stormwater Systems

Per City of Morro Bay Drainage Requirements, a detailed hydrograph analysis will be performed during final subdivision design to properly-size the proposed stormwater systems. For the purposes of the preliminary design, peak-flow runoff values for the pre-development condition were developed/calculated using the NRCS Curve Number/Hydrograph Method (otherwise known as the TR-20 or TR-55 Method). Tributary areas were determined for each stormwater system, after which anticipated post-development hydrographs were developed and used to calculate the estimated required storage volume of the systems. For the purposes of determining the required volumes of the proposed systems, the analysis was limited to the 100-year rainfall event of 24-hour duration.

The computer program "Pondpack", version 8.0, was used to develop the runoff hydrographs and estimate the required storage volumes of the stormwater systems. Used correctly, Pondpack is a very powerful hydrology and storm water detention/retention system modeling program that is widely used and accepted in the Civil Engineering practice.

NOAA Atlas 14 rainfall-depth data was used to model the 100-year event of 24-hr duration. The 100-year rainfall depth for the subject site is 7.03 in. (obtained by "point-clicking" on the site within the NOAA Atlas 14 web page).

For the purposes of the Parcels 1, 2 and 3 stormwater systems, it was assumed that the entire building envelope will be impervious area, and that the driveways serving the envelopes will match the width of the driveway aprons.

Below are the preliminary hydrologic assumptions/parameters/results that have been used to size the proposed stormwater systems:

Hydrologic Soil Group = B
Curve Number for Pervious Areas = 61
Curve Number for Impervious Areas = 98
100-year, 24-hour rainfall depth = 7.03 in.

Road Stormwater System – Tributary Area = 26,150 sf
Pre-Development Impervious Area = 7,975 sf
Pre-Development Weighted Curve Number = 72
Pre-Development Peak-Flow Runoff = 1.0 cfs

Post-Development Impervious Area = 13,985 sf
Post-Development Weighted Curve Number = 81
Post-Development Peak-Flow Runoff = 1.35 cfs

Estimated Required Volume of System = 177 cf

Parcels 1, 2 and 3 Stormwater Systems (per system basis) –

Tributary Area = 3, 915 sf
 Pre-Development Impervious Area = 0 sf
 Pre-Development Curve Number = 61
 Pre-Development Peak-Flow Runoff = 0.095 cfs

Post-Development Impervious Area = 2,950 sf
 Post-Development Weighted Curve Number = 89
 Post-Development Peak-Flow Runoff = 0.278 cfs

Estimated Required Volume of System = 125 cf

Below are the raw Pondpack output results for the estimated size of the stormwater systems (the “linear estimate” tends to be the most reliable, based upon experience):

Type.... Target Outflow Volume Estimates
 Name.... Road System

File.... C:\Land Projects\2011\11-06\Drainage\11-06RPOST.PPW

DETENTION STORAGE ESTIMATES -- Target Peak Outflow Rate

Return Events	Peak In (cfs)	Target (cfs)	Lower (cu.ft)	Linear (cu.ft)	Curvlinr (cu.ft)
100	1.347	.995	91	177	2822

CALCULATION TIME RANGES

Return Events	Lower		Linear		Curvilinear	
	From (hrs)	To (hrs)	From (hrs)	To (hrs)	From (hrs)	To (hrs)
100	9.87	9.99	9.81	9.99	0.36	9.99

Type.... Target Outflow Volume Estimates
 Name.... Parcels 1, 2 and 3 Systems

File.... C:\Land Projects\2011\11-06\Drainage\11-06PPOST.PPW

DETENTION STORAGE ESTIMATES -- Target Peak Outflow Rate

Return Events	Peak In (cfs)	Target (cfs)	Lower (cu.ft)	Linear (cu.ft)	Curvlinr (cu.ft)
100	0.278	0.095	102	125	805

CALCULATION TIME RANGES

Return Events	Lower		Linear		Curvilinear	
	From (hrs)	To (hrs)	From (hrs)	To (hrs)	From (hrs)	To (hrs)
100	9.75	10.15	9.33	10.15	0.44	10.15

EXHIBIT E .com



Fidelity National Title Company

ISSUING OFFICE: 599 Higuera Street, Suite B • San Luis Obispo, CA 93401
805 782-6900 • FAX 805 541-4978

RECEIVED

JUL 20 2011

City of Morro Bay
Public Services Department

PRELIMINARY REPORT

Title Officer: Reece Benson

Title No.: **11-405103438-RB**
Locate No.: CAFNT0940-0940-0051-0405103438

TO: Home & Ranch Sotheby's International Realty
412 Main Street
Templeton, CA 93465

ATTN: Jason Linker

PROPERTY ADDRESS: 300 Piney Lane, Morro Bay, California

EFFECTIVE DATE: July 6, 2011, 07:30 A.M.

