

City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

MEMORANDUM

To: Planning Commission
From: Mary Reents
Date: August 13, 2012
RE: Addenda to Item B-1; 3202 Beachcomber

This afternoon I received a telephone call from David Brown, the applicant's representative, regarding the original variance request to determine whether the home is a one story/two story construction. The attached correspondence refers to the original variance request.

Also attached is correspondence from the building and fire departments regarding conditions of approval.

The applicant is also requesting a continuance of this item to a future Planning Commission meeting. This item was originally on the July 18, 2012, Planning Commission agenda and was continued to the August 15, 2012, meeting. This would be a second request for continuance.

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

DAVID M. BROWN
ARCHITECT

RECEIVED

AUG 13 2012

City of Morro Bay
Public Services Department

August 13, 2012

Mary Recents
Contract Planner
City of Morro Bay

Re: Mark Perry - Applicant
3202 Beachcomber

Dear Mary,

I received the staff report on the above referenced project on Friday August 10, 2012. I had requested a hearing to address a code issue relative to one-story development within this neighborhood. I had submitted letters, documents and code information specific to the actual variance request. None of that information was included in the staff report. I was disappointed to find that the scheduled hearing was for a house at that location and was not about the specific code info that is the subject of the variance. Please continue this hearing for one month. Thank you.

DAVID BROWN



CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 SHASTA STREET ♦ MORRO BAY, CA 93442 ♦ 805.772.6261

RECEIVED
SEP 08 2011
Public Services Department

VARIANCE APPLICATION

Project address: 3202 BEACHCOMBER Case No.: AD0-067
Existing use: RESIDENTIAL SINGLE FAMILY Existing sq. ft.: LIV. 1900 GAR. 720
Project description: REMOVE AND REPLACE W/ NEW S.F.R.W. BASE New sq. ft.: LIV. 9025 GAR. 916
Lot: 1-3 Block: 9D Tract: ATASCADERO BEACH APN: 065-106-032
Applicant: MARK PERRY Day phone: 805-927-3376
Address: 801 S. AKERS SUITE 150
City: VISALIA CA. State/zip code: 93277
 Agent (if any): DAVID M. BROWN Day phone: 927-3376
 Address: P.O. BOX 123
City: CAMPBELL CA. State/zip code: 93428
Property owner: PERRY ENTERPRISES Day phone:
Address: 801 S. AKERS SUITE 150
City: VISALIA CA. State/zip code: 93277

Acceptance of this application does not imply approval/authorization of this request. I realize that this application may be denied or that conditions may be attached to this request to assure compliance with applicable Municipal Code requirements.

Mark Perry 8 24 2011
Applicant signature Date:

SAME
Property owner's signature Date

APPLICATION SUBMITTAL REQUIREMENTS - SEE PAGE TWO

CITY OF MORRO BAY
PUBLIC SERVICES DEPARTMENT
955 Shasta Street ♦ Morro Bay, CA 93442 ♦ 805.772.6261

VARIANCE APPLICATION SUPPLEMENT

ATTACH THIS SUPPLEMENT TO THE VARIANCE APPLICATION FORM.
PLEASE TYPE OR PRINT CLEARLY. ATTACH ADDITIONAL SHEETS AS NECESSARY.

I. JUSTIFICATION FOR A VARIANCE

The Variance allows an applicant to obtain relief from a development standard or zoning requirement that should not be applied to the proposed project because of some unusual circumstance-relating to the physical characteristics of the project site. California State Law (Government Code Section 65906) provides granting of a Variance from the strict terms of a zoning ordinance only when special circumstances applicable to the property including: size, shape, topography, location, and surroundings deprives the property of privileges enjoyed by others properties in the surrounding vicinity. The law also requires that the granting of any Variance shall not constitute a special privilege inconsistent with the zoning limitations on other properties in the vicinity and in the same zone district. The Government Code prohibits granting a Variance to authorize a land use or activity not normally allowed by the zoning that covers the property.

The zoning ordinance (Section 17.60.060) allows the granting of a Variance only when three findings (based on the state law) can be made. This form helps the applicant explain how the requested Variance will satisfy the required findings.

II. EXPLANATION OF FINDINGS

A. Explain why the requested Variance does not constitute a granting of special privileges inconsistent with the limitation upon other properties in the vicinity also in the same zone district as the subject property.

SEE ATTACHED LETTER

DAVID M. BROWN
ARCHITECT

August 28, 2011

Dept of Public Works
City of Morro Bay
955 Shasta Ave.
Morro Bay CA. 93422

Re: Variance application
Perry Residence
3202 Beachcomber Drive
Morro Bay, CA.

Dear Sir,

We are applying for a variance as the only avenue left to us to continue with the permit processing of our proposed residence . The project is located on three R-1 lots on the corner of Beachcomber Drive , Panay and Orcas Street in Morro Bay. There is an existing residence with a basement garage that fronts Orcas Street below. The Zoning is R-1 with an S.2A Overlay Zone Standards. (see attached). The specific request for the variance has to do with standard number S.2A-7. which reads as follows:

“ Dwelling height limit, fourteen 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 up to seventeen 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. “

We are not requesting a variance relative to the height of the building, the project as proposed is within the 17 height limit to the top of the 4 and 12 pitched roof and is generally the same or less than the heights of the surrounding neighbors. The variance request has to do with the height of the home but rather the one story / two story construction definition in the Building Codes. We met previously with the Morro Bay Director of Public Works who reviewed information and graphic data relative to our proposed project. (see attached). He concluded that the project was a two story structure and would not be in compliance with item number 7. Planning staff recommended that we redesign the building so that it is in compliance with S.2A-7.

It is our contention that the proposed residence is in fact in compliance with the above standard . The project as designed is considered a one story building as defined by the Building Codes. That includes the Building Codes that were in effect at the time of the adoption of the R-1/S.2.A Standards and the current Codes that are in effect now. I have presented in the attached documentation, a code analysis that illustrates the point that the proposed project, as defined by the Building Code, is classified as a one story building. Basically, by the Building Code, an underground basement is not considered a story and the above ground portion of the dwelling is by Code definition a one story building and therefore in compliance with standard number 7. Since the definition of a "story" seemed so clear in the Building Codes, I inquired as to where the definition of a "story" was derived from to make the determination of non compliance for the proposed project. The answer was that the definition that was relied on was taken from the dictionary and not the Building Codes. While I can appreciate that opinion I do not necessarily agree with it and that is not what is stated in S.2.A -7.

Consequently, it appears that our only remedy is to file the variance application form.

Justification for a Variance and Explanation of Findings

This variance request does not grant any special privileges to this project. There will be no increased height limits, no increase in lot coverage, and no decrease in setbacks. It is still classified as a one story residence per the Building Codes. The house currently has a basement / garage and this project expands that area below grade. From the exterior , the home will have architectural features consistent with the neighborhood. While the house is larger than others in the neighborhood, the main floor at 4937 SF does sit on three lot and is consistent with allowable lot coverage area. The majority of the basement addition is underground and noticeable only from the very end of Orcas Street which is a dead end street

The special circumstances associated with the site include the following . It currently has an existing basement / garage that will be expanded. The three lot site encompasses the entire corner of three streets and is one of only two lots in the entire subdivision that can accessed directly from Orcas street at a level nine feet below the main buildable area of the residence above. There is only one other lot, across the street that, that has that special circumstance of a substantial elevation change.

The granting of a variance will not adversely affect the health, safety, or welfare of the neighborhood. We are consistent with neighborhood zoning requirements including all those in R-1 S.2A. albeit a portion of standard number 7 is in question and the focus of this variance request. Access from Orcas Street below will continue and since it is at the end of the dead end street there is little or no vehicular traffic.

The basement is below grade and upon completion there will be no outward evidence that this house is any different than others existing in the neighborhood. The height will be maintained at 17 feet , the same as others in the neighborhood and that will not change.

In conclusion, I respectfully request , that the Morro Bay Planning Commission approve the variance request or confirm that the that the proposed project is in compliance with the provisions of zoning standards R-1 S.2A, including item number 7 . I have included additional documentation as to the code analysis for the requirements of story determination.

Thank you for your time and consideration

A handwritten signature in black ink, appearing to read 'David M Brown', with a long horizontal flourish extending to the right.

David M Brown
Architect / Agent
C13122

PROJECT DATA

OWNER:

Mark Perry / Perry Enterprises
801 South Akers Street, Suite 150
Visalia, California 93277
805 – 734-9000

AGENT / ARCHITECT

P O Box 123
Cambria, California 93428
805 927 3376

PROJECT ADDRESS / LEGAL DESCRIPTION

3202 Beachcomber Drive
Morro Bay California 93422
Assessors Parcel No. 065-106-032
Lots 1,2,and 3 Block 9 D
Atascadero Beach Tract
City of Morro Bay
County of San Luis Obispo

PROJECT DESCRIPTION

Remove an existing one story residence with a daylight basement garage and replace it with a new one story residence that includes a main floor, a daylight basemen with garage and a roof deck.
The project includes grading for a daylight basement.

ZONING

R 1 Standards with S.2A Overlay zone standards

LOT AREA

Three lots totaling 11,012 square feet
Proposed lot coverage at 44 % or 4,937 S F

BUILDING AREA

Existing Residence Living area is 1900 S F with
A 720 S F Garage / Storage Basement
Proposed residence Main Floor is 4937 S F
Basement Living area is 3827 S F
Garage / Shop area is 1258 S F
Total Gross Structural area is 10,022 S F

SETBACKS

Front and corner 15 feet
Rear 5 feet
Interior / side 9 feet

**SPECIAL TREATMENT OVERLAY
AND COMBINING DISTRICTS AND SPECIFIC PLANS**

S.2A Overlay Zone Standards

A. Purpose

The purpose of the Special Treatment (S) Overlay Zone is to provide standards to permit development of properties which, because of their location, size or configuration, require unusual or unique design criteria.

