

City of Morro Bay

City Council Agenda

Mission Statement

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 TUESDAY, AUGUST 12, 2014 VETERANS MEMORIAL HALL - 6:00 P.M. 209 SURF ST., MORRO BAY, CA

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT

MAYOR & COUNCILMEMBERS' REPORTS, ANNOUNCEMENTS & PRESENTATIONS

PUBLIC PRESENTATIONS

- Morro Bay Community Foundation Check Presentation
- Presentation of Service Pins for City Employees

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

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Mayor, please come forward to the podium and state your name and address for the record. Comments are to be limited to three minutes.
- All remarks shall be addressed to Council, as a whole, and not to any individual member thereof.
- The Council 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 City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in City Council 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 City Clerk, (805) 772-6205. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT AGENDA

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

A-1 APPROVAL OF MINUTES FOR THE SPECIAL CITY COUNCIL MEETING HELD ON JULY 7, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE SPECIAL CLOSED SESSION CITY COUNCIL MEETING HELD ON JULY 8, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF MINUTES FOR THE CITY COUNCIL MEETING HELD ON JULY 8, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted..

A-4 APPROVAL OF MINUTES FOR THE SPECIAL CITY COUNCIL MEETING HELD ON JULY 17, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-5 STATUS REPORT OF A MAJOR MAINTENANCE & REPAIR PLAN (MMRP) FOR THE EXISTING WASTEWATER TREATMENT PLANT; (PUBLIC SERVICES)

RECOMMENDATION: Receive and file the report.

A-6 WATER RECLAMATION FACILITY (WRF) PROJECT STATUS AND DISCUSSION; (PUBLIC SERVICES)

RECOMMENDATION: Receive and file the report.

A-7 APPROVAL OF THE AMENDMENT TO GRANT AGREEMENT BETWEEN THE CITY OF MORRO BAY AND SOUTH BAY COMMUNITY POOL ASSOCIATION; (RECREATION & PARKS)

RECOMMENDATION: Review and approve the proposed Amendment to the Grant Agreement between the South Bay Community Pool Association (SBCPA) and the City of Morro Bay.

A-8 A RESOLUTION MODIFYING THE MAKE-UP OF THE WATER RECLAMATION FACILITY CITIZEN'S ADVISORY COMMITTEE (WRFCAC); (ADMINISTRATION)

RECOMMENDATION: Approve Resolution 53-14.

A-9 APPROVAL OF SUBLEASE ON A PORTION OF LEASE SITE 86/86W, LOCATED AT 801 EMBARCADERO, BETWEEN 801 EMBARCADERO LLC AND PETRINA-DE COCK, INC. DBA VIRG'S LANDING AND CENTRAL COAST SPORTFISHING; (HARBOR)

RECOMMENDATION: Approval of the sublease as presented.

B. PUBLIC HEARINGS

B-1 APPEAL OF THE PLANNING COMMISSION DENIAL OF COASTAL DEVELOPMENT PERMIT #CP0-408 FOR DEMOLITION AND RECONSTRUCTION OF AN EXISTING SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE; (PUBLIC SERVICES)

RECOMMENDATION: Deny the appeal and uphold the Planning Commission denial of Coastal Development Permit #CP0-408 for 1000 Ridgeway Avenue.

B-2 HOLD A PUBLIC HEARING AND CONSIDER ESTABLISHING THE SOUTH BAY BOULEVARD UNDERGROUND UTILITY DISTRICT-CITY AREA; (PUBLIC SERVICES)

RECOMMENDATION: Conduct a public hearing, consider all testimony and evidence present and adopt Resolution No. 55-14 establishing the South Bay Boulevard Underground Utility District within City limits.

C. UNFINISHED BUSINESS / SECOND READING AND ADOPTION OF ORDINANCES - NONE

D. NEW BUSINESS - NONE

E. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

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 CITY HALL FOR ANY REVISIONS OR CALL THE CLERK'S OFFICE AT 772-6205 FOR FURTHER INFORMATION.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION AT CITY HALL LOCATED AT 595 HARBOR STREET; MORRO BAY LIBRARY LOCATED AT 625 HARBOR STREET; AND MILL'S COPY CENTER LOCATED AT 495 MORRO BAY BOULEVARD DURING NORMAL BUSINESS HOURS.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE THAT REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.

AGENDA NO: A-1

MEETING DATE: 8/12/2014

MINUTES - MORRO BAY CITY COUNCIL
SPECIAL MEETING – JULY 7, 2014
MORRO BAY COMMUNITY CENTER STUDIO
1001 Kennedy Way, Morro Bay
5:30 P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember

ABSENT:	Nancy Johnson	Councilmember
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STAFF:	Jamie Boucher	City Clerk
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ESTABLISH QUORUM AND CALL TO ORDER

PUBLIC COMMENT

The public comment period for the special meeting was opened; seeing none, the public comment period was closed.

ADVISORY BOARD INTERVIEWS

There were 15 applicants for the new WRF Citizen's Advisory Committee. There were 9 interviews scheduled for July 7, 2014. Interviewed were: Barbara Spagnola, Bill Woodson, Dale Guerra, David Nelson, David Whipple, Dennis Houlsby, John Diodati, Kelsey Shaffer and Valerie Levulett.

There will be 6 more interviews conducted on Tuesday, July 8, 2014 at which time a vote will be taken to select the 7 members (5 members and 2 alternates) of the board.

Each applicant introduced themselves; Mayor Irons gave a brief explanation of the process; interviews were conducted.

The meeting adjourned at 7:11pm.

SPECIAL MEETING – JULY 8, 2014
MORRO BAY COMMUNITY CENTER STUDIO
1001 Kennedy Way, Morro Bay
3:00 P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember
ABSENT:	Nancy Johnson	Councilmember
STAFF:	Edward Kreins	Interim City Manager
	Jamie Boucher	City Clerk

There were 15 applicants for the new WRF Citizen’s Advisory Committee. There were 6 interviews scheduled for July 8, 2014. Interviewed were: Mary “Ginny” Garelick, Paul Donnelly, Steve Francis, Taylor Newton, David Jewell and Jim Hayes.

Each applicant introduced themselves; Mayor Irons gave a brief explanation of the process; interviews were conducted.

There was Council discussion as to the merits of having alternates on the board. There was Council consensus to go to a 9 member board as they felt it unfair to appoint alternates who wouldn’t be able to participate. As such, a vote was taken to select 5 board members and 2 alternates with the understanding that at the next Council meeting a Resolution would be brought forth to increase the membership to 9, bringing the alternates selected to full membership.

The City Council voted by written ballot and City Clerk Jamie Boucher read the results:

1st Ballot

Barbara Spagnola - received 2 votes (Councilmembers Christine Johnson and Smukler)
Bill Woodson - received 4 votes (Mayor Irons, Councilmembers Christine Johnson, Leage and Smukler)
Dale Guerra - received no votes
David Jewell - received no votes
David Nelson - received no votes
David Whipple - received no votes
Dennis Houlsby - received 1 vote (Councilmember Leage)
Jim Hayes - received 1 vote (Councilmember Leage)
John Diodati - received 3 votes (Mayor Irons, Councilmembers Christine Johnson and Smukler)
Kelsey Shaffer - received no votes
Mary “Ginny” Garelick – received 4 votes (Mayor Irons, Councilmembers Christine Johnson, Leage and Smukler)
Paul Donnelly - received 2 votes (Mayor Irons and Councilmember Leage)
Steve Francis - received no votes
Taylor Newton - received no votes
Valerie Levulett - received 3 votes (Mayor Irons, Councilmembers Christine Johnson and Smukler)

Based on majority, Bill Woodson, John Diodati, Mary “Ginny” Garelick and Valerie Levulett were selected.

2nd Ballot

Barbara Spagnola – received 2 votes (Mayor Irons and Councilmember Christine Johnson)

Dale Guerra - received no votes

David Jewell - received no votes

David Nelson - received no votes

David Whipple - received no votes

Dennis Houlsby - received no votes

Jim Hayes - received no votes

Kelsey Shaffer - received no votes

Paul Donnelly – received 2 votes (Councilmembers Leage and Smukler)

Steve Francis - received no votes

Taylor Newton - received no votes

There was a verbal vote resulting in Paul Donnelly being unanimously selected as the 5th member of the committee.

There was a vote to select the 2 alternates.

1st Ballot – Alternate

Barbara Spagnola - received 3 votes (Mayor Irons, Councilmembers Christine Johnson and Smukler)

Dale Guerra - received 3 votes (Councilmembers Christine Johnson, Leage and Smukler)

David Jewell - received 1 vote (Mayor Irons)

David Nelson - received no votes

David Whipple - received no votes

Dennis Houlsby - received no votes

Jim Hayes - received 1 vote (Councilmember Leage)

Kelsey Shaffer - received no votes

Steve Francis - received no votes

Taylor Newton - received no votes

Based on majority, Barbara Spagnola and Dale Guerra were named as committee alternates.

Mayor Irons requested a Future Agenda Item to bring back a Resolution to the next Council meeting bringing the Advisory Board membership to 9 members; removing the alternate component.

VI. ADJOURNMENT

The meeting adjourned at 4:35pm

Recorded by:

Jamie Boucher
City Clerk

AGENDA NO: A-2

MEETING DATE: 8/12/2014

MINUTES – MORRO BAY CITY COUNCIL
SPECIAL CLOSED SESSION MEETING –
JULY 8, 2014
CITY HALL CONFERENCE ROOM – 5:00 P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember
STAFF:	Edward Kreins	Interim City Manager
	Joe Pannone	City Attorney

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Irons called the meeting to order at 4:00pm.

SUMMARY OF CLOSED SESSION ITEMS - The Mayor read a summary of Closed Session items.

CLOSED SESSION PUBLIC COMMENTS - Mayor Irons opened the meeting for Public Comments.

Robbyn Smith spoke on the topic of transferring Morro Bay Dispatch to the Sheriff's Department. She stressed the commitment of the current dispatch staff to the City; they didn't leave for more money and instead, over the last decade, has been taking on more, with less. They are saddened that the answer to their commitment is not to provide additional aid or show appreciation but to "out-source" them. She presented reasons to keep a local dispatch – citizens can make one call and have access ad response from any or all City departments; the potential loss of volunteer services; the use of department Chaplains would diminish; loss of 24/7 to the lobby and department which would hurt visitors looking for services as well as the Operation Medicine Cabinet which is located in the lobby; they also provide clerk duties for parking citations, tow paperwork and requests generated by lobby traffic – all money generating, who would do those; and, they are the only agency left in the County that also handles records duties (reports, retention and submissions to the Court and DA office) – who would do those; you would lose the local knowledge that the current dispatch staff possess. She left with the following statements: spend some time at the dispatch center to get a feel for them; and reach out to City employees, now, morale is very low.

The public comment period was closed.

The City Council moved to Closed Session and heard the following item:

CS-1 CONFERENCE WITH LABOR NEGOTIATORS

City Designated Representatives: Interim City Manager
Employee Organizations: Morro Bay Firefighters' Association; Morro Bay Police Officers' Association; Service Employee's International Union, SEIU Local 620; Management Employees; and, Confidential Employees

CITY COUNCIL CONVENED TO OPEN SESSION

The City Attorney reported that with regards to the Closed Session Items, the Council did not take any reportable action pursuant to the Brown Act.

ADJOURNMENT

The meeting adjourned at 5:59 p.m.

Recorded by:

Jamie Boucher
City Clerk

MINUTES - MORRO BAY CITY COUNCIL
REGULAR MEETING – JULY 8, 2014
VETERAN’S MEMORIAL HALL – 6:00P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	Nancy Johnson	Councilmember
	George Leage	Councilmember
	Noah Smukler	Councilmember
STAFF:	Edward Kreins	Interim City Manager
	Joe Pannone	City Attorney
	Jamie Boucher	City Clerk
	Susan Slayton	Administrative Services Director
	Rob Livick	Public Services Director
	Amy Christey	Police Chief
	Eric Endersby	Harbor Director
	Joe Woods	Recreation & Parks Director
	Janeen Burlingame	Management Analyst

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT – Interim City Attorney Joe Pannone reported that with regards to the Closed Session Item: Conference with Labor Negotiators regarding Morro Bay Firefighters’ Association; Morro Bay Police Officers’ Association; Service Employee’s International Union, SEIU Local 620; Management Employees; and, Confidential Employees the Council did not take any reportable action pursuant to the Brown Act.

MAYOR AND COUNCILMEMBERS’ REPORTS, ANNOUNCEMENTS & PRESENTATIONS

PUBLIC PRESENTATIONS - None

PUBLIC COMMENT

Beverly Ford-Durrer of Grandma’s Yogurt and Waffle shop presented the Morro Bay Business report. They are located at 307 Morro Bay Blvd, and by citizen requests, are open 9am-7pm on the weekdays and 9am-10pm on the weekends. They have created a courtyard / pocket park for people to gather. The public bathroom has been well received. They are planning a luau for the end of the summer and are looking for a non-profit who would like to benefit from a yogurt and waffle tasting. They are still trying to figure out bike and skate board racks. They are trying to continue to serve sorbet as well as yogurt; they are family oriented; they already have 3 clubs requesting to meet there and hope to have more.

John Barta congratulated Morro Bay as this is their last meeting before turning 50 years old. He spoke on “the state of democracy in Morro Bay” and was impressed that Morro Bay had the 3rd highest voter turnout at the June election in the State of California. The state average was 22.4% and Morro Bay had a 58.1% turnout. Democracy is alive and well in Morro Bay.

Pauline Stansbury spoke on her involvement with the Meals on Wheels program. She joined them as a volunteer, it’s a great organization but they have needs: donations, office help, and drivers. Meals are \$6.95; they could use donations to offset costs of those unable to afford that cost. This program makes a huge difference in people’s lives.

Barry Brannin spoke on an item on the Planning Commission agenda – replacing / upgrading the Nutmeg Water Tanks. He feels the project has morphed dramatically from an existing steel tank to 2 concrete reinforced tanks as well as setting up a concrete mixing facility. He doesn’t believe we should put major public infrastructure on leased land; a project of this magnitude should be located on our own property. Maybe it should be integrated with the WRF project. He feels this project needs more focus by the Council with a report from staff as to how it got there.

Jane Heath spoke on behalf of Morro Bay in Bloom. She requested that anybody who sees the trolley this coming Thursday and/or Friday to wave as very likely they will have judges with the American in Bloom competition on them. Morro Bay in Bloom is a proud participant in American in Bloom for the first time. The organization is in place to beautify public areas in Morro Bay. Morro Bay in Bloom not only concentrates on plants/horticulture but also public art – Surf Art is a contest being sponsored by Morro Bay in Bloom which will benefit Project Surf Camp.

Steve Lindsmeier walks in Morro Bay 3-4 times a week and every 2 days, he is able to fill up a large bag of cigarette butts; he finds them everywhere. He hoped that maybe we could get community service to help enforce the litter laws – this gripes him.

The public comment period was closed.

A. CONSENT AGENDA

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

A-1 APPROVAL OF MINUTES FOR THE SPECIAL CLOSED SESSION CITY COUNCIL MEETING HELD ON JUNE 24, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FOR THE CITY COUNCIL MEETING HELD ON JUNE 24, 2014; (ADMINISTRATION)

RECOMMENDATION: Approve as submitted.

A-3 APPROVAL OF RESOLUTION NO. 47-14 ADOPTING 2014/15 MASTER FEE SCHEDULE; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Approve Resolution No. 47-14, adopting the 2014/15 Master Fee Schedule as presented.

A-4 APPROVE RESOLUTION NO. 46-14 AUTHORIZING THE EXAMINATION OF SALES OR TRANSACTIONS AND USE TAX RECORDS BY MUNICIPAL AUDITING SERVICES; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Approve Resolution No. 46-14, authorizing the examination of sales or transactions and use tax records by Municipal Auditing Services (“MAS”).

A-5 RESOLUTION 48-14 RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD IN THE CITY OF MORRO BAY ON THE 3RD DAY OF JUNE, 2014; DECLARING THE RESULTS THEREOF, AND SUCH OTHER MATTERS AS ARE PROVIDED BY LAW; (ADMINISTRATION)

RECOMMENDATION: Adopt Resolution No. 48-14.

A-6 STATUS REPORT OF A MAJOR MAINTENANCE & REPAIR PLAN (MMRP) FOR THE EXISTING WASTEWATER TREATMENT PLANT; (PUBLIC SERVICES)

RECOMMENDATION: Receive and file the report.

A-7 WATER RECLAMATION FACILITY (WRF) PROJECT STATUS AND DISCUSSION; (PUBLIC SERVICES)

RECOMMENDATION: Receive and file the report.

A-8 APPROVAL OF A NEW LICENSE AGREEMENT WITH MORRO BAY HARBOR FESTIVAL, INC. FOR USE OF HARBOR DEPARTMENT’S STORAGE YARD IN THE FRONT STREET PARKING LOT; (HARBOR)

RECOMMENDATION: Approve a two-year License Agreement with Morro Bay Harbor Festival, Inc., that includes an option to extend for one two-year period.

A-9 APPROVAL OF RESOLUTION 49-14 EXECUTING AMENDMENT #1 TO THE LEASE AGREEMENT FOR LEASE SITE 93-95/93W-95W EXTENDING DEADLINES FOR THE REDEVELOPMENT PROJECT AT 901-915 EMBARCADERO (HELD, HARBOR CENTER); (HARBOR)

RECOMMENDATION: Approve Resolution No. 49-14, executing Amendment #1 to the Lease Agreement for Lease Site 93-95/93W-95W, located at 901-915 Embarcadero, with the Held Family Trust and the Smith W and Hannah W Held Family Trust (“Tenants”), extending the lease’s redevelopment project deadlines.

A-10 RESOLUTION NO. 50-14 ESTABLISHING THE ANNUAL PROPOSITION 4 APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2014/15; (ADMINISTRATIVE SERVICES)

RECOMMENDATION: Adopt Resolution No. 50-14, establishing the annual Proposition 4 appropriation limits for fiscal year 2014/15.

A-11 DESIGNATION OF VOTING DELEGATE AND ALTERNATE VOTING DELEGATE AT LEAGUE OF CALIFORNIA CITIES 2014 ANNUAL CONFERENCE BUSINESS MEETING; (ADMINISTRATION)

RECOMMENDATION: Appoint Mayor Jamie Irons as the Voting Delegate and City Councilmember Christine Johnson as the Alternate Voting Delegate at the League of California Cities 2014 Annual Conference Business Meeting.

The public comment period was opened for the Consent Calendar; seeing none, the public comment period was closed.

Mayor Irons pulled Item A-2 from the Consent Calendar.

MOTION: Councilmember Christine Johnson moved the City Council approve Items, A-1, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10 and A-11 from the Consent Calendar as presented. The motion was seconded by Councilmember Smukler and carried unanimously, 5-0.

Ayes: Irons, C. Johnson, N. Johnson, Leage, Smukler

No's: None

Mayor Irons earlier had contacted the City Clerk requesting a typo in the Motion found on page 13 of the minutes be corrected from "... of even numbered **months**" to "... of even numbered **years**." The Clerk confirmed that was accurate.

MOTION: Mayor Irons moved the City Council approved Item A-2 with the correction as stated. The motion was seconded by Councilmember Leage and carried unanimously, 5-0.

Ayes: Irons, C. Johnson, N. Johnson, Leage, Smukler

No's: None

B. PUBLIC HEARINGS

B-1 PUBLIC HEARING FOR AND CONSIDERATION OF MORRO BAY GARBAGE SERVICE BASE-YEAR RATE ADJUSTMENT APPLICATION AND ADOPTION OF RESOLUTION NO. 45-14; (PUBLIC SERVICES)

Management Analyst Janeen Burlingame presented the staff report with a follow-up discussion on how the rates were calculated by Tom Martin, General Manager with Mission Country Disposal. Ms. Burlingame pointed out a typo on the Resolution, there was a date that read October, 2014 which should have read October, 2013.

The public comment period was opened for Item B-1; seeing none, the public comment period was closed.

Councilmember Christine Johnson stated that the level of service provided by the garbage company must be very high with only 2 citizens submitting protests. She sees the landfill as an extremely well run facility; and, the garbage company employees are very safety conscience. She also appreciates the fact that the rates are being kept as low as possible.

Councilmember Smukler stated that by nature, garbage is going to be expensive. He suggested that residents struggling with the additional monthly cost, look into other options; ie: composting or recycling which may allow for a smaller trash can resulting in a lower rate. He sees the drivers as safe and professional. He also sees this as a good value for us and is in favor of the increase.

Councilmember Nancy Johnson agrees, there are options to reducing your waste which will decrease your rates. She too is in favor of the increase.

Mayor Irons appreciates the work that was gone through to get to this point. He also likes the efficiencies this gives as we won't have to come back with this item as often. He supports the increase.

MOTION: Mayor Irons moved to approve Resolution 45-14, with the stated correction to the third "Whereas" to read 2013 instead of 2014. The motion was seconded by Councilmember Leage and carried unanimously 5-0.

Ayes: Irons, C. Johnson, N. Johnson, Leage, Smukler

No's: None

C. UNFINISHED BUSINESS

C-1 APPROVAL OF CONSENT OF LANDOWNER AGREEMENT FOR UNITED STATES COAST GUARD TO BEGIN DEVELOPMENT APPLICATION PROCESS FOR CONSTRUCTION OF ADDITIONAL FACILITY BUILDING IN LEASE SITES 138-139 LOCATED AT 1253 AND 1257 EMBARCADERO; (HARBOR)

Harbor Director Eric Endersby presented the staff report.

The public comment period for Item C-1 was opened.

John Barta stated that one thing that hasn't been discussed is what would happen if our harbor weren't dredged. Having a nice new USCG facility would hopefully ensure that we continue receiving those dredging dollars.

Barry Brannin questioned, what if the USCG was able to merge our Harbor office with their facility; they provided us with a new office site and they took over our site; it seems like a better long range purpose.

Bill Meyn with the USCG stated that the relocation costs of moving the Harbor office would be approximately \$400,000 - \$500,000; he went on to say that the current facility is only 1000 square feet, and if you're building a new building, it should probably be larger. The relocation cost of the restroom is approximately \$100,000 - \$200,000; a cost they can manage. While they would rather merge with the Harbor site, they can live with the solution that is being proposed as that fits into the economic reality of the project.

The public comment period for Item C-1 was closed.

Mayor Irons agrees that the USCG is important to us and we want to maintain our relationship with them. There is consensus for us to move forward. The consent of landowner before us gives needed flexibility.

Councilmember Smukler affirmed that the City has worked closely with the USCG and we want to see this happen; while it's not the best scenario, it's one that will work. The project began with a requested site at Coleman Park and this is an elegant response to the public input received. This also adds to the potential viability of a boat haul-out yard. He hopes that we get with the Harbor Advisory Board and the Planning Commission as soon as possible.

Councilmember Nancy Johnson agrees that the USCG is a very important part of our community and wants to see this move forward so we can get them started and decide where they need to go from here.

Councilmember Christine Johnson suggested that if the public has any innovative ideas, now is the time to bring them forward as currently we have some flexibility. She likes the fact that we have a document that allows us to move forward but also allows for flexibility.

MOTION: Councilmember Christine Johnson moved approval of item C-1, Consent of Landowner enabling the USCG to beginning the planning and permitting processes for their proposed building. The motion was seconded by Councilmember Smukler and carried unanimously, 5-0.

Ayes: Irons, C. Johnson, N. Johnson, Leage, Smukler

No's: None

D. NEW BUSINESS

D-1 ADOPTION OF RESOLUTIONS NECESSARY FOR SPECIAL ELECTION TO BE HELD ON NOVEMBER 4, 2014, TO CONSIDER MEASURE TO CHANGE THE TIME AND MANNER OF ELECTING CITY OFFICIALS; (CITY ATTORNEY)

City Attorney Joe Pannone presented the staff report.

Mayor Irons opened up the public comment period for Item D-1.

Jeff Cox had a question; if you select option A, would you select 1 or 2 people to write a pro and 1 or 2 people to write a con? Mayor Irons responded that was correct.

Bob Keller urged Council, as representatives of Morro Bay, and to unite the City, to adopt this 5-0. The two election process is too costly and doesn't make sense. He isn't aware of any other cities in the county that have 2 elections.

John Barta read the policy of the City of Morro Bay: that the citizens shall have the greatest possible opportunity to elect their elected officials by a majority vote and to have the largest possible field of qualified candidates. He questioned who would be against a majority vote election and having a large field of candidates. A single election policy goes against this; the candidate receiving the highest number of votes may be elected without a majority vote. The current policy guarantees you get into office with a majority vote. This was a citizen's initiative; he would like to see what's going on here be a citizen's initiative but it's not, it's coming from Council. The idea of cost savings is nonsense; it only costs \$.50 a year per vote. To be transparent and clear, those of you behind this request should write the arguments for and those of you against the measure should be writing the arguments against.

Barry Brannin feels the reason we had the highest voter turnout in the state is the reflection of the dissatisfaction with the method of how the voting system is working. The higher voting turnout reflected that this is the only way to take back control of the vested interests as a result of this unique voting system. He totally disagrees with some prior statements and urges Council to continue on the path that you have set.

The public comment period for Item D-1 was closed.

Mayor Irons stated that this is not his vote; it's everybody's vote. The election process will be decided by the voters. He feels a responsibility to act in a majority and have something put on the ballot. Having something passed on the ballot some time ago doesn't mean we can't make a correction. He doesn't feel any of the actions are manipulative or are taking votes away. He is in favor of moving this forward and having the voters rethink the way we do it.

There was discussion regarding Resolution 51-14; Calling and giving notice of holding of a special municipal election on Tuesday, November 4, 2014 for the submission to the voters of the City a proposed measure changing the time of the City's general municipal election and in accordance therewith requesting the County of San Luis Obispo to consolidate the City's special election with the special and general municipal elections held within San Luis Obispo County on that date.

Councilmember Nancy Johnson feels that if we were going to be honest with the citizens of Morro Bay, then we should write what the original resolution was and then redline the changes; that will let the citizen's know what they are voting for or against and what is changing.

Councilmember Smukler is in favor of putting this on the ballot. He feels the language is a fairly simple question. His only question is, should the language say, "replace the dual election system with a single election system?"

Councilmember Leage likes the election system the way it is. It gives the chance for the people to vote for the top 2 people and allows for a majority winner.

Councilmember Christine Johnson will be supporting Resolution 51-14. Prior to 2012, the community wasn't experiencing intense campaigning from February to November. In 2012, there was a paradigm shift and there were unanimous selections in June. There is the potential for full campaign mode early on. Moving forward, are we going to consistently have intense early campaigning where people will be elected in June but not seated until December. Is this the way to do business; do we need such a long campaign season; will we exhaust the citizens; will we get less people to run; and if successful, you will be recognized as a winner but not seated until December. She has no issue with the language of the Measure.

Mayor Irons felt that, while we could word-smith the language, it is clear, concise and simple. He is in favor of it the way it reads.

Councilmember Nancy Johnson doesn't feel this is very democratic. She ran prior to 2012; and there were years and years that people were elected by 5, 6 or 7 votes; that is in no way a majority. The current election system is a more democratic way to encourage citizens to run. She hopes the primary is kept as it would include more people in the democratic process and with just one election, unless you put something in there stating, unless someone is elected by a majority, you'll go back to the old days.

Councilmember Smukler stated that the trend he is seeing is less people running because of the amount of effort and intensity of the election process. He has heard from enough citizens that want to have the opportunity to vote on this. He wants to allow the citizens to decide. He is in agreement not to word-smith the measure.

MOTION: Mayor Irons moved to approve Resolution 51-14 with a spelling correction to "exhibit A" on Ordinance 588 to read "...in **its** entirety..." as brought forward. The motion was seconded by Councilmember Smukler and carried 3-2 with Councilmembers Nancy Johnson and Leage voting no.

Ayes: Irons, C. Johnson, Smukler

No's: N. Johnson, Leage

There was a discussion regarding Resolution 52-14; Directing the City Attorney to prepare an impartial analysis, setting priorities for filing written arguments regarding the Morro Bay General Municipal Election Date Measure.

Mayor Irons is in favor of getting citizen input, but considering the timeline we need to get it on the ballot; he is leaning towards Alternative A; he doesn't feel one person only should be designated as the one bringing it forward. He would like to be a part of the process.

Councilmember Nancy Johnson proposed herself and Councilmember Leage to work together on an argument against and would like Council approval of that.

Councilmember Smukler, in an effort to provide clarity and keep it moving forward, says it makes sense to have Councilmembers prepare the arguments; this will also lessen additional burden to the City Clerk.

Councilmember Leage thinks the Council should take this on and not lay it off on anyone else. He agrees to keep in with the Council.

Councilmember Christine Johnson feels the public will be well represented on both sides and also feels that it makes sense to burden the Council with it. She would be willing to work on the argument for and the rebuttal with Mayor Irons.

MOTION: Mayor Irons moved to adopt Resolution 52-14, appointing Mayor Irons and Councilmember Christine Johnson as members to write arguments in favor of the measure with up to 3 members of the public to assist and Councilmembers Nancy Johnson and Leage to write arguments against the measure with up to 3 members assist and eliminate Alternative B and C in the resolution. The motion was seconded by Councilmember Christine Johnson and carried unanimously, 5-0.

Ayes: Irons, C. Johnson, N. Johnson, Leage, Smukler

No's: None

E. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

Councilmember Smukler requested an item to review and consider the fee structure for illegal fireworks (MBMC 4.08.090). All Councilmembers concurred with this request.

Councilmember Smukler requested a status report and review of trash management and receptacles at Morro Rock parking lot. Mayor Irons and Councilmember Christine Johnson concurred.

ADJOURNMENT

The meeting adjourned at 9:23p.m.

Recorded by:

Jamie Boucher
City Clerk

MINUTES - MORRO BAY CITY COUNCIL
SPECIAL MEETING – JULY 17, 2014
CITY HALL CONFERENCE ROOM – 1:30 P.M.

PRESENT: Jamie Irons Mayor
 Christine Johnson Councilmember
 George Leage Councilmember

STAFF: Edward Kreins Interim City Manager
 Joe Pannone City Attorney

ESTABLISH QUORUM AND CALL TO ORDER

PUBLIC COMMENT

Mayor Irons opened up the public comment period for items on the agenda; seeing none, the public comment period was closed.

SPECIAL MEETING AGENDA ITEM:

I. AWARD OF CONTRACT FOR PROJECT NO. MB-2014-WW03 HEADWORKS IMPROVEMENT PROJECT

Interim City Manager Kreins presented the staff report.

The public comment period for the Special Meeting item was opened; seeing none, the public comment period was closed.

MOTION: Mayor Irons moved the City Council award the contract for Project No. MB-2014-WW03 Headworks Improvement Project as presented. The motion was seconded by Councilmember Leage and carried unanimously, 3-0.

Ayes: Irons, C. Johnson, Leage

No's: None

Absent: N. Johnson, Smukler

ADJOURNMENT

The meeting adjourned at 1:35p.m.

Recorded by:

Dana Swanson
Deputy City Clerk



AGENDA NO: A-5

MEETING DATE: August 12, 2014

Staff Report

TO: Honorable Mayor and City Council **DATE: July 22, 2014**

FROM: Rob Livick, PE/PLS - Public Services Director/City Engineer

SUBJECT: Status Report of a Major Maintenance & Repair Plan (MMRP) for the Existing Wastewater Treatment Plant

RECOMMENDATION

Staff recommends this report be received and filed.

ALTERNATIVES

As no action is requested, there are no recommended alternatives.

FISCAL IMPACT

No fiscal impact at this time as a result of this report. Fiscal impact is addressed through the budget process.

BACKGROUND

This staff report is intended to provide an update on the development of the MMRP for the WWTP. At the February 14, 2013, JPA meeting the Council and District Board approved the development of an MMRP and made the following motion:

- Direct staff to prepare a time sensitive and prioritized MMRP for the WWTP with an anticipated rolling 2 year budget;
- The JPA solicit proposals from a qualified firm, or firms, to provide technical advice and analysis on an as needed basis as determined by Morro Bay's Public Services Director and Cayucos Sanitary District Manager; and
- The Morro Bay Public Services Director and Cayucos Sanitary District Manager report back to the JPA on a semi-annual basis on the progress and costs associated with the MMRP.

Development of a MMRP will assist the City and District in projecting the budgeting of expenditures required to keep the current plant operating in compliance with regulatory requirements.

Staff's focus has been on the development and adoption of the FY 14/15 budget and continued work on the MMRP projects currently under way. The adopted FY14/15 budget contains \$1.221M for funding MMRP projects. The funds represent new MMRP projects as well as roll over from the FY13/14 budget for the headworks screening project and chlorine contact tank repairs. Staff is continuing to develop and refine the implementation schedule for projects funded in the FY 14/15 budget. This staff report includes a description of on-going MMRP projects and MMRP projects approved for funding in FY14/15.

Prepared by: RL/BK/RS Dept. Review: RL

City Manager Review: _____

City Attorney's Review: _____

DISCUSSION

Digester #2 Repair

Plant staff with assistance from staff from the City, District, and Mike Nunley and Associates (MKN) were able to resolve the minor gas leak on the top of the digester, utilizing a three part epoxy grout system applied to the joint around the perimeter of the gas dome. On July 14, plant staff began the process of bringing the digester back on-line. This process should take approximately ten weeks to get the digester in a position where it can be used as the primary digester.