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy - 1990

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Randall A. Dennis, a single man
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DV\DV 07/18/2011

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of Government Lot 4 in Section 31, Township 29 South, Range 11 East, Mount Diablo Base and Meridian, and of Government Lot 5 in Section 36, Township 29 South, Range 10 East, Mount Diablo Base and Meridian, according to the official plat or plats of the survey of said land, returned to the General Land Office by the Surveyor General, described as follows:

Beginning at an iron pipe set for the Northeast corner of said Lot 5; thence West along the North line of said Lot 5, 38.5 feet; thence South along a line parallel with the East line of said Lot 5 and 38.5 feet distant therefrom, 643.50 feet; thence East 135.4 feet; thence North along a line parallel with West line of said Lot 4, and 96.9 feet distant therefrom, 643.50 feet to the North line of said Lot 4; thence West along the North line of said Lot 4, 96.9 feet to the point of beginning.

EXCEPTING THEREFROM that parcel of land previously conveyed by to A. W. Haslan and Elizabeth Haslan, husband and wife, as joint tenants, by deed recorded May 16, 1955, and recorded in Volume 804, Page 19, Official Records of said County.

APN: 066-261-007

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Any title or claim of interest** of the United States of America, the State of California, or claimants thereunder, based upon the assertion that said land was known to be mineral in character on January 13, 1875, the date of the survey thereof was approved by the Surveyor General.

2. **Reservations** contained in the Patent

From: The United States of America
Recorded: February 3, 1876, Book A, Page 638, of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

3. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2011-2012.

4. **Property taxes**, including any assessments collected with taxes, to be levied for the fiscal year 2010 - 2011 and subsequent years. Taxes not available at this time.

5. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

6. **Rights** of way or easements for public or private roads or highway across said property as the same now exist, including a right of way, as granted to the County of San Luis Obispo, in the County of San Luis Obispo, Action No. 11375, Superior Court, a certified copy of the final judgment being recorded April 22, 1936 in Book 192, page 123 of Official Records.

7. **The lack** of a legal right of access to and from a public street or highway.

8. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$749,000.00
Dated: January 10, 2010
Trustor: Randall A. Dennis, a single man
Trustee: Fidelity National Title
Beneficiary: Jean C. Leage, Trustee of the Jean C. Leage Revocable Trust dated May 18, 2004
Loan No.:
Recorded: January 18, 2011, Instrument No. 2011002574, of Official Records

9. The application for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

END OF ITEMS

Note 1.

IMPORTANT RECORDING NOTE

Please send all correspondence including original documents for recording to the following office:

If your title officer is Reece Benson, please send documents to the following:

Attn: Reece Benson
Central Coast Title Group
C/O Fidelity National Title
599 Higuera Street, Ste B
San Luis Obispo, CA 93401
Phone: (805) 782-6900

If your title officer is David Long, please send documents to the following:

Attn: David Long
Central Coast Title Group
C/O Fidelity National Title
2222 S. Broadway
Santa Maria, Ca 93454
(805)-614-2601

Note 2. The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.

Note 3. The only deeds affecting said land, which recorded within twenty-four (24) months of the date of this report, as are follows:

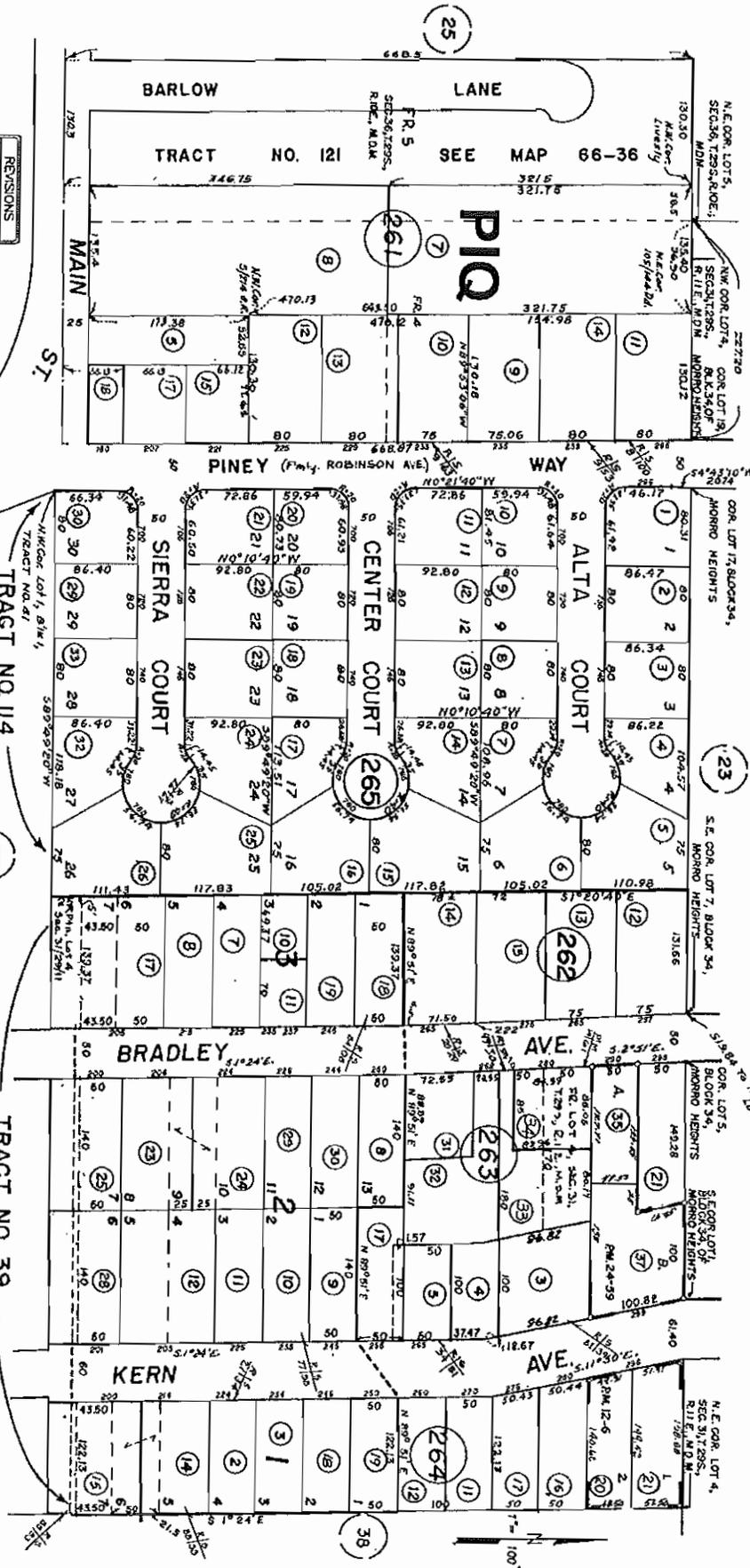
Grantor: Jean C. Leage, Trustee of The Jean C. Leage Revocable Trust, dated
may 18, 2004
Grantee: Randall A. Dennis, a single man
Recorded: January 18, 2011, Instrument No. 2011002573, of Official Records

Note 4. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 5. Please contact Escrow Office for Wire Instructions.

Note 6. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES



REVISIONS

NO.	DATE	DESCRIPTION

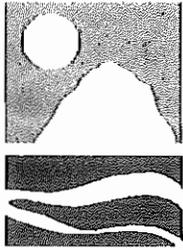
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands, and not to determine dimensions, distances, bearings or areas.

FR. LOT 5, SEC. 36, T29S, R10E.
FR. LOT 4, SEC. 31, T29S, R10E.
TRACT NO. 39
TRACT NO. 39

CITY OF MORRO BAY
ASSESSOR'S MAP
SAN LUIS OBISPO COUNTY OF
BOOK 66 PAGE 26

EXHIBIT F



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

June 21, 2012

Subdivision Review Board Minutes

300 Piney Lane

S00-111

Staff in attendance:

Joe Woods, Recreation and Parks Director

Mike Pond, Fire Chief

Tom Prows, Fire Marshall

Barry Rands, Associate Planner

Sierra Davis, Assistant Planner

Applicant:

Matt Beautz, Project Agent, Civil Engineer

Meeting Started at 10:45 a.m.

Sierra Davis discussed the project description and the correction letter from the Planning Division regarding widening the apron at the south end of the access way for a full 20 feet of paving and redesigning the building envelop in order to accommodate a 10 foot setback from the fire access turn around.

Mike Pond and Tom Prows confirmed that the fire turnaround was 70 feet in length.

Matt Beautz stated that the applicant would like to propose an open block with either grass or gravel in the center for aesthetic purposes.

Mike Pond and Tom Prows discussed the need for soil prep in order for the area proposed for open block. The area also needed to meet the weight requirements for open block construction.