The purpose of this overlay zone is to preserve the existing character of physical development in the area within the jurisdiction of the City, west of State Highway One, north of Azure Street. Where this overlay zone fails to specify the location and type of development permitted, the existing R-1 classification shall be deemed to contain the applicable definitions and specifications. The following special standards apply to the S.2A Overlay Zone:

1. Minimum front yard setback, fifteen (15) feet, including garage.
2. Minimum interior side yard setback, five (5) feet.
3. Minimum exterior side yard setback (corner lot), fifteen (15) feet, including garage.
4. Maximum lot coverage permitted, fifty percent.
5. Minimum rear yard setback, five (5) feet.
6. Lot area less than three thousand five hundred (3,500) square feet lot area, with a residence under 1400 sq. ft, one car garage or carport permitted.
7. 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.

R-1 Standards apply otherwise.

Procedure for Special Treatment Overlay Zones [Formerly 17.40.040]

Depending on the primary zone in effect, plans, drawings, illustrations and other material necessary to support the proposal for improvement and to identify the development in relation to the requirements shall be submitted to the Director, who shall review these plans and forward his recommendation to the Planning Commission for action. The Planning Commission shall thereafter approve, conditionally approve or disapprove said plans. Approval of the Planning Commission shall constitute authority for the issuance of a permit. (Ord. 263 § 1 (part), 1984)

CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

[F] 501.2 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

AREA, BUILDING. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BASEMENT. That portion of a building that is partly or completely below grade plane (see "Story above grade plane" in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

EQUIPMENT PLATFORM. An unoccupied, elevated platform used exclusively for mechanical systems or industrial process equipment, including the associated elevated walkways, stairs and ladders necessary to access the platform (see Section 505.5).

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

HEIGHT, STORY. The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

MEZZANINE. An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505.

SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

503.1 General. The height and area for buildings of different construction types shall be governed by the intended use of the building and shall not exceed the limits in Table 503 except as modified hereafter. Each part of a building included within the exterior walls or the exterior walls and fire walls where provided shall be permitted to be a separate building.

Exception: [HCD-1] Limited-density owner-built rural dwellings may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an unsound condition and which may constitute a substandard building are delineated by Section 17920.3 of the Health and Safety Code.

503.1.1 Special industrial occupancies. Buildings and structures designed to house special industrial processes that require large areas and unusual heights to accommodate cranes or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the height and area limitations of Table 503.

503.1.2 Buildings on same lot. Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the height of each building and the aggregate area of buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

503.1.3 Type I construction. Buildings of Type I construction permitted to be of unlimited tabular heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited height in Sections 503.1.1 and 504.3 or increased height and areas for other types of construction.

service (including charter service) on a regular and continuing basis.

STAGE. See Section 410.2.

STAIR. See Section 1002.1.

STAIRWAY. See Section 1002.1.

STORY means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet (1829 mm) above grade for more than 50 percent of the total perimeter or is more than 12 feet (3658 mm) above grade at any point, the basement or unused under-floor space shall be considered as a story. There may be more than one floor level within a story as in the case of a mezzanine or mezzanines.

STORY, FIRST means the lowest story in a building which qualifies as a story and which provides the basic services or functions for which the building is used. A floor level in a building having only one floor level shall be classified as a first story, if the floor level is not more than 4 feet (1219 mm) below grade, for more than 50 percent of the total perimeter, or more than 8 feet (2438 mm) below grade at any point.

STRUCTURAL FRAME is considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and all other members which are essential to the stability of the building as a whole.

TEXT TELEPHONE is machinery or equipment that employs interactive text-based communications through the transmission of coded signals across the standard telephone network. Text telephones can include, for example, devices known as TTYs (teletypewriters) or computers.

TRANSIENT LODGING is a building, facility or portion thereof, excluding inpatient medical care facilities, that contains one or more dwelling units or sleeping accommodations. Transient lodging may include, but is not limited to, resorts, group homes, hotels, motels and dormitories.

TRANSIT BOARDING PLATFORM is a horizontal, generally level surface, whether raised above, recessed below or level with a transit rail, from which persons embark/disembark a fixed rail vehicle.

TREAD is the horizontal member of a step.

VEHICULAR WAY is a route intended for vehicular traffic, such as a street, driveway or parking lot.

WALK is a surfaced pedestrian way not located contiguous to a street used, by the public. (As differentiated from the definition of "Sidewalk" in Section 202.)

WORK STATION is an area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store checkstands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths; kiosk vending stands; lifeguard stations;

maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.

SECTION 1103B BUILDING ACCESSIBILITY

1103B.1 Scope. Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. When a building or facility contains more than one use, the occupancy specific accessibility provisions for each portion of the building or facility shall apply.

An accessible route of travel complying with Section 1114B.1.2 shall connect all elements and spaces within a building or facility. Multistory buildings and facilities must provide access to each level, including mezzanines, by ramp or passenger elevator complying with Section 1116B. If more than one elevator is provided, each passenger elevator shall comply with Section 1116B.

Exceptions:

1. Floors or portions of floors not customarily occupied, including, but not limited to, nonoccupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways or freight (nonpassenger) elevators, and frequented only by service personnel for repair or maintenance purposes, such spaces as elevator pits and elevator penthouses, piping and equipment catwalks, and machinery rooms.
2. The following types of privately funded multistory buildings do not require a ramp or elevator above and below the first floor.
 - 2.1. Multistoried office buildings (other than the professional office of a health care provider) and passenger vehicle service stations less than three stories high or less than 3,000 square feet (279 m²) per story.
 - 2.2. Any other privately funded multistoried building that is not a shopping center, shopping mall or the professional office of a health care provider, or a terminal, depot or other station used for specified public transportation, or an airport passenger terminal. (In such a facility, any area housing passenger services, including boarding and debarking, loading and unloading, baggage claim, dining facilities, and other common areas open to the public must be on an accessible route from an accessible entrance) and that is less than three stories high or less than 3,000 square feet (279 m²) per story if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by persons with disabilities.

Class III system. See Section 902.1.
[F] STANDPIPE, TYPES OF. See Section 902.1.
 Automatic dry. See Section 902.1.
 Automatic wet. See Section 902.1.
 Manual dry. See Section 902.1.
 Manual wet. See Section 902.1.
 Semiautomatic dry. See Section 902.1.

START OF CONSTRUCTION. See Section 1612.2.

STATE-OWNED/LEASED BUILDING [SFM] is a building or portion of a building that is owned, leased or rented by the state. State-leased buildings shall include all required exits to a public way serving such leased area or space. Portions of state-leased buildings that are not leased or rented by the state shall not be included within the scope of this section unless such portions present an exposure hazard to the state-leased area or space.

STEEL CONSTRUCTION, COLD-FORMED. See Section 2202.1.

STEEL JOIST. See Section 2202.1.

STEEL MEMBER, STRUCTURAL. See Section 2202.1.

STEEP SLOPE. A roof slope greater than two units vertical in 12 units horizontal (17-percent slope).

STONE MASONRY. See Section 2102.1.

Ashlar stone masonry. See Section 2102.1.

Rubble stone masonry. See Section 2102.1.

[F] STORAGE, HAZARDOUS MATERIALS. See Section 415.2.

STORY. The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see "Mezzanine" and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or where there is not a ceiling, to the top of the roof rafters.

[DSA-AC] See Chapter 11B, Section 1102B.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

STORY, FIRST. *[DSA-AC] See Chapter 11B, Section 1102B.*

STRENGTH. See Section 2102.1.

Design strength. See Section 2102.1.

Nominal strength. See Sections 1602.1 and 2102.1.

Required strength. See Sections 1602.1 and 2102.1.

STRENGTH DESIGN. See Section 1602.1.

STRUCTURAL COMPOSITE LUMBER. See Section 2302.1.

Laminated veneer lumber (LVL). See Section 2302.1.

Parallel strand lumber (PSL). See Section 2302.1.

STRUCTURAL FRAME. *[DSA-AC] See Chapter 11B, Section 1102B.*

STRUCTURAL GLUED-LAMINATED TIMBER. See Section 2302.1.

STRUCTURAL OBSERVATION. See Section 1702.1.

STRUCTURE. That which is built or constructed.

SUBDIAPHRAGM. See Section 2302.1.

SUBSTANTIAL DAMAGE. See Section 1612.2.

SUBSTANTIAL IMPROVEMENT. See Section 1612.2.

SUNROOM ADDITION. See Section 1202.1.

[F] SUPERVISING STATION. See Section 902.1.

[F] SUPERVISORY SERVICE. See Section 902.1.

[F] SUPERVISORY SIGNAL. See Section 902.1.

[F] SUPERVISORY SIGNAL-INITIATING DEVICE. See Section 902.1.

SWIMMING POOLS. See Section 3109.2.

T-RATING. See Section 702.1.

TACTILE *[DSA-AC & HCD-2]* describes an object that can be perceived using the sense of touch.

TECHNICALLY INFEASIBLE. See Section 3402.

[DSA-AC] "Technically infeasible" means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

TEMPORARY *[DSA-AC]* shall mean buildings and facilities intended for use at one location for not more than one year and seats intended for use at one location for not more than 90 days.

TENT. Any structure, enclosure or shelter which is constructed of canvas or pliable material supported in any manner except by air or the contents it protects.

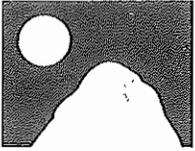
TERMINALLY ILL. See Section 310.

TESTING AGENCY *[HCD-1 & HCD-2]* means an agency approved by the department as qualified and equipped for testing products, materials, equipment and installations in accordance with nationally recognized standards. For additional information, see Health and Safety Code Section 17920(m).

TEXT TELEPHONE. *[DSA-AC] See Chapter 11B, Section 1102B.*

THERMAL ISOLATION. See Section 1202.1.