Headworks Influent Screening Project

The headworks influent screening project remains on schedule. City and District staff, in coordination with MKN, finalized and public noticed the invitation to bid for the headworks improvements (installation of the headworks screens) on June 18, 2014. Bids were due by July 15, 2014. Six bids were received and ranged in price from \$138,475 to \$188,656. After review of the bids and reference checks, City and District staff determined that Raminha Construction, Inc. is the lowest responsible bidder. On July 17, the City and District awarded a contract to Raminha Construction, Inc. in the amount of \$138,475 for the installation of the headworks screens. City and District staff anticipate a Notice to Proceed in September and completion of the project by October, 2014.

Chlorine Contact Basin Improvements

Based on the recent assessment and investigation of the chlorine contact tank and associated equipment, City staff and staff from MKN and Black & Veatch Corporation (B&V) have refined the scope of the chlorine contact tank repairs. The refined scope greatly reduced the extent of repairs and should result in significant cost reductions. Staff is currently working to finalize repair plans.

MMRP Projects and Budget for FY 14/15

The City and District adopted a budget for the WWTP following presentations at the June 5, 2014 City Council Budget Workshop and the June 12, 2014 JPA meeting. The adopted FY14/15 budget contains \$1.221M for funding MMRP projects. The funds represent new MMRP projects as well as roll over from the FY13/14 budget for the headworks screening project and chlorine contact tank repairs discussed above.

In adopting the FY 14/15 budget, the City and District approved staff's request to reallocate \$125K of the \$200K allocated for the chlorine contact tank repairs to the headworks screening project for FY14/15. This would provide \$550K to finish the headworks screens and \$75 K for the chlorine contact tank repairs. The MMRP budget for FY 14/15 projects is estimated at \$596K. Coupled with the carry-over of funds for the headworks screen project (\$550K) and chlorine contact project (\$75K), this would bring the total MMRP budget for FY14/15 to \$1.221M.

The following narrative provides a summary of the new MMRP projects adopted in the FY14/15 budget.

New MMRP projects for the FY14/15 fiscal year:

The following MMRP projects are included in the adopted FY14/15 budget.

- 1) The cleaning and coating of digester #1: This will provide funding for the cleaning and coating of digester #1; in addition, structural analysis and potential structural repair work will be required. This project also includes funding for piping and valving repairs on digester #3 and digester #2 and replacement of various equipment required to operate the digesters. Cost estimates for the various components are: \$180,000 for cleaning and coating digester #1;

\$50,000 for the purchase of valves and piping for digester recirculation and transfer lines on digester #1; \$60,000 for piping repairs to digester #3 and #2; and, \$20,000 for replacement of the sludge recirculation pump on digester #3. In addition, there is a list of equipment and components that will need to be repaired or replaced. These repairs would coincide with the digester cleaning and rehabilitation project and include the replacement of the spark arrestors and vacuum/pressure relief valves on the top of all three digesters (\$15,000) and purchase of three hot water circulation pumps for the hot water loop used to heat the digesters (\$6,000). All items are vital for the operational and safety components of the anaerobic digestion process. The total estimated cost for cleaning, rehabilitation, and equipment repair and replacement for digester #1 is \$331,000.

- 2) Rehabilitation of primary clarifier #2: This will provide funding for the highest priority projects on primary clarifier #2 and includes repairs to the metal framework on the flights and skimmer cage assembly; repair and replacement of piping and valving, and other associated repairs. Estimated cost for these projects is \$50,000.
- 3) Purchase and installation of new distributor arms on biofilter improvement project: This will provide funding for several projects to improve biofilter #2 and the interstage pump station to include the purchase and installation of new distributor arms on biofilter #2 and replacement of the main bearing on the turntable (\$65,000). The biofilter arms are badly corroded and have exceeded their useful life. These units are a critical component of the secondary treatment system.

Funds will also be used to install flood walls surrounding the two biofilters and interstage pumps to prevent inundation during a flooding event (\$150,000).

Total cost estimate for this work is \$215,000.

CONCLUSION

Staff will continue to bring a status report on the development of the MMRP at City Council meetings on a monthly basis.



AGENDA NO: A-6

MEETING DATE: August 12, 2014

Staff Report

TO: Mayor and City Council

DATE: August 5, 2014

FROM: Rob Livick, PE/PLS – Public Services Director/City Engineer

SUBJECT: Water Reclamation Facility (WRF) Project Status and Discussion

RECOMMENDATION

Staff recommends the City Council review this informational item.

ALTERNATIVES

Not applicable at this time.

FISCAL IMPACT

Not applicable at this time.

SUMMARY

Staff provides this report as a monthly update to the progress made to date on the new WRF project.

BACKGROUND

With the denial of the permit for the WWTP project in its current location, the City has embarked on a process for a WRF. This staff report provides a review of what has occurred to date.

DISCUSSION

Below is a brief review of dates, status and accomplishments on the WRF facility project. Note the bolded information has been added since your last review.

<u>Date</u>	<u>Action</u>
01/03/13	Special City Council meeting – City Adopted Resolution No. 07-13 supporting the California Coastal Commission staff recommendation for denial.
01/08/13	WWTP Project denied by the California Coastal Commission (CCC).
01/08/13	January JPA not held due to CCC meeting.
01/24/13	City Staff, Morro Bay JPA Sub-Committee, Cayucos SD representatives, staff and attorney meet and discuss strategy and moving forward.

Prepared By: RL

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

02/14/13 February JPA meeting held, “Discussion and Consideration of Next Steps for the WWTP Upgrade Project” was on the agenda and discussed.

02/26/13 City Council meeting - draft schedule/project timeline presented to City Council.
City Council directed staff to prepare an RFP for a project manager.

03/11/13 City Council goal session, WRF established as Essential City Goal.

03/14/13 City Council goal session, WRF established as Essential City Goal.

03/14/13 March JPA meeting held, “Status Report on the Discussion with RWQCB Staff Renewal Process for the WWTP NPDES Permit No. CA0047881” and “Verbal Report by the City and District on the Progress of the future WWTP” were on the agenda and discussed.

03/18/13 RFP issued.

03/26/13 City Council meeting - City Council approves citizens to serve on the RFP selection committee.

03/27/13 Announcement placed on City website, etc. regarding citizen selection committee application period.

04/05/13 Citizen selection committee deadline.

04/09/13 City Council meeting - appointment of 5 citizens for the RFP selection committee at City Council meeting.

04/10/13 Addendum to RFP issued, re: selection committee

04/11/13 April JPA meeting held, “Verbal Report by the City and District on the Progress of the future WWTP” and Discussion and Approval to Terminate the Consultant Services Agreements with Delzeit; Dudek, McCabe and Company; and Montgomery Watson Harza (MWH)” were on the agenda and discussed.

04/15/13 RFP due.

04/16/13 Study Session on WRF facility announced for April 29, 2013.

04/23/13 City Council meeting –reaffirmation of 5 members of citizen selection committee.

04/25/13 Quarterly Meeting with California Coastal Commission staff, WRF discussion and status report on the meeting agenda.

04/25/13 Initial meeting with Selection Committee for the RFP for Planning Services for the WRF.

04/29/13 WRF Study Session at Veteran’s Hall.

05/02/13 Interviews to recommend the individual/team for the WRF project manage.

05/09/13 May JPA meeting held, “Verbal Report by the City and District on the Progress of the future WWTP” was on the agenda and discussed.

05/14/13 City Council meeting – Approval of John F. Rickenbach, Consulting as the Preliminary Planning Consultant for the WRF project.

05/15/13 Public Services staff continues to work with John F. Rickenbach, Consulting to finalize the consultant contract.

05/28/13 Closed Session Item scheduled to discuss Righetti appraisal.

06/13/13 JPA Meeting – Cayucos Veteran’s Hall.

06/24/13 Kick-off Meeting with John Rickenbach and team members.

06/24/13-06/28/13 Work with Rickenbach to determine updated schedule pursuant to the scope of work in the RFP. Determination of Stakeholder groups/individuals.

07/03/13 Tentative Schedule from Rickenbach for the New WRF posted online and available.

07/03/13 Working with Coastal Commission staff to finalize date for quarterly meeting/teleconference.

07/11/13 July JPA Meeting Cancelled.

07/18/13 Quarterly Coastal Commission/City of Morro Bay meeting, Rickenbach Team participated in review and discussion of the status of the WRF project.

07/19/13 WSC Report entitled Conceptual Wastewater Treatment Alternatives Technical Memorandum commissioned by the Cayucos Sanitary District (CSD) released on the CSD website and delivered to the City. Report located at the following address:
www.cayucossd.org/documents/Conceptual%20WW%20Treatment%20AltTM_CSD.pdf

07/24/13-07/25/13 Stakeholder Interviews conducted by Rickenbach team.

08/08/13 August JPA Meeting Cancelled.

08/15/13 Community Workshop #1 held at MB Veteran's Hall.

Week of 8/19/13 Workshop Summary posted on City's website.
 Comments Form available on City's website for additional comments on the workshop and/or project.

09/12/13 September JPA Meeting held.

09/16/13 Biosolids and Treatment Options Workshop at MB Veteran's Hall.

09/27/13 October 2013 JPA Meeting cancelled.

10/21/13 Quarterly Coastal Commission/City of Morro Bay Meeting.

10/29/13 Release of Public Draft – Options Report.

11/04/13 Public Works Advisory Board – Options Report to Board for Public Feedback.

11/05/13 Second Public Workshop – Presentation of Options Report for Public Feedback.

11/12/13 Presentation of Options Report to City Council.

11/14/13 November 2013 JPA Meeting Cancelled.

11/19/13 Meeting with RWCQB Staff regarding project Status and Permit Renewal.

12/10/13 Presentation of Options Report to City Council.

12/19/13 December JPA Meeting held – Verbal update by both CMB and CSD.

01/16/14 January JPA Meeting canceled.

01/20/14 Received proposal from Cleath-Harris to study Chorro Creek discharge and effect on City water supply. Estimated fees not to exceed \$7,500.

01/23/14 Onsite staff meeting with property owner at Rancho Colina to tour a potential location.

01/23/14 Telephone discussion with City's Water Attorney regarding water rights to creek discharge of wastewater.

1/29/14 Received proposal from Rickenbach for a contract amendment to perform due diligence on alternative WRF sites for final site selection. Estimated fees not to exceed \$63,806.

01/31/14 Status report preparation assigned to Public Services Director.

02/11/14 Mid-year Budget adjustment to include additional funding for WRF alternative site analyses. \$100,000 was approved.

02/13/14 WRF Sub-Committee meeting to discuss the 5 year time schedule and grant opportunities.

02/13/14 February JPA Meeting held.

02/25/14 City Council received a status update on the New WRF and adopted Resolution 17-14 prescribing a 5-year time frame for the construction of the New WRF.

02/28/14 Received a revised scope of work for a contract amendment received from Rickenbach recognizing the accelerated time schedule for the WRF. Estimated fees not to exceed \$76,129.

03/06/14 Scheduled WRF Subcommittee meeting with staff to discuss grant opportunities and schedules.

03/10/14 March JPA Meeting cancelled.

03/20/14 WRF Sub-Committee meeting along with staff and property owner at the "Rancho Colina" Morro Valley site to get an overview of the potential for it as a project location.

03/21/14 Meeting between City of Morro Bay (Irons/Smukler) and CSD (Enns/Lloyd) Sub-Committees along with Morro Bay and CSD County and Water Board Staff to discuss overall project status and the CMC option.

04/10/14 April JPA Meeting cancelled

04/11/14 "Rancho Colina" site visit with staff and Council person C. Johnson.

04/18/14 Letter sent to property owners of potential WRF sites, inviting a discussion regarding siting potential

04/21/14 "Rancho Colina" site visit with staff and Council persons Leage and N. Johnson.

04/23/14 Meeting to review the "Rancho Colina" site with the Morro Bay and CSD Sub-Committees along with Water Board staff.

05/01/14 Scheduled site visit at Giannini site with WRF Subcommittee, JRF Consulting and Property Owner.

05/08/14 May JPA Meeting cancelled.

05/13/14 Council Approved New Water Reclamation Facility Project Report on Reclamation and Council Selection of a WRF Site and provided direction to staff to return to Council with a resolution that captured the motions made.

5/22/14 The City Clerk posted the notice of the formation of a new, limited term and scope, i.e. Water Reclamation Facility Citizen's Advisory Committee. Applications are due to the Clerk by Friday, June 13, 2014.

5/23/14 Selected Bartle Wells as Water and Sewer Rate Study consultant. The estimated fee for the study is not to exceed \$67,440.

5/27/14 City Council adopted Resolution 34-14 that provides direction to staff regarding the "Rancho Colina" site, continuing parallel path discussion regarding the CMC site, and forming a Citizen's Advisory Committee.

6/15/14 City executed a contract with Kestrel Consulting in the amount of \$20,530 to develop funding strategies for the new WRF project.

- 6/20/14 City executed a contract with Larry Walker Associates in the amount of \$24,970 to advise the City regarding discharge permit requirements for various disposal/reuse options for the new WRF project.
- 6/14/14 Staff has met with a variety of alternative project delivery method firms to explore the requirements for this process, firm include: Corollo, CDMSmith; and Black and Veatch.
- 6/25/14 Meeting with John Rickenbach and Mike Nunley to discuss project schedule for the WRF project**
- 6/27/14 Kick off meeting with Kestrel Consulting to discuss funding strategies for the new WRF project.**
- 6/27/14 Meeting with Cleath-Harris to review draft Chorro Creek discharge study and effect on City water supply. Authorized Cleath-Harris to perform a similar study for the Morro Valley.**
- 6/30/14 Staff met internally to gather preliminary information for Bartle Wells Rate Study. Staff will have all info to Bartle Wells by the end of July.**
- 7/8 & 7/9/14 City Council conducted interviews for positions on the WRF Citizens Advisory Committee (WRFCAC). City Council appointed seven members to the WRFCAC.**
- 7/10/14 Meeting with Cayucos Sanitary District staff to discuss the scope of work for the proposed Carollo Engineers CMC capacity evaluation study.**
- 7/16/14 Kick off meeting with Larry Walker Associates regarding discharge permit requirements for various disposal/reuse options for the new WRF project.**

CONCLUSION

City Council, since the Coastal Commission's denial of the WWTP Coastal Development Permit in January 2013, has made measured and deliberate progress in the WRF project, as outlined above.



AGENDA NO: A-7

MEETING DATE: August 12, 2014

Staff Report

TO: Honorable Mayor and City Council

DATE: July 24, 2014

FROM: Joseph M. Woods, Recreation and Parks Director

SUBJECT: Approval of the Amendment to Grant Agreement between the City of Morro Bay and South Bay Community Pool Association

RECOMMENDATION

Staff recommends City Council review and approve the proposed Amendment to the Grant Agreement between the South Bay Community Pool Association (SBCPA) and the City of Morro Bay.

FISCAL IMPACT

There is no fiscal impact related to the approval of this Amendment.

SUMMARY

At their regular meeting on December 10, 2013, City Council approved the Grant Agreement between the City and SBCPA, making the City stewards of SBCPA's donated funds (approximately \$60,000). The original Grant Agreement designates the funds for the exclusive use of designing, constructing, and/or maintaining a Community Pool at Morro Elementary. The Amendment honors the original terms of the Grant Agreement, which includes allowing residents of the Los Osos community use of the Community Pool under the terms and conditions no less favorable than those which apply to the use of the Community Pool by residents of the City.

The Amendment states SBCPA has dissolved and has received approval from the Attorney General to distribute any and all assets owned by the organization. The Amendment further provides, within five (5) business days after the effective date of the Amendment, SBCPA shall distribute all monies on hand to the City for the design, construction, maintenance or operation of a community pool, regardless of where within the City's jurisdictional boundaries the pool is constructed..

Attachments: Amendment to Grant Agreement
Grant Agreement between SBCPA and City

Prepared By: JW Dept. Review: _____

City Manager Review: EK

City Interim Attorney Review: JWP

AMENDMENT TO GRANT AGREEMENT

This Amendment to Grant Agreement is made and entered into by and between South Bay Community Pool Association, a California nonprofit public benefit corporation (now dissolved), (“Grantor”) and the City of Morro Bay, a California municipal corporation (“City”).

WHEREAS, Grantor and City entered into the certain Grant Agreement, dated December 1, 2013, (the “Grant Agreement”)

WHEREAS, pursuant to the Grant Agreement, upon Grantor’s dissolution and approval of the California State Attorney General (the “Attorney General”), as required by law, Grantor is to distribute to City all monies Grantor still has on hand (the “Grant”) for the design, construction, maintenance or operation of a community pool (the “Community Pool”);

WHEREAS, Grantor has received the Attorney General approval;

WHEREAS, the Community Pool will be constructed, if at all, on a site within City’s jurisdictional boundaries, but not necessarily where anticipated in the Grant Agreement; and

WHEREAS, Grantor and City desire to implement the Grant Agreement.

Now, therefore, the parties agree as follows:

1. Terms used herein shall have the same meaning as provided in the Grant Agreement unless expressly stated herein or the context herein requires otherwise.
2. City agrees, wherever the Community Pool is ultimately located, the residents of the Los Osos community shall be permitted to use the Community Pool on terms and conditions no less favorable than those which apply to the use of the Community Pool by residents of City.
3. Grantor shall disburse the Grant within 5 business days after the effective date of this Amendment.
4. City shall use the Grant only for design, construction, maintenance or operation of the Community Pool.
5. Except as expressly stated herein, the terms of the Grant Agreement shall remain in full force and effect.

6. The effective date of this Amendment is the date is it signed by Grantor, as long as it has also been signed by City.

City of Morro Bay

South Bay Community Pool Association
(now dissolved)

By: _____
Jamie L. Irons,
Mayor

By: _____
Pandora Nash-Karner,
President

Date: _____, 2014

Date; _____, 2014

Attest:

Jamie Boucher, City Clerk

Approved as to Form:

Joseph W. Pannone,
Interim City Attorney

GRANT AGREEMENT

This agreement is made as of December 1, 2013 at San Luis Obispo, California between SOUTH BAY COMMUNITY POOL ASSOCIATION, a California Nonprofit Public Benefit Corporation ("Grantor") and the City of Morro Bay, a California Municipal Corporation ("City") with reference to the following facts:

RECITALS

- A) Grantor was organized in 1993 to establish a public swimming pool facility in Los Osos, California;
- B) Grantor's efforts to establish a pool in Los Osos have been frustrated for reasons beyond its control, including lack of a suitable location, zoning, water use and environmental considerations and lack of a funding plan which could support such a facility over time;
- C) On October 1, 2012, the Board of Directors of Grantor adopted a resolution authorizing the dissolution of Grantor;
- D) In June, 2013, the City entered into a Memorandum of Understanding ("MOU") with Estero Bay Pool Foundation, a California Nonprofit Public Benefit Corporation and San Luis Coastal Unified School District for the purpose of establishing a community swimming pool ("Pool") at Morro Elementary School which would serve Morro Bay and adjacent communities, including Los Osos;
- E) The MOU provides that the School District will provide the land for the Pool; that the Estero Bay Pool Foundation will raise funds to develop conceptual and space designs for the Pool, and that the City will be the lead agency for planning, permits, construction, operations and maintenance and will also provide a portion of the financial support needed to operate and maintain the Pool;
- F) Grantor's Board of Directors has determined that the most practicable method of using its remaining funds for the purposes for which they were intended is to transfer such funds to the City to be applied towards the construction and operation of the Pool pursuant to the MOU;
- G) City has agreed to accept Grantor's funds on the terms and conditions set forth below;

NOW, THEREFORE, the parties agree as follows:

1. ATTORNEY GENERAL APPROVAL; TRANSFER OF FUNDS

Promptly upon execution of this Agreement, Grantor shall apply to the California Attorney General for a written waiver of objections to the transfer of its assets to City pursuant to section 6716(c) of the California Corporations Code.

At such time as Grantor receives a written waiver of objections to this transaction from the Attorney General, Grantor shall transfer its remaining assets to City to be administered as hereinafter provided.

2. APPLICATION OF FUNDS

City shall maintain all funds received from Grantor in a separate segregated account ("Fund") which is designated for use in designing, constructing and/or maintaining the Pool and which may not be used for any other purpose. Assets of the Fund shall not be used to pay overhead allocations of City or for any purpose other than direct expenses of designing, constructing and maintaining the Pool.

3. USE OF FACILITY BY LOS OSOS RESIDENTS

As further consideration for the transfer of funds pursuant to this Agreement, City agrees that residents of Los Osos shall be permitted to use the Pool on terms and conditions not less favorable than those which apply to use of the Pool by residents of the City of Morro Bay.

4. ACCOUNTING

City shall account to Grantor for the Fund from time to time but not less often than annually showing the nature and amount of all expenditures from the Fund. Accountings shall continue until such time as the entire balance of the Fund has been properly expended.

5. REMEDIES

Any dispute regarding proper use of the Fund may be submitted to the Superior Court for resolution by a petition filed by either the Grantor or the City pursuant to section 17200 of the California Probate Code. The parties stipulate and agree that the Fund shall be considered a charitable trust for purposes of section 17200 of which the City is the trustee and that the Grantor shall have standing to bring proceedings under that section to the maximum extent permitted by law.

6. RECOVERY OF LITIGATION COSTS

If any proceeding is brought for the enforcement or interpretation of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

7. NOTICES

All notices, requests, demands, and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the day after mailing if mailed to the party to whom notice is to be given, by first class mail, registered or certified, postage prepaid, and properly addressed as follows:

To Grantor at: 350 Mitchell Dr., Los Osos, CA 93402

To City at: 595 Harbor Street, Morro Bay, CA 93442

Any party may change its address for purposes of this section by giving the other party written notice of the new address in the manner set forth above.

8. ASSIGNMENT

The parties acknowledge that Grantor may be dissolved following the execution of this Agreement and agree that, prior to the dissolution of Grantor, the rights of Grantor under this Agreement may be assigned to an individual designated in writing by Grantor to City.

9. SEVERABILITY

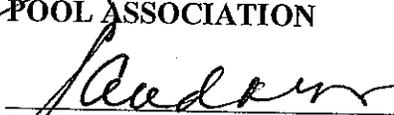
If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

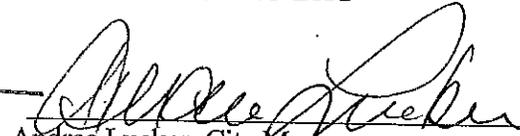
10. SIGNATURES

IN WITNESS WHEREOF, the parties to this Agreement have duly executed it as of the day and year first above written.

**SOUTH BAY COMMUNITY
POOL ASSOCIATION**

CITY OF MORRO BAY


Pandora Nash-Karner, President


Andrea Lueker, City Manager

RESOLUTION NO. 53-14

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
MODIFYING THE MAKE UP OF THE WATER RECLAMATION FACILITY
CITIZEN'S ADVISORY COMMITTEE (WRFCAC)**

**The City Council
City of Morro Bay, California**

WHEREAS, it has been determined to be in the interest of the public to form a citizens advisory committee for the new Water Reclamation Facility; and

WHEREAS, on May 27, 2014, the City Council adopted Resolution 34-14 forming that advisory committee (now referred to as "WRFCAC") to be composed of one member from the Public Works Advisory Board and one member from the Planning Commission as appointed by those bodies and five members and two alternates to be selected from the community at-large; and

WHEREAS on July 7 and 8, 2014, the City Council conducted interviews of 16 applicants to fill vacancies on the newly formed WRFCAC and appointed five members and two alternates to that committee; and

WHEREAS, at the meeting of July 8, 2014, the City Council expressed its desire to eliminate WRFCAC alternates and appoint seven full members.

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

1. WRFCAC is to be composed of one sitting member from the Public Works Advisory Board and one sitting member from the Planning Commission, as appointed by those bodies, and seven members selected from the community at-large to be appointed by City Council.
2. The initial City Council appointments to WRFCAC are:
 - Planning Commissioner: Richard Sadowski
 - Public Works Advisory Board Member: Steven Shively
 - At large member: Barbara Spagnola
 - At large member: Bill Woodson
 - At large member: Dale Guerra
 - At large member: John Diodati
 - At large member: Mary (Ginny) Garelick
 - At large member: Paul Donnelly
 - At large member: Valerie Levulett

3. Changes in the above appointments to WRFCAC can be ratified or approved by motion of the City Council without the need for adoption of a new resolution.

PASSED AND ADOPTED by the Morro Bay City Council at a regular meeting thereof held on the 12th day of August, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

Jamie L. Irons, Mayor

ATTEST:

Jamie Boucher, City Clerk



AGENDA NO: A-9

Meeting Date: August 12, 2014

Staff Report

TO: Honorable Mayor and City Council

DATE: August 1, 2014

FROM: Eric Endersby, Harbor Director

SUBJECT: Approval of Sublease on a Portion of Lease Site 86/86W, Located at 801 Embarcadero, Between 801 Embarcadero LLC and Petrina-de Cock, Inc. dba Virg's Landing and Central Coast Sportfishing

RECOMMENDATION

Staff recommends approval of the sublease as presented.

ALTERNATIVES

- A. Approve sublease.
- B. Deny sublease.

FISCAL IMPACT

There is no direct fiscal impact at this time as the lease agreement for Lease Site 86/86W does not include percent of gross sales requirements. The continued operation of Virg's Landing and Central Coast Sportfishing will, however, have direct and indirect positive economic impacts to the City as a whole.

SUMMARY

Virg's Landing is requesting Consent to Sublease approval at Lease Site 86/86W, the Embarcadero Grill/Libertine Pub site, operated by 801 Embarcadero LLC and owned by Burt Caldwell. All necessary sublease requirements have been submitted by Petrina-de Cock, Inc., and staff is recommending approval of the sublease.

BACKGROUND

Most current leases allow for administrative approval of subleases. The lease agreement for Lease Site 86/86W, however, requires City Council approval by Resolution of any proposed sublease. The lease agreement stipulates approval of subleases shall not be unreasonably withheld.

Virg's is unable to continue to operate from the Great American Fish Company site and is requesting Consent to Sublease approval at Lease Site 86/86W. Central Coast Sportfishing, also owned and operated by Petrina-de Cock, Inc. with the vessel RITA G, is currently operating at 86/86W as well.

Prepared By: EE

Dept Review: EE

City Manager Review: EK

City Attorney Review: JWP

DISCUSSION

“Sportfishing Terminal” is an approved use of this lease site. Petrina-de Cock, Inc., dba Virg’s Landing and Central Coast Sportfishing, is requesting Consent to Sublease approval to operate from Lease Site 86/86W, the Embarcadero Grill/Libertine Pub at 801 Embarcadero. Once all of the requirements to sublease are completed, the City can execute the Consent to Sublease document.

Virg’s is currently berthing their boats elsewhere but landing passengers temporarily at 86/86W, until a sublease can be approved. Approval of this sublease will allow Virg’s to continue to operate out of Morro Bay. The City’s Consent to Sublease document and the sublease agreement between the master and sub-tenant are included with this staff report.

CONCLUSION

Petrina-de Cock, Inc. has submitted all of the requirements to sublease on Tidelands property and staff is recommending approval of a Consent to Sublease to operate at Lease Site 86/86W, the Embarcadero Grill/Libertine Pub. The master tenant, Burt Caldwell/801 Embarcadero LLC, is a tenant in good standing.

RESOLUTION NO. 56-14

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING A SUBLEASE ON LEASE SITE 86/86W, LOCATED AT
801 EMBARCADERO, BETWEEN 801 EMBARCADERO LLC
AND PETRINA-DE COCK, INC. dba VIRG'S LANDING AND CENTRAL
COAST SPORTFISHING**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the City of Morro Bay is the lessor of certain properties on the Morro Bay Waterfront described as Lease Site 86/86W; and

WHEREAS, 801 Embarcadero LLC, owned by Burt Caldwell, is the lessee of Lease Site 86/86W and is a tenant in good standing; and

WHEREAS, Lessee has requested approval of a sublease agreement with Petrina-de Cock, Inc. dba Virg's Landing and Central Coast Sportfishing, to operate from Lease Site 86/86W; and

WHEREAS, the Lessee has submitted the application form, insurance, business license and sublease agreement between 801 Embarcadero LLC and Petrina-de Cock, Inc. and paid the Consent to Sublease fee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California:

Section 1. The sublease agreement between 801 Embarcadero LLC and Petrina-de Cock, Inc. for operation at Lease Site 86/86W is hereby approved.

Section 2. The Mayor is hereby authorized to execute the Consent to Sublease document once all of the requirements to sublease are completed.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 12th day of August, 2014 on the following vote:

AYES:

NOES:

ABSENT:

Jamie L. Irons, Mayor

ATTEST:

Jamie Boucher, City Clerk

CONSENT TO SUBLEASE AGREEMENT

THIS CONSENT TO SUBLEASE AGREEMENT is entered into this 1ST day of AUGUST, by and between BURT CALDWELL SINGLE MEMBER LLC hereinafter referred to as TENANT, and PETRIANA-DE COCK INC. dba, S.C. SPORTFISHING + VIRGS LANDINGS hereinafter referred to as SUBTENANT and approved by the City of Morro Bay, California, hereinafter referred to as CITY.

RECITALS

WHEREAS, a Master Lease was executed on 8/1/2014, and;

WHEREAS, TENANT desires to sublease a portion of the premises to SUBTENANT, and:

WHEREAS, the Master Lease requires CITY consent of any sublease in the following form of agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. TENANT and SUBTENANT jointly and severally guaranty that TENANT will pay to City all of the sums required of TENANT and any sums due by reason of SUBTENANT's activities under the terms of the Master Lease dated 10/1/1968 hereinafter known as "Master Lease". In the event TENANT fails to make such payment, SUBTENANT agrees to promptly make such payment to CITY for TENANT. Failure to pay the rent shall constitute a violation of the Master Lease and CITY shall, after three (3) days written notice to TENANT, have the following options:

(a) CITY may elect to pursue all legal remedies against TENANT alone or against both TENANT and SUBTENANT or against SUBTENANT alone. CITY'S election to pursue one instead of both of the parties shall not preclude a later action against the other party to recover any amounts not paid and both TENANT and SUBTENANT agree that they are to be jointly and severally liable for any breach by the SUBTENANT.

(b) CITY shall have all other legal remedies provided for in the lease and allowed by law, including the right to bring an action for unlawful detainer against SUBTENANT, TENANT or both for non-payment of rent by TENANT of SUBTENANT'S portion of rent due to CITY.

2. SUBTENANT acknowledges receipt of a complete copy of the Master Lease and all amendments thereto and specifically agrees to comply with each and all of the terms and conditions of the Master Lease. TENANT guarantees SUBTENANT's compliance with each and all of the terms and conditions of the Master Lease, as it pertains to the portion of the site they are leasing, and all of the parties agree that a violation by SUBTENANT of the terms of the Master Lease, as it pertains to the portion of the site they are leasing, shall constitute a violation of the Master Lease by TENANT. TENANT agrees to take whatever action is required to secure SUBTENANT's compliance with each and all of the terms of the Master Lease, and agrees to indemnify CITY, as Landlord, from any and all claims, loss, cost or expense resulting from SUBTENANT's failure to comply with the terms of the Master Lease.

3. The term of the sublease attached as Exhibit A shall be 1 years commencing upon execution of said lease provided, however, that the term of the sublease shall not in any event exceed the terms of the Master Lease and said Sublease shall, in all events, terminate upon termination of the Master Lease for any reason, including, but not limited to, a termination which occurs as a result of court judgment.

4. Pursuant to the provision in the Master Lease requiring TENANT to pay rental based on percentage of gross sales, SUBTENANT agrees to and shall keep full, complete, and accurate records, and books of account in accordance with accepted accounting practices as showing the total amount of gross sales, as defined in the Master Lease, made each calendar month in, on or from the subleased premises. SUBTENANT shall keep said records and books of account within San Luis Obispo County and shall notify CITY in advance of their location at all times. Said records, books of account and all cash register tapes, including any sales tax reports that SUBTENANT may be required to furnish any government or governmental agency, including but not limited to those items listed in Exhibit B attached hereto and incorporated herein, shall at all reasonable times be open to the inspection of TENANT, CITY, CITY'S auditor, or other authorized representative or agent of TENANT or CITY.

5. The proposed use by SUBTENANT is as follows:

SPORTFISHING + WHALE WATCHING

Percentage of Gross Rental Applicable to Permitted Use: — .

Said designated use shall not be changed without the prior written consent of CITY. SUBTENANT acknowledges that the percentage of gross payment required for the proposed use under the terms of the Master Lease is as set forth hereinabove. SUBTENANT agrees that any use by SUBTENANT of the subleased premises for a purpose other than that specified in this paragraph, whether or not permitted under the terms of the Master Lease, shall constitute an unauthorized use subject to those penalties set forth in the Master Lease. The location and size of the proposed use shall not be altered without the prior written consent of the CITY. Specifically, and in addition to any other terms and provisions of the lease, all parties agree that if SUBTENANT makes a use of the subleased premises which is not included within or permitted under the terms of the Master Lease, TENANT shall be liable for and shall pay to CITY, 10% of the gross revenue from such unpermitted use.

6. SUBTENANT shall not alter or improve the premises or any part thereof without first obtaining the prior written consent of CITY.