Matt Beautz asked about the slope on the fire access turn around indicating the north side has a slope of 7% and the south side has a slope of 10%. Asks Mike Pond is 10% is an acceptable slope.

Mike Pond stated that he is going to check the code and discuss the regulations with Tom Prows.

Barry Rands asked about the preliminary drainage calculations.

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way

Matt Beantz stated all common access way and utilities will be developed as an incentive for the sale of the properties and to build on the lots. He also indicated that there is a tentative agreement for an easement for a gravity sewer to tie into the sewer line on Barlow.

Mike Pond asked if the proposed hydrant will be a standard hydrant because the plans are showing a 2-2.5 size.

Matt Beantz stated that it would be a hydrant to the standard City size.

Barry commented on storm drain on Barlow. The proposed project will have a open pipe that will drain onto Barlow. The pipe will be perforated and surrounded by gravel and the excess will drain to Barlow. There will also a safe overflow route.

Joe Woods stated that there is not dedication of park land therefore Quinby Act Fees apply. Fees were previously calculation based on previous fee rates. The fees are going to re-calculated for 2011 fee rates.

Sierra Davis moved to approve the map as proposed.

Barry Rands second.

Discussion. No discussion.

Sierra Davis called for a voice vote.

Voice Vote – Approved 4-0

Closed 11:04 a.m.

June 6, 2012

SUBDIVISION ORDINANCE COMMITTEE FINDINGS

Committee Origin:

City Council asked the Planning Commission to form a subcommittee to review the Subdivision Ordinance to find ways to streamline the permit process. Commissioners Nagy and Irons were appointed to the Committee originally. When Commissioner Irons left the Planning Commission, Commissioner Napier continued in his place.

Committee Process:

Our subcommittee studied the ordinance and met with staff, Councilmember Johnson, applicants and applicants representatives, in order to identify inconsistencies and problems in the Subdivision Ordinances, which is Chapter 16 of the City of Morro Bay Municipal Code.

Early Brainstorming:

R-1 and R-4 requirements differ

Affordable Housing (Zoning) and Compact Infill Development (Subdivision) sections have inconsistencies

Municipal Code (Zoning and Subdivision) differ from the Housing Elements (General Plan)

Parking and open space requirements should be examined

Affordable housing requirements and in-lieu fees, especially understanding what percentage the in-lieu fee needs to be in order to exceed the 10%. It should not simply be \$10.00 over the fee, or .01% over the fee- a greater threshold should be met

Look at base parking ratios for each zone or use

Minimum lot size of 6000 square feet is too large, since 4000 to 5000 square feet is a more typical size in the City.

Committee Conclusions:

For specific Chapter 16 comments, please see the section "Review of Subdivision Ordinance"

While researching in the community, it became apparent that streamlining may have more to do with setting reasonable timelines for permits, and also clarifying the process for applicants. We heard stories of projects receiving three rounds or more of plan review comments, unexpected fees, and lack of timely staff response. There is a possible disconnect between staff and applicants, where staff indicated that the project permit process should be understood by applicants through use of city permit lists and guidelines. However, planning commission has frequently heard that there are problems with clarity and understanding the process in the opinion of the applicants.

Therefore, although reading through Chapter 16 and discussing it was fruitful, the "streamlining" of projects will most likely come from staff and applicants understanding each other better.

Committee Recommendations:

We (at least one planning commissioner and perhaps one councilmember) should walk through the permit process with applicants, on ordinary projects (not one that is subject to a planning commission hearing, and most likely not a subdivision). Identification of permit delays, and reasons for those delays should be recorded. Materials given to applicants should be examined for their clarity in explaining the permit requirements and the permit process.

The Planning Study Committee findings should also be read by council members. A copy of the "What is not Working" workshop can be found at the end of this submittal.

As far as Chapter 16 recommendations, please see the next section of this document.

Review of Subdivision Ordinance:

16.16.050 Change from 20 days to 5 or 10 days

16.16.090 Why not allow original applicant to continue?

16.16.100 Change from 50 to 25 days

16.20.050 12 copies is excessive. What is actually necessary?

16.36.040 Depth to width ratio not less than 3:1 or 40'x60', which yields a minimum lot size of 2400 sf. See next comment.

16.36.050 minimum lot sizes are too large for Morro Bay. Consider changing, here are some suggestions:

R-1, 3000 sf

R-2, 2900 sf

R-3, 2500 sf

R-4, 1500 sf

16.36.060 Allow steeper lot slopes; we live in a hilly area.

16.36.070

A.1 Why not include accessway and/or staff portion of the flag lot in the required lot area?