THERMOPLASTIC MATERIAL. See Section 2602.1.



City of Morro Bay

Morro Bay, CA 93442 • 805-772-6200

www.morro-bay.ca.us

December 10, 2010

David M. Brown, Architect
PO Box 123
Cambria, CA 93428

Subject: 3202 Beachcomber Drive, Morro Bay (APN 065-106-032)

Dear Mr. Brown:

I have reviewed your project proposal to construct a single family residence at 3202 Beachcomber Drive. As you are aware this project site is zoned R-1/S.2.A and as such is subject to the following requirement regarding the number of stories:

7. 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.

In our conversation and correspondence you stated that you wanted a determination on whether the project as submitted complied with item number 7. I have determined that as proposed the project is a two story structure and would not be in compliance with item number 7. Staff recommends that you revise the project to conform to all the R1/S.2.A requirements before resubmitting.

I hope this answers your questions concerning this project if there are additional questions please do not hesitate to contact me at 805-772-6211.

Sincerely,

Rob Livick, PE/PLS
Public Services Director

C: Kathleen Wold
Rob Schultz

s:\planning\projects\beachcomber\beachcomber 3202\response to dbrown re 2 story.doc

FINANCE
595 Harbor Street
HARBOR DEPARTMENT
1275 Embarcadero Road

ADMINISTRATION
595 Harbor Street
CITY ATTORNEY
955 Shasta Avenue

FIRE DEPARTMENT
715 Harbor Street
POLICE DEPARTMENT
850 Morro Bay Boulevard

PUBLIC SERVICES
955 Shasta Street
RECREATION AND PARKS
1001 Kennedy Way

DAVID M. BROWN
ARCHITECT

October 18, 2010

Rob Livick
Director of Public Works
955 Shasta Avenue
Morro Bay, CA 93422

Re: Perry remodel APN 065-106-032

Dear Mr. Livick:

On behalf of my client, Mark Perry, I am contacting you regarding a proposed addition and remodel of an existing residence at 3202 Beachcomber Drive in Morro Bay. This site is unique to the subdivision as it has an existing garage/basement below the house with access to Orcas Street. The owner wishes to expand both the living area and the basement area of his home. The property is zoned R-1/S.2.A and is subject to various requirements including special standard #7 as follows:

“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.”

At this time, there seems to be some question about the interpretation of this requirement, and I am requesting your response to the issues which concern my client. To facilitate your review, I have summarized my research on the matter and hope that you will find this useful.

In preparing my code analysis, I reviewed relevant sections of the CBC, including definitions of the following terms: **story, story above grade plane, first story and basement**. I spoke with Kathleen Wold and with Brian Cohen of your department about this project, and I subsequently prepared exhibits relative to the current building codes (see attached). I also met with Steve Hicks, supervising plans examiner, and Peter Byrne, plans examiner, with the County of San Luis Obispo Department of Planning and Building, to review their handout regarding “Grade Plane & Building Height – 2007 CBC” that is also attached.

I prepared exhibits calculating the mean average Grade Plane and elevations of the main finish floor and the basement finish floor. Section 502 of the CBC basement definition states that “A basement shall be considered as a story above Grade Plane where the finished surface of the floor above the basement is:

1. More than 6 ft. above Grade Plane
2. More than 12 ft. above the finished ground level at any point.”

In this case, the finished floor above the basement is only 4.3 ft above the Grade Plane. The finished surface of the floor above the basement is 10.5 ft above the finished ground level at any point. Therefore, it is my conclusion that the basement is not a story.

I presented and reviewed these exhibits with the San Luis Obispo County Planning Department staff and other professionals. They concurred that the proposed building would be classified as a one story building according to the code. I also reviewed the exhibits with Brian Cowen, but he opted to reserve judgment until a later date. However, it seems clear to me that the proposed project is in fact a one story building as defined by the Building Code and is therefore not prohibited. Furthermore, because it is one story and we will conform to the requirements of the S.2A overlay zone standards, we will not be asking for any special consideration and we will not be requesting a variance from your existing standards.

At this time, we need a response from you before proceeding. Specifically, we would like your confirmation of my contention that this building as presented is in fact a one story structure. We would appreciate your immediate attention to this matter. Thank you for your consideration and for the time of your staff in trying to sort this out.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Brown', written in a cursive style.

David Brown
Architect

cc: Mark Perry
John Belsher

**SPECIAL TREATMENT OVERLAY
AND COMBINING DISTRICTS AND SPECIFIC PLANS**

S.2A Overlay Zone Standards

A. Purpose

The purpose of the Special Treatment (S) Overlay Zone is to provide standards to permit development of properties which, because of their location, size or configuration, require unusual or unique design criteria.

The purpose of this overlay zone is to preserve the existing character of physical development in the area within the jurisdiction of the City, west of State Highway One, north of Azure Street. Where this overlay zone fails to specify the location and type of development permitted, the existing R-1 classification shall be deemed to contain the applicable definitions and specifications. The following special standards apply to the S.2A Overlay Zone:

1. Minimum front yard setback, fifteen (15) feet, including garage.
2. Minimum interior side yard setback, five (5) feet.
3. Minimum exterior side yard setback (corner lot), fifteen (15) feet, including garage.
4. Maximum lot coverage permitted, fifty percent.
5. Minimum rear yard setback, five (5) feet.
6. Lot area less than three thousand five hundred (3,500) square feet lot area, with a residence under 1400 sq. ft, one car garage or carport permitted.
7. 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.

R-1 Standards apply otherwise.

Procedure for Special Treatment Overlay Zones [Formerly 17.40.040]

Depending on the primary zone in effect, plans, drawings, illustrations and other material necessary to support the proposal for improvement and to identify the development in relation to the requirements shall be submitted to the Director, who shall review these plans and forward his recommendation to the Planning Commission for action. The Planning Commission shall thereafter approve, conditionally approve or disapprove said plans. Approval of the Planning Commission shall constitute authority for the issuance of a permit. (Ord. 263 § 1 (part), 1984)

CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

[F] 501.2 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

AREA, BUILDING. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BASEMENT. That portion of a building that is partly or completely below grade plane (see "Story above grade plane" in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

EQUIPMENT PLATFORM. An unoccupied, elevated platform used exclusively for mechanical systems or industrial process equipment, including the associated elevated walkways, stairs and ladders necessary to access the platform (see Section 505.5).

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

HEIGHT, STORY. The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

MEZZANINE. An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505.

SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

503.1 General. The height and area for buildings of different construction types shall be governed by the intended use of the building and shall not exceed the limits in Table 503 except as modified hereafter. Each part of a building included within the exterior walls or the exterior walls and fire walls where provided shall be permitted to be a separate building.

Exception: (HCD 1) Limited-density owner-built rural dwellings may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an unsound condition and which may constitute a substandard building are delineated by Section 17920.3 of the Health and Safety Code.

503.1.1 Special industrial occupancies. Buildings and structures designed to house special industrial processes that require large areas and unusual heights to accommodate cranes or special machinery and equipment, including, among others, rolling mills, structural metal fabrication shops and foundries, or the production and distribution of electric, gas or steam power, shall be exempt from the height and area limitations of Table 503.

503.1.2 Buildings on same lot. Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the height of each building and the aggregate area of buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

503.1.3 Type I construction. Buildings of Type I construction permitted to be of unlimited tabular heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited height in Sections 503.1.1 and 504.3 or increased height and areas for other types of construction.

service (including charter service) on a regular and continuing basis.

STAGE. See Section 410.2.

STAIR. See Section 1002.1.

STAIRWAY. See Section 1002.1.

STORY means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet (1829 mm) above grade for more than 50 percent of the total perimeter or is more than 12 feet (3658 mm) above grade at any point, the basement or unused under-floor space shall be considered as a story. There may be more than one floor level within a story as in the case of a mezzanine or mezzanines.

STORY, FIRST means the lowest story in a building which qualifies as a story and which provides the basic services or functions for which the building is used. A floor level in a building having only one floor level shall be classified as a first story, if the floor level is not more than 4 feet (1219 mm) below grade, for more than 50 percent of the total perimeter, or more than 8 feet (2438 mm) below grade at any point.

STRUCTURAL FRAME is considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and all other members which are essential to the stability of the building as a whole.

TEXT TELEPHONE is machinery or equipment that employs interactive text-based communications through the transmission of coded signals across the standard telephone network. Text telephones can include, for example, devices known as TTYs (teletypewriters) or computers.

TRANSIENT LODGING is a building, facility or portion thereof, excluding inpatient medical care facilities, that contains one or more dwelling units or sleeping accommodations. Transient lodging may include, but is not limited to, resorts, group homes, hotels, motels and dormitories.

TRANSIT BOARDING PLATFORM is a horizontal, generally level surface, whether raised above, recessed below or level with a transit rail, from which persons embark/disembark a fixed rail vehicle.

TREAD is the horizontal member of a step.

VEHICULAR WAY is a route intended for vehicular traffic, such as a street, driveway or parking lot.

WALK is a surfaced pedestrian way not located contiguous to a street used by the public. (As differentiated from the definition of "Sidewalk" in Section 202.)

WORK STATION is an area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store checkstands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths; kiosk vending stands; lifeguard stations;

maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.

SECTION 1103B BUILDING ACCESSIBILITY

1103B.1 Scope. Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. When a building or facility contains more than one use, the occupancy specific accessibility provisions for each portion of the building or facility shall apply.

An accessible route of travel complying with Section 1114B.1-2 shall connect all elements and spaces within a building or facility. Multistory buildings and facilities must provide access to each level, including mezzanines, by ramp or passenger elevator complying with Section 1116B. If more than one elevator is provided, each passenger elevator shall comply with Section 1116B.