7. SUBTENANT agrees to submit a statement of previous business experience and agrees to submit current personal and business financial statements upon request and further agrees to submit such documents as part of the CITY's consideration of the consent to Sublease Agreement. SUBTENANT shall not assign, mortgage, or encumber the subleased premises in whole or in part without the prior written consent of CITY.

8. Unless SUBTENANT is included as an additional insured under the terms of TENANT's liability insurance, SUBTENANT agrees to maintain adequate liability insurance in the manner and form required under the Master Lease in an amount of not less than \$1,000,000 per occurrence and agrees to name the CITY OF MORRO BAY as an additional primary insured without offset against the CITY's insurance. SUBTENANT agrees to provide the certificates of insurance and copies of the actual insurance policies to the CITY as required under the Master Lease and otherwise comply with the insurance requirements set forth in the

Master Lease. CITY reserves the right to require reasonable increases in the liability insurance coverage from time to time.

9. SUBTENANT and TENANT agree to indemnify and save CITY free and harmless from and against any and all claims, including reasonable attorney's fees and court costs arising from SUBTENANT's failure to comply with any of the terms of this Consent and Sublease Agreement.

10. This Agreement cannot be modified except by a written document mutually approved by the parties hereto. A waiver of any of the conditions or terms of this Consent or of the Master Lease shall not constitute a waiver of any future breach of any terms or conditions of this Consent or the Master Lease.

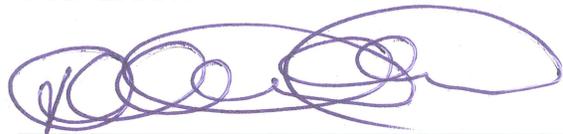
11. To the extent that the terms of the proposed Sublease are inconsistent with the terms of this Agreement or Master Lease with the CITY OF MORRO BAY, this Agreement or Master Lease shall supersede and be the controlling document. To the extent that this Consent to Sublease Agreement is inconsistent with the terms of the Master Lease, the Master Lease shall supersede and be the controlling document.

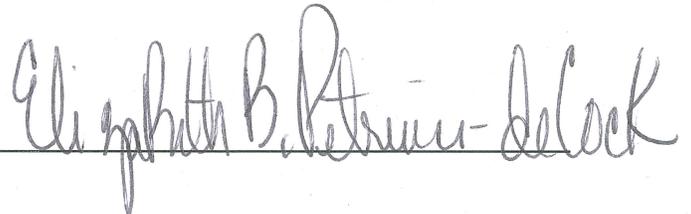
IN WITNESS WHEREOF, the parties hereto have executed this Consent to Sublease Agreement as of the day and year first above written at Morro Bay, California.

TENANT:



SUBTENANT:





CITY OF MORRO BAY:

JAMIE L. IRONS, MAYOR

Exhibit A

DOCK SPACE SUBLEASE

This dock space sublease (hereinafter "sublease") is executed on Aug²¹, by and between 801 Embarcadero, LLC ("Sublessor"), and ~~Michelle Leary, individually and~~ Denise De Cock individually, ~~dba Central Coast Sportfishing ("Sublessee").~~ and Patricia De Cock, Inc. ("Sublessee")

me
BC

RECITALS

Sublessor leases restaurant and dock space from the City of Morro Bay ("Lessor");

Sublessor desires to Sublessee its dock space; and

Lessor shall consent to the sublease by executing the "Consent of Lessor" provision at the end of this sublease.

THEREFORE, Sublessor and Sublessee agree as follows:

Leasing and Description of Property

1. Subject to the terms, conditions, and covenants set forth in this sublease, Sublessor hereby leases to Sublessee, and Sublessee hereby leases from Sublessor, the dock space located at 801 Embarcadero, Morro Bay, California consisting of approximately 36 lineal Feet. (Subleased premises")

Term

2. This sublease shall commence on August 1, 2014 and shall end October 1, 2015 or the date which the Master Lease terminates between Landlord and Sublessor, whichever is earlier.

3. Sublessee shall pay to Sublessor as rent for the subleased premises a rental of \$ 600~~700~~ per month payable in advance on the first day of each calendar month during the term, commencing on Aug. 1st 2014 Rent shall be paid to Sublessor at 801 Embarcadero, Morro Bay, CA 93401, or at any other place designated in writing by Sublessor. The installment rent payable for any portion of a calendar month shall be a pro rata portion of the installment payable for a full calendar month.

me
BC

Assignment

9. Sublessee may not assign this sublease without sublessor and lessor's prior written consent.

Termination of Master Lease

11. If sublessor's lease with lessor is terminated, the Sublease shall terminate simultaneously and the Sublessor and Sublessee shall thereafter be released from all obligations under this Sublease, and Sublessor shall refund to Sublessee any unearned rent paid in advance.

Miscellaneous

12. (a) If any provision of the Sublease is invalid or unenforceable with respect to any party, the remainder of this Sublease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Sublease shall be valid and enforceable to the fullest extent permitted by law.

(b)-This Sublease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(c) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax, or reliable overnight mail to the address of the respective parties set forth below:

Sublessor: 801 Embarcadero
Morro Bay, CA 93442

Sublessee: ~~Michelle Leary~~ *Denise DeCock*
~~Central Coast Sport Fishing~~ *Patricia DeCock Inc.*

ML
BE

Sublessor and Sublessee may from time to time designate any other address for this purpose by written notice to the other party.

(d) This Sublease shall be governed under the laws of the State of California.

(e) The substantially prevailing party in any legal claim arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(f) Terms and conditions of the Sublease which by their sense and context survive the termination, cancellation or expiration of this Sublease will so survive.

(g) Upon request either party may require that a Memorandum of Lease be recorded.

Use of Premises

4. Sublessee shall use the subleased premises for the operation of its fishing charter business known as Central Coast Sportfishing and for no other purpose.

Quiet Enjoyment

5. Sublessor covenants that Sublessee shall be entitled to quiet enjoyment of the premises, provided that Sublessee complies with the terms of this sublease.

Condition of Premises

6. Sublessee agrees that Sublessee is taking the subleased premises in an "as is" condition and sublessee's act of taking possession will be an acknowledgment that the subleased premises are in tenantable and good condition. Sublessee will, at Sublessee's own expense, maintain the subleased premises in a thorough state of repair and in good and safe condition. Any improvements, including, but not limited to, the installation of water and electricity shall be at sublessee's own expense and shall be subject to the prior written approval of sublessor and lessor and/or the Morro Bay Harbor District.

Indemnification

7. Sublessee shall indemnify and hold sublessor and lessor (the "indemnified parties"), their shareholders, officers, directors, employees and agents and each of them, harmless from and against any and all claims, demands, losses, costs; and expenses of every kind and nature including, but not limited to reasonable attorney's fees incurred by the indemnified parties arising out of the negligent, willful, intentional, or reckless acts or omissions of sublessee or its employees, agents, contractors, or invitees related to its activities, use, or occupancy of the subleased premises, or arising out of sublessee's material breach of this lease.

Insurance

8. Sublessee shall maintain the following insurance:

(1) Commercial general liability with limits of \$1,000,000 per occurrence:

(2) Worker's compensation as required by law;

(3) Employer's liability with limits of \$1,000,000 per occurrence.

Sublessee shall name sublessor and lessor as additional insureds with respect to the above commercial general liability insurance.

(h) This Sublease constitutes the entire Sublease and understanding between the parties, and supersedes all offers, negotiations and other leases concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Sublease must be in writing and executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Sublease as of the date first above written.

SUBLESSOR

By: B Caldwell
Name: Embarcadero 801, LLC
Title: Single Member LLC
Date: 8/1/14

SUBLESSEE

By: 
Name: DENISE DE COCK
FOR PETRINA DE COCK INC.
Title: PRESIDENT
Date: 8/1/14

CONSENT OF LESSOR

The City of Morro Bay as Lessor, (Agents) to above Sublease

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT "B"

CONSENT TO SUBLEASE AGREEMENT

At a minimum, certain books and records shall be kept by Lessee and Sublessee such as:

1. Pre-numbered and dated guest checks;
2. Pre-numbered sales invoices or daily cash register tapes;
3. Bank Statements;
4. Sales Tax Returns;
5. Sales Journals;
6. Cash Disbursement Journals; and
7. General Ledger



AGENDA NO: B-1

MEETING DATE: August 12, 2014

Staff Report

TO: Honorable Mayor and City Council

DATE: July 31, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Appeal of the Planning Commission denial of Coastal Development Permit #CP0-408 for demolition and reconstruction of an existing single-family residence at 1000 Ridgeway Avenue

RECOMMENDATION

Staff recommends the City Council deny the appeal and uphold the Planning Commission denial of Coastal Development Permit #CP0-408 for 1000 Ridgeway Avenue.

ALTERNATIVES

Alternative 1. The City Council may move to uphold the appeal thereby reversing the Planning Commission's denial and approve CP0-408 as revised on plans dated April 29, 2014.

Alternative 2. The City Council may move to remand the project for further review by the Planning Commission and provide direction to staff to work with the Applicant to make further revisions to the project.

FISCAL IMPACT

There will be no impact to the general fund as the applicant has paid the necessary appeal fees which offset the cost of preparing the appeal staff report, preparing notices, and attending the City Council meeting.

SUMMARY

On June 3, 2014, the Planning Commission considered an appeal of an Administrative Coastal Development Permit which was issued on December 20, 2013 for the demolition and reconstruction of an existing single family residence at 1000 Ridgeway (Exhibit C). The Planning Commission granted the appeal and denied the coastal development permit (CP0-408). At the June 17, 2014 Planning Commission meeting, the findings for denial were adopted via Resolution 15-14. On June 25, 2014 within the 10 day appeal window, an appeal was filed by Mr. Reed Adamson requesting the City Council approve the coastal development permit for the project, as revised, and overturn the Planning Commission decision (Exhibit B).

Prepared By: CJ

Dept Review: SG / JB

City Manager Review: _____

City Attorney Review: _____

BACKGROUND

This project was originally approved as an administrative coastal development permit on December 20, 2013 and appealed to Planning Commission on December 30, 2013. The Planning Commission initially heard the appeal at its February 19, 2014 meeting where due to a postponement request by Mr. Adamson, the appeal was continued to the March 5, 2014 meeting and again to the May 6, 2014 and June 3, 2014 Planning Commission meetings.

At the March 5, 2014 meeting, the Applicant's Representative offered to reduce the size and scale of the home. After discussion, the Planning Commission continued the hearing with direction to the Applicant to make reductions to the bulk, scale and size of the home which is described in the May 6, 2014 staff report and as shown on the plans dated April 29, 2014 (Exhibit D).

Then on May 6, 2014, the Planning Commission considered the appeal with the revised plans and continued the hearing to the June 3, 2014 meeting to request the Applicant to submit story poles, and additional visual simulations demonstrating shade and shadow, and lastly visual simulations demonstrating a corner street perspective from the intersection of Ridgeway and Fairview.

At the June 3, 2014 meeting with this additional information provided (Exhibit E), the Planning Commission voted 4-0 to uphold the appeal and deny the coastal development permit based on the findings below:

Coastal Development Permit Findings for Denial (Planning Commission Resolution #15-14) (Exhibit F):

1. The project, as proposed, is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically,
 - a. The project, as proposed, is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale.
2. The project is not consistent with the Land Use Element Policy LU-15 which states, "The present human scale and leisurely, low-intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass."

The appeal filed by the appellant, Mr. Reed Adamson, on June 25, 2014 requests the City Council approve Coastal Development Permit (#CP0-408) as revised and shown on the plans dated April 29, 2014.

DISCUSSION

The following section states the appellant's grounds for the appeal with a statement formulated by staff that examines the validity and comprehensiveness of each ground for appeal. A summary of the appellants' comments are in italics with staff response following in plain text.

Summary of Appellant Reed Adamson’s appeal of the project:

Mr. Adamson asserts that the Planning Commission concluded erroneously, that the Project, as revised and presented to Planning Commission at its June 3, 2014 meeting did not conform to City standards. He states the reasons for denial of the project, as revised, are based solely on the two above policies, which are clearly subjective and lack objective standards. In his appeal, the Appellant details the specific significant revision made to the project to support reductions in bulk, scale and mass. He further states that the revised plans, in addition to the requested visual simulations and story poles, should have been used to evaluate the project as revised, in the context of neighborhood compatibility standards, but yet no specific objectives or standards were used for the assessment.

The appellant concludes his appeal by stating that the revised project meets or exceeds the entire City’s zoning standards and is consistent with the LCP policies and that absent any defined standards, goals or objectives, the findings for denial of this project based upon the two policies in the Commission resolution have no factual basis and are not based on any definable, objective standards whatsoever. Such findings cannot be characterized as anything but arbitrary.

Staff response and analysis:

Provided for Council review in the Exhibits are the Planning Commission staff reports for each of the public hearings held for this appeal as well as the visual simulations that were provided. Detailed in the table below is data for the original project as approved administratively in December, 2013 versus the project as revised in April, 2014.

Project Data for Coastal Development Permit #CP0-408

	Original Proposed Plans December 2013	Revised Plans April 2014
Home	4,829 sf	3,725 sf
Garage/workshop	1,201 sf	1,142 sf
Upper deck	192 sf	188 sf
Lower porch	120 sf	129 sf
Total	6,342sf	5,184sf

Planning Commission’s denial cited two findings; namely Zoning Ordinance section 17.48.190, “Protection of visual resources and compatible design” and the Land Use Element Policy LU-15.

Appeal Point 1: Zoning Ordinance Section 17.48.190, Protection of Visual Resources and Compatible Design

The Zoning Ordinance as the implementation plan of the City’s certified Local Coastal

Program (LCP) specifies that new development shall project, and where feasible, enhance the visual quality of the surrounding area. New development may be permitted only if the siting and design meet certain standards. Section 17.48.190.E specifies scenic area standards that state in highly scenic area, additional standards apply. The Planning Commission found the project as proposed for height/bulk relationship was not compatible with the surrounding area (17.48.190.E2). Additionally, Section 17.48.190 subparagraph C and D also require development be visually compatible with the character of the surrounding area and any design themes adopted for the area by the City, and that new development restores and enhances visual quality in visually degraded areas.

The Visual Resources chapter of the City's LCP describes the importance of the City's physical setting and scenic qualities noting that "visually attractive areas are good locations for recreational activities and facilities, and moreover, are good sites for ports, commercial activities and *residential* developments, all of economic importance [emphasis added]."

Specifically, the Visual Resources chapter addresses the visual quality concerns of the community by planning area, including residential neighborhoods. The Morro Heights area in which this project is located is described as within Area 4 – Morro Highlands. The Morro Heights area is defined as "a mixed residential area that is visually appealing primarily because of landscaping and rural character. Mature Monterey pines are interspersed among residences some of which have been designed to take advantage of the trees and serve to frame views and create pleasant settings for home."

The Visual Resources chapter further describes protection of neighborhood character and recognizes the need to preserve the unique character of its varied neighborhoods and to create a higher quality visual environment within them and specifically notes that:

"New residences and new residential additions are often out of scale and character with other residences in the vicinity" and;

"The current allowable height and bulk for residential development is not appropriate for some portions of the community. Such buildings would in many cases block important views and conflict with the character of individual neighborhoods." (LCP Chapter XIII Paragraph D6).

Appeal Point 2: Land Use Element Policy LU-15, "The present human scale and leisurely, low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass."

The Appellant presents in his appeal various revisions made to the project. Though the Appellant did present revised plans which showed a square footage reduction of 1,163 square feet (including garage), the revised project as a 3,725 square foot home plus 1,142 square foot garage presents a home that is not consistent with the surrounding neighborhood. Though the neighborhood presents as a mix of one and two story homes, the existing two story homes are modest in bulk and scale consistent with this land use element policy as observed by staff during a windshield survey of the neighborhood conducted on July 18, 2014. This is most noticeable in the visual simulation presented by the Appellant at the June

3, 2014 meeting which illustrates the Appellant's revised two story home next to an existing two story split level home, which shows a perspective that makes the neighboring two story home to the south appear as a one story when in fact it is not (see Exhibit F).

CONCLUSION

The Appellant is requesting that the Council overturn the Planning Commission's denial of Coastal Development Permit (CP0-408) and approve the proposed demolition and reconstruction of 1000 Ridgeway as presented on revised plans dated April 29, 2014. Staff recommendation based on review and analysis of the appeal and policies within the City's General Plan, Local Coastal Plan and Zoning Ordinance is to deny the appeal and uphold the Planning Commission's denial of Coastal Development Permit #CP0-408 as specified by City Council Resolution #54-14.

EXHIBITS

Exhibit A – City Council Resolution 54-14

Exhibit B – Appeal filed by Mr. Reed Adamson

Exhibit C – Coastal Development Permit #CP0-408 issued December 20, 2013

Exhibit D – 11" x 17" Reductions

Exhibit E – June 3, 2014 Planning Commission staff report and attachment

Exhibit F – Visual Simulations Received from Applicant – Neighbor Perspective and Street Corner Perspective

Exhibit G – Planning Commission Resolution 15-14 adopted June 17, 2014

Exhibit H – Letters Received from Neighbors

Exhibit I – Previous Appeal Hearing Planning Commission Staff Report and Attachments can be found at the following links:

- May 6, 2014 Planning Commission meeting
<http://morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2099>
- March 5, 2014 Planning Commission meeting
<http://morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2061>
- February 19, 2014 Planning Commission meeting
<http://morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2052>

RESOLUTION NO. 54-14

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
TO DENY THE APPEAL AND UPHOLD THE PLANNING COMMISSION
DENIAL OF COASTAL DEVELOPMENT PERMIT (CP0-408) FOR THE
DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW
TWO STORY SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE**

WHEREAS, on June 3, 2014, the Morro Bay Planning Commission held a duly noticed public hearing to consider an appeal filed on December 30, 2013 for Administrative Coastal Development Permit #CP0-408, for the demolition of an existing 1,649 square foot house and construction of a new two-story single-family residence proposed as revised to be a 3,725 square foot home with a 1,142 square-foot garage/workshop and 317 square feet of upper deck and lower porch located at 1000 Ridgeway (“Project”); and

WHEREAS, on June 17, 2014, the Morro Bay Planning Commission adopted Resolution 15-14 with findings for denial of Coastal Development Permit #CP0-408; and

WHEREAS, on June 25, 2014 an appeal was filed to the City Council on the Planning Commission denial of Coastal Development Permit #CP0-408 specifically requesting the Council approve Coastal Development Permit #CP0-408 as revised and overturn the Planning Commission decision (“Appeal”); and

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

WHEREAS, the City Council has duly considered all evidence, whether written or oral, including without limitation, the testimony of the appellant, the applicant, interested parties, written petitions, consultants, City staff and all written and oral evaluations and recommendations by staff, presented at Planning Commission hearings and the City Council hearing.

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

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

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act Guidelines Section 15270, CEQA does not apply to projects that are disapproved or denied by the approval body.

Coastal Development Permit Findings for Denial

1. The Project, as proposed, is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically,

- a. The Project, as proposed, is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale.
2. The Project, as proposed, is not consistent with the Land Use Element Policy LU-15 which states, “The present human scale and leisurely, low-intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass.”

Section 2. Action. The City Council does hereby deny the Appeal and approves the Planning Commission’s decision to deny Coastal Development Permit #CP0-408.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on this 12th day of August, 2014 on the following vote:

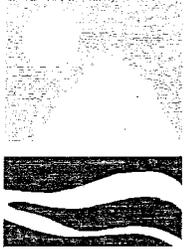
AYES:
NOES:
ABSENT:
ABSTAIN:

JAMIE L. IRONS, MAYOR

ATTEST

JAMIE BOUCHER, City Clerk

Exhibit B



CITY OF MORRO BAY

Public Services Department
Planning Division

955 Shasta Avenue
Morro Bay, CA 93442
(805) 772-6577

APPEAL FORM

In CCC Appeals Jurisdiction?

YES – No Fee
 NO – Fee Paid: Yes No

RECEIVED
City of Morro Bay

JUN 25 2014

Administration

Project Address being appealed: 1000 Ridgeway	
Appeal from the decision or action of (governing body or City officer): <input type="checkbox"/> Administrative Decision <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: Appeal of Planning Commission action to deny the coastal development permit for the demolition and reconstruction of the single family residence at 1000 Ridgeway.	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision): CPO-408	
Date decision or action rendered: 6-17-14	
Grounds for the appeal (attach additional sheets as necessary): See attached sheet.	
Requested relief or action: Approve Coastal Development Permit (#CPO-408) for project, as revised, and disregard the decision of the Planning Commission to the contrary.	
Appellant (please print): Reed Adamson	Phone: (661) 201-6120
Address: 1504 Thornlake Drive, Bakersfield, CA 93312	
Appellant Signature: 	Date: June 23, 2014

FOR OFFICE USE ONLY	
Accepted by: <i>City Clerk's Office</i>	Date appeal filed: <i>6-25-2014</i>
Appeal body: <i>City Council</i>	Date of appeal hearing: <i>8-12-2014</i>

Exhibit B

Grounds for Appeal

1000 Ridgeway

Summary

Mr. and Mrs. Reed Adamson are the applicants. They own the single family residence and property located at 1000 Ridgeway. They have applied for permission to demolish the existing single family residence and reconstruct a new single family residence on the property (the "Project").

The Project, as explained in more detail below, was initially approved, as evidenced by a Coastal Development Permit issued on December 20, 2013. The approval of the Project was appealed to the Planning Commission. Subsequently, Mr. and Mrs. Adamson made significant revisions to the plans and design of the Project to satisfy any potential concerns by the Planning Commission and members of the public. Thereafter, the Planning Commission denied the Project, as revised.

The Planning Commission resolution has the effect of denying Mr. and Mrs. Adamson the opportunity to demolish the existing single family residence and reconstruct a new single family residence on their property. The Planning Commission concluded, erroneously, that the Project, as revised and again presented to the Planning Commission at the June 3 meeting, does not conform to two City standards, Chapter 17.48.190 and LCP policy LU-15.

Mr. and Mrs. Adamson seek approval of the Project, as revised, despite the resolution of the Planning Commission to the contrary.

Background and Reasons Why the Project Should be Approved

Ordinance 17.48.190 provide as follows:

New development shall project and, where feasible, enhance the visual quality of the surrounding area. New development may be permitted only if the siting and design meet the following standards:

- A. Protection of public views: significant public views to and along the coast are protected.*
- B. Natural landform protection: alterations to natural landforms are minimized.*
- C. Compatibility: the development is visually compatible with the character of the surrounding area and any design themes adopted for the area by the city.*
- D. Visual quality: restores and enhances visual quality in visually degraded areas.*
- E. Scenic area standards: in highly scenic areas, as depicted in the Morro Bay coastal land use plan/coastal element, the following additional standards shall also apply:*
 - 1. Character: the proposed development shall be subordinate in character to its*

Exhibit B

surroundings.

2. *Height/bulk: the height/bulk relationships in the development shall be compatible with the surrounding area.*

3. *Parks or open space: parks or open space shall be designated and incorporated into new developments.*

4. *View corridors: view corridors shall be incorporated into the development to protect significant public views to and along the shoreline and other scenic areas.*

5. *Landscaping: landscaping shall be provided to restore and enhance visually degraded areas using native, if feasible, and drought-resistant plant and tree species.*

6. *Preservation and enhancement: preservation and enhancement of views of the ocean, bay, sandspit and Morro Rock.*

(Ord. 445 § 3 (part), 1995)

Policy LU-15 provides as follows:

POLICY LU-15: The present human scale and leisurely, low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass. (LUE 53)

Program LU-15.1: The Zoning Ordinance should encourage flexibility in the application of its development standards related to height, setbacks, and building coverage. In order that all of these development characteristics work together, rigid enforcement of any one or all of them can result in unimaginative development. (LUE 53)

Program LU-15. 2: Zoning variations in architecture requirements should encourage variations in architecture. (LUE 53)

The two reasons stated for denying the CDP are as follows:

Reason Number 1:

"The project, as proposed, is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically, a. the project, as proposed, is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale."

Reason Number 2:

"The project is not consistent with the Land Use Element Policy LU-15 which states, 'The present human scale and leisurely, low-intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass.' "

Exhibit B

The reasons for denial of the Project, as revised, are based solely on the two above policies, which are clearly subjective and lack objective standards. Even the Planning Commission admitted at the hearings that it was difficult to determine the objectives and actual definitions in which to describe "neighborhood compatibility." Director Livick stated that "the City has regulations regarding size that is based upon lot coverage, house height and setbacks that the project complies with, but there is also neighborhood compatibility that is not well defined with any metrics." (*Planning Commission Synopsis Minutes, June 3, 2014*)

Several opponents of the Project simply expressed opinions that the house was too large, out of scale, or incompatible with the surrounding neighborhood. However, they did not support their opinions with any facts or evidence. In fact, other testimony and facts established that the surrounding neighborhood is a mix of single story and two-story houses, and with a wide variation of sizes. There was additional evidence presented at the June 3 hearing, through a petition circulated throughout the neighborhood IN SUPPORT OF the Project, as revised, at the May 6 hearing.

Importantly, the Project as first presented was approved administratively. Staff considered the Project as first presented within the context of the City's Zoning Ordinance, General Plan, and Local Coastal Plan. Staff found the proposed Project consistent with the applicable City codes and issued a Coastal Development Permit on December 20, 2013.

The Project was subsequently appealed to the Planning Commission. The Planning Commission ultimately had four scheduled public hearings and during the second hearing Mr. and Mrs. Adamson voluntarily offered to revise the Project and return to the Commission for further consideration. Mr. and Mrs. Adamson made significant revisions to the Project plans based upon the subjective and unsupported testimony that was presented at the hearings. Their revisions included a reduction in the "bulk, scale and mass" *to the extent and meet the objectives of the Planning Commission, albeit not completely clear. The revisions included the following:

1. New design decreases the overall home size by approximately 1,100 square feet or 23%.
2. A total of nine feet was taken from the length of the house which expands the front and rear setbacks by 2 feet and 7 feet respectively.
3. The entire second floor has been stepped back from 2 ½ to 4 feet from the first floor. The use of the differing step back feature reduces the mass, provides for greater articulation and a pleasing curb appeal.
4. The height was reduced by lowering the house on site and now is two feet below the height limit with the exception of nine linear feet that is 18 inches below.
5. The garage wall was moved back one foot on the Ridgeway side.
6. A planter and landscaping to add depth and minimize the front wall on Fairview.

Exhibit B

7. Architectural change from a Mediterranean style to a Craftsman or Prairie style.
8. Changed the placement and style of the windows, primarily on the southern side.

At the June 3 hearing, the Commission discussed the items, which they requested of Mr. and Mrs. Adamson, to provide story poles and revised and additional simulations. This information along with previously presented project materials and testimony should have been used to evaluate the Project, as revised, in context of the revisions made to meet the neighborhood compatibility standards. However and yet once again, neighborhood compatibility was discussed but no specific objectives or standards were used for the assessment.

Conclusion as to Why the Project Should be Approved

In conclusion, the second revised Project, as proposed, meets or exceeds the entire City's zoning standards and is consistent with the LCP policies.

This Project should be reviewed as such along with the considerations of location and topography that play an important role in comparison with neighboring homes in the vicinity.

Absent any defined standards, goals or objectives, the findings for denial of this Project based upon the two policies in the Commission resolution have no factual basis and are not based on any definable, objective standards whatsoever. Such findings cannot be characterized as anything but arbitrary.

Based on the reasoning of the Planning Commission, Mr. and Mrs. Adamson are placed in the position where 1) they have not been provided by the City, and 2) they are unable to discern from the applicable zoning and LCP ordinances and policies, an objective, reasonable and achievable set of standards that would govern their right to reconstruct a home on their property. In fact, as stated above, the Project, as proposed, meets or exceeds the all of those zoning and LCP ordinances and policies that are based on objective standards.

Mr. and Mrs. Adamson respectfully request that the City Council consider all the efforts that have been made and recognize that this Project, as modified, will be an asset to the community in many ways.

EXHIBIT C



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

December 20, 2013

Reed and Carol Adamson
1504 Thornlake Drive
Bakersfield, CA 93312

SUBJECT: Case No.: CP0-408

SITE: APN: 066-246-006

Address: 1000 Ridgeway Avenue

Project Description: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Dear Mr. Foster,

The Public Services Department has conditionally approved your request for a Coastal Development Permit as described above with the attached conditions. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department prior to the issuance of a building permit.***

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a processing fee for appeals which are not coastal permits within the appeals jurisdiction.

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

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

EXHIBIT C

Section 15062(d) of The California Environmental Quality Act (CEQA) provides:

“The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply.”

Sincerely,

Rob Livick
Director Public Services Department

By:



Katie Mineo, Assistant Planner

EXHIBIT C



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

COASTAL DEVELOPMENT PERMIT

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

CASE NO: CP0-408

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 1000 Ridgeway Avenue

APPLICANT: Reed and Carol Adamson

APN/LEGAL: 066-246-006

DATE APPROVED: December 20, 2013

APPROVED BY: Public Services Director

CEQA DETERMINATION: Categorical Exemption: Section 15303, Class 3(a)

DESCRIPTION OF APPROVAL: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Please see reverse for Permit Effective Date.

EXHIBIT C

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

YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Public Services Department, 772-6270.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: December 31, 2013

ATTEST:  _____ DATE: 12/20/13

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

EXHIBIT C

PUBLIC SERVICES DEPARTMENT

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CP0-408

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

Applicant: Reed and Carol Adamson

Address: 1000 Ridgeway Avenue

Project Description: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Project Location: 1000 Ridgeway Avenue

APN: 066-246-006

Zoning: R-1

Land Use Plan/General Plan: Low/Medium Density

Lot Area: 7,336 square feet

Filing Date: September 12, 2013

Approval Body: Public Services Director

Action Taken: Approved with Conditions

Action Date: December 20, 2013



THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION



This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 531-427-4863.

EXHIBIT C

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. CP0-408

SITE LOCATION: 1000 Ridgeway Avenue

APPLICANT NAME: Reed and Carol Adamson

APPROVAL BODY: Public Services Director

DATE OF ACTION: December 20, 2013

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

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

approving Case Number: CP0-408

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

APPLICANT'S SIGNATURE

DATE

EXHIBIT C

CITY OF MORRO BAY NOTICE OF EXEMPTION

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

FROM: City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442

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

Project Title: New Single-Family Residential

Project Location - Specific: 1000 Ridgeway Avenue

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

Description

of Project: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Name of Public Agency Approving the Project: CITY OF MORRO BAY

Name of Person or Agency Carrying Out Project: Reed and Carol Adamson

Exempt Status: (Check One)

Reasons why project is exempt: Section 15303, Class 3(a), proposed project is one new single-family residence.

Ministerial (Sec. 21080(b)(1); 15268);

Categorical Exemption:
Type and Section Number: 15303,

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Class 3(a)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Statuary Exemption Code No. _____

Lead Agency: City of Morro Bay

Contact Person: Katie Mineo Telephone: (805) 772-6291

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

Certification:

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

Signature: 

Title: Assistant Planner

Date: 12/20/13

EXHIBIT C

FINDINGS OF APPROVAL

**Site Address: 1000 Ridgeway Avenue
Coastal Development Permit #CP0-408**

Project Description

Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act, the Director has found the project as proposed categorically exempt under Section 15303, Class 3(a), "New Construction or Conversion of Small Structures," because the project is a single-family home in a residential zone and does not have a significant effect on the environment.

Coastal Development Permit Findings

1. The Director has found the development of a new single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The Director has found the project as proposed is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density development; has similar bulk and scale of the adjacent structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.
3. The Director has found the development of a new single-family residence will not cause any health and safety concerns, and will not impact neighboring uses, environmentally sensitive habitat areas, or otherwise create significant impacts.

EXHIBIT C

CONDITIONS OF APPROVAL

**Site Address: 1000 Ridgeway Avenue
Coastal Development Permit #CP0-408**

Project Description

Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Standard Conditions

1. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
2. Compliance with Conditions: By signing the Acceptance of Conditions of Approval form, the owner or designee accepts and agrees to comply with all Conditions of Approvals. 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.
3. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
4. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Code Requirements:

1. 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

EXHIBIT C

Coastal Program Land Use Plan (LCP) in effect at the time of the extension request. (MBMC Section 17.58.130)

2. Changes: Any minor change may be approved by the Public Services Director. Any substantial change will require the filing of an application for an amendment to be reviewed by the Planning Commission. (MBMC Section 17.58.120)
3. 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. (MBMC Section 5.30.540)
4. Construction Hours: Pursuant to Morro Bay Municipal Code Section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues. (MBMC Section 9.28.030)

Planning Conditions:

1. Building Height Certification: Note on the site plan prepared for the building permit, "Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the Planning Division, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310." (MBMC Section 17.12.310)
2. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
3. 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, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or

EXHIBIT C

salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)

4. The northwest corner of the property must be left free and clear of visual obstructions pursuant to Morro Bay Municipal Code 17.48.210.
5. The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Sprinklers. The new residence shall be equipped with an automatic fire sprinkler system, in accordance with Morro Bay Municipal Code, Section 14.08.090(I)(2) and 2010 California Residential Code, Section R313.
2. Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. (CRC 315)
3. Fire Safety During Construction and Demolition shall be in accordance with 2010 California Fire Code, Chapter 14. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Public Works 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, with a lot coverage of between 2,500 and 5,000 square feet of impervious surface, 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**

EXHIBIT C

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. Perform improvements (e.g. driveway approach) in the City right of way per City Engineering Standards with a Standard Encroachment Permit. Maximum driveway approach width for residential properties is 20 feet. Non-standard improvements in the right of way (e.g. staircase and drainage swale) shall require a Special Encroachment Permit.
4. The paved section of Ridgeway shall be widened on the south side to make a street section half-width of 18 feet.