Owner of the lot does pay taxes on this portion of property. Possibly provide exceptions for flag lot minimum sizes, if part of the lot is not included in the lot area calculation.

A.4 10' setback is required. Is this arbitrary? If so, 5' might be better. Also, the fire department requires a 20' driveway and turn around areas.

16.36.150 Why are blocks not defined as occurring from one street to the next, or in other words, from street to street?

16.40.010

- C. Suggest the following verblage change: remove "...lot coverage, yards and building setbacks requirements..." and replace with "lot coverage, yards, and building setback requirements..."

16.40.020

- B. Suggest the following verblage change: remove "...subsections (A)(1) through (A)(3) and replace with "subsections (A)(1) through (A)(4).

16.40.030

- A. What is a "qualified commercial district"?
- B. 8,700 sf is too large.
- D.3 Consider revising this verblage. The latest building code is considered to be a big step in the right direction as far as requiring sustainable elements in construction, including limiting the consumption of natural resources. We should encourage forward-thinking design, but this section reads like it is out of date. Also, the requirements of D.3 should be defined and quantified better.
- E. 1. A 40 ft width seems inconsistent with 2900 sf lot size, as well as 25 ft width and 1500 sf lot size. Also, per the building code "townhomes" are not allowed to be attached. "Condominlums" might be a better term to use here.
- G. Common open space requirements are too restrictive for small developments. If one reads through the 16.40.010, Subdivision Ordinance – Intent and Purpose, compact infill developments should "encourage creativity and innovation", "provide for more efficient use of land", and etc. The common open space requirements are restrictive in the sense that the ability to combine living space and also establish "more creative use of open space and urban design" is difficult when restricted to the requirements of this section, unless a large piece of property is being developed.
- I. "Secondary living unit(s) shall not be allowed." Is this statement contrary to state law?
- N. Guest parking at ½ parking space per unit does not match the Zoning Ordinance, Chapter 17.44.020.C.1, sections f, g, h, and i.



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

Agenda No: C-2

Meeting Date: 8/15/12

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	City of Morro Bay	Citywide	5/1/2010	AD0-047	Text Amendment Modifying Section 17.68 "Signs" . Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011.-Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012	Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area.	Not applicable	Not applicable	
2	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08. Resubmitted 2/5/09. Applicant is considering a redesign of the project. Planning Commission Denied Request 6/6/12. Applicant appealed PC decision June 14, 2012. Appeal to be heard at the August 14, 2012 CC meeting.	<i>KW--Incomplete Letter 10/22/08. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Application terminated. Applicant resubmitted on May 3, 2012. Project taken to P.C. on June xx 2012 and P.C. denied the project. The applicant has appealed. Appeal scheduled for 8/14/2012.</i>			
3	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2.A overlay.	<i>KW--Planning requested status of CDP for house and LLA for parcels. Item scheduled for July 18 2012. Applicant requested a continuance to August 15, 2012. MR-Project to be heard at August 15, 2012 PC meeting. Staff is recommending Denial of project.</i>	Fire comments 10/24/2011, Building 12/23/11	BR--Public Works requested flood study. Flood study received and comments sent to engineer 4/13/12; Flood study approved 6/18/12	No Comments to date