Exceptions:

1. Floors or portions of floors not customarily occupied, including, but not limited to, nonoccupiable or employee spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways or freight (nonpassenger) elevators, and frequented only by service personnel for repair or maintenance purposes, such spaces as elevator pits and elevator penthouses, piping and equipment catwalks, and machinery rooms.
2. The following types of privately funded multistory buildings do not require a ramp or elevator above and below the first floor:
 - 2.1. Multistoried office buildings (other than the professional office of a health care provider) and passenger vehicle service stations less than three stories high or less than 3,000 square feet (279 m²) per story.
 - 2.2. Any other privately funded multistoried building that is not a shopping center, shopping mall or the professional office of a health care provider, or a terminal, depot or other station used for specified public transportation, or an airport passenger terminal. (In such a facility, any area housing passenger services, including boarding and debarking, loading and unloading, baggage claim, dining facilities, and other common areas open to the public must be on an accessible route from an accessible entrance) and that is less than three stories high or less than 3,000 square feet (279 m²) per story if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by persons with disabilities.

Class III system. See Section 902.1.

[F] **STANDPIPE, TYPES OF.** See Section 902.1.

Automatic dry. See Section 902.1.

Automatic wet. See Section 902.1.

Manual dry. See Section 902.1.

Manual wet. See Section 902.1.

Semiautomatic dry. See Section 902.1.

START OF CONSTRUCTION. See Section 1612.2.

STATE-OWNED/LEASED BUILDING [SFM] is a building or portion of a building that is owned, leased or rented by the state. State-leased buildings shall include all required exits to a public way serving such leased area or space. Portions of state-leased buildings that are not leased or rented by the state shall not be included within the scope of this section unless such portions present an exposure hazard to the state-leased area or space.

STEEL CONSTRUCTION, COLD-FORMED. See Section 2202.1.

STEEL JOIST. See Section 2202.1.

STEEL MEMBER, STRUCTURAL. See Section 2202.1.

STEEP SLOPE. A roof slope greater than two units vertical in 12 units horizontal (17-percent slope).

STONE MASONRY. See Section 2102.1.

Ashlar stone masonry. See Section 2102.1.

Rubble stone masonry. See Section 2102.1.

[F] **STORAGE, HAZARDOUS MATERIALS.** See Section 415.2.

STORY. The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see "Mezzanine" and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or where there is not a ceiling, to the top of the roof rafters.

[DSA-AC] See Chapter 11B, Section 1102B.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

STORY, FIRST. [DSA-AC] See Chapter 11B, Section 1102B.

STRENGTH. See Section 2102.1.

Design strength. See Section 2102.1.

Nominal strength. See Sections 1602.1 and 2102.1.

Required strength. See Sections 1602.1 and 2102.1.

STRENGTH DESIGN. See Section 1602.1.

STRUCTURAL COMPOSITE LUMBER. See Section 2302.1.

Laminated veneer lumber (LVL). See Section 2302.1.

Parallel strand lumber (PSL). See Section 2302.1.

STRUCTURAL FRAME. [DSA-AC] See Chapter 11B, Section 1102B.

STRUCTURAL GLUED-LAMINATED TIMBER. See Section 2302.1.

STRUCTURAL OBSERVATION. See Section 1702.1.

STRUCTURE. That which is built or constructed.

SUBDIAPHRAGM. See Section 2302.1.

SUBSTANTIAL DAMAGE. See Section 1612.2.

SUBSTANTIAL IMPROVEMENT. See Section 1612.2.

SUNROOM ADDITION. See Section 1202.1.

[F] **SUPERVISING STATION.** See Section 902.1.

[F] **SUPERVISORY SERVICE.** See Section 902.1.

[F] **SUPERVISORY SIGNAL.** See Section 902.1.

[F] **SUPERVISORY SIGNAL-INITIATING DEVICE.** See Section 902.1.

SWIMMING POOLS. See Section 3109.2.

T-RATING. See Section 702.1.

TACTILE [DSA-AC & HCD 2] describes an object that can be perceived using the sense of touch.

TECHNICALLY INFEASIBLE. See Section 3402.

[DSA-AC] "Technically infeasible" means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

TEMPORARY [DSA-AC] shall mean buildings and facilities intended for use at one location for not more than one year and seats intended for use at one location for not more than 90 days.

TENT. Any structure, enclosure or shelter which is constructed of canvas or pliable material supported in any manner except by air or the contents it protects.

TERMINALLY ILL. See Section 310.

TESTING AGENCY [HCD-1 & HCD- 2] means an agency approved by the department as qualified and equipped for testing products, materials, equipment and installations in accordance with nationally recognized standards. For additional information, see Health and Safety Code Section 17920(m).

TEXT TELEPHONE. [DSA-AC] See Chapter 11B, Section 1102B.

THERMAL ISOLATION. See Section 1202.1.

THERMOPLASTIC MATERIAL. See Section 2602.1.



GRADE PLANE & BUILDING HEIGHT—2007 CBC

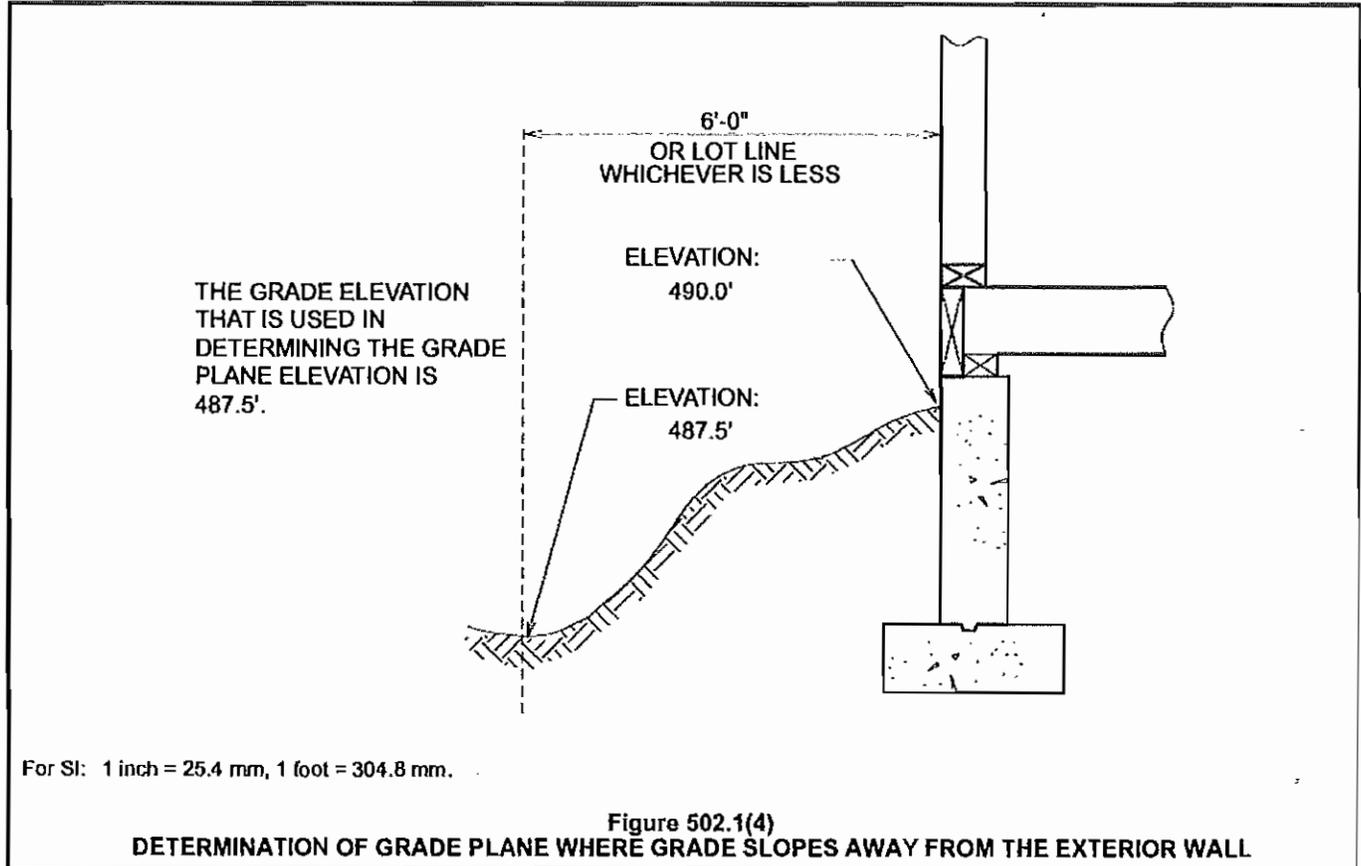
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