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/Hydromodification

EXHIBIT C

ADAMSON RESIDENCE

SITE ADDRESS: 1000 RIDGEWAY AVE, MORRO BAY, CA 93442



CAL GREEN MANDATORY MEASURES:

SITE DEVELOPMENT:
 4.106.2 A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
 4.106.3 THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.

WATER EFFICIENCY AND CONSERVATION:
 4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
 4.303.2 WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.
 4.303.3 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

OUTDOOR WATER USE:
 4.304.1 AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

ENHANCED DURABILITY AND REDUCED MAINTENANCE:
 4.405.1 JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING:
 4.405.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
 4.405.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

BUILDING MAINTENANCE AND OPERATION:
 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

FIREPLACES:
 702.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

VOC'S:
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
 4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.3 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 4.504.4 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL:
 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
 4.505.1 EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.
 4.507.1 WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2
 4.507.2 DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:
 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
 702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION:
 703.1 VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

GENERAL NOTES:

- THIS PROJECT SHALL COMPLY WITH APPLICABLE PORTIONS OF THE FOLLOWING CODES:
 AMERICAN DISABILITIES ACT
 FEDERAL ACCESSIBILITY STANDARDS
 TITLE 24 ACCESSIBILITY STANDARDS
 CALIFORNIA ENERGY CODE, 2010 EDITION
 CALIFORNIA BUILDING CODE, 2010 EDITION
 INTERNATIONAL FIRE CODE, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- ALL LUMBER SHALL BE GRADE MARKED WITH STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED AND SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19%; AND POSTS SHALL BE DOUGLAS FIR #2 OR BETTER AND SEAMS DOUGLAS FIR #1 OR BETTER; FOR NAILING REQUIREMENTS SEE CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR USE ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES; WHEN THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN BUT WILL NEED TO BE VERIFIED BY THE ARCHITECT; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS ON THE JOB AND NOTIFY ARCHITECT OF ANY VARIATIONS FROM DIMENSIONS & CONDITIONS SHOWN BY DRAWINGS; CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING
- DRAWING DETAILS ARE TYPICAL FOR SIMILAR CONDITIONS; NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES; WHEN THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN BUT WILL NEED TO BE VERIFIED BY THE ARCHITECT; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ANY REVISION MADE BY THE CONTRACTOR AT THE DIRECTION OF ANYONE OTHER THAN THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE CONTRACTOR'S RISK; ANY REVISION MADE BY THE OWNER WITHOUT CONSULTING THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE OWNER'S RISK; ALL REVISIONS APPROVED BY THE ARCHITECT SHALL BE IN WRITING
- THE BUILDING CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING WORKMEN, STRUCTURE UNDER CONSTRUCTION, ETC. AND OBSERVATION VISITS TO THE SITE BY THE ARCHITECT DO NOT INCLUDE OBSERVATION OF THESE MEASURES
- SEE STRUCTURAL ENGINEERING CALCULATIONS AND NOTES FOR ADDITIONAL INFORMATION
- SEE ENERGY EFFICIENCY CERTIFICATE OF COMPLIANCE FORMS FOR ADDITIONAL INFORMATION INCLUDING AREAS OF SPECIAL GLAZING
- ADDITIONAL MECHANICAL OR OTHER EQUIPMENT NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE INSTALLATION
- TRUSSES SHALL BE FABRICATED IN THE SHOP OF AN ICBO APPROVED FABRICATOR IN ACCORDANCE WITH CBC SECTIONS 1704 AND 2303.4 AND TRUSS FABRICATOR'S ENGINEERING SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR APPROVAL AND SUBMITTAL TO PUBLIC AGENCIES PRIOR TO TRUSS INSTALLATION; TRUSS CALCULATIONS SHALL SHOW ALL AXIAL AND DRAG LOADS
- AS OF THE PRESENT DATE, THE FINDINGS OF THESE DRAWINGS ARE VALID FOR THE PROJECT TO KNOWLEDGE OF THIS ARCHITECT; WITH THE PASSAGE OF TIME, CHANGES IN THE CONDITION OF THE PROPERTY CAN OCCUR, FEDERAL, STATE OR LOCAL CODES CAN CHANGE; PERMITS CAN EXPIRE OR OTHER EVENTS CAN OCCUR BEYOND THE CONTROL OF THIS ARCHITECT WHICH CAN RENDER PARTS OF THESE DOCUMENTS INVALID

LOT DESCRIPTION

ADDRESS: 1000 RIDGEWAY AVE., MORRO BAY
 LOT: 10
 BLOCK: 13
 APN: 066-246-006
 LOT AREA: 7336 SQ.FT.
 ZONING: R-1, SINGLE FAMILY RESIDENTIAL

LOT COVERAGE:
 45% MAXIMUM COVERAGE
 EXISTING LOT COVERAGE - 2854 S.F. (39%)
 PROPOSED LOT COVERAGE - 3260 S.F. (44%)

MINIMUM BUILDING SETBACKS:
 FRONT - 20'
 REAR - 10'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PROPOSED BUILDING SETBACKS:
 FRONT - 20'
 REAR - 24'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PARKING EXCEPTION:
 PARKING EXCEPTION PERMIT GRANTED, #A00-075, TO ALLOW REDUCED GARAGE SETBACK OF 11'

BUILDING AREAS:
 EXISTING RESIDENCE TO BE DEMOLISHED: 1649 S.F.
 PROPOSED RESIDENCE:
 LOWER LIVING AREA: 1881 SQ.FT.
 UPPER LIVING AREA: 2942 SQ.FT.
 TOTAL: 4829 SQ.FT.
 GARAGE/WORKSHOP: 1201 SQ.FT.
 UPPER COVERED DECK: 192 SQ.FT.
 LOWER COVERED PORCH: 120 SQ.FT.

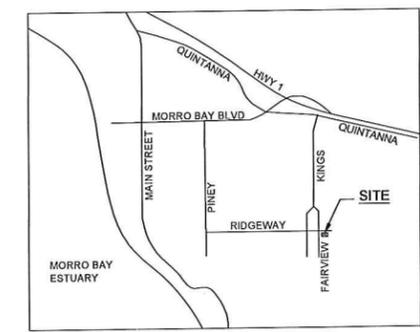
BUILDING HEIGHT:
 LOWEST GRADE ADJACENT TO BUILDING: 159.7'
 HIGHEST GRADE ADJACENT TO BUILDING: 169.1'
 AVERAGE NATURAL GRADE: 164.4'
 MAX. BUILDING HEIGHT: 189.4'

TYPE OF CONSTRUCTION:
 TYPE V-B TWO-STORY

SHEET INDEX

- T1) TITLE SHEET
- C1) GRADING AND DRAINAGE PLAN
- C2) DRAINAGE SYSTEM PLAN
- C3) CIVIL NOTES AND DETAILS
- C4) CIVIL DETAILS
- A1) PROPOSED SITE PLAN
- A2) EXISTING SITE/DEMO PLAN
- A3) LOWER FLOOR PLAN
- A4) UPPER FLOOR PLAN
- A5) ROOF PLAN
- A6) ELEVATIONS
- A7) ELEVATIONS
- A8) SECTIONS
- A9) ARCHITECTURAL DETAILS
- A10) ARCHITECTURAL DETAILS
- E1) LOWER FLOOR ELECTRICAL PLAN
- E2) LOWER FLOOR LIGHTING PLAN
- E3) UPPER FLOOR ELECTRICAL PLAN
- E4) UPPER FLOOR LIGHTING PLAN
- 1.1) STRUCTURAL NOTES
- 2.0) FOUNDATION PLAN
- 2.1) FOUNDATION DETAILS
- 2.2) FOUNDATION DETAILS
- 2.3) FOUNDATION DETAILS
- 2.4) FOUNDATION DETAILS
- 2.5) FOUNDATION DETAILS
- 3.0) FLOOR FRAMING PLAN
- 3.1) FLOOR FRAMING DETAILS
- 3.2) FLOOR FRAMING DETAILS
- T24) TITLE T24 CALCULATIONS
- COA) CONDITIONS OF APPROVAL

CITY OF MORRO BAY
 PLANNING DIVISION
 CASE NO. CPO-408
 APPROVED ✓
 BY: DJR DATE: 12/20/13
 KM.



REVISIONS	BY

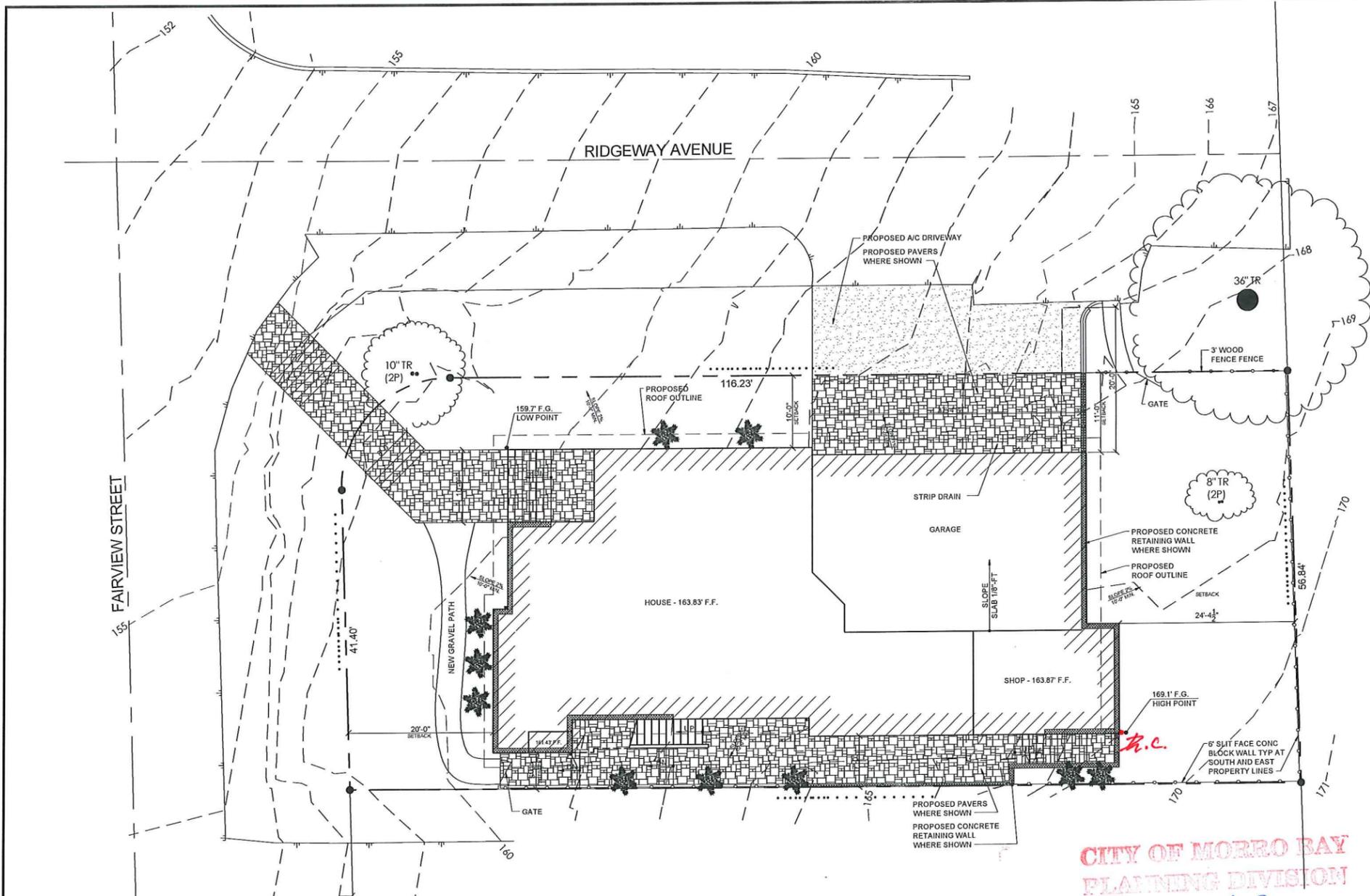
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 Ph 805 995-3502
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Proposed Residence For:
REED & CAROL ADAMSON
 1504 THORNLAKE DRIVE,
 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/8" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **T1**
 OF SHEETS

EXHIBIT C

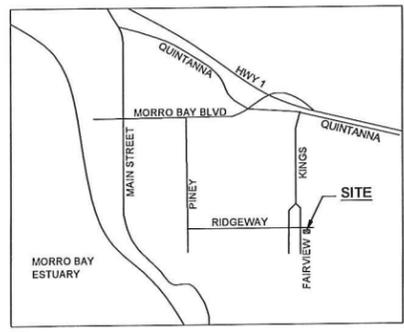


SITE PLAN NOTES:

- WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, FINISH GRADE SHALL BE 2% MIN. AWAY FROM BUILDING FOR 10'-0" MIN. HORIZONTAL DISTANCE. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A 5% MIN. SLOPE FOR A 10'-0" MIN., UNLESS PROHIBITED BY PHYSICAL OBSTRUCTIONS OR LOT LINES, IN WHICH CASE WATER SHALL BE DIVERTED AWAY FROM THE FOUNDATION BY AN APPROVED ALTERNATIVE METHOD; IMPERVIOUS SURFACES SHALL BE SLOPED MIN. 2% WITHIN 10'-0" OF THE BUILDING FOUNDATION
- ALL CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL
- PROVIDE GUTTERS & DOWNSPOUTS THROUGHOUT & DIRECT INTO AN APPROPRIATE DRAIN OUTLET
- ALL DISTURBED SLOPES SHALL BE LANDSCAPED OR REPLANTED W/ NATIVE GRASSES AS SOON AS POSSIBLE AFTER GRADING
- SEE TOPOGRAPHICAL SURVEY BY A LICENSED CIVIL ENGINEER FOR ADDITIONAL INFORMATION ON WHICH THIS SITE & GRADING PLAN IS BASED
- ALL VEGETATION INCLUDING TREES, SHRUBS, RUBBISH, WEEDS, GRASS, AND ALL SOIL CONTAINING DELETERIOUS MATTER SUCH AS ROOTS, SHALL BE STRIPPED AND REMOVED FROM THE STRUCTURE SITE
- IF ANY UNEXPECTED UNDERGROUND CONDITIONS ARE ENCOUNTERED INCLUDING MATERIALS OTHER THAN NATIVE SOILS SUCH AS ROCK OR BEDROCK, BURIED STRUCTURES, OR UNDERGROUND WATER AT THE TIME OF GRADING OR FOOTING PREPARATION, THE SOIL ENGINEER SHALL BE CALLED OUT TO THE SITE FOR POSSIBLE ADDITIONAL RECOMMENDATIONS AT THAT TIME
- ALL ELECTRICAL, TELECOMMUNICATION, AND OTHER UTILITIES SHALL BE INSTALLED IN AN APPROVED METHOD OF CONSTRUCTION UNDERGROUND
- UTILITY LINES:
 - BACKFILL FOR UTILITY LINES TRAVERSING AREAS PROPOSED FOR FACILITIES, PAVEMENTS, CONCRETE SLABS-ON-GRADE, OR AREAS TO RECEIVE ENGINEERED FILL FOR FUTURE CONSTRUCTION SHALL BE COMPACTED IN ACCORDANCE WITH THE SAME REQUIREMENTS FOR ADJACENT AND/OR OVERLYING FILL MATERIALS;
 - COMPACTION SHALL INCLUDE HAUNCH AREA, SPRING LINE AND FROM TOP OF PIPE TO FINISHED SUBGRADE; THE HAUNCH AREA UP TO ONE FOOT ABOVE THE TOP OF THE PIPE SHALL BE BACKFILLED WITH "COHESIONLESS" MATERIAL;
 - COHESIONLESS NATIVE MATERIALS MAY BE USED FOR TRENCH AND PIPE OR CONDUIT BACKFILL; THE TERM "COHESIONLESS," AS USED HEREIN, IS DEFINED AS MATERIAL WHICH WHEN DRY, WILL FLOW READILY IN THE HAUNCH AREA OF THE PIPE TRENCH;
 - PIPE BACKFILL MATERIALS SHOULD NOT CONTAIN ROCKS LARGER THAN TWO INCHES IN MAXIMUM DIMENSION; WHERE ADJACENT NATIVE MATERIALS EXPOSED ON THE TRENCH BOTTOM CONTAIN PROTRUDING ROCK FRAGMENTS LARGER THAN TWO INCHES IN MAXIMUM DIMENSION, CONDUITS AND PIPELINES SHALL BE LAID ON A BEDDING CONSISTING OF CLEAN, COHESIONLESS SAND (SP), IN THE UNIFIED SOILS CLASSIFICATION SYSTEM;
 - COMPACTION REQUIREMENTS, WHERE NOT OTHERWISE SPECIFIED IN THESE PLANS OR IN THESE RECOMMENDATIONS, SHALL BE 90% TO 30 INCHES BELOW FINISHED GRADE TO FINISHED SUBGRADE
- PROVIDE MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER UPC 719.9 AND ADDITIONAL CLEANOUTS NECESSARY TO ACCESS SYSTEM
- PROVIDE A BACKWATER VALVE ON SEWER LINE ADJACENT TO BUILDING ON THE SITE WITH A PERMANENT ACCESS BOX, EASILY VISIBLE AND ACCESSIBLE WITH EASY OPEN BOLTS OR SCREWS, AT GROUND LEVEL TO SEE AND ACCESS THE VALVE
- ALL HILLSIDE GRADING AND CONSTRUCTION OF FILL SLOPES SHALL CONFORM TO THE MINIMUM STANDARDS LISTED IN CHAPTER 33 OF THE CALIFORNIA BUILDING CODE
- SOIL CUTS OVER 5'-0" IN DEPTH REQUIRE AN OSHA PERMIT; IF CUTS STEEPER THAN ALLOWED BY STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS FOR "EXCAVATIONS, TRENCHES, EARTHWORK" ARE PROPOSED, A NUMERICAL SLOPE STABILITY ANALYSIS MAY BE NECESSARY FOR TEMPORARY CONSTRUCTION SLOPES FROM A SOIL ENGINEERING FIRM
- CONTROL MEASURES SHALL PREVENT SEDIMENT OR DEBRIS FROM ENTERING ADJACENT PROPERTIES; SUCH CONTROL ALSO SERVES AS AN AID TO MEETING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM AS AUTHORIZED BY THE CLEAN WATER ACT AND ADMINISTERED BY THE STATE OF CALIFORNIA
- SEE SOIL ENGINEERING REPORT, PROJECT SLO7899-1, BY GEOSOLUTIONS, INC. DATED APRIL 5, 2012 FOR MORE INFORMATION CONCERNING GRADING AND SOILS FOR THIS PROJECT
- A REPRESENTATIVE OF THE SOIL ENGINEERING FIRM SHALL:
 - REVIEW AND APPROVE THE PLANS AND SPECIFICATIONS FOR FOUNDATION SUPPORT, FILL SELECTION, FILL PLACEMENT OR OTHER RECOMMENDATIONS PRESENTED IN THEIR REPORT PRIOR TO CONSTRUCTION;
 - REVIEW EARTHWORK OPERATIONS AND CONSTRUCTION INSPECTIONS AND TESTING AS REQUIRED RELATING TO SITE CLEARING, EXCAVATIONS, GROUND STABILIZATION, IMPORTED MATERIALS, PLACEMENT AND COMPACTION OF FILL MATERIALS, PRE-MOISTENING VERIFICATION AND COMPACTION AND FINISHED GRADING;
 - OBSERVE AND APPROVE ALL FOUNDATION EXCAVATIONS FOR REQUIRED EMBEDMENT DEPTH PRIOR TO THE PLACEMENT OF REINFORCING STEEL AND/OR CONCRETE;
 - DETERMINE THAT SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE AND WILL PROVIDE PAD CERTIFICATION/FINAL REPORT PER CBC 7015;
 - REVIEW ANY REVISIONS TO THE PROJECT SCOPE, ANY CHANGE IN STRUCTURAL DETAIL, OR CHANGE IN CONSULTANT TO ALLOW FOR TIMELY REVIEW AND REVISION OF RECOMMENDATIONS AND FOR ORDERLY TRANSFER OF RESPONSIBILITY AND APPROVAL;
 - AT THE TIME OF GRADING, WILL MAKE RECOMMENDATIONS, OBSERVE AND TEST SOIL AS NECESSARY AND THE CONTRACTOR SHALL GIVE THE FIRM A MINIMUM OF 7 WORKING DAYS ADVANCE NOTICE
- REVIEW SPECIAL INSPECTIONS REQUIREMENTS BY THE SOIL, STRUCTURAL, OR OTHER ENGINEERS AS PER REPORTS AND PLANS
- PAVEMENT SECTIONS SHALL HAVE A MINIMUM OF 6 INCHES OF CLASS II AGGREGATE BASE AND SLOPED TO DRAIN;
 - ALL PAVEMENT CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS;
 - AGGREGATE BASES AND SUB-BASES SHOULD ALSO BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% BASED ON THE ASTM D1557-91 TEST METHOD;
 - ALL PAVEMENT SECTIONS SHALL BE CROWNED FOR GOOD DRAINAGE
 - SHALL MEET THE REQUIREMENTS OF THE SOIL ENGINEERING REPORT
- IF GRADING OPERATIONS EXTEND INTO THE RAINY SEASON, NOVEMBER 1 THROUGH MARCH 31, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL PROVIDE PROTECTION AGAINST EROSION OF ADJACENT PROPERTY AND PREVENT SEDIMENT OR DEBRIS FROM ENTERING THE CITY RIGHT OF WAY OR ROADWAY, ADJACENT PROPERTIES, ANY HARBOR, WATERWAY, OR ECOLOGICALLY SENSITIVE AREA

CITY OF MORRO BAY
PLANNING DIVISION
CASE NO. CPD-408
APPROVED CLEARED
BY: DID / DATE: 12/20/13
1km

SITE PLAN



VICINITY MAP

REVISIONS	BY



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Ruel J. Czach, Architect
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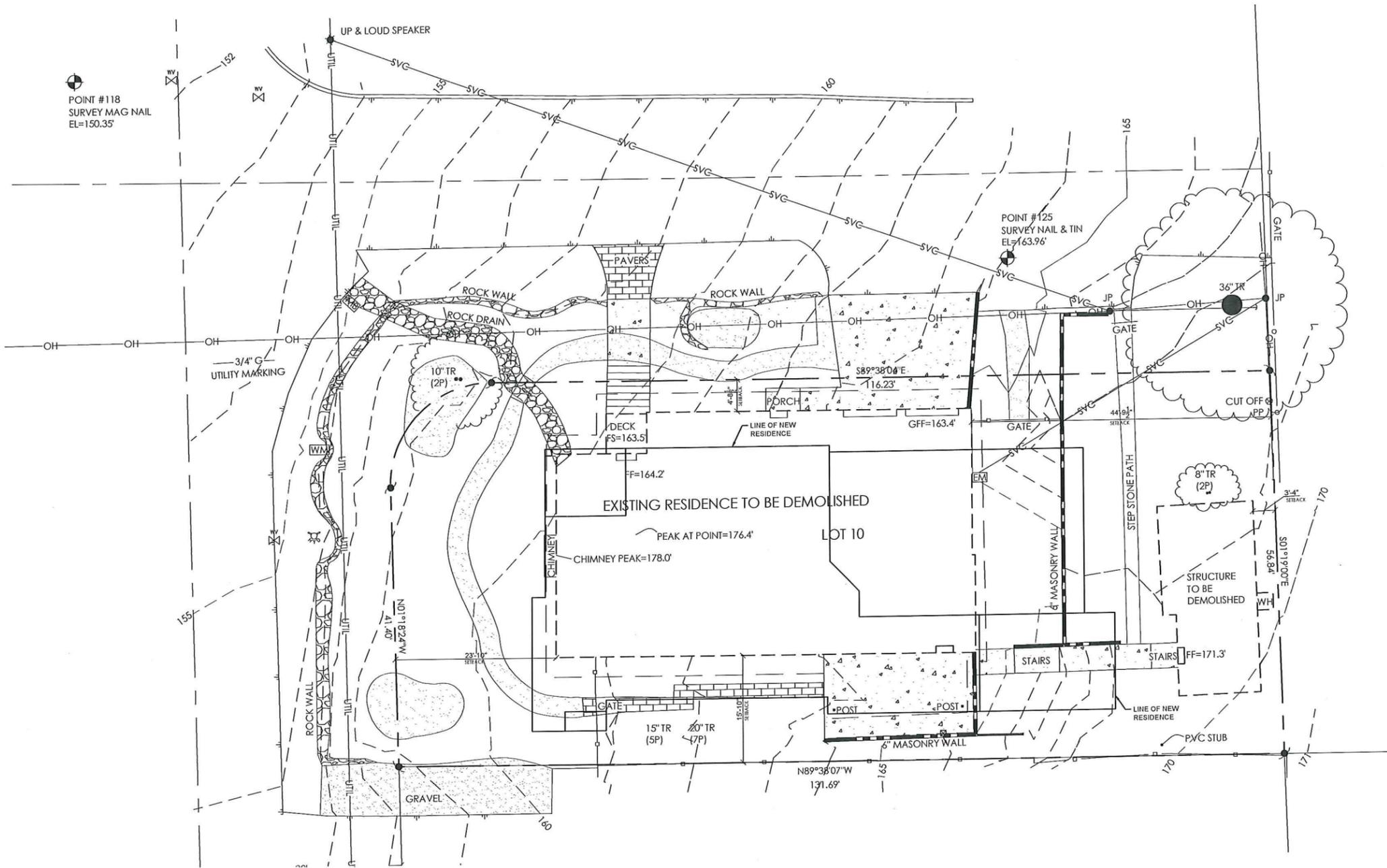
Proposed Residence For:
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BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

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MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/8" = 1'-0"
DRAWN: JB
JOB: ADAMSON

SHEET
A1
OF SHEETS

EXHIBIT C



POINT #118
SURVEY MAG NAIL
EL=150.35'

POINT #125
SURVEY NAIL & TIN
EL=163.96'

EXISTING/DEMO SITE PLAN



CITY OF MORRO BAY
PLANNING DIVISION
CASE NO. CPD-408
APPROVED CLEARED
BY: DIP DATE: 12/20/13
lcm

LEGEND	
★	LIGHT POLE
TR ●	TREE
JP ●	JOINT POLE
UP ●	UTILITY POLE
—SVC—	EDGE OF PAVEMENT
—SVC—	OVERHEAD POWER SERVICE
—OH—	OVERHEAD LINES
—UTIL—	OVERHEAD UTILITY LINES
—	GUY WIRE
—○—	WIRE FENCE
—□—	STOCKADE FENCE
—	BASE PATH
—	CONCRETE
—	BRICK
—	ROCK PATH / WALL
WH	WATER HEATER ENCLOSURE
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
EM	ELECTRIC METER
WM	WATER METER
SP	SURVEY POINT
—	FIRE HYDRANT
—	WATER VALVE
—	REBAR & CAP 'S 7835'
—	WALL AS NOTED

REVISIONS	BY

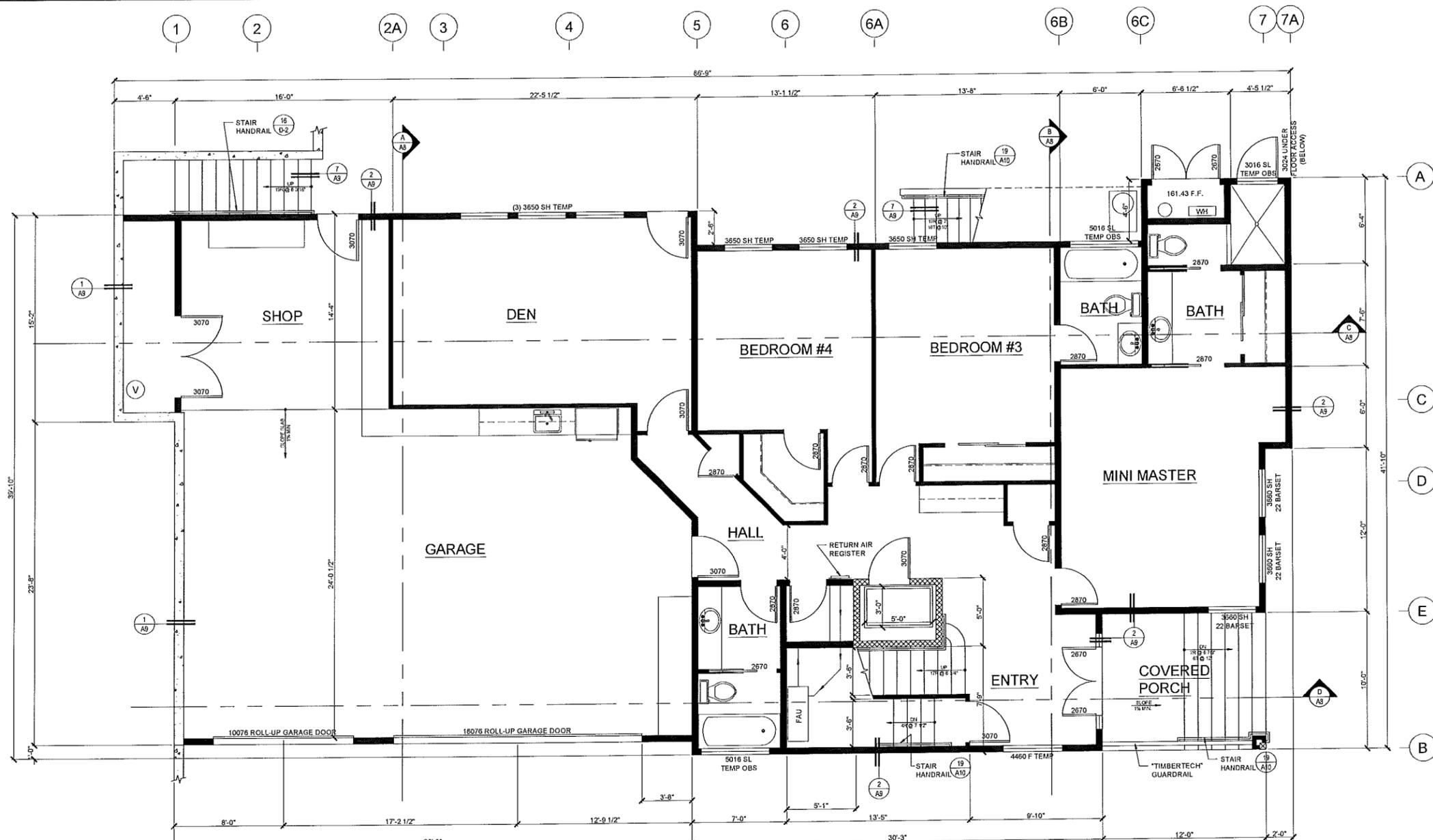
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DRAWN	JB
JOB	ADAMSON
SHEET	A2

EXHIBIT C



FLOOR PLAN NOTES:

- ALL SILLS, HAILERS, LEDGERS & OTHER LUMBER WITHIN 8' OF THE GROUND OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED, OR EQUAL, DOUGLAS FIR #2 UNLESS 2x4 ELEMENT THAT MAY BE P.T.D.F., OR EQUAL, CONSTRUCTION GRADE
- ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AND BE DOUGLAS FIR #2 OR BETTER AND SHALL MEET NAILING REQUIREMENTS PER CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL HEADERS & BEAMS SHALL BE DOUGLAS FIR (DF) #1 OR BETTER. ALL POSTS SHALL BE DF #2 OR BETTER, & ALL STUDS SHALL BE DF CONSTRUCTION GRADE 2x4 MIN @16"oc UNLESS OTHERWISE NOTED OR PER CBC TABLE 2308.9.1
- ALL HEADERS NOT SPECIFIED SHALL BE 4x6 DF FOR 2x4 WALLS AND 6x6 DF FOR 2x6 WALLS, ALL HEADERS 4x10 OR LARGER SHALL HAVE DOUBLE TRIMMERS UNLESS OTHERWISE NOTED
- INSTALL DOUBLE MEMBERS OR DOUBLE BLKG UNDER ALL POSTS ABOVE EXCEPT WHERE SUPPORTED BY BEAMS OR HEADERS; ALL POSTS TO HEADER OR BEAM BELOW SHALL HAVE A POST CONNECTION SUCH AS A PC POST CAP UNLESS OTHERWISE NOTED; ALL CONTINUOUS POST TO FLUSH HEADER CONNECTIONS SHALL HAVE AC POST CAP; AND ALL POST TO CONTINUOUS HEADERS SHALL HAVE BC POST CAP
- INSTALL BEARING PLATES AND PRESSURE BLOCKS AS NOTED ON PLANS OR ENGINEERING UNDER THE ENDS OF SHEAR WALLS AND INSTALL A PRESSURE BLOCK BETWEEN PLYWOOD FLOOR AND TOP PLATES BELOW
- ALL INTERIOR WALLS SHALL HAVE 1/2" GYPSUM BOARD MIN. W/SD COOLER NAILS AND CEILINGS SHALL HAVE 5/8" GYPSUM BOARD W/6d COOLER NAILS @ 7" O.C. UNLESS OTHERWISE NOTED; WALLS, CEILINGS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE 'X' GYPBOARD ON THE ENCLOSED SIDE

- PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 3/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR DOORS IN COMPLIANCE WITH SECTION 715.4.3. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED; DOORS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- ALL WINDOWS AND SKYLIGHTS SHALL BE DUAL-GLAZED, WITH LOW-E SQUARED COATINGS, AND A U-VALUE NOT TO EXCEED .39 AND AN SHGC VALUE EQUAL TO 0.37 - REVIEW CERTIFICATE OF COMPLIANCE
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL SUCH AS TEMPERED GLASS:
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE;
 - FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES;
 - DOORS AND ENCLOSURES FOR BATH TUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 70" ABOVE A STANDING SURFACE AND DRAIN INLET; HINGED SHOWER DOORS SHALL SWING OUTWARD;

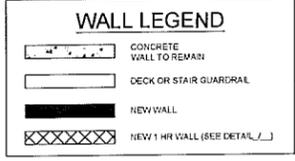
- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE
- ALL CEILINGS 8'-0" MINIMUM UNLESS OTHERWISE NOTED. SEE ELECTRICAL PLANS FOR CEILING SOFFIT LOCATIONS; AND ALL STAIRWAY HEADROOM CLEARANCES SHALL BE 6'-8" MIN ABOVE TREADS
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT FLOOR & CEILING LEVELS AND AT 10 FEET INTERVALS VERTICALLY IN WALLS AND AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS BETWEEN FLOOR LEVELS OR FLOORS TO CEILINGS OR ATTICS
- ALL FACTORY BUILT FIREPLACES, WINDOWS, AND SKYLIGHTS SHALL BE LISTED WITH AN APPROVED AGENCY AND SLOPED GLAZING SHALL CONFORM WITH THE CBC REQUIREMENTS IN CHAPTERS 2405 AND 2610
- THE MAXIMUM LEVEL CHANGE AT A DOORWAY SHALL BE 1"
- MINIMUM HALL OR CORRIDOR WIDTH TO BE 36"
- RAILS OR ORNAMENTAL PATTERN OF GUARDS SHALL NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH OPENINGS. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6"
- HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS MINIMUM AND BOTH SIDES UNLESS LESS THAN 44" WIDE OR SERVING ONE DWELLING UNIT
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM OR BASEMENT SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR, A MIN. NET CLEAR OPENING AREA OF 5.7 SQUARE FEET, A MIN. NET CLEAR OPENING WIDTH OF 20 INCHES, AND A MINIMUM NET CLEAR HEIGHT OF 24 INCHES

- PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
- WHERE CERAMIC TILE IS USED AS A FINISH WALL SURFACE, IT SHALL BE PLACED OVER TYPE WR GYPSUM BOARD OR 3/8" CDX PLYWOOD W/ BUILDING PAPER & 3/4" MORTAR BASE, WHERE CERAMIC TILE IS USED AS A FINISH WALL OR TUB SURFACE IN A SHOWER OR TUB, IT SHALL BE PLACED OVER CONCRETE HARDIEBOARD OR EQUAL
- PROVIDE 2" MINIMUM CLEARANCE BETWEEN COMBUSTIBLE MATERIAL AND FIREPLACE OR CHIMNEY WALLS AND CHIMNEY CHASES SHALL BE SHEATHED WITH PLYWOOD ON ALL EXTERIOR WALLS
- ALL FIREPLACES SHALL HAVE APPROVED CLOSEABLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR
- FOR GLASS SKYLIGHTS, THE TOP GLAZING LAYER SHALL BE TEMPERED GLASS AND THE BOTTOM GLAZING LAYER SHALL BE LAMINATED GLASS WITH A 30 MIL POLYVINYL BUTYRYL INTERLAYER
- ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES BEFORE INSTALLATION
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET AND ALL EXPOSED GROUT SHALL BE SEALED WELL OR EPOXY-BASED; HINGED SHOWER DOORS SHALL SWING OUTWARD
- WHERE CERAMIC TILE IS USED AS A FINISH FLOOR SURFACE OVER WOOD FRAMING, IT SHALL BE PLACED OVER CDX PLYWOOD, CONCRETE HARDIEBOARD OR EQUAL, BUILDING PAPER & 1 1/4" MORTAR BASE W/ WIRE LATH AND DOUBLE BOTTOM PLATES & ALL EXPOSED GROUT SHALL BE SEALED
- WHERE CERAMIC TILE IS USED OVER CONCRETE SLAB A CRACK ISOLATION WATERPROOF MEMBRANE SHALL BE USED PER MANUFACTURER'S SPECS - COMPOSEAL GOLD OR APPROVED EQUAL

- ELEVATOR SHAFT WALLS TO BE SHEATHED W/2 LAYERS OF TYPE "X" GYPSUM BOARD, SEE DETAIL; ALL OPENINGS TO BE 1-HR. U.L. LABELED DOORS & ASSEMBLIES
- ALL MASONRY GROUT SHALL CONTAIN LOW ALKALI, 0.6% OR LESS, PORTLAND CEMENT, CLEAN WASHED SAND, AND CLEAN, POTABLE, SALT-FREE WATER. EFFLORESCENCE STAIN IS NOT ACCEPTABLE, AND ALL JOINTS SHALL BE TOOLED, COMPACTED MORTAR JOINTS, CONCAVE OR "V" TYPE
- ALL LIVING AREA ROOMS INCLUDING, BUT NOT LIMITED TO, ALL BATHROOMS, BEDROOMS, KITCHEN AND LAUNDRY ROOM SHALL HAVE OWENS CORNING QUIETZONE OR EQUAL BATT INSULATION FOR ENTIRE PERIMETER OF ROOM INCLUDING ALL FLOORS OR CEILINGS AND CALKING SHALL BE PROVIDED AROUND THE PERIMETER OF UNTAPED EDGES OF DRYWALL PANELS, PLUMBING FIXTURES, PIPES, AND WALL PLATES; ARCHITECT WILL BE CALLED OUT TO INSPECT SOUND, WALL AND FLOOR INSULATION WITH 5 DAYS NOTICE BEFORE COVERING UP
- PROVIDE LOW-E "SQUARED" GLAZING IN THE LOCATIONS NOTED IN THE ENERGY COMPLIANCE FORMS DATED 1/2008
- SEE ELECTRICAL PLANS AND SECTIONS FOR SOFFIT LOCATIONS AND SIZES AND FOR PLUMBING AND HEATING INFORMATION
- SEE FRAMING PLANS FOR HEATING DUCT AND REGISTER INFORMATION
- ALL WALLS, FLOORS, OR CEILINGS REQUIRED TO BE FIRE-RATED SHALL BE OF REQUIRED FIRE-RATED CONSTRUCTION INCLUDING OPENINGS AS PER THE CBC AND SHALL INCLUDE FIRE DAMPERS OR FUSIBLE LINKS IN DUCTWORK THRU ASSEMBLY

- EXIT DOOR JAMBS SHALL BE SECURED TO FRAMING MEMBERS BY NO LESS THAN 5-18d NAILS IN EACH JAMB, HAVE HORIZ. BLOCKING AT DOOR HEIGHT BETWEEN STUDS 3 STUD SPACES EACH SIDE OF OPENING, TRIMMERS SHALL BE FULL LENGTH, HAVE RABBETED ONE-PIECE JAMB, & INSTALLED W/ SOLID BACKING FOR 6" ABV & BELOW STRIKE
- EXTERIOR DOOR STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE OF MIN 18 GA STEEL, BRONZE, OR BRASS, A MIN OF 3 1/2" IN LENGTH, SECURED TO JAMB W/ MIN OF 2-2 1/2" LONG SCREWS, AND HINGES FOR OUTSWINGING DOORS SHALL BE EQUIPPED W/ NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK
- ALL EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A DOUBLE-CYLINDER OR SINGLE-CYLINDER DEADBOLT W/ A MIN 1" EXTRA-STRONG PROJECTION, A CYLINDER GUARD, A MIN OF 5 PIN TUMBLERS, AND SHALL BE CONNECTING TO INNER LOCK W/ AT LEAST 1/4" DIAMETER SCREWS

1ST FLOOR PLAN



BUILDING SECURITY:

REVISIONS	BY

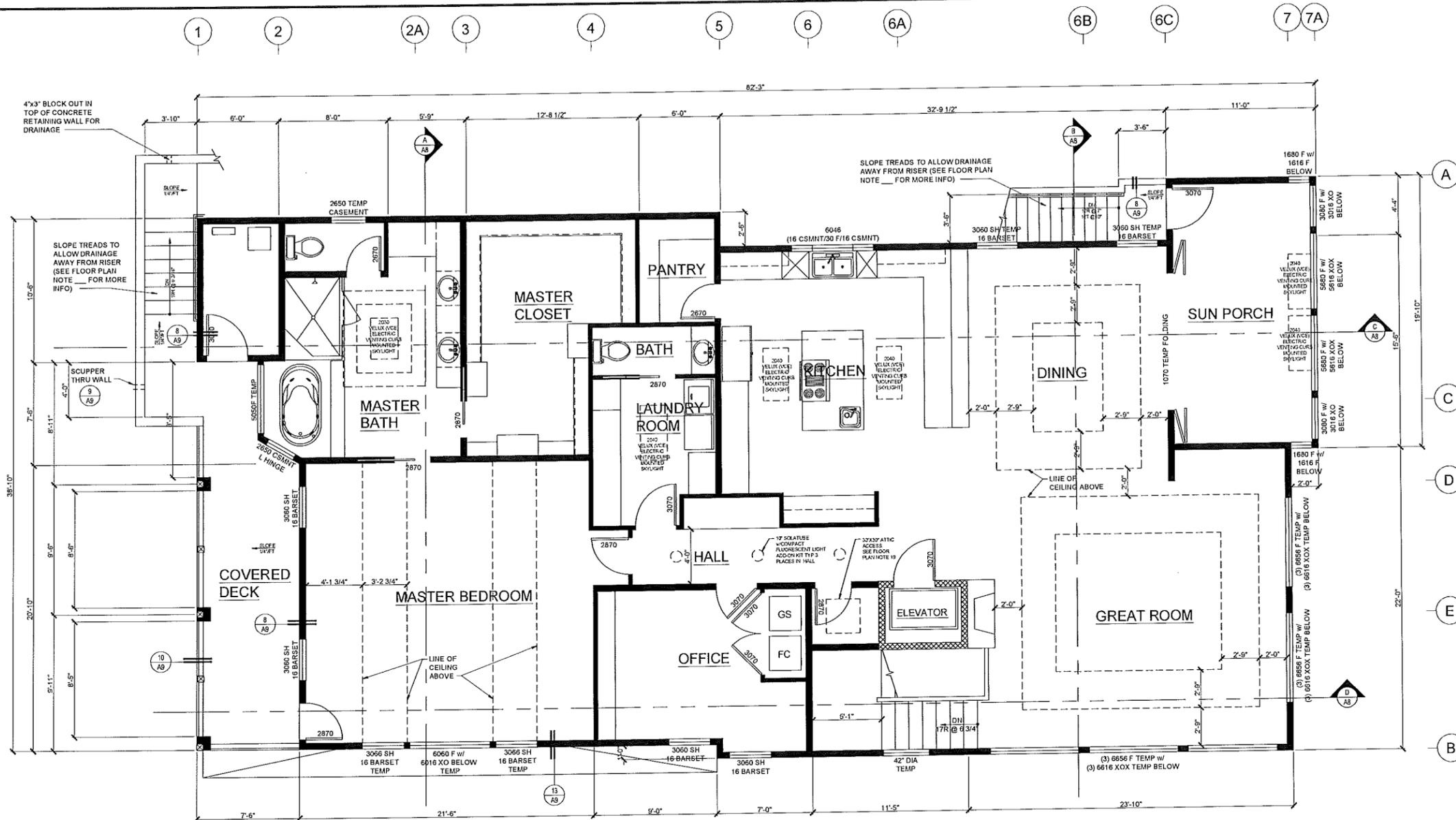
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Proposed Residence For:
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 PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
 APN: 066-246-006
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 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/4" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **A3**

EXHIBIT C



2ND FLOOR PLAN

FLOOR PLAN NOTES:

- ALL SILLS, NAILERS, LEDGERS & OTHER LUMBER WITHIN 8" OF THE GROUND OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED OR EQUAL, DOUGLAS FIR #2 UNLESS 2x4 ELEMENT THAT MAY BE P.T.D.F., OR EQUAL, CONSTRUCTION GRADE
- ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AND BE DOUGLAS FIR #2 OR BETTER AND SHALL MEET NAILING REQUIREMENTS PER CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL HEADERS & BEAMS SHALL BE DOUGLAS FIR (DF) #1 OR BETTER, ALL POSTS SHALL BE DF #2 OR BETTER, & ALL STUDS SHALL BE DF CONSTRUCTION GRADE 2x4 MIN @ 16" OC UNLESS OTHERWISE NOTED OR PER CBC TABLE 2309.9.1
- ALL HEADERS NOT SPECIFIED SHALL BE 4x6 DF FOR 2x4 WALLS AND 6x6 DF FOR 2x6 WALLS, ALL HEADERS 4x10 OR LARGER SHALL HAVE DOUBLE TRIMMERS UNLESS OTHERWISE NOTED
- INSTALL DOUBLE MEMBERS OR DOUBLE BLKG UNDER ALL POSTS ABOVE EXCEPT WHERE SUPPORTED BY BEAMS OR HEADERS; ALL POSTS TO HEADER OR BEAM BELOW SHALL HAVE A POST CONNECTION SUCH AS A PC POST CAP UNLESS OTHERWISE NOTED; ALL CONTINUOUS POST TO FLUSH HEADER CONNECTIONS SHALL HAVE AC POST CAP; AND ALL POST TO CONTINUOUS HEADERS SHALL HAVE BC POST CAP
- INSTALL BEARING PLATES AND PRESSURE BLOCKS AS NOTED ON PLANS OR ENGINEERING UNDER THE ENDS OF SHEAR WALLS AND INSTALL A PRESSURE BLOCK BETWEEN PLYWOOD FLOOR AND TOP PLATES BELOW
- ALL INTERIOR WALLS SHALL HAVE 1/2" GYPSUM BOARD MIN. W/5d COOLER NAILS AND CEILINGS SHALL HAVE 5/8" GYPSUM BOARD W/5d COOLER NAILS @ 7" O.C. UNLESS OTHERWISE NOTED; WALLS, CEILINGS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD ON THE ENCLOSED SIDE

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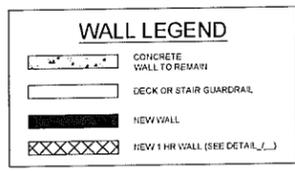
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- EXTERIOR DOOR STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE OF MIN 16 GA STEEL, BRONZE, OR BRASS, A MIN OF 3 1/2" IN LENGTH, SECURED TO JAMB W/ MIN OF 2 1/2" LONG SCREWS, AND HINGES FOR OUTSWINGING DOORS SHALL BE EQUIPPED W/ NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK
- ALL EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A DOUBLE-CYLINDER OR SINGLE-CYLINDER DEADBOLT W/ A MIN 1" EXTRA-STRONG PROJECTION, A CYLINDER GUARD, A MIN OF 5 PIN TUMBLERS, AND SHALL BE CONNECTING TO INNER LOCK W/ AT LEAST 1/4" DIAMETER SCREWS



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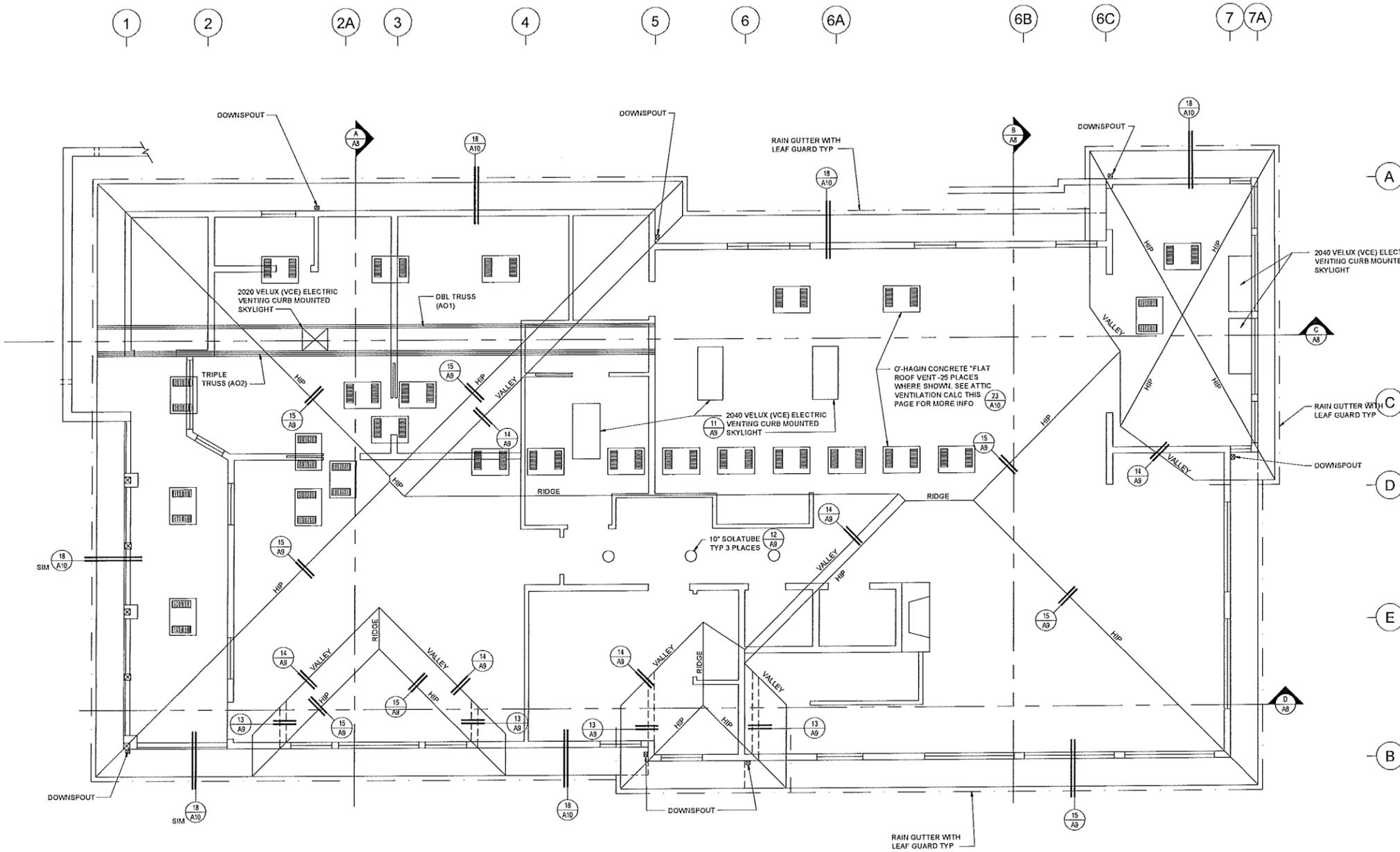
Proposed Residence For:
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 PHONE: (661) 589-6037

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
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DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A4

REVISIONS	BY

EXHIBIT C



- ROOF FRAMING NOTES:
- 1 PROVIDE FIRE STOPS @ CEILING LEVEL IN STACKS & DUCT CHASES AS PER CBC CHAPTER 7
 - 2 PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
 - 3 ATTIC VENTILATION CALCULATION:
2734 SF ATTIC AREA x 300 = 9.11 SF VENTING
PROVIDE 25 - 0'HAGIN CONCRETE "FLAT" VENTS AND INSTALL PER MANUFACTURER'S SPECS. ORDER COLOR TO MATCH ROOFING COLOR.
PROVIDE 48 LINEAR FEET MINIMUM OF VENTED HARDIESOFFIT, OR EQUAL, FIBER-CEMENT SOFFIT AT UPSTAIRS PORCH
 - 4 ATTIC VENTILATION SHALL HAVE 50 PERCENT OF THE REQUIRED AREA LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS
 - 5 ALL OVERHANGS AND PORCHES SHALL HAVE 1/4" FIBER-CEMENT MATERIAL, HARDIESOFFIT OR EQUAL, OVER SHEATHING OR IN PORCH CEILINGS IN ALL EXTERIOR LOCATIONS, PORCH CEILINGS OPEN TO ATTIC SPACE SHALL HAVE VENTED HARDIESOFFIT

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DRAWN	JB
JOB	ADAMSON
SHEET	A5

ROOF PLAN

EXHIBIT C



WEST ELEVATION



NORTH ELEVATION

ELEVATION NOTES:

- 1 ALL EXTERIOR OPENINGS, DECKS, CHIMNEY TO ROOF, ROOF TO WALL, ETC. EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF WITH 16 OZ. HALF HARD COPPER SOLDERED AT ALL JOINTS
- 2 PROVIDE "RAINDROP" HOUSEWRAP, PER MANUFACTURERS SPECIFICATIONS, OR EQUAL UNDER STUCCO AND USE APPROVED WEEP SCREED AT EDGES - ALL PLYWOOD SHALL HAVE 1/8" GAP BETWEEN SHEETS AND PROVIDE A PROPERLY LAPPED WATERPROOF BUILDING PAPER UNDER WOOD SIDING
- 3 ALL ROOF & WATERPROOF DECK COVERING SHALL CONFORM TO THE STANDARDS OF CBC CHAPTER 15 AND SHALL BE FASTENED PER MANUFACTURERS SPECS AND ROOF COVERING SHALL BE A MINIMUM RATING OF "CLASS C"
- 4 ALL ROOF DECK COVERINGS SHALL BE CERTIFIED AS TO THEIR SOLAR REFLECTANCE AND EMITTANCE VALUES AND THESE VALUES OF THE ROOFING SHALL BE AS GOOD OR BETTER THAN THE ONES SHOWN IN THE ENERGY CALCULATIONS
- 5 EXTERIOR WALL COVERING TO BE 7/8" PORTLAND CEMENT PLASTER OVER WIRE LATH AND APPROVED MINIMUM 26 GAUGE CORROSION-RESISTANT WEEP SCREED AT EDGES INSTALLED PER CBC AND ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES WITH AT LEAST TWO COATS OF A PAINTABLE WATER-REPELLENT PRESERVATIVE BEFORE INSTALLATION LIBERALLY APPLIED TO LAP AND BUTT JOINTS, END GRAIN AND THE EDGES OF PANEL PRODUCTS WITH PROPER DRYING BETWEEN COATS AND BEFORE PAINTING
- 6 PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS WHERE STUCCO EXTERIOR HOUSE WALL CONNECTS WITH STUCCO GARDEN OR DECK WALL
- 7 A 2" GAP SHALL BE MAINTAINED BETWEEN EXTERIOR HARDSCAPE SURFACES AND CEMENT PLASTER WEEP SCREEDS WITH A CONCRETE CURB
- 8 EXTERIOR SHEATHING UNDER STUCCO FINISH SHALL BE 3/8" MIN. ALL-VENEER PLYWD, OSB, OR APA COM-PLY, 240, W/ BLKG BETWEEN STUDS AT HORIZ. PANEL JOINTS IF HORIZ. ORIENTATION OR 1/2" MIN. OSB OR 5-PLYS-LAYER PLYWD PANELS, 32/16 IF VERTICAL ORIENTATION AND SHALL HAVE A 1/8" HORIZ. JOINT SPACING GAP AT 2" BELOW FIN FLR IN BAND JOIST/BLKG AND IN CENTER OF LOWER OR MAIN FLOOR TOP PLATE
- 9 ALL EXTERIOR SHEATHING OF PARTICLE BOARD OR ORIENTED STRAND BOARD (OSB) SHALL HAVE ALL UNSEALED OR CUT EDGES SEALED WITH ONE COAT MINIMUM OF LATEX-BASED EXTERIOR PAINT
- 10 INSTALL WINDOW FLASHING USING METHOD APPROVED BY THE CALIFORNIA ASSOCIATION OF WINDOW MANUFACTURERS WITH BARRIER-COATED, REINFORCED FLASHING MATERIAL AND APPROPRIATE SEALANT/CALKING
- 11 FRONT ELEVATION SHALL HAVE HOUSE NUMBERS, 1000, LOCATED AS TO BE EASILY VISIBLE FROM THE STREET IN CONTRASTING COLOR W/ BUILDING WALL A MIN OF 5" HIGH & 1/2" STROKE WIDTH

FLOOR FRAMING NOTES:

- 1 CRAWLSPACE VENTILATION CALCULATION:
1537 SF CRAWLSPACE AREA / 150 = 10.25 SF VENT AREA REQUIRED
PROVIDE 1 - CRAWLSPACE DOOR VENT @ 230 SQ. IN.
PROVIDE 7 - 14" x 14" CUSTOM SOLID COPPER SCREENED FOUNDATION VENTS AT 148 SQUARE INCHES FREE AIRFLOW AND 2 - 14" x 6" SCREENED COPPER FOUNDATION VENTS, THUNDERBIRD PRODUCTS PART # W-1606F OR EQUAL, AT 74 SQ INCHES FREE AIRFLOW AREA
- 2 PROVIDE 1 - DECO-O-VENT FOUNDATION VENT ACCESSWAY AND 1 - POWERED CRAWLSPACE VENT, LOMANO PCV-1 OR EQUAL, AT NORTHEAST AND SOUTHEAST CORNERS OF THE CRAWLSPACE
- 2 PROVIDE 18" x 24" MIN. CRAWLSPACE ACCESS INTO ALL AREAS OF UNDER FLOOR CRAWLSPACE
- 3 ALL WATERPROOF DECKS SHALL HAVE 1 1/8" A-C EXTERIOR T & G PLYWOOD UNDERLAYMENT W ALL JOINTS BLOCKED GLUED TO JOISTS W #8 x 2 1/2" DECK SCREWS @ 6" O.C. - TIGHTEN SCREWS PRIOR TO INSTALLATION OF DECKING

REVISIONS	BY

the perennial architect & associates

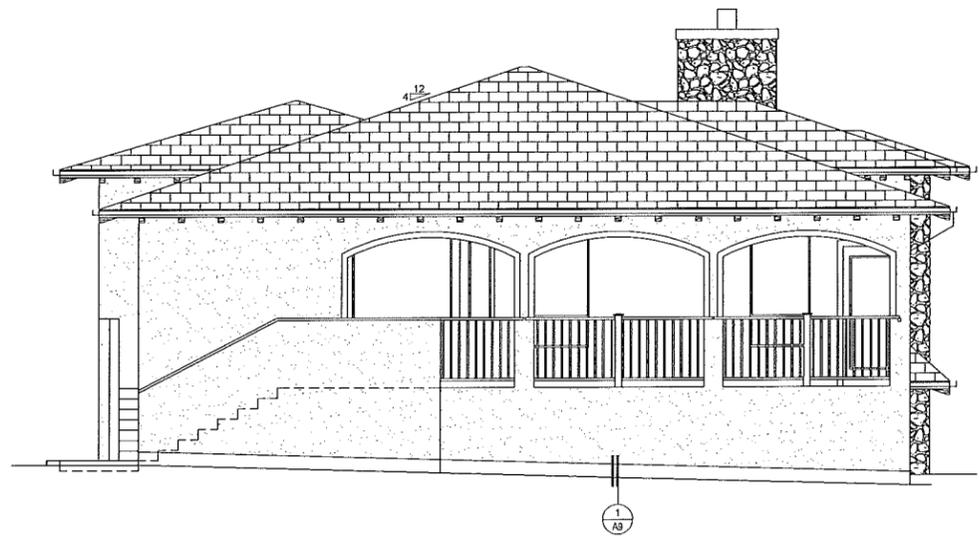
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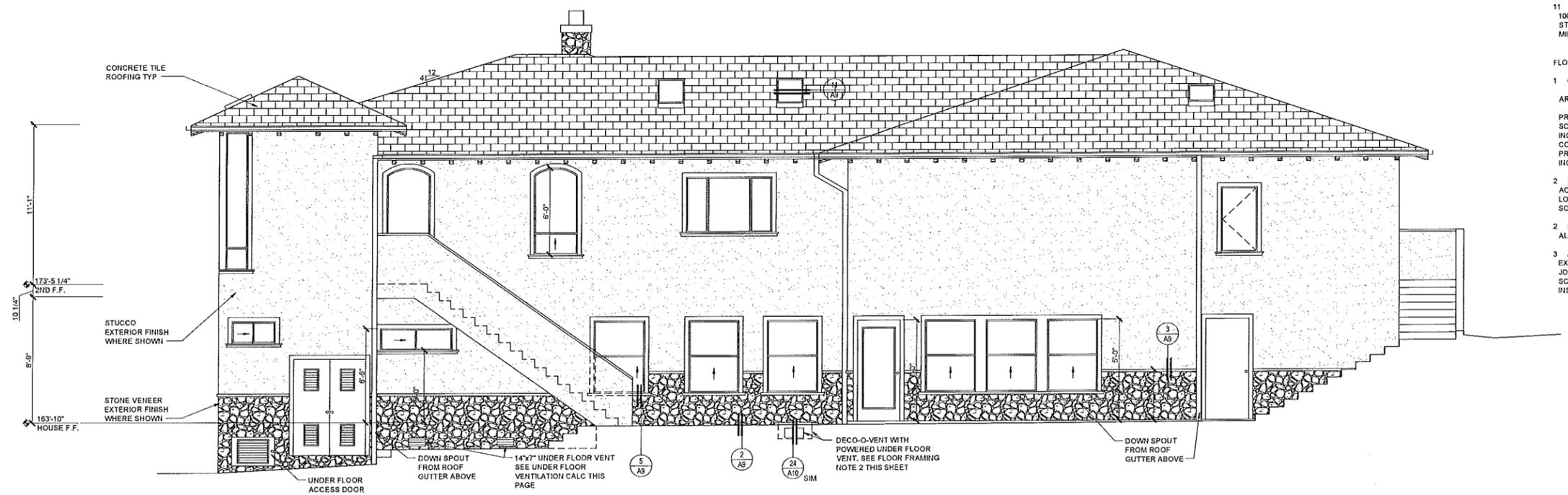
Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A6

EXHIBIT C



EAST ELEVATION



SOUTH ELEVATION

ELEVATION NOTES:

- 1 ALL EXTERIOR OPENINGS, DECKS, CHIMNEY TO ROOF, ROOF TO WALL, ETC. EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF WITH 16 OZ. HALF HARD COPPER SOLDERED AT ALL JOINTS
- 2 PROVIDE "RAINDROP" HOUSEWRAP, PER MANUFACTURERS SPECIFICATIONS, OR EQUAL UNDER STUCCO AND USE APPROVED WEEP SCREED AT EDGES - ALL PLYWOOD SHALL HAVE 1/8" GAP BETWEEN SHEETS AND PROVIDE A PROPERLY LAPPED WATERPROOF BUILDING PAPER UNDER WOOD SIDING
- 3 ALL ROOF & WATERPROOF DECK COVERING SHALL CONFORM TO THE STANDARDS OF CBC CHAPTER 15 AND SHALL BE FASTENED PER MANUFACTURERS SPECS AND ROOF COVERING SHALL BE A MINIMUM RATING OF "CLASS C"
- 4 ALL ROOF DECK COVERINGS SHALL BE CERTIFIED AS TO THEIR SOLAR REFLECTANCE AND EMITTANCE VALUES AND THESE VALUES OF THE ROOFING SHALL BE AS GOOD OR BETTER THAN THE ONES SHOWN IN THE ENERGY CALCULATIONS
- 5 EXTERIOR WALL COVERINGS TO BE 7/8" PORTLAND CEMENT PLASTER OVER WIRE LATH AND APPROVED MINIMUM 26 GAUGE CORROSION-RESISTANT WEEP SCREED AT EDGES INSTALLED PER CBC AND ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES WITH AT LEAST TWO COATS OF A PAINTABLE WATER-REPELLENT PRESERVATIVE BEFORE INSTALLATION LIBERALLY APPLIED TO LAP AND BUTT JOINTS, END GRAIN AND THE EDGES OF PANEL PRODUCTS WITH PROPER DRYING BETWEEN COATS AND BEFORE PAINTING
- 6 PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS WHERE STUCCO EXTERIOR HOUSE WALL CONNECTS WITH STUCCO GARDEN OR DECK WALL
- 7 A 2" GAP SHALL BE MAINTAINED BETWEEN EXTERIOR HARDSCAPE SURFACES AND CEMENT PLASTER WEEP SCREEDS WITH A CONCRETE CURB
- 8 EXTERIOR SHEATHING UNDER STUCCO FINISH SHALL BE 3/8" MIN. ALL-VENEER PLYWD, OSB, OR APA COM-PLY, 2x4, W/ BLDG BETWEEN STUDS AT HORIZ. PANEL JOINTS IF HORIZ ORIENTATION OR 1/2" MIN. OSB OR 5-PLY LAYER PLYWD PANELS, 3216 IF VERTICAL ORIENTATION AND SHALL HAVE A 1/8" HORIZ JOINT SPACING GAP AT 2" BELOW FIN IN BAND JOIST/BLKG AND IN CENTER OF LOWER OR MAIN FLOOR TOP PLATE
- 9 ALL EXTERIOR SHEATHING OF PARTICLE BOARD OR ORIENTED STRAND BOARD (OSB) SHALL HAVE ALL UNSEALED OR CUT EDGES SEALED WITH ONE COAT MINIMUM OF LATEX-BASED EXTERIOR PAINT
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REVISIONS	BY