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
4	McDonalds	780 Quintana	10/31/11	CP0-364 & UP0-341	Remodel and Addition. Applicant resubmitted 4/18/2012. Applicant resubmitted July 6, 2012, and submitted revised plans and color boards on August 3, 2012.	Applicant resubmitted July 6, 2012. Staff report completed and project will be heard at the August 15, 2012 PC meeting. Staff recommends approval.--Incomplete letter 1/19/12. still incomplete. Applicant resubmitted 4/18/2012. Applicant did not address comments/corrections in resubmittal, incomplete letter 5/24/12. MR- Applicant submitted requested information on July6, 2012 and revised set of plans and color boards on August3, 2012. Project to be heard at August 15, 2012, PCV meeting. Staff is recommending approval of the project.	Fire comments-11/8/11. Building comments 11/21/11	comments received 11/29/11	No Comments to date
30 -Day Review, Incomplete or Additional Submittal Review									
5	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request.	No Comments to date	comments submitted 1/18/2012	No Comments to date
6	Dynegy	1290 Embarcadero	12/21/11		Permit Well	KW-Project had previous problems with Coastal Commission and withdrew application. Applicant conducted studies required by CCC and is returning with a new submittal. Planning staff waiting for studies. Met with applicant on May 2, 2012			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
7	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Tract Map and Use Permit for 5 Lot Subdivision. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information.			
8	Truesdale	331 Kodiak	4/25/12	AD0-072	Parking Exception for Second story addition	SD-Incomplete 6/5/12. Staff worked with applicant on items on correction, awaiting resubmittal			
9	Greenley/Kocher	370 Bonita	6/11/12	S00-114	Lot Line Adjustment.				
Projects in Process									
10	Chevron Pipeline	4600 Hwy1	7/11/11	S00-110	Certificate of Compliance.	KW-- Waiting on applicant to submit property owner authorization. Received authorization 3/22/12. Application needed signed legals.	Not applicable	No Comments to date	Not applicable
11	Held	901-915 Embarcadero	7/21/11	UP0-342	Application for improvements to existing building. Proposes new unit, bathroom and water improvements. Project routed for initial review.	SD--Met with applicant on September 2011 and again in November 2011. Letter sent to applicant with corrections. 4/3/12 letter sent to applicant indicating that the project is still incomplete. Applicant resubmitted on 5/15/12. Asked applicant to submit request to have SWCA produce environmental document in writing. MR-City contracted with SWCA to prepare MND; the MND should be completed by first of October.	Building comments 3/7/12-disapproved. Fire comments 3/12/12 conditional approval	Comments submitted 3/8/12	No Comments to date
12	City of Morro Bay	Nutmeg	1/18/12	UP0-344	Environmental. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012.	Not applicable	Not applicable	Not applicable
13	Randell	300 Piney	7/20/2011-- New submittal date 4/25/2012	S00-111	Tentative Parcel Map. 4 lot subdivision.	SD--SRB. Incomplete letter 10/4/11. Applicant resubmitted on April 25, 2012, new plans route to staff for review. Letter to applicant 5/21/12. SRB meeting June 21, 2012. Revised plans submitted on August 1, 2012. The project will be heard on August 15, 2012. Staff is recommending approval of project.			No Comments to date

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
14	Morro Mist	2400 Main Street	1/0/2012		Applicant requested compliance check to conditions of approval. Minor Amendment Required.	<i>KW--Project modified beyond conditions of approval. MR-Staff is reviewing project for conformance with original conditions of approval.</i>	Deemed in substantial conformance to original approvals. Fire indicated insufficient number of hydrants	indicated submittal was OK	No Comments to date
15	Leage	1205 Embarcadero	5/2/12	Amending CUP 02-01	Remodel office and storage of Harbor Hut	Project under review			
Environmental Review									
15	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland) . Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Applicant resubmitted additional material on 9/30/2009. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant on 2/23/2011. Staff met with applicant on January 27, 2011 and reviewed new drawings, left meeting with the applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Not applicable	An abandonment of Front street necessary. To be scheduled for CC mtg.	Not applicable