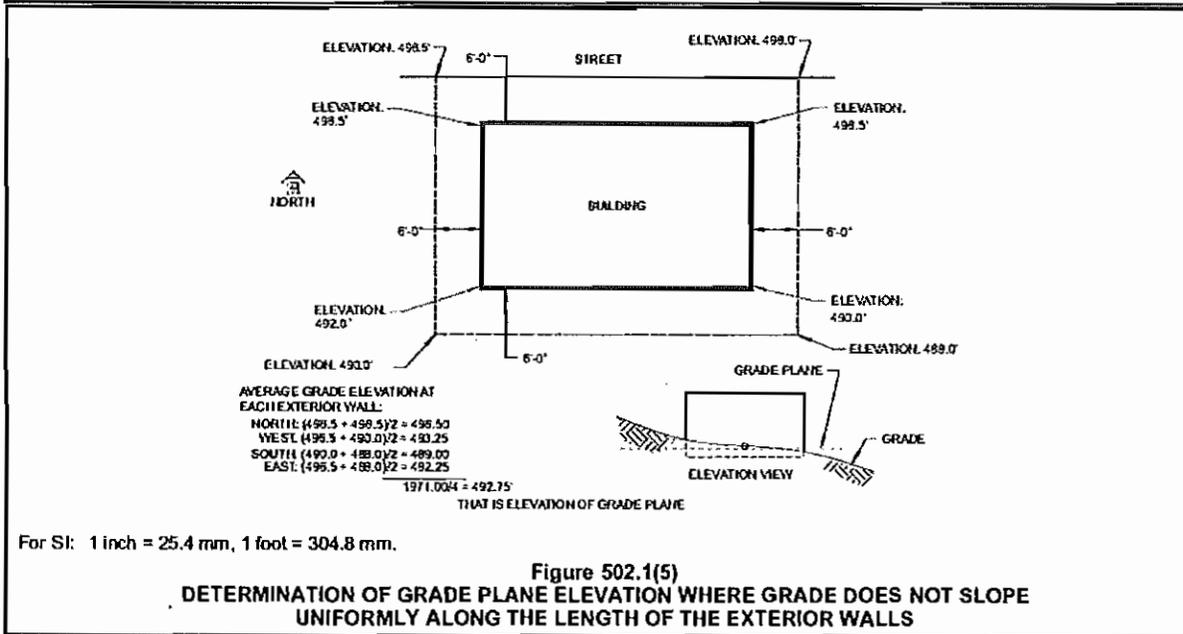
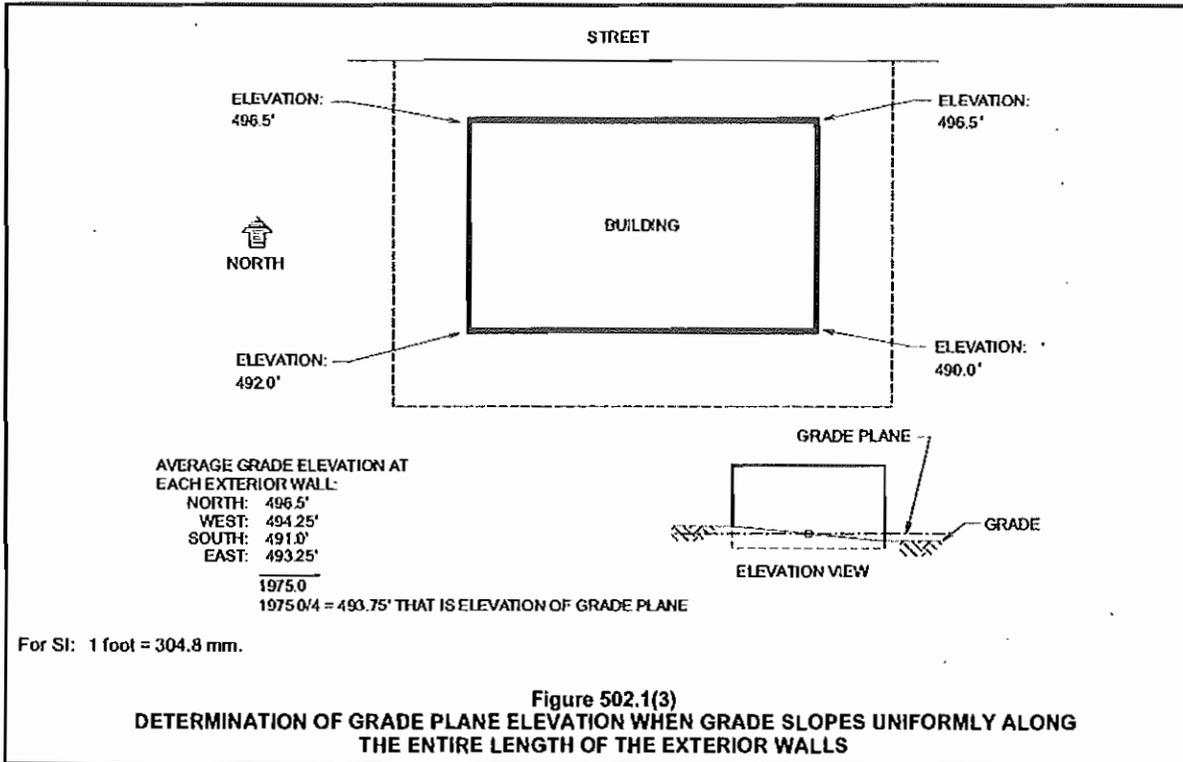
Building Code Reference

Code Commentary

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 5 feet from the building, between the building and a point 5 feet from the building.



This term is used in the definitions of "Basement" and "Story above grade plane." It is critical in determining the height of a building and the number of stories above grade, which are regulated by this chapter. Since the finished ground surface adjacent to the building may vary (depending on site conditions), the mean average taken at various points around the building constitutes the grade plane. One method of determining the grade plane elevation is illustrated in Figure 502.1(3), where the ground slopes uniformly along the length of each exterior wall. Situations may arise where the ground adjacent to the building slopes away from the building because of site or landscaping considerations. In this case, the lowest finished ground level at any point between the building's exterior wall and a point 5 feet from the building (or the lot line, if closer than 5 feet) comes under consideration. These points are used to determine the elevation of the grade plane as illustrated in Figures 502.1(4) and 502.1(5). In the context of the code, the term "grade" means the finished ground level at the exterior walls. While the grade plane is a hypothetical horizontal plane derived as indicated above, the grade is that which actually exists or is intended to exist at the completion of site work. The only situation where the grade plane and the grade are identical is when the site is perfectly level for a distance of 5 feet from all exterior walls.



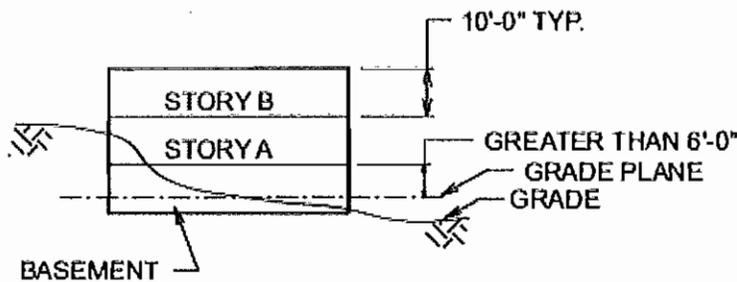
STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see “Mezzanine” and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

All levels in a building that conform to this description are stories, including basements. A mezzanine is considered part of the story in which it is located. See Chapter 5 for code requirements regarding limitations on the number of stories in a building as a function of the type of construction. See Section 1617 for limits on story drift from earthquake effects.

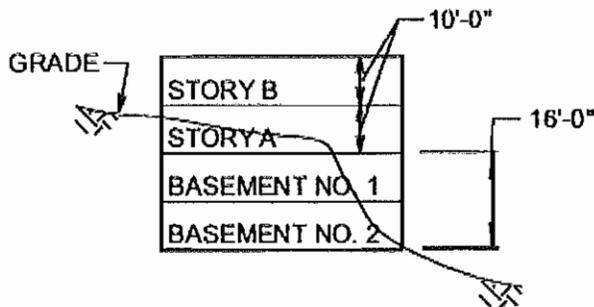
STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet above grade plane; or
2. More than 12 feet above the finished ground level at any point.

The determination of a story above grade is important because it contributes to the height of a building for the purpose of applying the allowable building height in stories from Tables 503 and 1018.2. Every story with the finished floor entirely above grade (finished ground level) is a story above grade; however, a story with any portion of the finished floor level below grade is by definition a basement, and must be evaluated in conformance to the two criteria for story above grade. These two criteria are intended to deal with unusual grading of ground adjacent to exterior walls. Without such a consideration, the resulting building height can be reduced because of a berm or other landscaping technique that may be artificially created to reduce the apparent building height. The specific criteria establish the point at which a basement extends far enough above ground that it contributes to the regulated height of the building in number of stories.



(A) THE BASEMENT IS A STORY ABOVE GRADE PLANE BECAUSE THE FLOOR OF STORY A IS MORE THAN 6'-0" ABOVE GRADE PLANE



(B) BASEMENT NO. 1 IS A STORY ABOVE GRADE PLANE BECAUSE THE FLOOR OF STORY A IS MORE THAN 12'-0" ABOVE FINISHED GROUND LEVEL AT ONE POINT

For SI: 1 inch. = 25.4 mm, 1 foot = 304.8 mm.