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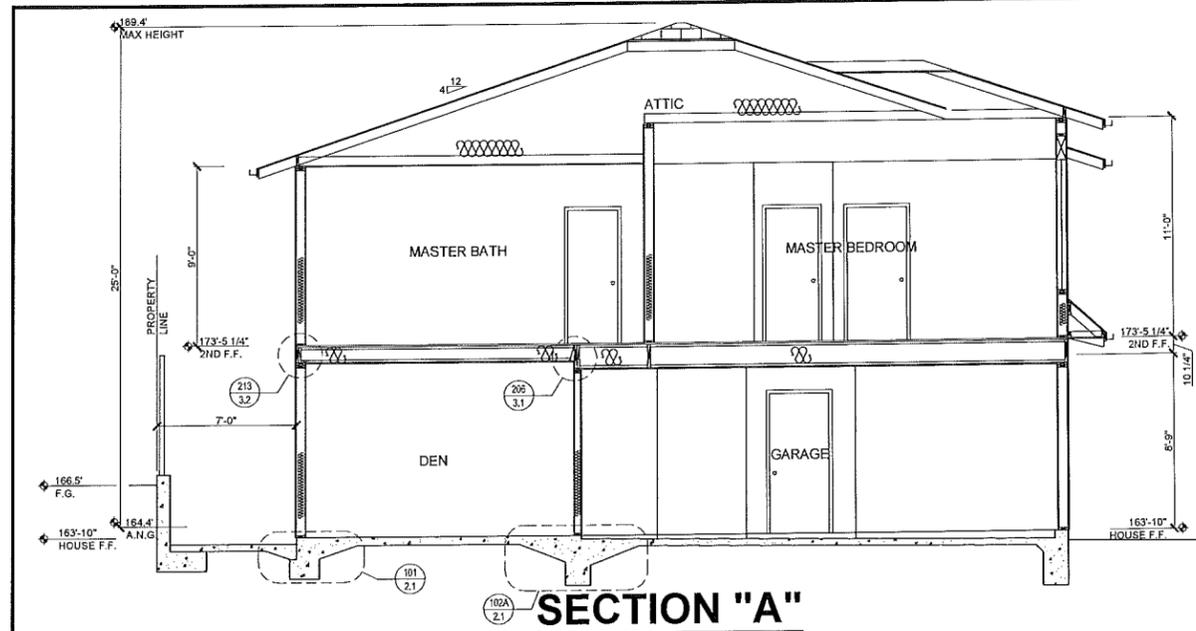
Proposed Residence For:
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Project:
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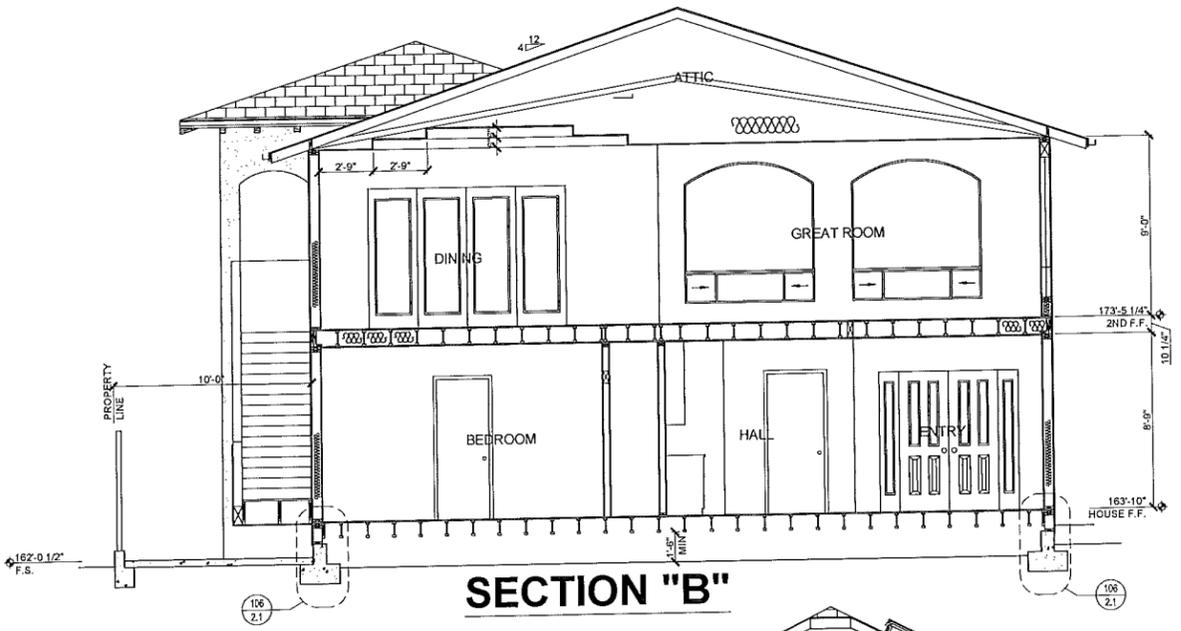
DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A7

OF SHEETS

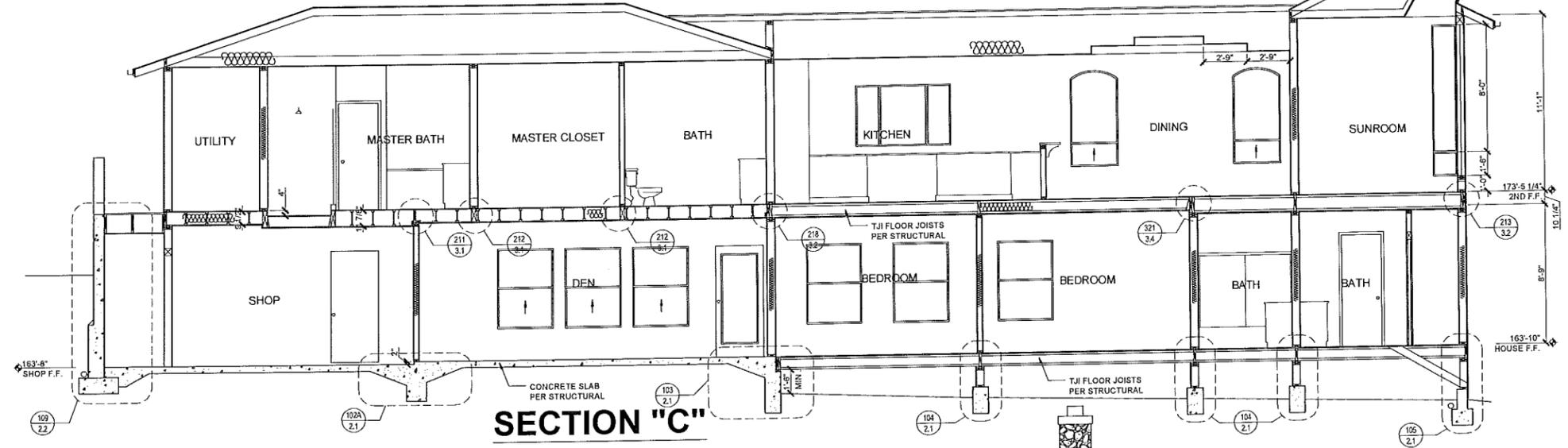
EXHIBIT C



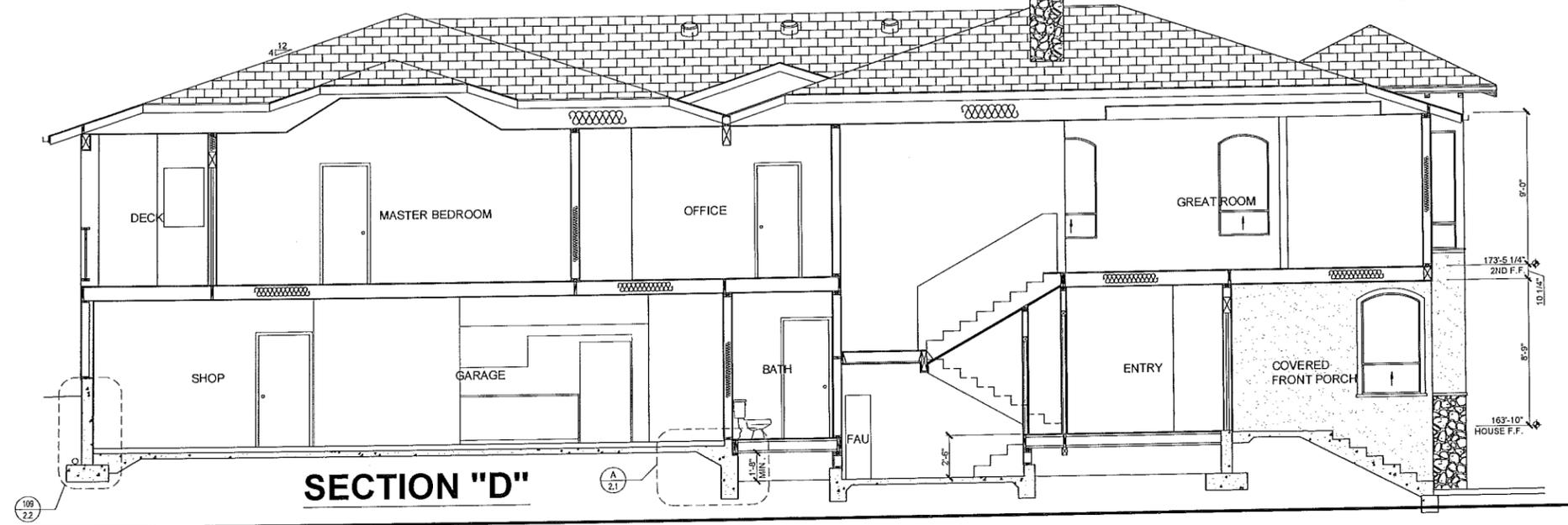
SECTION "A"



SECTION "B"



SECTION "C"

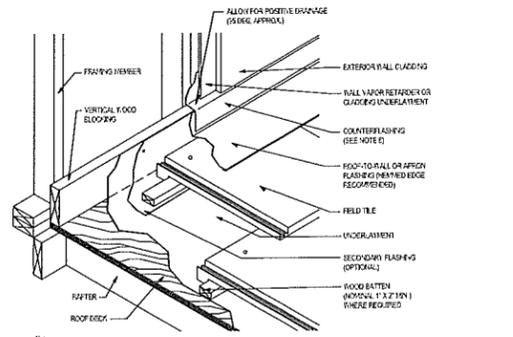


SECTION "D"

REVISIONS	BY

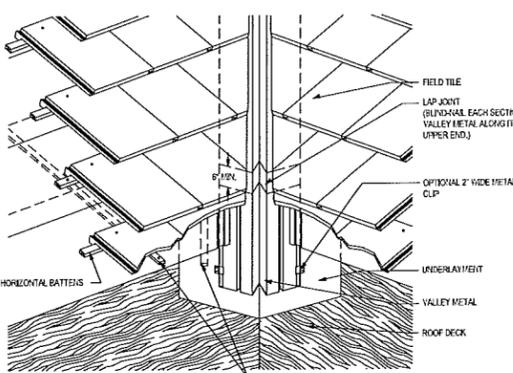
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Ruel J. Czach, Architect P.O. 246, Cayucos Ca 93430 Ph 805 995-3502 ruel@perennialarchitect.com	
Proposed Residence For: REED & CAROL ADAMSON 1504 THORNLAKE DRIVE, BAKERSFIELD, CA 93312 PHONE: (661) 589-6037	
Project: SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442	
DATE	11/8/13
SCALE	1/4" = 1'-0"
DRAWN	JCB
JOB	ADAMSON
SHEET	A8

EXHIBIT C



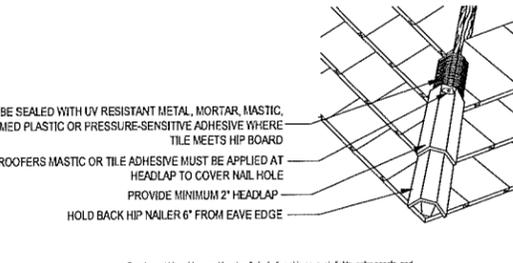
- Note: Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and downspout horizontal attachments shall be flashed in a manner that will keep water on the surface of the field tile. Other methods approved by local building officials will be allowed. See Technical Bulletin at www.timbertech.com.
- Notes:
- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
 - Underlayment shall extend a minimum of 4" up vertical wall cladding on all applications.
 - As per flashing or other methods shall be used in areas where necessary to meet all requirements. Roofing shall be applied to a minimum of 2" up vertical wall and a minimum of 2" outside flange on the tile. The apron flashing is required to be applied a minimum of 2" over the roof surface on all flashing.
 - Field tile flashing is required to be applied a minimum of 2" over the roof surface on all flashing.
 - Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions.
 - The main edge of the counter flashing shall be set above the roof deck a minimum of 4" for flat tile, 6" for low profile tile, and 8" for high profile tile.
 - All roof flashing shall be a minimum of No. 20 gal. G-90 galvanized.

13 ROOF TO WALL FLASHING N.T.S.



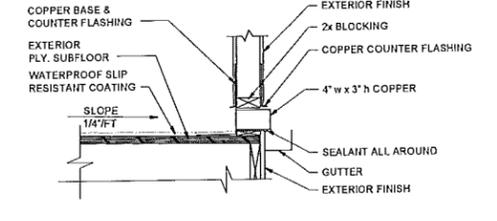
- Note: Metal valley flashing is to comply with IRC section 1507.3.8, IRC section R0903.8 and USC section 1908.4 unless approved by local building officials. When flat profile tile is installed as 'closed valley' a closed valley metal or a single crown valley metal with a battens extension of 4" shall be used.
- Notes:
- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
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 - For the flashing schedule see Flashing Table 1A and 1B.
 - The metal valley flashing shall be a minimum of No. 20 gauge G-90 galvanized steel, 16 oz. copper or an equivalent longer life non-corrosive metal.
 - Other valley metal profiles are available. See NC 120.
 - For the flashing schedule see Flashing Table 1A and 1B.
 - The metal valley flashing shall be a minimum of 4" over the valley metal.
 - Battens for tiles with protruding anchor legs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tiles is permissible, verify with local building code.
 - Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions.
 - Valley metal design must be able to control and discharge expected water flows.

14 VALLEY FLASHING DETAIL N.T.S.

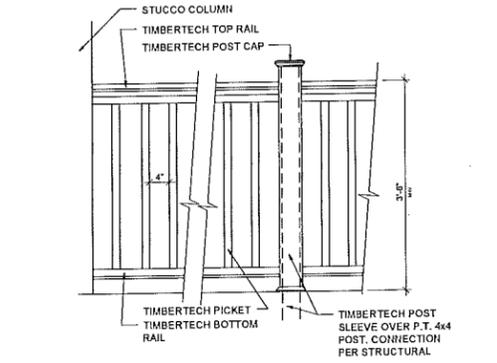


- Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and downspout horizontal attachments shall be flashed in a manner that will keep water on the surface of the field tile. Other methods approved by local building officials will be allowed. See Technical Bulletin at www.timbertech.com.
- Notes:
- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
 - All hip and ridge tile are required to have a mastic approved adhesive between laps of tiles.
 - For the flashing schedule see Flashing Table 1A and 1B.
 - Battens for tiles with protruding anchor legs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tiles is approved by local building officials will be allowed.
 - Roofers mastic or the adhesive must be applied at hip and ridge tile headlap to cover nail hole and create a bond between ridge tiles.
 - Field tiles shall be cut to within an average of 1/2" of nail board. Nail each tile with a corrosion-resistant fastener of sufficient length to penetrate nail board a minimum 3/4".
 - Cut tiles without nail holes may be field, cut and nailed or nailed with the adhesive, wire and/or cut tile strip.

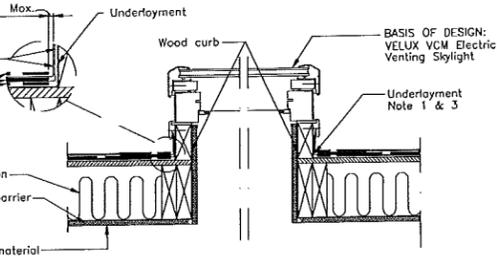
15 VALLEY FLASHING DETAIL N.T.S.



9 DECK TO WALL FLASHING 1 1/2" = 1'-0"

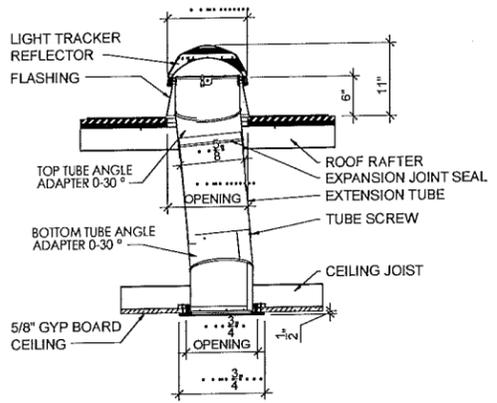


10 TIMBERTECH HANDRAIL 3/4" = 1'-0"

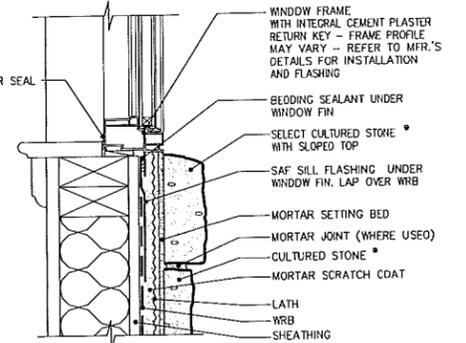


- Underlayment to be folded up against all sides of curb.
- Vapor barrier should be used to avoid moisture.
- Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ underlayment in areas with severe weather conditions.

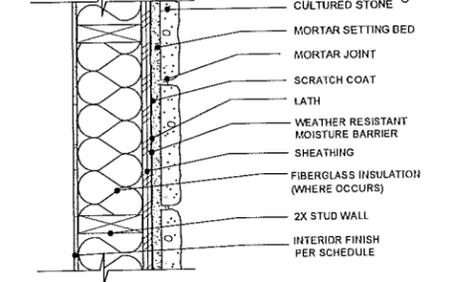
11 SKYLIGHT DETAIL 1 1/2" = 1'-0"



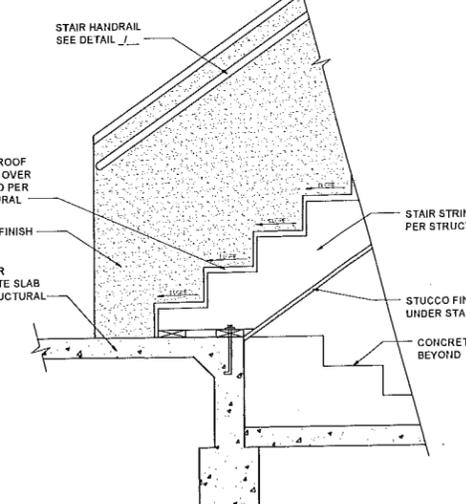
12 SOLATUBE DETAIL 1" = 1'-0"



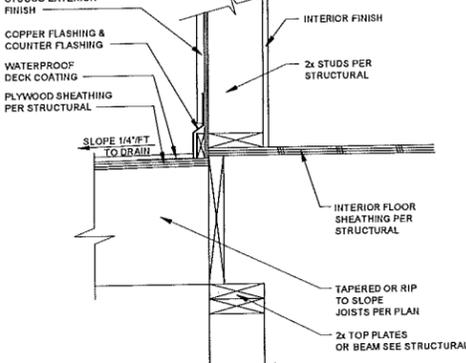
5 STONE VENEER AT WINDOW SILL 1 1/2" = 1'-0"



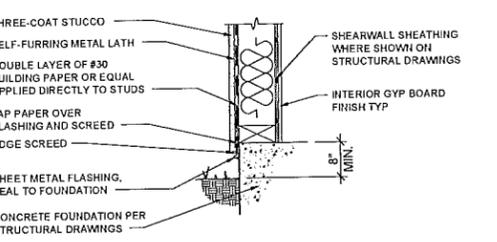
6 TYP STONE VENEER AT WOOD WALL 1 1/2" = 1'-0"



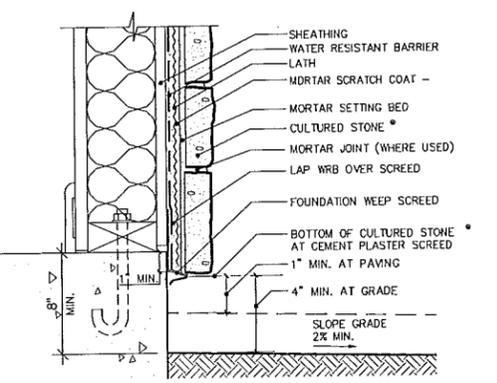
7 EXTERIOR STAIR DETAIL 3/4" = 1'-0"



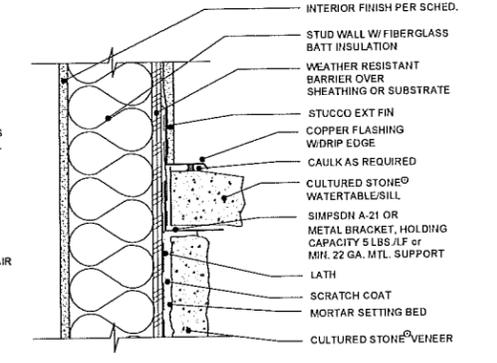
8 DECK TO WALL FLASHING 1 1/2" = 1'-0"



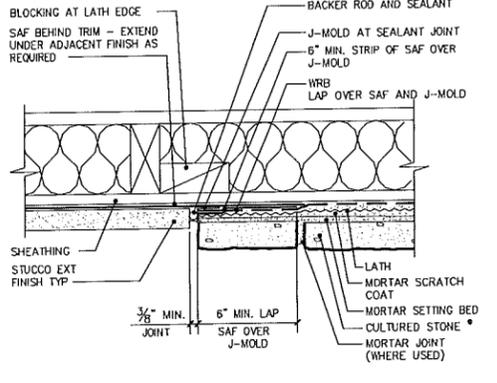
1 EXTERIOR STUCCO FINISH w/ WEEP SCREED 1" = 1'-0"



2 STONE VENEER AT FOUNDATION 3" = 1'-0"



3 STONE VENEER SILL TO STUCCO WALL 1 1/2" = 1'-0"



4 STONE VENEER TO STUCCO WALL (VERTICAL) 3" = 1'-0"

REVISIONS	BY

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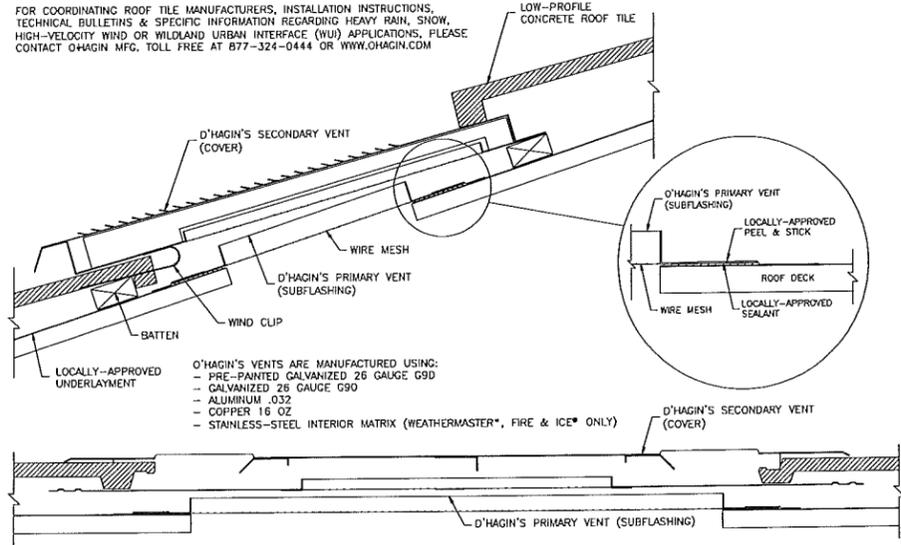
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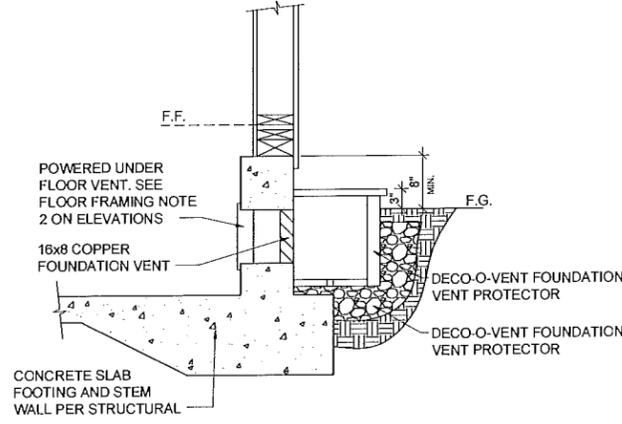
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DRAWN: JB
JOB: ADAMSON
SHEET: **A9**

EXHIBIT C

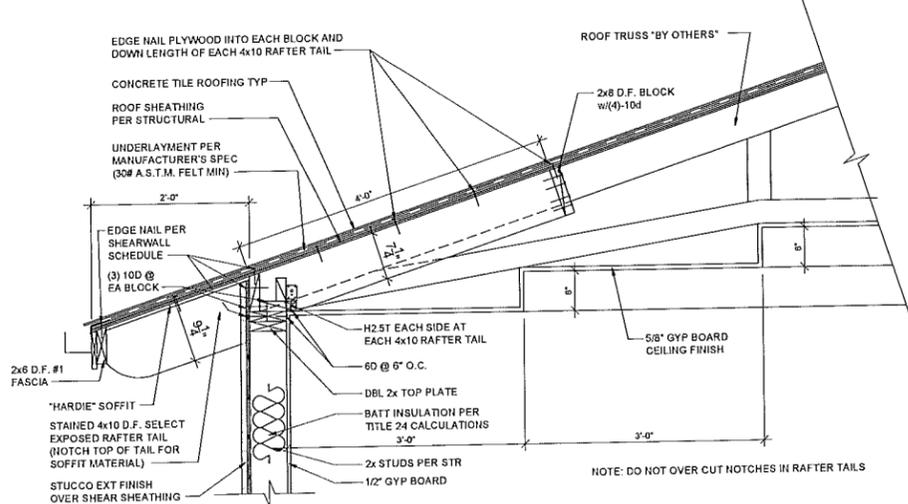


23 MODEL "FLAT" STYLE VENTS FOR CONCRETE TILE ROOFS
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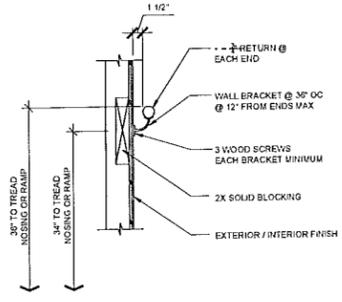
23 TYPICAL ROOF VENT
SEE ATTIC VENTILATION CALCULATION ON ROOF PLAN FOR MORE INFO
N.T.S.



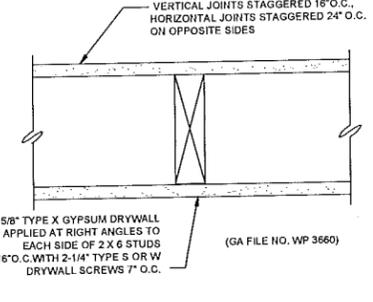
24 POWERED UNDER FLOOR VENTILATION FAN WITH DECO-O-VENT PROTECTOR
SEE UNDER FLOOR VENTILATION CALCULATION ON ELEVATIONS FOR MORE INFO
N.T.S.



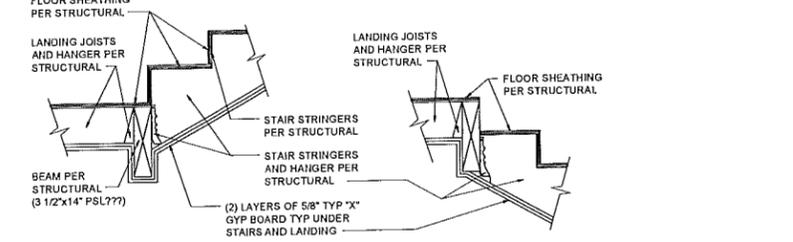
18 TYP EAVE DETAIL/STEPPED CEILING DETAIL
1" = 1'-0"



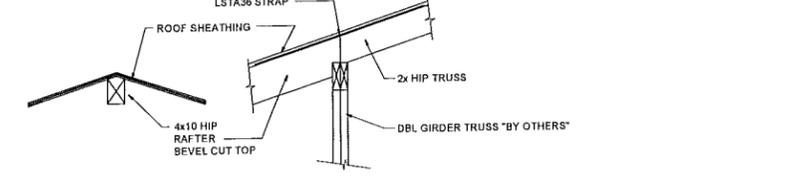
19 STAIR HANDRAIL DETAIL
1" = 1'-0"



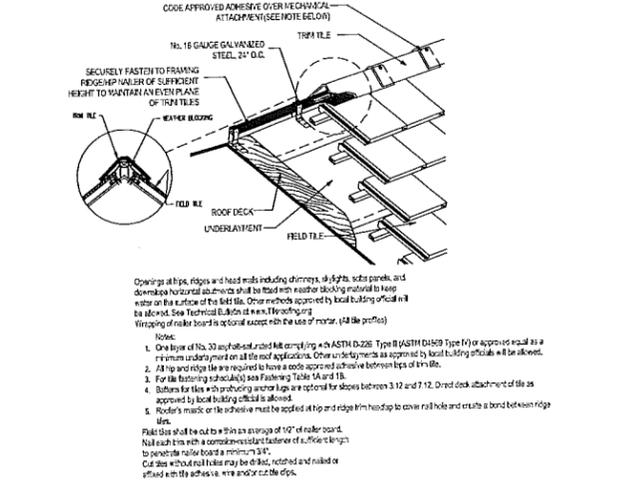
20 1 HR WALL
1" = 1'-0"



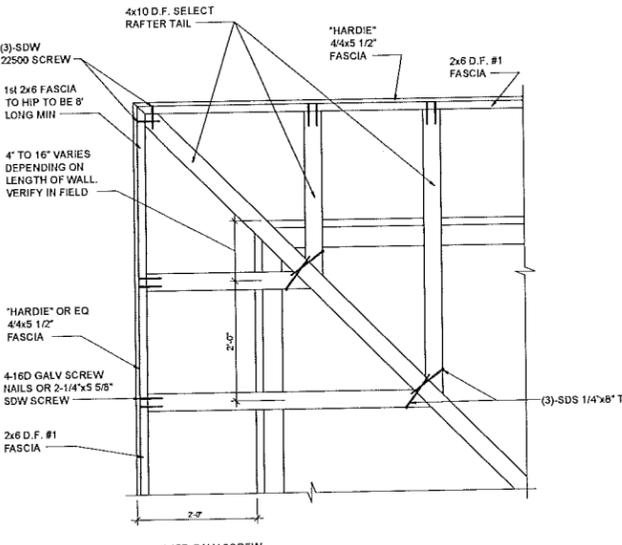
21 INTERIOR STAIR TO LANDING
1" = 1'-0"



22 4x HIP TO ROOF TRUSS
1" = 1'-0"