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
16	Chevron	3072 Main (West of Del Mar Park)	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested Information submitted 2/9/11. Submitted requested documents 2/9/11. Applicant returned comments 12/7/11. Staff will address comments. Document to applicant for review 1/19/12. Agent said Chevron is working on how to address alternative fuel mitigation measures, 2/22/12. They will follow up with the City.	SD--Requested additional documentation 4/29/10. Contacted consulting firm to process environmental document. Consulting firm responded in the process of putting together proposal 6/20/11. Accepted proposal 6/29/11. Staff mail request letter for fees 7/19/11. Received Environmental Document and is under review 9/16/11. Sent document back for comments and corrections 10/14/11. Consulting firm making final changes and corrections 10/24/11. APCD submitted comments 11/1/2011. Sent to applicant for review 11/7/11. Comments sent to consultant 1/10/12. Document returned to staff 1/12/12. Applicant challenging the environmental mitigations.	Not applicable	Not applicable	Not applicable
Project requiring coordination with another jurisdiction									
17	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010. City Council Meeting on January 11, 2011. Project heard before CCC on March 11, 2011, and additional studies and materials are required. City working with consultant to provide information. Workshops held on 6/27/2011 and 6/28/2011 to receive comments on the proposed Wastewater Treatment Plant (WWTP) Upgrade Project alternatives analysis process, candidate evaluation criteria, and preliminary site identification. Adm. draft of fine screen analysis completed. Staff and consultants currently working with CCC staff for De Novo hearing tentatively scheduled for an August 2012 CCC meeting.	Planning portion of project complete	Not applicable	BCR-Flood analysis shows no impact of sea level rise and storm surge on 100-year flood levels. Results reported to Coastal Commission	No Comments to date
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
18	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Planning Commission continued to a date uncertain. Project folder given to Rob S.				
19	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center.	KW--Submitted 5/15/08. Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal. Applicant has requested a second one year extension which is scheduled for action at the 12/7/2011 P.C. meeting. Planning Commission approved time extension, will expire on December 11, 2012.			
20	Ron McIntosh	190 Olive	8/26/08	UP0-232 &CP0-288	New SFR. Submitted 8/26/08. Resubmitted 12/10/08. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	KW--Inc. Letter 9/24/08. 1/9/09 request for more information.			
21	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.			
22	Frantz	499 Nevis	9/27/2010, resubmittal date of 1/3/12	CP0-337	New SFR. Applicant has indicated that he is redesigning project-project, placed on hold. Applicant resubmitted building permit plans but has not completed the submittal for the Coastal Development Permit 11/14/11. Payment received 1/3/12. Plans received 1/3/12.	SD--Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Incomplete letter, applicant needs to submit for CDP and pay associated fees 12/13/11. Comment letter sent 2/6/2012. Applicant indicated to staff no longer using Agent Novak	BC- spoke with TF 6/7/2012, sent copy of planning corrections and ANG handout. TF to check in with SD before resubmitting.	Comments submitted 1/18/2011	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
23	Hoover/Hough	301 Main	7/6/11	S00-108	Lot Line Adjustment. Received letter from agent requesting to place project on hold.	KW--Letter sent indicating project can not be supported as submittal advised to redesign 9/21/11.			
24	Vallely	460 Olive	10/24/11	CP0-363	Demo/Rebuild. Resubmittal 11/11/11.	SD-- Incomplete letter 1/18/11. Need Phase 1 Arch Report.	No Comments to date	comments submitted 11/22/11	No Comments to date
25	Loomis	660 Bay	10/27/11	UP0-340 & AD0-069	Remodel and Addition with a Parking Exception.	SD--Incomplete letter 11/23/11. 3/28/2012 still incomplete for processing	Fire-11/23/11 conditional approval	conditional approval 11/29/11	
Projects in Building Plan Check									
26	Hoover	301 Main	9/13/11	Building	Single Family Addition to a non-conforming property. Lot Line adjustment in process, not shown on plans. Resubmittal 11/9/11. Multiple additions to a non-conforming property, CUP required.	SD--Incomplete memo 10/18/11. Met with the applicant and agent to discuss project 2/17/12. Needs to be redesigned.			
27	LaPlante	3093 Beachcomber	11/3/11	Building	New SFR.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012			
28	Moscardi	2768 Alder	11/10/11	Building	New SFR. Applicant resubmitted on 2/28/2012. Submittal only included a few sheets	SD-- Incomplete memo 1/18/11. Incomplete memo 3/16/12. Applicant indicated they were going to resubmit without roof deck, to date they have not. Applicant spoke at Public Comment meeting during 5/16/2012 Planning Commission meeting asking that they (P.C.) direct staff to process their project administratively.			
29	Burger King	781 Quintana	11/29/11	Building	Parking Lot. Resubmittal 4/5/12.	SD--Incomplete Memo 12/19/11.			
30	Swanson	690 Sequoia	12/7/11	Building	6ft Extension to an Existing Upper and Lower Deck.	SD--Requested 2 sets of the most recent plans in order to issue permit 2/21/12.			
31	Romero	291 Shasta Ave	12/29/11	Building	New single family residence. Applicant resubmitted on 12/29/2011. Ready to be noticed 2/22/12.	SD--Incomplete Letter 2/18/12.			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
32	Fennacy	500 Morro Bay	3/15/12	Building	Applicant adding walk up window to existing building.	SD-under review. Project needs planning permit. Been in contact with applicant. Incomplete letter requesting use permit modification 5/24/12.			
33	Imani	571 Embarcadero	4/23/12	Building	Commercial alteration and addition	SD - Incomplete memo 6/5/12.			
34	Storm	1029 Monterey	5/3/12	Building	Multi-family residential	KW-under review			
35	Truesdale	331 Kodiak	4/25/12	Building	Second story addition	SD-Incomplete 6/5/12.			
36	Harper	999 Main	5/16/12	Building	Commercial addition	KW - Incomplete Memo 5/29/12.			
37	Patel	590 Morro	5/24/12	Building	Commercial addition	KW- Incomplete 6/5/12.			
38	Ellis	120 Main	6/12/12	Building	Single Family Addition				
Aging Building Permits - No response from applicant in more than 90 days.									
39	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study.	SD--Comments sent 2/24/10			
40	Colhover	2800 Dogwood	3/8/10	Building	New SFR.	SD--Comments sent 3/25/10.			
41	Hall	2234 Emerald Circle	12/2/10	Building	New SFR.	SD--Incomplete Memo 12/21/10.			
42	Markowity	589 Morro Avenue	8/17/11	Building	Roof Deck. Resubmittal 9/20/11. A major modification shall be pursued.	SD--Plans returned to Brian, because the plans were incomplete. Incomplete memo 10/3/11.			
43	Frantz	499 Nevis	9/27/10	Building	New SFR. Resubmitted 11/14/11. Resubmitted CDP plans and paid monies.	KW--Incomplete Memo 10/7/10. Coastal Development Permit Required. Incomplete Letter sent 12/13/11 requesting CDP submittal.			
44	Rowland	2630 Maple	4/14/11	Building	Elevator. Resubmittal 5/25/11.	SD--Denied project because elevator was located in 20'x20' garage, where 2 covered and enclosed parking spaces are required, letter sent 4/18/11. Incomplete memo 6/9/11.			
45	Williams	2920 Cedar	10/27/11	Building	SFR Addition. Does not conform to existing approvals/permits on file.	SD--Incomplete Memo 11/14/11.			
Final Map Under Review									