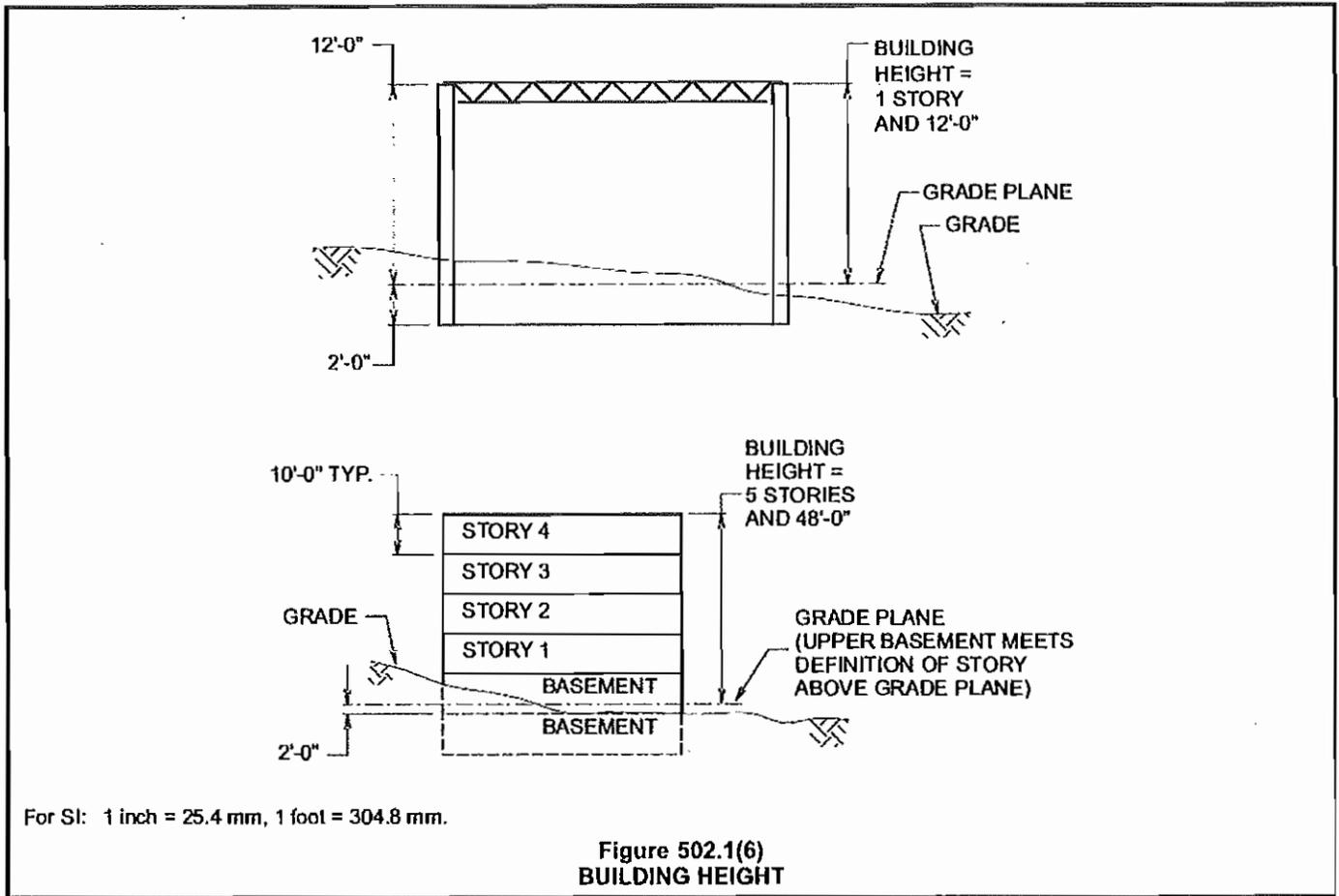
**Figure 502.1(2)
STORY ABOVE GRADE**

BASEMENT. That portion of a building that is partly or completely below grade plane (see "Story above grade plane" in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

- More than 6 feet above grade plane; or
- More than 12 feet above the finished ground level at any point.

A basement is a level within a building that has its floor surface below the adjoining ground level. Often due to grading conditions, a basement will also be considered as a story above grade, thereby contributing to the building height (see the commentary to the definition of "Story above grade plane").

This definition parallels that of "Story above grade plane" (see Chapter 2). The determination of whether a basement meets the definition of "Story above grade plane" is important because it contributes to the height of a building in regard to Table 503 and the total allowable area of the building in accordance with Sections 503.1.1 and 503.3. Every story with the finished floor entirely above grade (finished ground level) is a story above grade. In addition, two specific criteria in the definition establish the threshold at which a basement extends far enough above ground to contribute to the regulated height of the building in number of stories. Figure 502.1(2) describes the application of these criteria.



HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

PUBLIC WORKS PLANNING PERMIT MEMORANDUM

June 11, 2012

TO: PLANNING DIVISION
FROM: Barry Rands, PE – Associate Engineer
RE: 3202 Beachcomber – ADO- 067



The plans are conditionally approved subject to the following conditions:

1. Provide a Drainage Report prepared by a Registered Civil Engineer. The Drainage Report shall conform to Stormwater Management for New and Redevelopment Projects within the City of Morro Bay in the July 2011 amendment to the City Standard Drawings and Specifications*. Specifically, this project shall meet the requirements of the following Parts:
 - a. Part 1: Protection of Water Quality - **Exempt**
 - b. Part 2: Runoff Volume Controls (LID) - **Tier 2 requirements**
 - c. Part 3: Peak Runoff Flow Control – **All requirements**
2. 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, adjacent properties, any harbor, waterway, or ecologically sensitive area.
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. Plot the boundary and elevations of the 1% chance flood from May 26, 2012 Flood Study performed by Robert Montoya.

Add the following Notes to the Plans:

Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

*For more information go to: <http://ca-morrobay.civicplus.com/index.aspx?NID=688>
Scroll to the bottom and click Engineering Standards for LID/Hydrmodification



FLOOD STUDY

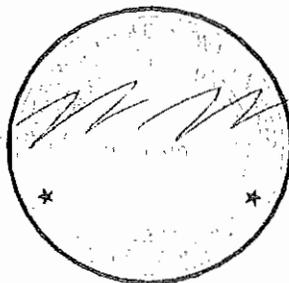
FOR

Perry Enterprises

**3202 Beachcomber Drive
Morro Bay, CA**

BY

**CIVIL DESIGN
MR. ROBERT MONTOYA PE**



V.1 5/26/2012



1.0 PROJECT LOCATION

The project is located at 3202 Beachcomber Drive in the City of Morro Bay, CA. The site is an 11,000 square foot single family residential lot surrounded by residential lots.

2.0 SCOPE OF STUDY

This study determines the 100-year flood depth with respect to the existing ground elevation along the subject Southerly Property Line as indicated in Appendix C. The study is based on elevations and topographic information provided by others.



4.0 HYDRAULIC ANALYSIS

Hydraflow hydraulics program was utilized to determine the 100 year water surface elevation at the locations as shown in Appendix C Site Map. Cross sections A and B were developed based on the existing ground elevations at these locations. This cross sectional data and the maximum flow at these specific locations were input into the channel program and the maximum anticipated flow profile was developed based on the longitudinal slope of the street.

The 100 year water surface elevation was determined as shown below:

Cross Section A: Maximum 100-year water surface elevation = 16.0 ft.

Cross Section B: Maximum 100-year water surface elevation = 16.3 ft.

Cross Section C: Maximum 100-year water surface elevation = 15.2 ft.

The maximum water surface elevations were utilized to determine the maximum average depth of flow in the street and parkway along the project frontage. The maximum average depths were applied to the appropriate section of property frontage and the limit of 100 year flooding was plotted as indicated on Appendix C site plan based on the existing ground topography.



APPENDIX A

Hydrograph Report

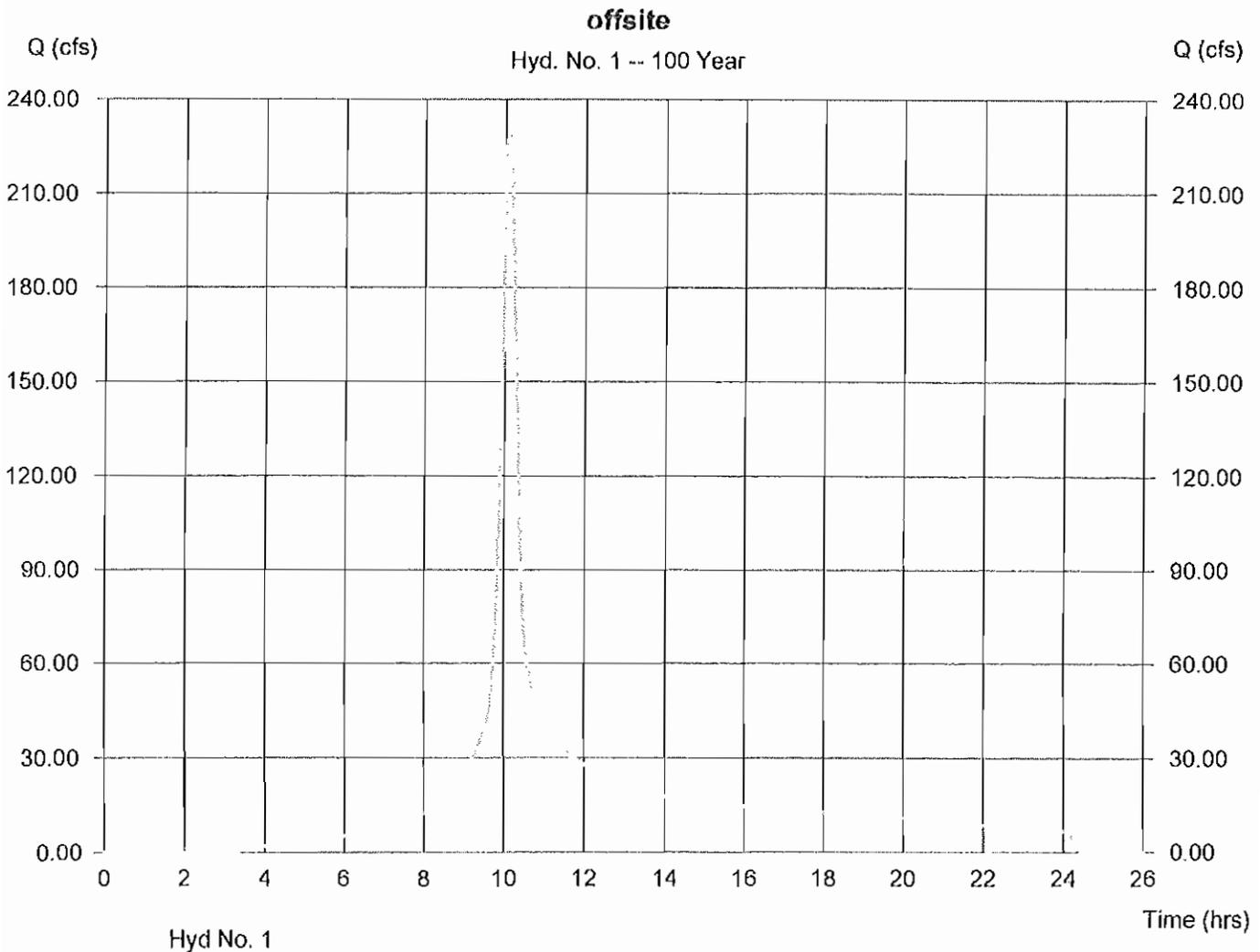
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Sunday, May 27, 2012