16 RIDGE DETAIL
1" = 1'-0"



17 EXPOSED RAFTER TAIL DETAIL
1" = 1'-0"

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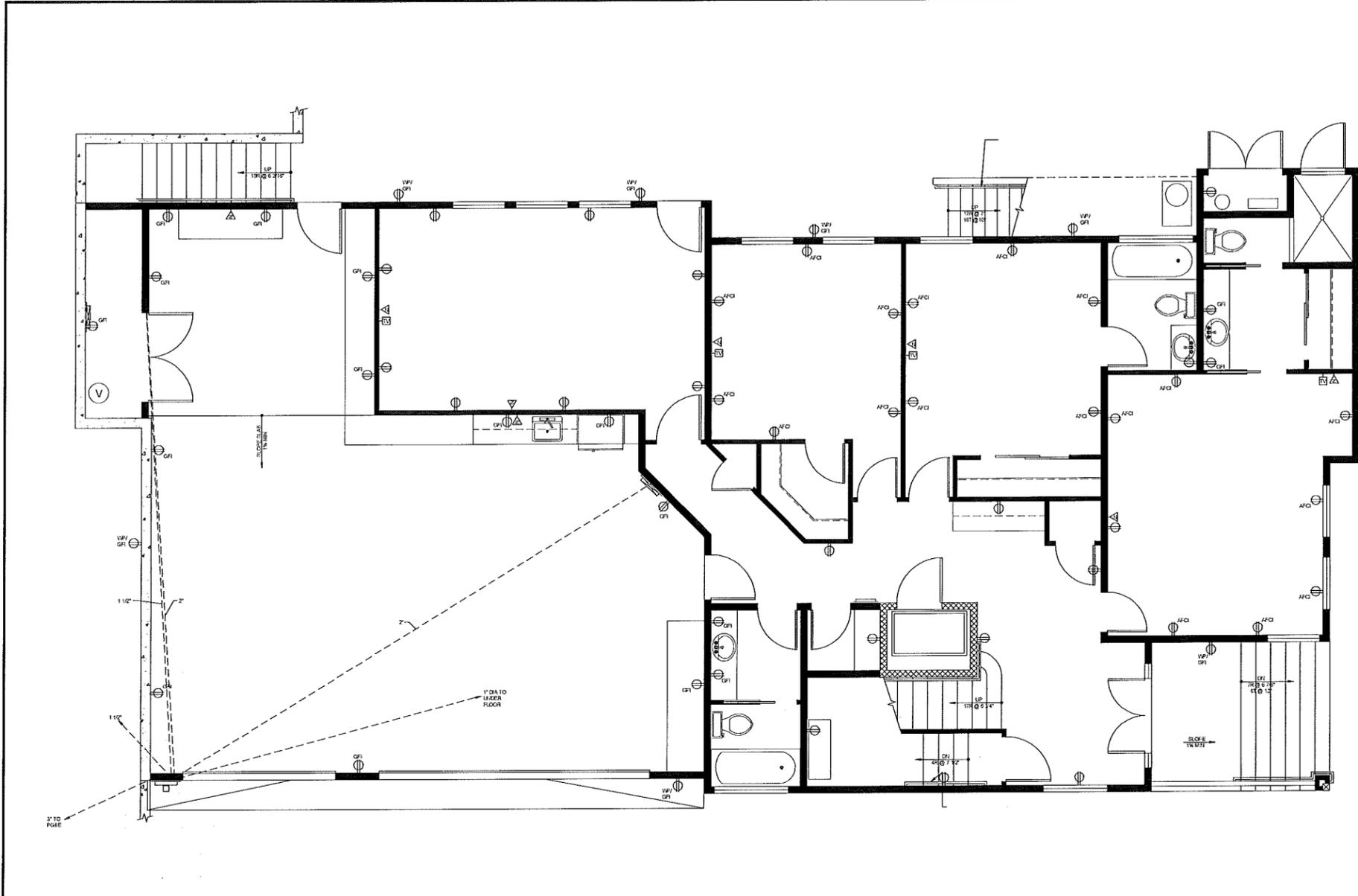
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DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET: **A10**

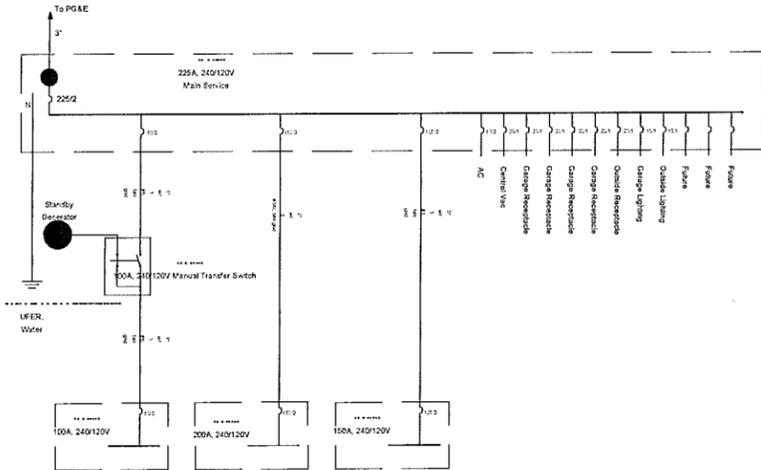
OF SHEETS

EXHIBIT C



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



ONE LINE DIAGRAM

ELECTRICAL SYMBOLS

	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF w/ GFI
	220 VOLT DUPLEX OUTLET
	ARC FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED @ 10'34"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 11916(C) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 11916(C)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE IC RATED; IN WALLTED CEILING SHALL HAVE SLOPED RECESSED CANIS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (A) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLUORESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (C) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 6" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(a) AND SHALL BE LOCATED EITHER 18" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (minimum); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REQUIRING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRE(S)) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (NEC 210.12.1(B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 90% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 90% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007.0)
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND PROVIDE BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 1792.1.3(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING OR GAS BURNING EQUIPMENT; PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.3)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. JOIST STRUCTURE PASSAGE TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPosition
MODEL: TG9500R12MP11
BTUR: 57,000 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLESS
MODEL: ORGV2F90-533T
BTUR: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: TG9500C16MP11JCJD12S4152
BTUR: 76,000 OUTPUT
EFFICIENCY: 96%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988. PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFCITITLE 19, SECTION 19.20.029 (a))

REVISIONS	BY
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 PHONE: (661) 589-6037

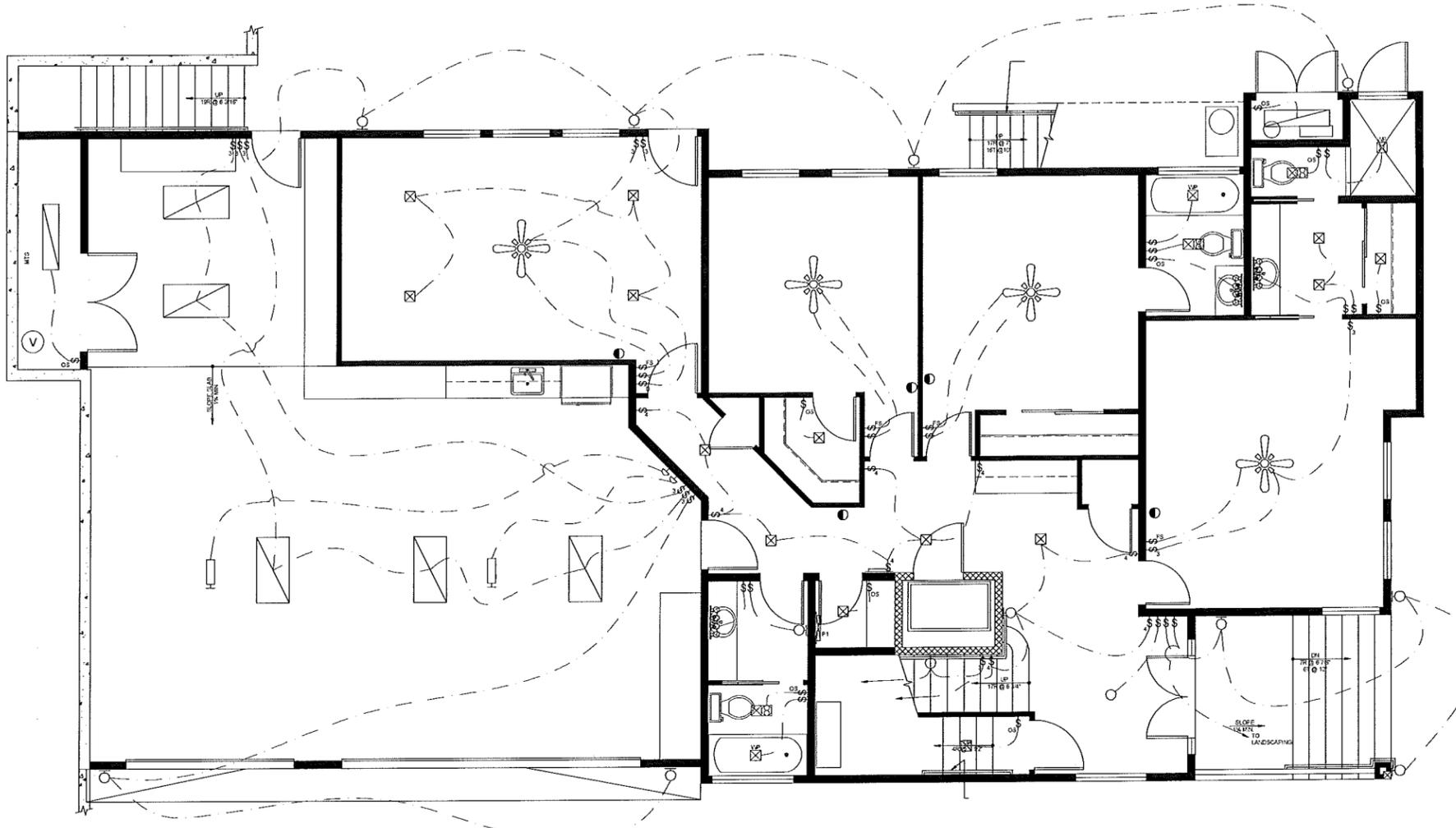
Project:
SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E1

EXHIBIT C

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- 1 IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRE SHALL BE HIGH EFFICACY LUMINAIRE. ALL OTHER KITCHEN LUMINAIRE SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRE. ALL FLOURESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- 2 IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(6) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- 3 IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRE SHALL BE CONTROLLED BY A DIMMER SWITCH
- 4 OUTDOOR LIGHTING LUMINAIRE THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRE OR ARE CONTROLLED BY OCCUPANT SENSOR(S) WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(6)
- 5 HIGH EFFICACY LUMINAIRE OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET. BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. OUTDOOR HID LUMINAIRE SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- 6 WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 60 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- 7 RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE IC RATED, IN HAULTED CEILING SHALL HAVE SLOPED RECESSED CANIS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
- 8 PROVIDE 18" MIN. HORIZ CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLOURESCENT LIGHTS
- 9 ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 6" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (O) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 6" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- 10 ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- 11 RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210.52(a) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOP UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (countertop); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- 12 PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- 13 PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REEDING SERVICING
- 14 AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- 15 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRE) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CEC 210.12 (B))
- 16 ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERTOPS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- 17 CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- 18 NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- 19 NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 20 BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 21 BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- 22 BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- 23 NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- 24 NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- 25 PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(B))
- 26 PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- 27 PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- 28 STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- 29 IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- 30 TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- 31 ALL WATER CLOSETS AND ASSOCIATED FLUSH/RETAINER VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 & 5 CODE, SECTION 1702.1.3(b)
- 32 WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- 33 PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- 34 PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- 35 ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- 36 GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- 37 PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE CEILING & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- 38 PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- 39 PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- 40 ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- 41 ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- 42 CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER(CMC SEC. 504.3)
- 43 PROVIDE MINIMUM CLEARANCES FOR FAN PER CMC 704 AND AS PER MANUFACTURERS LISTING
- 44 ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE;
- 45 HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- 46 PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FAN AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 703
- 47 UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- 48 UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPOSITION
MODEL: T95000812MP11
BTUH: 57,000 OUTPUT
EFFICIENCY: 95.5%
- 49 WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: ZTANKLESS
MODEL: CR07790-533T
BTUH: 159,000
ENERGY FACTOR: 0.95
- 50 ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T95000C15MP11/JCJ4254152
BTUH: 76,000 OUTPUT
EFFICIENCY: 95%
- 51 FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- 52 DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- 53 PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988. PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFC TITLE 19, SECTION 19.20.029 (a))



1ST FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAIC SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSH-BUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCONCE
	FLOOD LIGHT
	WALL MOUNTED FIXTURE
	4' X 2' LONG SINGLE FLUORESCENT
	4' X 2' DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN / COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED @ 48"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	12' SQUARE w/COMPACT FLUORESCENT LIGHT ADD-ON KIT

REVISIONS	BY

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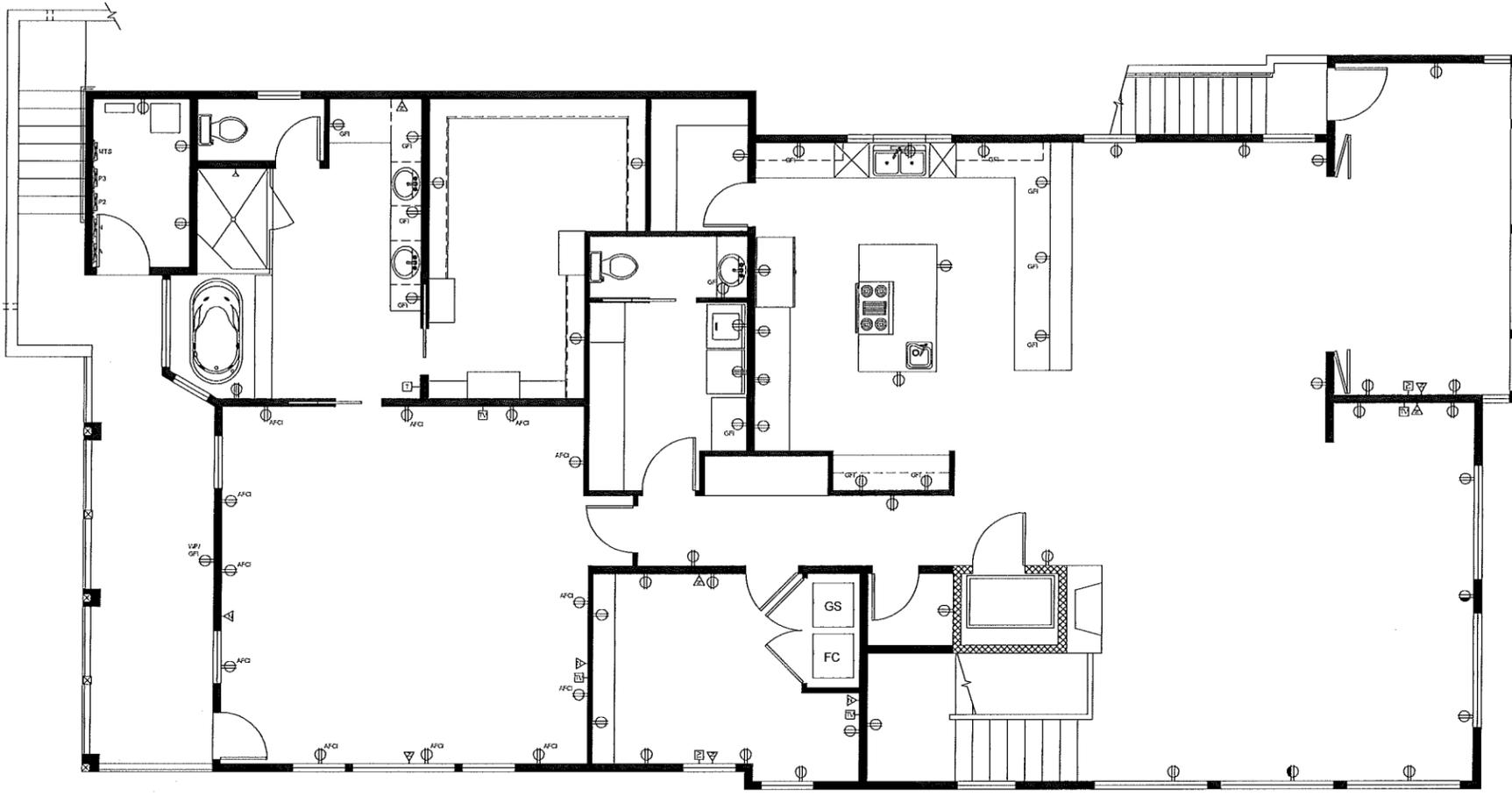
Proposed Residence For:
REED & CAROL ADAMSON
1504 THORNLAKE DRIVE,
BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET: **E2**

OF SHEETS

EXHIBIT C



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF GFI
	20 VOLT DUPLEX OUTLET
	AFCI FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED 6\"/>
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLOURESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(4) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(4)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR 100 SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIAL SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 30 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE 1\"/>

REVISIONS	BY

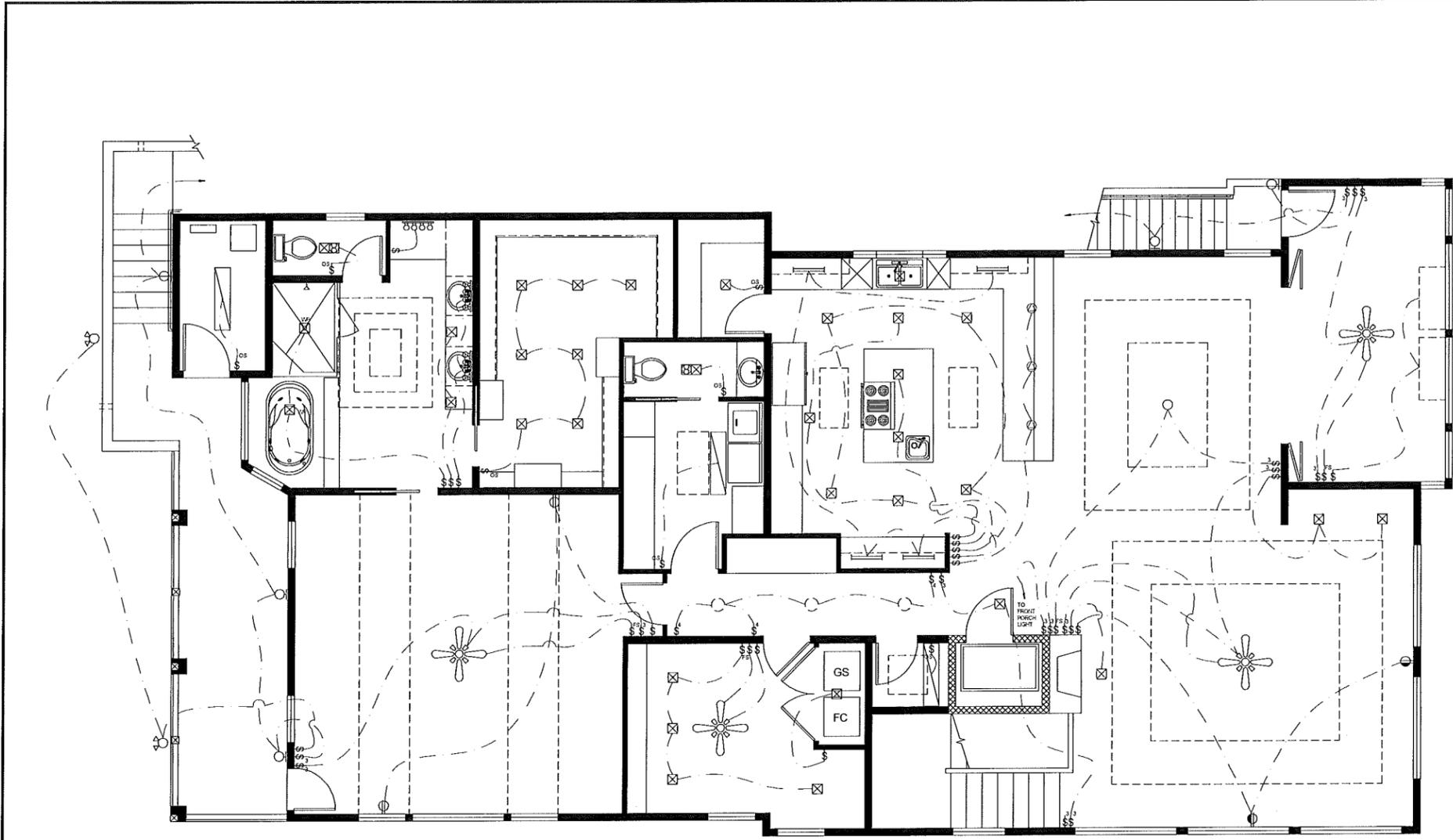
the perennial architect & associates
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Proposed Residence For:
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 1504 THORNLAKE DRIVE,
 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/4" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **E3**

EXHIBIT C



2ND FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAGE SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSHBUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCONCE
	FLOODLIGHT
	WALL MOUNTED FIXTURE
	4'x4' LONG SINGLE FLUORESCENT
	4'x8' DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN/COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED UNIT
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	10' SOLATURE w/ COMPACT FLUORESCENT LIGHT ADD-ON KIT

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(d)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A NEEDLE BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC RATED"; IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANNS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLUORESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70) AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35) WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A SINGLE BLOWER CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (D) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70 AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(a) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTER TOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (WHEN NOT); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM, KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN; INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) IN THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATIONS WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CEC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD DR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007B)
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UPC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSH/TOILET VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H.S. 5 CODE, SECTION 11921.3(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 2" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM IT'S CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE MINIMUM 1/2" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURIED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.5)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNBOSS TRUCTED PASSAGE TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T995060B12MP11
BTUH: 57,500 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: STAINLESS
MODEL: CRGV2F90-533T
BTUH: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T995060C16MP11/JCJD4254152
BTUH: 76,000 OUTPUT
EFFICIENCY: 96%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE IFSPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPTS PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFCR TITLE 19, SECTION 19.20.029 (a))

REVISIONS	BY



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Proposed Residence For:
 REED & CAROL ADAMSON
 1504 THORNLAKE DRIVE,
 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E4

OF SHEETS

EXHIBIT D

ADAMSON RESIDENCE

SITE ADDRESS: 1000 RIDGEWAY AVE, MORRO BAY, CA 93442



LOT DESCRIPTION

ADDRESS: 1000 RIDGEWAY AVE., MORRO BAY
 LOT: 10
 BLOCK: 13
 APN: 066-246-006
 LOT AREA: 7336 SQ.FT.
 ZONING: R-1, SINGLE FAMILY RESIDENTIAL

LOT COVERAGE:

45% MAXIMUM COVERAGE
 EXISTING LOT COVERAGE - 2854 S.F. (39%)
 PROPOSED LOT COVERAGE - 2825 S.F. (35%)

MINIMUM BUILDING SETBACKS:

FRONT - 20'
 REAR - 10'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PROPOSED BUILDING SETBACKS:

FRONT - 21'-8"
 REAR - 31'-8 1/2"
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PARKING EXCEPTION:

PARKING EXCEPTION PERMIT GRANTED, #A00-075, TO ALLOW REDUCED GARAGE SETBACK OF 11"

BUILDING AREAS:

EXISTING RESIDENCE TO BE DEMOLISHED: 1649 S.F.

PROPOSED RESIDENCE:

LOWER LIVING AREA: 1520 SQ.FT.
 UPPER LIVING AREA: 2205 SQ.FT.
 TOTAL: 3725 SQ.FT.

GARAGE/WORKSHOP: 1142 SQ.FT.
 UPPER COVERED DECK: 188 SQ.FT.
 LOWER COVERED PORCH: 129 SQ.FT.

BUILDING HEIGHT:

LOWEST GRADE ADJACENT TO BUILDING: 159.80'
 HIGHEST GRADE ADJACENT TO BUILDING: 169.25'

AVERAGE NATURAL GRADE: 164.53'

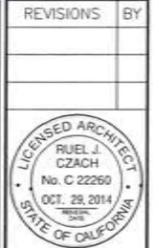
MAX. BUILDING HEIGHT: 189.53'

TYPE OF CONSTRUCTION:

TYPE V-B TWO-STORY

SHEET INDEX

- T1) TITLE SHEET
- A1) PROPOSED SITE PLAN
- A2) EXISTING SITE/DEMOLITION PLAN
- A3) LOWER FLOOR PLAN
- A4) UPPER FLOOR PLAN
- A5) ROOF PLAN
- A6) ELEVATIONS
- A7) ELEVATIONS



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 MORRO BAY, CA 93442

DATE: 4/24/14
 SCALE: 1/8" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON

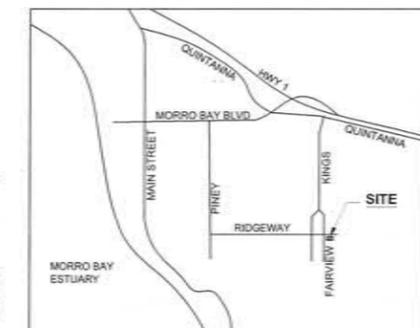
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OF SHEETS

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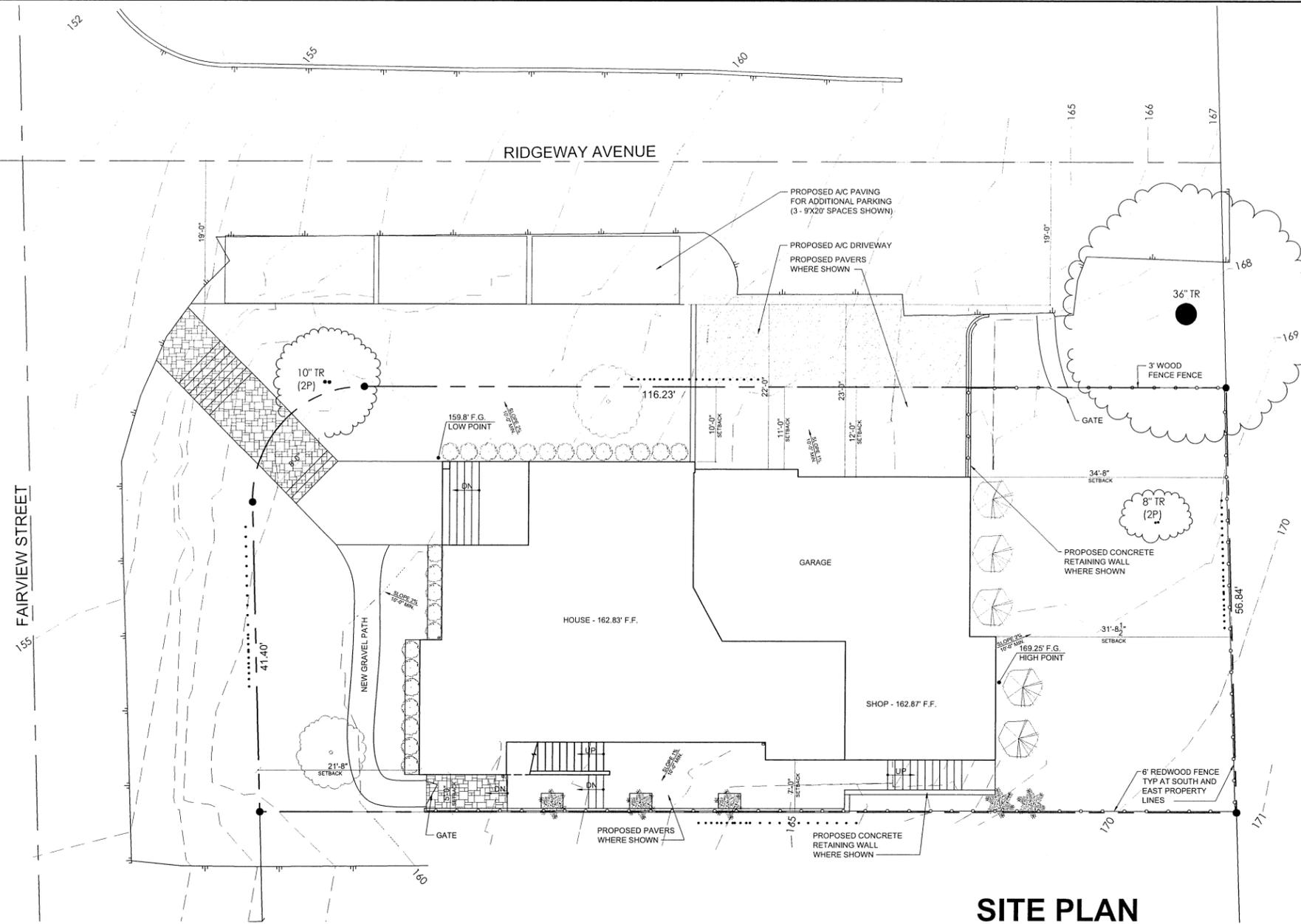
APR 29 2014

City of Morro Bay
 Public Services Department

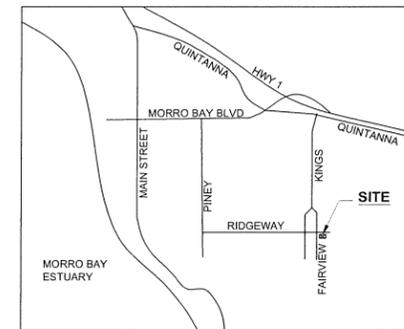


VICINITY MAP

EXHIBIT D



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



VICINITY MAP

LOT DESCRIPTION
 ADDRESS: 1000 RIDGEWAY AVE MORRO BAY
 LOT: 10
 BLOCK: 13
 APN: 066-246-006
 LOT AREA: 7336 SQ.FT.
 ZONING: R-1, SINGLE FAMILY RESIDENTIAL

LOT COVERAGE:
 45% MAXIMUM COVERAGE
 EXISTING LOT COVERAGE - 2854 S.F. (39%)
 PROPOSED LOT COVERAGE - 2825 S.F. (35%)

MINIMUM BUILDING SETBACKS:
 FRONT - 20'
 REAR - 10'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PROPOSED BUILDING SETBACKS:
 FRONT - 21'-8"
 REAR - 31'-8 1/2"
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PARKING EXCEPTION:
 PARKING EXCEPTION PERMIT GRANTED, #AD0-075, TO ALLOW REDUCED GARAGE SETBACK OF 11'

BUILDING AREAS:
 EXISTING RESIDENCE TO BE DEMOLISHED: 1649 S.F.
 PROPOSED RESIDENCE:
 LOWER LIVING AREA: 1520 SQ.FT.
 UPPER LIVING AREA: 2205 SQ.FT.
 TOTAL: 3725 SQ.FT.
 GARAGE/WORKSHOP: 1142 SQ.FT.
 UPPER COVERED DECK: 188 SQ.FT.
 LOWER COVERED PORCH: 129 SQ.FT.