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
46	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs.			
47	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study.			
Projects & Permits with Final Action									
48	Hoover	301 Main	5/1/12	AD0-073	Single Family Addition to a non-conforming property. Lot Line adjustment in process, not shown on plans. Resubmittal 11/9/11. Multiple additions to a non-conforming property, CUP required.	SD--Incomplete memo 10/18/11. Met with the applicant and agent to discuss project 2/17/12. Needs to be redesigned.			
49	Wallick	235 Atascadero	5/14/12	UP0-218	<i>Modification to existing permit to reduce number of park models from 5 to 2. Ready for Administrative Notice.</i>	<i>KW- Applicant adding a 10 x 16 storage shed. May 7, 2012 applicant withdrew modification. Project noticed for adm. Processing.</i>			
50	Moscardi	2768 Alder	6/7/12	UP0-039 CDP-061	New SFR. Applicant resubmitted on 2/28/2012. Submittal only included a few sheets. Major modification to existing CDP.	SD-- Incomplete memo 1/18/11. Incomplete memo 3/16/12. Applicant indicated they were going to resubmit without roof deck, to date they have not. Applicant spoke at Public Comment during 5/16/2012 Planning Commission meeting asking that they (P.C.) direct staff to process their project administratively.			
51	Hough	281 Main	3/19/12	Appeal UP0-348/CP0-372	New Single family residence. With removal of two existing eucalyptus trees.	SD-Met with applicant on 4/18th. The project is hearing ready. Appeal scheduled for July 10, 2012 CC.	Building Comments--3/28/2012. Fire comments-4/23/2012	PW-Comments-4/2/2012	Not applicable

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52	Moscardi	2768 Alder	6/7/12	AD0-074	<i>Parking Exception.</i>				



City of Morro Bay

Public Services/Planning Division

Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	2009	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates	20 to 40	Annual Updates	Annual Updates	
Draft Urban Forest Management Plan	City Council	2007		200 to 300	TBD	TBD	
CEQA Implementation Guidelines	City Council	2006		120 to 160	TBD	TBD	NA
Downtown Visioning	City Council	2010		120 to 160	TBD	TBD	
PD Overlay	City Council	2006		80	TBD	TBD	
Annexation Proceeding for Public Facilities (Chorro Valley well sites)	City Council	2007		TBD		TBD	
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg.	100	4/18/2012	TBD	TBD
Sign Ordinance Update	City Council	2010	Workshops Scheduled for September 29 and October 6, 2011. Update on the sign workshops and sign survey results brought to Council on January 24, 2012	150 to 250 + consultant hrs	2/16/11	11/1/11	
Pedestrian Plan	Planning Commission	2008	City of Morro Bay Bicycle and Pedestrian Master Plan. City hired consultant to draft the plan. Administrative Draft Plan was reviewed during a Public Workshop on August 30, 2011. The 2nd draft plan is currently on the October 21, 2011 PWAB agenda. Project is now being revised. Revised document submitted 1/10/2012 to Planning Department for review. Scheduled for February 15, 2012 P.C. meeting.	550 Hours	TBD		
Subdivision Ordinance Clean up	Planning Commission	2011	Commissioner Irons is lead. Two meeting held on identifying issues. Irons/Nagy/Wold. Commissioner Napier replaced Irons.	100-150	TBD	TBD	TBD
Updated Zoning Ordinance	CC based on CCC letter	2010		1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action recreation Element, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element Next meeting scheduled for 1/30/12 to discuss Visual Resources	1,800	TBD	TBD	TBD