Hyd. No. 1

offsite

| | | | | | |
|-----------------|---|------------|--------------------|---|----------------|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 231.51 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 10.10 hrs |
| Time interval | = | 1 min | Hyd. volume | = | 1,464,292 cuft |
| Drainage area | = | 75.000 ac | Curve number | = | 86 |
| Basin Slope | = | 5.0 % | Hydraulic length | = | 2000 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 20.29 min |
| Total precip. | = | 6.96 in | Distribution | = | Type I |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



Hydrograph Report

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

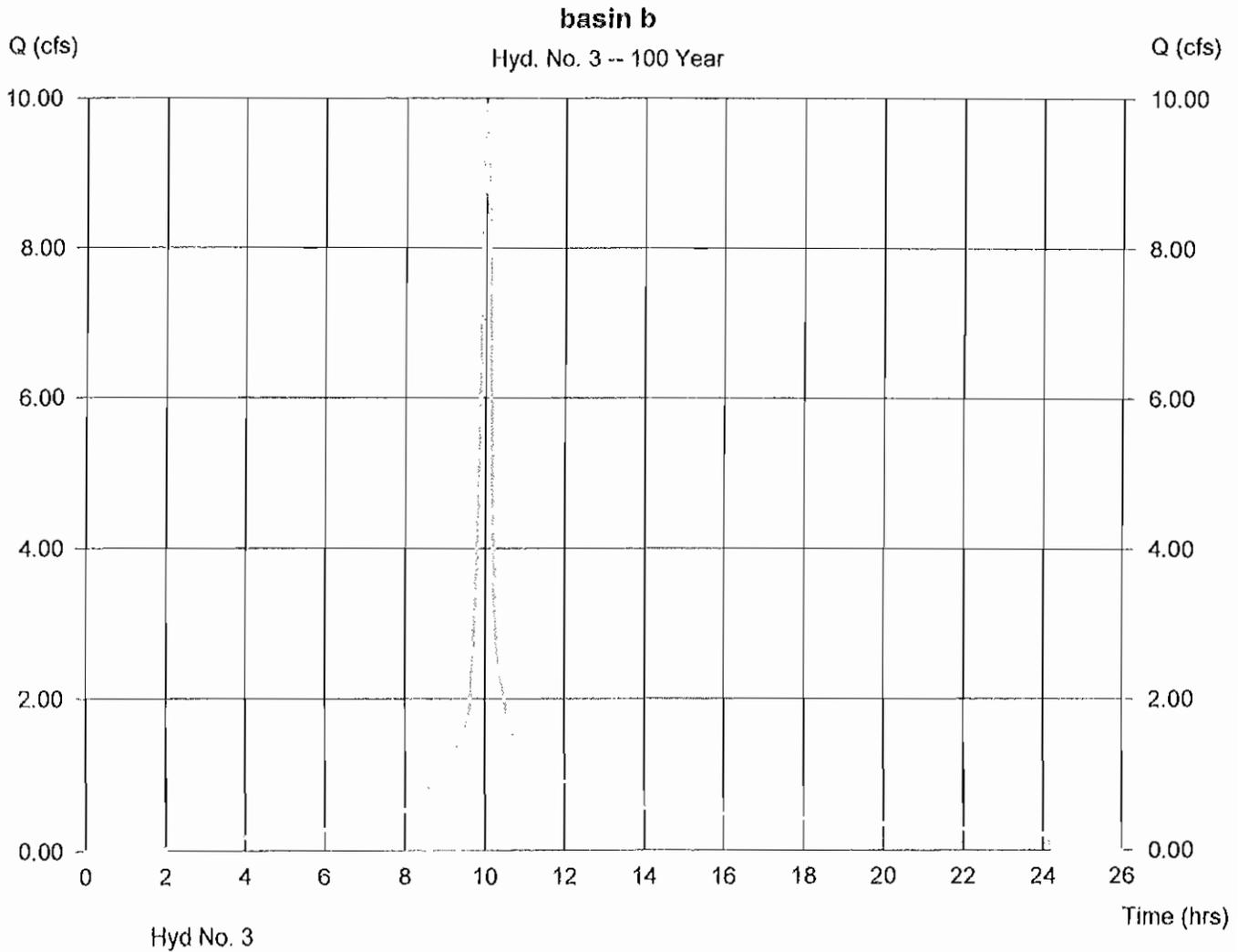
Sunday, May 27, 2012

Hyd. No. 3

basin b

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 2.320 ac
Basin Slope = 8.0 %
Tc method = LAG
Total precip. = 6.96 in
Storm duration = 24 hrs

Peak discharge = 9.920 cfs
Time to peak = 10.00 hrs
Hyd. volume = 52,241 cuft
Curve number = 92
Hydraulic length = 1500 ft
Time of conc. (Tc) = 10.04 min
Distribution = Type I
Shape factor = 484



Channel Report

<Name>

User-defined

Invert Elev (ft) = 14.60
 Slope (%) = 8.30
 N-Value = 0.017

Highlighted

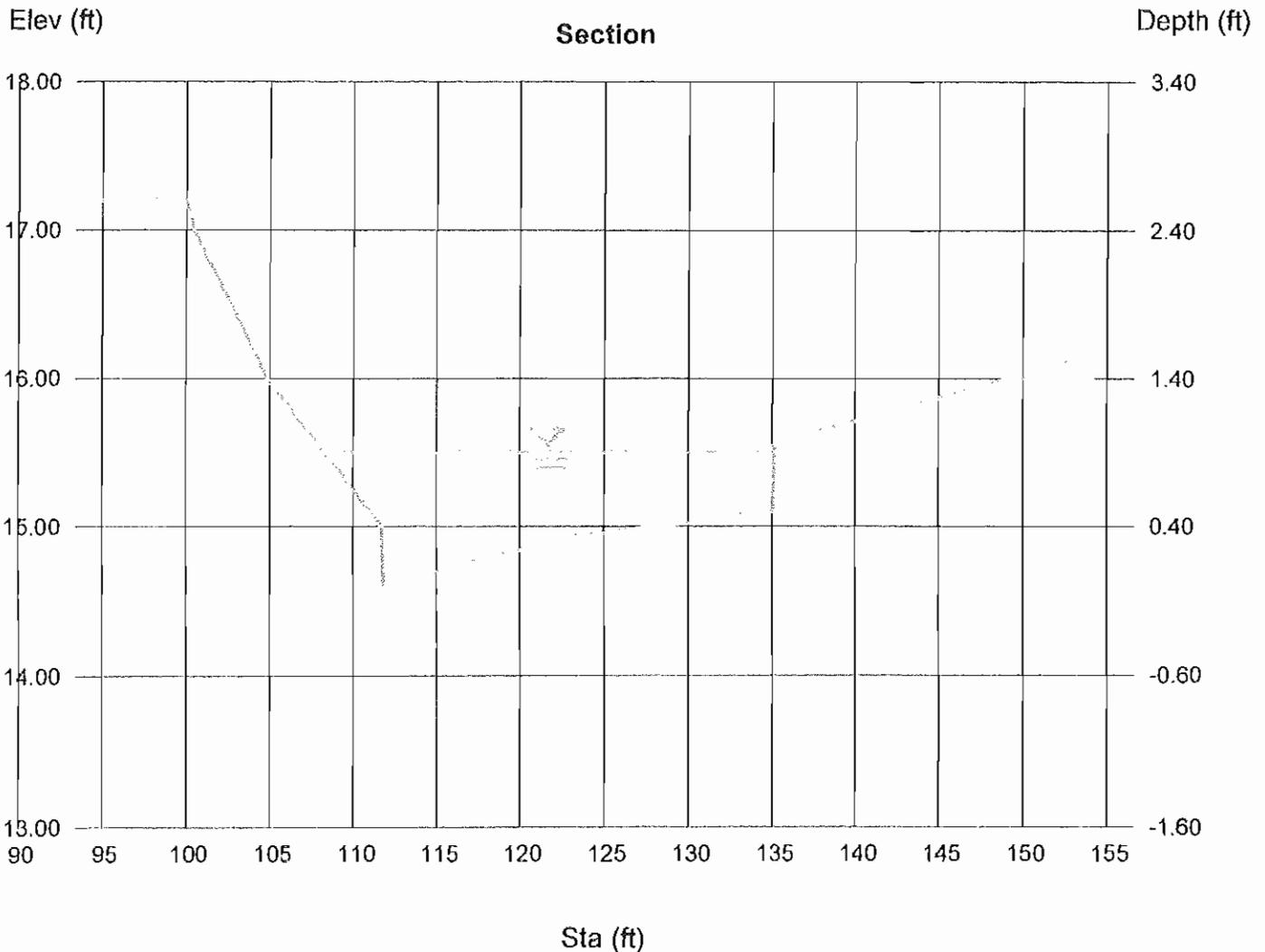
Depth (ft) = 0.90
 Q (cfs) = 255.20
 Area (sqft) = 15.05
 Velocity (ft/s) = 16.96
 Wetted Perim (ft) = 27.51
 Crit Depth, Yc (ft) = 1.69
 Top Width (ft) = 26.83
 EGL (ft) = 5.37

Calculations

Compute by: Known Q
 Known Q (cfs) = 255.20

(Sta, El, n)-(Sta, El, n)...

(100.00, 17.20)-(100.45, 17.00, 0.025)-(104.85, 16.00, 0.025)-(111.68, 15.00, 0.025)-(111.78, 14.60, 0.015)-(122.69, 14.92, 0.015)-(135.01, 15.10, 0.015)
 -(135.11, 15.56, 0.025)-(149.13, 16.00, 0.025)



Channel Report

<Name>

User-defined

Invert Elev (ft) = 15.60
 Slope (%) = 8.30
 N-Value = 0.015

Highlighted

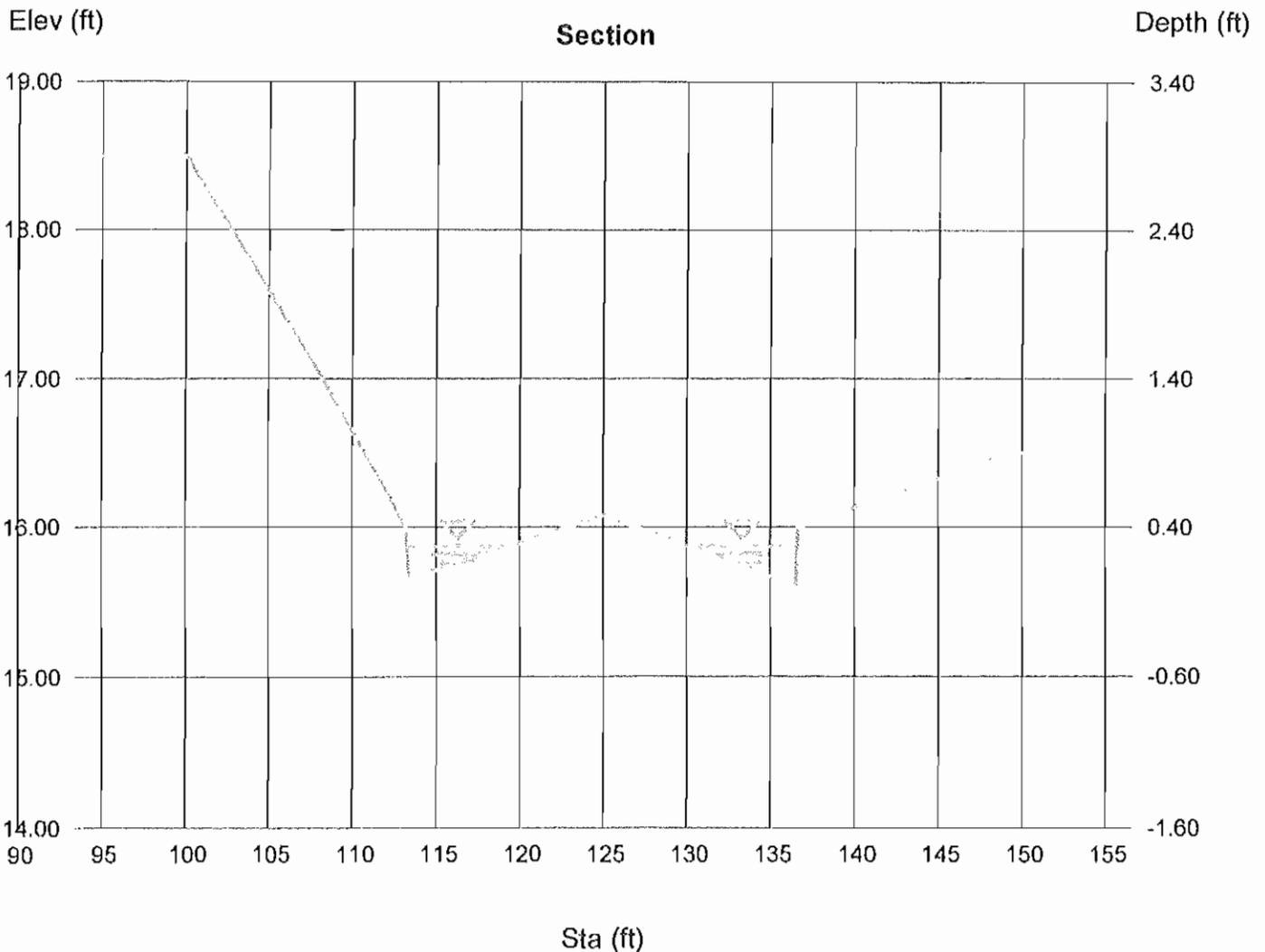
Depth (ft) = 0.27
 Q (cfs) = 9.920
 Area (sqft) = 1.55
 Velocity (ft/s) = 6.40
 Wetted Perim (ft) = 12.96
 Crit Depth, Yc (ft) = 0.42
 Top Width (ft) = 12.61
 EGL (ft) = 0.91

Calculations

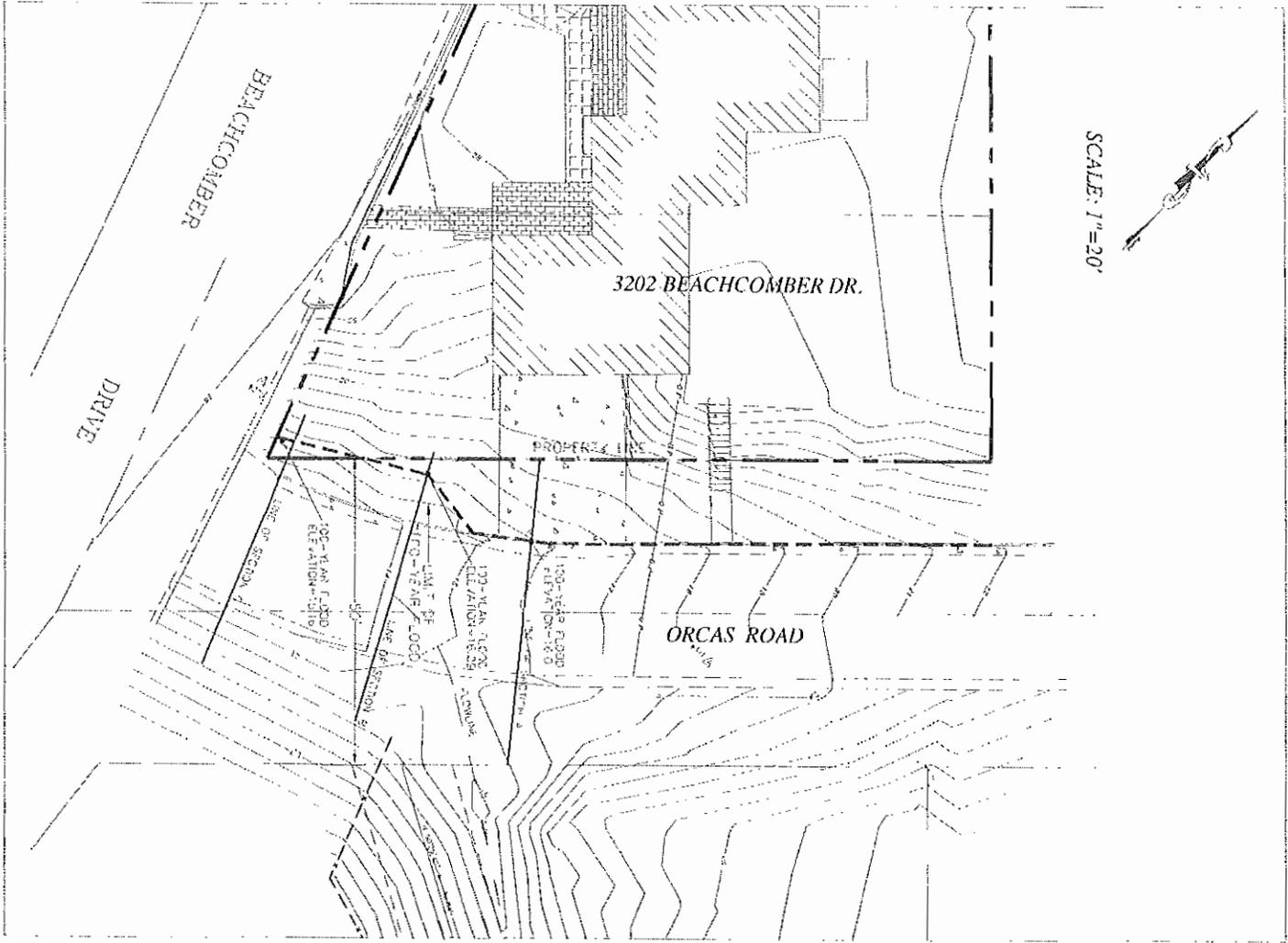
Compute by: Known Q
 Known Q (cfs) = 9.92

(Sta, El, n)-(Sta, El, n)...

(100.00, 18.50)-(102.72, 18.00, 0.015)-(108.21, 17.00, 0.015)-(113.21, 16.00, 0.015)-(113.41, 15.65, 0.015)-(125.03, 16.08, 0.015)-(136.53, 15.60, 0.015)
 -(136.63, 16.00, 0.015)-(149.46, 16.50, 0.015)



SCALE: 1"=20'



Memo

To: Sierra Davis, Assistant Planner
From: Tom Prows, Fire Marshal
Date: 10/21/2011
Re: 3202 Beachcomber- ADO-067

Sierra,

We have reviewed plan submittal to remove an existing residence and new construction of a 10,022 square foot single-family residence. We offer the following fire department conditions:

1. Fire Safety During Construction and Demolition. All work shall be in accordance with 2010 California Fire Code, Chapter 14 and National Fire Protection Association (NFPA) Standard 241.
2. Automatic Fire Sprinkler System. The proposed new structure shall be protected by an automatic fire sprinkler system, in accordance with NFPA 13. (MBMC 14.08.090 (l) (1) and CRC R313.

With the following conditions, we find for project approval.


Tom

December 23, 2011

TO: PLANNING DIVISION

FROM: Brian Cowen, Building Division

A handwritten signature in blue ink, appearing to be 'BC', is written over the 'FROM' line.

SUBJECT: 3202 Beachcomber/ ADO-065

I have reviewed the above application and from a building standpoint, recommend that the plans be sent forward to the planning commission, with the staff recommendation for approval.