BUILDING HEIGHT:
 LOWEST GRADE ADJACENT TO BUILDING: 159.80'
 HIGHEST GRADE ADJACENT TO BUILDING: 169.25'
 AVERAGE NATURAL GRADE: 164.53'
 MAX. BUILDING HEIGHT: 189.53'

TYPE OF CONSTRUCTION:
 TYPE V-B TWO-STORY

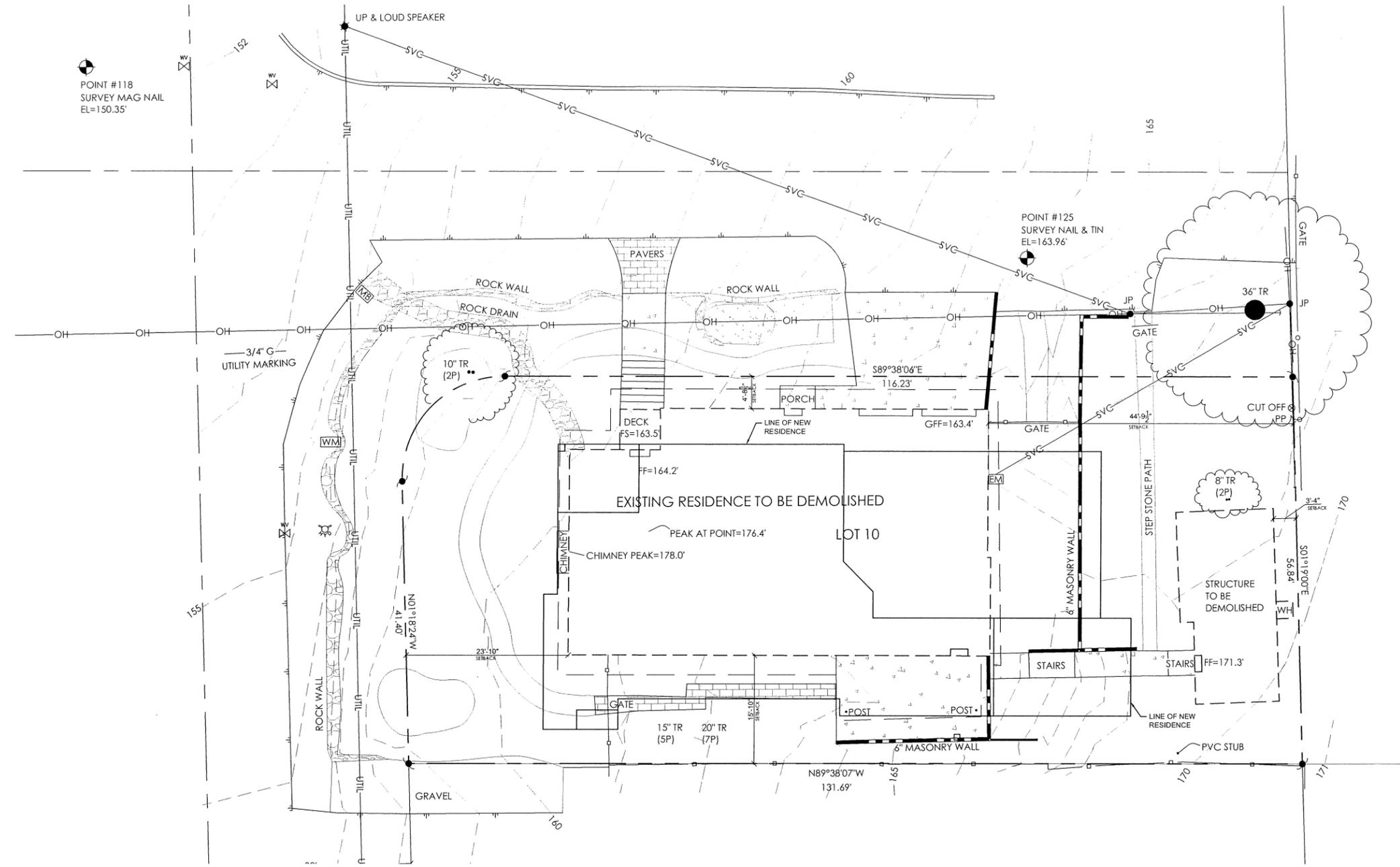
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SCALE	1/8" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A1
OF	SHEETS

EXHIBIT D

LEGEND

- ★ LIGHT POLE
- TR ● TREE
- JP ● JOINT POLE
- UP ● UTILITY POLE
- EDGE OF PAVEMENT
- SVC- OVERHEAD POWER SERVICE
- OH- OVERHEAD LINES
- UTIL- OVERHEAD UTILITY LINES
- - - GUY WIRE
- WIRE FENCE
- STOCKADE FENCE
- ▨ BASE PATH
- ▩ CONCRETE
- ▧ BRICK
- ▤ ROCK PATH / WALL
- WH WATER HEATER ENCLOSURE
- FF FINISH FLOOR
- GFF GARAGE FINISH FLOOR
- EM ELECTRIC METER
- WM WATER METER
- SP SURVEY POINT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- REBAR & CAP "LS 7835"
- ▬ WALL AS NOTED



POINT #118
SURVEY MAG NAIL
EL=150.35'

POINT #125
SURVEY NAIL & TIN
EL=163.96'

EXISTING/DEMO SITE PLAN

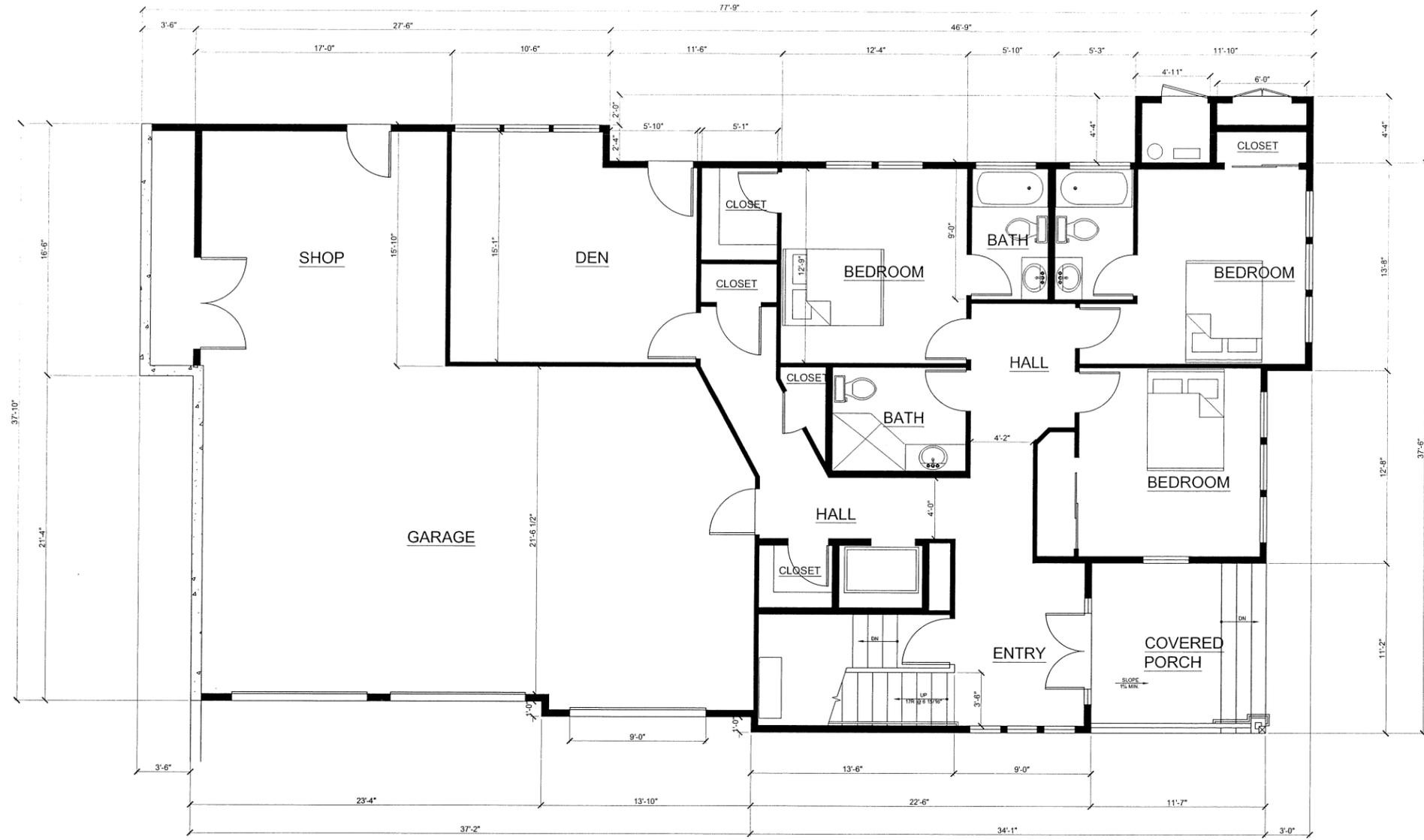


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SHEET:	A2

EXHIBIT D



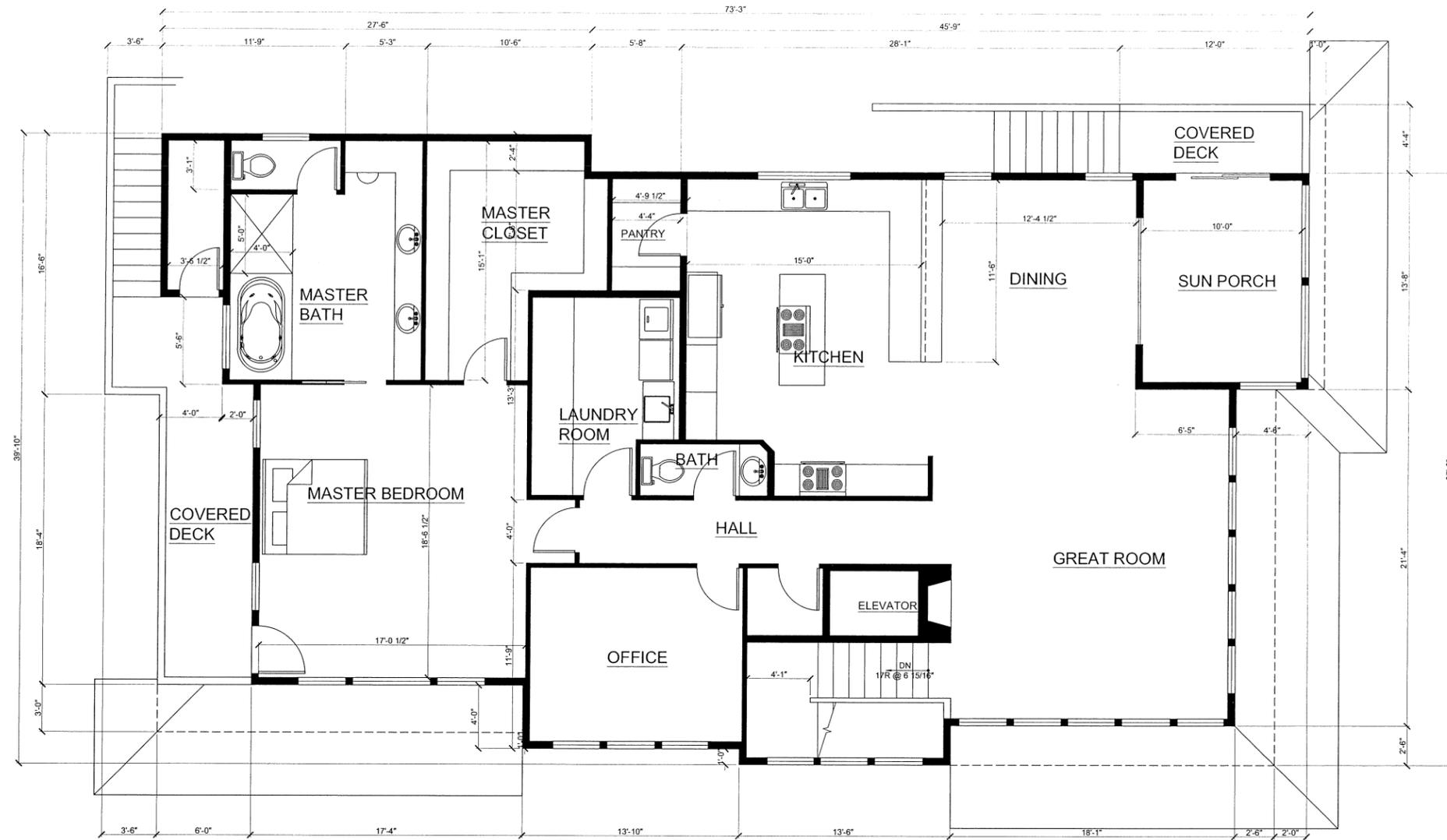
1ST FLOOR PLAN

1520 s.f. livable
1142 s.f. garage/workshop

WALL LEGEND	
	CONCRETE WALL TO REMAIN
	DECK OR STAIR GUARDRAIL
	NEW WALL
	NEW 1 HR WALL (SEE DETAIL...)

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DATE	4/24/14
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A3
OF	SHEETS

EXHIBIT D



2ND FLOOR PLAN

livable 2065 s.f.
 sunroom 140 s.f.
 total 2205 s.f.

WALL LEGEND	
	CONCRETE WALL TO REMAIN
	DECK OR STAIR GUARDRAIL
	NEW WALL
	NEW 1 HR WALL (SEE DETAIL J)

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SHEET	A4
OF	SHEETS

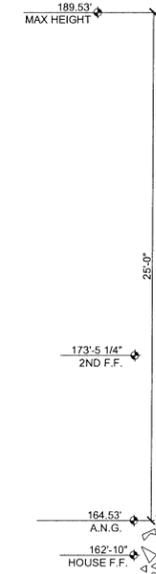
EXHIBIT D



WEST ELEVATION



NORTH ELEVATION



REVISIONS	BY

the perennial architect & associates	
Ruel J. Czach, Architect P.O. 246, Cayucos Ca 93430 Ph 805 995-3502 ruel@perennialarchitect.com	
Proposed Residence For: REED & CAROL ADAMSON 1504 THORNLAKE DRIVE, BAKERSFIELD, CA 93312 PHONE: (661) 589-6037	
Project: SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442	
DATE	4/24/14
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A6
OF	SHEETS

EXHIBIT D



EAST ELEVATION



SOUTH ELEVATION

REVISIONS	BY

the perennial architect & associates	
Ruel J. Czach, Architect P.O. 246, Cayucos Ca 93430 Ph 805 995-3502 ruel@perennialarchitect.com	
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DATE: 4/24/14	SCALE: 1/4" = 1'-0"
DRAWN: JB	JOB: ADAMSON
SHEET A7	
OF SHEETS	

EXHIBIT E



AGENDA NO: B-1

MEETING DATE: June 3, 2014

Staff Report

TO: Planning Commissioners

DATE: May 29, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition and reconstruction of an existing single-family residence at 1000 Ridgeway Avenue

****COMMISSIONERS NOTE – PLEASE BRING PLANS FROM 5-6-14 MEETING****

RECOMMENDATION:

Approve the appeal and approve the Coastal Development Permit by adopting a motion including the following actions:

- A. Adopt Planning Commission Resolution #11-14 which includes the Findings and Conditions of Approval and the revised site development plans dated April 29, 2014.

APPELLANT: Katherine Caldwell

APPLICANTS: Reed and Carol Adamson

LEGAL DESCRIPTION/APN: 066-246-006

ORIGINAL PROJECT DESCRIPTION: An Administrative Coastal Development Permit was issued on December 20, 2013 for the demolition of an existing 1,649 square foot house and construction of a new two- story single-family residence proposed to be 4,829 square feet with a 1,201 square-foot garage/workshop and a 120 square-foot covered porch at the property located at 1000 Ridgeway. An appeal of this action was submitted on December 30, 2013, and the project is before the Planning Commission as the appellant body pursuant to Morro Bay Municipal Code (MBMC) Section 17.58.040(I).

CONTINUANCE BACKGROUND: This project has previously been heard at the February 19, 2014, March 5, 2014, and May 6, 2014 Planning Commission meetings. The Applicant as directed by Planning Commission on March 5, 2014 has made reductions to the bulk, scale and size of the home as described in the May 6, 2014 staff report and as shown on the plans

Prepared By: CJ

Department Review:

EXHIBIT E

dated April 29, 2014.

The last direction of the Planning Commission at the May 6, 2014 meeting was to request the Applicant to submit 1) story poles; 2) additional visual simulations demonstrating shade and shadow; and 3) visual simulations demonstrating perspective from the intersection of Ridgeway and Fairview. The requested simulations are attached as Exhibit B to the staff report and the story poles were placed on the existing home with Planning Commission notified via email on May 28, 2014.

REVISED PLANS AND REVISED PROJECT DESCRIPTION:

Revised plans were submitted for review by Planning Commission at the May 6, 2014 meeting. With the requested simulations received, the Applicant has not proposed any further changes to the plans dated April 29, 2014. As discussed in the previous staff report, the plans show that the project as originally proposed has undergone several changes including reduction in square footage, small changes to setbacks, as well as architectural treatment. The changes are illustrated in the table below.

Revised Project Data

	Original Proposed	Revised April 2014 Plans
Home	4,829 sf	3,725 sf
Garage/workshop	1,201 sf	1,142 sf
Upper deck	192 sf	188 sf
Lower porch	120 sf	129 sf

CONCLUSION:

The Appellant's appeal requests that the Planning Commission "rescind current permit allowing development of property as planned *or modify existing permit to scale back project to conform with the City's Land Use Plan, policies and elements.*"

Staff review of the project as shown on the revised plans dated April 29, 2014 has determined that the revised proposal for 1000 Ridgeway Avenue both meets all development standards and is compatible with the mix of one and two story homes in this residential area in addition to the direction given by Planning Commission to improve neighborhood compatibility.

With the additional information received, the Planning Commission shall make the determination on whether to grant or deny the appeal filed by Ms. Caldwell on December 30, 2013 or to add conditions.

Staff recommendation is that the Planning Commission uphold the appeal and approve the

EXHIBIT E

Coastal Development Permit #CP0-408 subject to the findings and conditions of approval as specified by Planning Commission Resolution #11-14 and approve the revised plans dated April 29, 2014 attached as Exhibit A and Exhibit B. The plans as revised are sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Program and the Municipal Code.

EXHIBITS:

Exhibit A – Planning Commission Resolution 11-14

Exhibit B – Email correspondence from Applicant to Planning Commissioners 5-28-14

Exhibit C -- Story Pole Photographs

Exhibit D – Front and Right Side Elevations

Exhibit E – Visual Simulations Received from Applicant – Street Corner Perspective

Exhibit F – May 6, 2014 Staff Report and Attachments can be found at the following link:

<http://morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2099>

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

RESOLUTION NO. PC 11-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION UPHOLDING THE APPEAL OF THE APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT (CP0-408) FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE.

WHEREAS, on December 20, 2013, the Director issued an Administrative Coastal Development Permit (Coastal Development Permit #CPO-408) for the demolition of an existing 1,649 square foot house and construction of a new two-story single-family residence proposed to be 4,829 square feet with a 1,201 square-foot garage/workshop and a 120 square foot covered porch at 1000 Ridgeway; and

WHEREAS, on December 30, 2013 an appeal was filed to the Planning Commission on Coastal Development Permit #CPO-408 specifically to “rescind current permit allowing development of property as planned or modify existing permit to scale back project to conform with the City’s Land Use Plan, policies, and elements”; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 19, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 5, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, the Planning Commission at its March 5, 2014 meeting directed the Applicant to submit revised plans to demonstrate neighborhood compatibility and revised plans were submitted to the City on April 29, 2014; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 6, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408 and continued the hearing to the June 3, 2014 meeting; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on June 3, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

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

WHEREAS, the Planning Commission has duly considered all evidence, whether written or oral, including without limitation, the testimony of the appellant, the applicant, interested parties,

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

consultants, City staff and all written and oral evaluations and recommendations by staff, presented at the February 19, 2014, March 5, 2014, and the May 6, 2014 hearings.

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

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

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act, the Planning Commission finds the project as proposed categorically exempt under CEQA Guidelines Section 15303, Class 3(a), "New Construction or Conversion of Small Structures," because the project is a single-family home in a residential zone and does not have a significant effect on the environment. Additionally, upon review of the project and the entire record, the Planning Commission finds none of the exceptions to the exemption apply pursuant to CEQA Guidelines Section 15300.2.

Coastal Development Permit Findings

2. The Planning Commission finds the development of a new single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
3. The Planning Commission finds the project as revised is compatible with the character of the surrounding neighborhood which is developed with one and two story single family dwellings and compatible with existing uses because it is a single family home in a neighborhood zoned for single family homes.
4. The Planning Commission finds that the development of a new single-family residence will not cause any health and safety concerns, and will not impact neighboring uses, environmentally sensitive habitat areas, or otherwise create significant impacts.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CPO-408 subject to the following conditions:

STANDARD CONDITIONS

1. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
2. Compliance with Conditions: By signing the Acceptance of Conditions of Approval form, the owner or designee accepts and agrees to comply with all Conditions of Approvals. 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

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

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.

3. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
4. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

CODE REQUIREMENTS:

1. 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. (MBMC Section 17.58.130)
2. Changes: Any minor change may be approved by the Public Services Director. Any substantial change will require the filing of an application for an amendment to be reviewed by the Planning Commission. (MBMC Section 17.58.120)
3. 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. (MBMC Section 5.30.540)
4. Construction Hours: Pursuant to Morro Bay Municipal Code Section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

period of three days or less while the emergency continues. (MBMC Section 9.28.030)

Planning Conditions:

1. **Building Height Certification:** Note on the site plan prepared for the building permit, “Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the Planning Division, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310.” (MBMC Section 17.12.310)
2. Prior to issuance of a building permit, building permit plans shall identify a benchmark established by a licensed land surveyor as the basis for determining average natural grade in order to ensure compliance with maximum building height.
3. **Dust Control:** That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
4. **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, knowledgeable in local indigenous culture, 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. (MBMC Section 17.48.310)
5. The northwest corner of the property must be left free and clear of visual obstructions pursuant to Morro Bay Municipal Code 17.48.210.
6. The applicant shall comply with all Planning conditions listed above and obtain inspections from the Planning Division at the necessary time during construction in order to ensure zoning conformance including, but not limited to, setbacks and building height.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Sprinklers. The new residence shall be equipped with an automatic fire sprinkler system, in accordance with Morro Bay Municipal Code, Section 14.08.090(I)(2) and 2010 California Residential Code, Section R313.

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

2. Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. (CRC 315)
3. Fire Safety During Construction and Demolition shall be in accordance with 2010 California Fire Code, Chapter 14. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Public Works 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, with a lot coverage of between 2,500 and 5,000 square feet of impervious surface, 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. Perform improvements (e.g. driveway approach) in the City right of way per City Engineering Standards with a Standard Encroachment Permit. Maximum driveway approach width for residential properties is 20 feet. Non-standard improvements in the right of way (e.g. staircase and drainage swale) shall require a Special Encroachment Permit.
4. The paved section of Ridgeway shall be widened on the south side to make a street section half-width of 18 feet.

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.

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

EXHIBIT E

Exhibit A to 6/3/14 PC staff report

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 6th day of May, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Grantham, Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 19th day of February 2014.

EXHIBIT E

Cindy Jacinth - Story poles for home at 1000 Ridgeway *Exhibit B to 6/3/14 PC staff report*

From: Perennial Architect <ruel@perennialarchitect.com>
To: John Fennacy <jfennacy@morro-bay.ca.us>, Michael Lucas <mlucas@morro-bay...>
Date: 5/28/2014 2:17 PM
Subject: Story poles for home at 1000 Ridgeway
CC: Cindy Jacinth MB Planner <CJacinth@morro-bay.ca.us>

Planning Commissioners,

I am working to complete all the requests your commission asked of us at the last meeting for Reed and Carol Adamson's new home design at 1000 Ridgeway.

I have placed the story poles at the corners of the house on Fairview and Ridgeway Street sides of the new home. I invite you to walk or drive by to see the location and height of the new home design. The new home is significantly set back from where the existing home is located off of Ridgeway Street.

While I was putting these up, I had the opportunity to talk with many of the neighbors and some of the people who use the trail up to Black Hill. I found a warm and positive response from most folks I talked with about the home and showed the design to. Many were perplexed that the home had been misrepresented by some neighbors to be much larger than has been proposed.

All of the close neighbors to the Adamson's lot are in support of the new home design, except one new out-of-town owner, who was not around to talk to. The closest neighbors next door Marjorie and Nancy Winters said they like the new design and support this home, even though they originally signed the appellate petition against it.

Reed and Carol Adamson have had a second home in Morro Bay for about 10 years and have been good neighbors for those of us lucky enough to know them. They have made extensive effort to show how this home design meets all the City's codes and we have shown that they have mitigated all of the many issues the appellate has brought up.

I will be providing new renderings showing the new home design with shade and shadow and also from the perspective of viewing the home from the intersection Ridgeway and Fairview streets. Even though this is one of the largest lots in the neighborhood, this home is not the largest home. Due to the many articulations in the architectural design of this home and how it steps back on the upper story from the lower story, this home will appear smaller than it is and it will blend well into the character of the neighborhood.

EXHIBIT E

Let me know if you have any questions or need more information, *Exhibit B to 6/3/14 PC staff report*

Ruel J. Czach, architect

[805-471-9342](tel:805-471-9342)

EXHIBIT E

EXHIBIT C to 6/3/14 PC staff report
- STORY POLES



EXHIBIT E

EXHIBIT C to 6/3/14 PC staff report
- STORY POLES



EXHIBIT E

EXHIBIT C to 6/3/14 PC staff report
- STORY POLES



EXHIBIT E

EXHIBIT D to 6/3/14 PC staff report



EXHIBIT E

EXHIBIT D to 6/3/14 PC staff report



EXHIBIT E *EXHIBIT E to 6/3/14 PC staff report
- Street Corner Perspective*



EXHIBIT F - Proposed Home Adjacent to Existing Two Story Home



EXHIBIT F - Proposed Home - View from Ridgeway



EXHIBIT F - Street Corner Perspective with Neighboring Homes in Background



EXHIBIT G

RESOLUTION NO. PC 15-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION TO GRANT THE APPEAL AND DENY THE COASTAL DEVELOPMENT PERMIT (CP0-408) FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE.

WHEREAS, on December 20, 2013, the Director issued an Administrative Coastal Development Permit (Coastal Development Permit #CPO-408) for the demolition of an existing 1,649 square foot house and construction of a new two-story single-family residence proposed to be 4,829 square feet with a 1,201 square-foot garage/workshop and a 120 square foot covered porch at 1000 Ridgeway; and

WHEREAS, on December 30, 2013 an appeal was filed to the Planning Commission on Coastal Development Permit #CPO-408 specifically to “rescind current permit allowing development of property as planned or modify existing permit to scale back project to conform with the City’s Land Use Plan, policies, and elements”; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on February 19, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 5, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, the Planning Commission at its March 5, 2014 meeting directed the Applicant to submit revised plans to demonstrate neighborhood compatibility and revised plans were submitted to the City on April 29, 2014; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on May 6, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408 and continued the hearing to the June 3, 2014 meeting; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on June 3, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

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

WHEREAS, the Planning Commission has duly considered all evidence, whether written or oral, including without limitation, the testimony of the appellant, the applicant, interested parties, written petitions, consultants, City staff and all written and oral evaluations and

EXHIBIT G

Planning Commission Resolution #15-14

CP0-408

Page 2

recommendations by staff, presented at the February 19, 2014, March 5, 2014, May 6, 2014 and June 3, 2014 hearings.

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

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

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act Guidelines Section 15270, CEQA does not apply to projects that are disapproved or denied by the approval body.

Coastal Development Permit Findings for Denial

1. The project, as proposed, is not in conformance with the General Plan and Local Coastal Program because it is not consistent with the Zoning Ordinance Section 17.48.190 which implements the General Plan and is part of the Local Coastal Program. Specifically,
 - a. The project, as proposed, is not visually compatible with the character of the surrounding neighborhood in terms of bulk, size, and scale.
2. The project is not consistent with the Land Use Element Policy LU-15 which states, "The present human scale and leisurely, low-intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass."

Section 2. Action. The Planning Commission does hereby approve the appeal and deny Coastal Development Permit #CP0-408.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 17th day of June, 2014 on the following vote:

AYES: Tefft, Luhr, Lucas, Sadowski

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Robert Tefft, Chairperson

EXHIBIT G

Planning Commission Resolution #15-14

CP0-408

Page 3

ATTEST



Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 17th day of June, 2014.

EXHIBIT H

RECEIVED

JUL 28 2014

City of Morro Bay
Public Services Department

I am opposed the proposed 1000 Ridgeway project as designed, and I hope you will reject the project applicant's appeal.

Here are some specific reasons for my opposition:

1. Inconsistency with GP/LCP

The house is much too large to fit in with other homes in the neighborhood. Please note the following quotes from our GP/LCP:

- Protection of Neighborhood Character: One of the priorities of the Coastal Act is the protection of the character of the community and its neighborhoods. Morro Bay recognizes the need to preserve the unique character of its varied neighborhoods, and to create a higher quality visual environment within them.
- Policy LU-15. The present human scale and leisurely, low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass
- Program LU-18.1. The present human scale in building design and style should be encouraged in all future development and redevelopment in lieu of high-intensity or high-rise concepts
- Character of Residential Development
The City is experiencing a gradual transformation of its residential areas where small, older structures are being replaced by new and considerably larger homes. This places considerable emphasis on ensuring that new projects fit well with the established neighborhoods. Policies are included in the General Plan to preserve the character of residential neighborhoods so that new residences and residential additions are consistent with the scale and character of residences in the vicinity
- Goal 4: an aesthetically pleasing community with effective standards for the location, amount, rate, type, scale, and quality of new development
- Goal 5: Compatible new development

It has also been observed by some residents that the proposed project would obstruct public views – something that is not allowed under our GP/LCP AND under the Coastal Act.

2. Project thoroughly analyzed and rejected by Planning Commission

We have some extremely qualified and knowledgeable people on our Planning Commission, which voted to deny this project. Many of the Commissioners' observations were in regard to design details, but there were also some general ones that I think are important, including these:

EXHIBIT H

- a. If we set a precedent and allow this out-of-scale development, it will be very hard to deny other projects that are inconsistent with the character of the neighborhoods for which they are proposed.
- b. When asked to reduce the size of the house, the means used was to take off square footage in such a way as to make the back yard bigger. This would make it very easy for them to add on later, and nothing could be done about it.

You carefully chose your Planning Commissioners, who make extensive, detailed examinations of proposed projects, and perform their analysis based on a unique and extensive body of knowledge. Due to the specialized and extensive knowledge of some of the Commissioners, and the amount of time and effort they put into analyzing projects, I think it is important to stand by their decisions unless some very clear technical error has been made.

Regarding the specific comments cited here, I believe that we should not be setting the precedent of allowing this totally-out-of-scale house in a neighborhood of smaller homes; especially when it would violate provisions of the GP/LCP and clearly-expressed resident concerns brought out in past neighborhood character workshops.

3. Public comment

Some of the public comment at the Planning Commission meetings is, in my opinion, well worth citing here.

1. As one resident stated, the applicants claimed they were building their dream home; yet, they readily accepted a completely different style in an attempt to get their project approved. Are these people really trying to build their dream home, or is something else going on?
2. One commenter noted that this is a pretty big house for two people – and has, among other features, 5 bathrooms. He asked if perhaps it was really intended to be a bed and breakfast.
3. One woman from the Valley said she was on several architectural committees there. She spoke in a tone that sounded to many of us like contempt when she noted that some people here live in Portuguese fishermen’s shacks”, saying she guessed that was OK if that was what they liked. She also made comments that seemed to imply that those who did not own property should not be allowed to comment on Ridgeway project

In regard to the size of the home, the likely scenario, in my view, is that the applicants have no intention of living in the house, but are simply speculating – building a home to sell. I believe they are building or have built another house in Morro Bay. This suspicion is also supported by the willingness to drop the design for the alleged “dream house” and readily accept another design.

In regard to the person who commented about the “Portuguese fishermen’s shacks”, I am concerned about the fact that the commenter said she was on design committees in the valley and the fact that she seemed to express contempt and disdain for anyone who did not own property or who lived in a small house. This concern is based on a suspicion that she may be part of a group, or an agent for a group that has plans to develop Morro Bay in order to make a lot of money for themselves. I may be the suspicious type, but I have to wonder .

EXHIBIT H

4. Destruction of the very thing that attracts a person to a place

I believe we are all aware of the fact that very often, people will fall in love with a place because of its unique charm, move there, and then turn around and damage that charm by trying to turn the new place into the very thing they left behind in the old place.

Morro Bay is loved for its small town feel and yes, even for its “Portuguese fishermen’s shacks”. If we are not vigilant, our town will go the way of so many others that were destroyed by people trying to bring the characteristics of their old homes with them. If the applicants actually want to live in that house (as previously noted, they may be building something to sell) then it does appear that they are trying to turn part of our town into the place they are coming from.

I recently watched a TV program in that told how Nantucket is being destroyed by rich people from out of the area. Long cherished for its charming centuries-old houses, the town is being wrecked by people who knock down the quaint homes and replace them with humongous mansions. The narrator said that the charm of the town is being rapidly destroyed by these people – ironically, people who moved there for the very charm they are destroying.

In a way, they remind me of the people who go camping or picnicking in the lovely, peaceful woods, and then destroy the entire atmosphere by playing music and televisions at high volume – I guess so they will feel more “at home”.

Please do not allow people from out of the area to destroy our town by wrecking our lovely, small town neighborhoods with huge, out-of-place monster houses. If that’s what they want, there are plenty of such houses readily available in Bakersfield, Fresno, etc.

Linda Stedjee

corridor from the south side of the bridge to the city limits, approximately 1,500 feet.

DISCUSSION

The project area within city limits is relatively small, but important to the County in achieving its beautification and safety goals. Those who live or work in Morro Bay and travel this route between the City and Los Osos will benefit from the enhanced safety and beautification. City staff has made it clear to our County counterparts the City could support this project, so long as the City is not encumbered with financial or other liability in the performance of work. The MOU adopted by Council on June 24, 2014 assures this condition. A copy of the MOU is attached to this report.

Pursuant to Morro Bay Municipal Code sections 13.16.040 and 13.16.050, creation of an Underground Utility District requires the City Clerk provide 30-day notice to affected property owners and utilities and the Council conduct a public hearing to consider creating the District. Those notifications were sent during the first week of July.

CONCLUSION

As the undergrounding of utilities on South Bay Boulevard will increase safety and visual aspects of the commute between Morro Bay and Los Osos, and the project can be implemented with minimal administrative cost to the City, staff recommends Council conduct the public hearing and adopt Resolution 55-14 creating the South Bay Boulevard Underground Utility District-City Area.

Attachments: Underground District Map
MOU with County

RESOLUTION NO. 55-14

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING THE FORMATION OF SOUTH BAY BOULEVARD
UNDERGROUND UTILITY DISTRICT – CITY AREA**

**The City Council
City of Morro Bay, California**

WHEREAS, conversion of overhead utilities to underground is in the general public interest, because the road is extensively used by the general public and carries a heavy volume of vehicular traffic, and the road passes through a public recreation area or an area of unusual scenic interest to the general public; and

WHEREAS, the County of San Luis Obispo is forming an adjacent Underground Utility District to the south and has offered to contribute their allocations to fund the project as well as administration services to manage it; and

WHEREAS, the County of San Luis Obispo and City each approved a Memorandum of Understanding to facilitate the cooperative effort; and

WHEREAS, pursuant to California Public Utilities Commission (CPUC) Rule 20A, the Department of Public Services has consulted with the affected utility companies regarding the formation of the proposed underground district; and

WHEREAS, pursuant to CEQA Guidelines section 15302, this project is exempt from environmental analysis; and

WHEREAS, pursuant to Morro Bay Municipal Code (MBMC) sections 13.16.040 and 13.16.050, persons and properties have been duly notified of the public hearing held on August 12, 2014, regarding the proposed Undergrounding District within the City's limits and given the opportunity to be heard; and

WHEREAS, the City Council has taken and considered evidence that was presented as part of the public hearing held regarding this matter.

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

1. The City Council hereby finds public interest, health, safety and welfare requires the removal of poles, overhead wires and associated structures and the installation of underground wires and facilities for supplying electric, communication, or similar or associated services within that certain area of the City of Morro Bay adjacent to South Bay Boulevard from the south side of Chorro Creek Bridge to the City's limits; and

2. The South Bay Boulevard Underground Utility District – City Area (the “District”) is herewith formed pursuant to MBMC section 13.16.060.

3. Attached hereto, marked as Exhibit “A” and herewith incorporated by reference, is a map delineating the boundaries of the District.

4. The City Clerk shall provide notice to affected property owners and utility companies of this action pursuant to MBMC section 13.16.100.

PASSED AND ADOPTED by the Morro Bay City Council at a regular meeting thereof held on the 12th day of August, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

Jamie L. Irons, Mayor

ATTEST:

Jamie Boucher, City Clerk

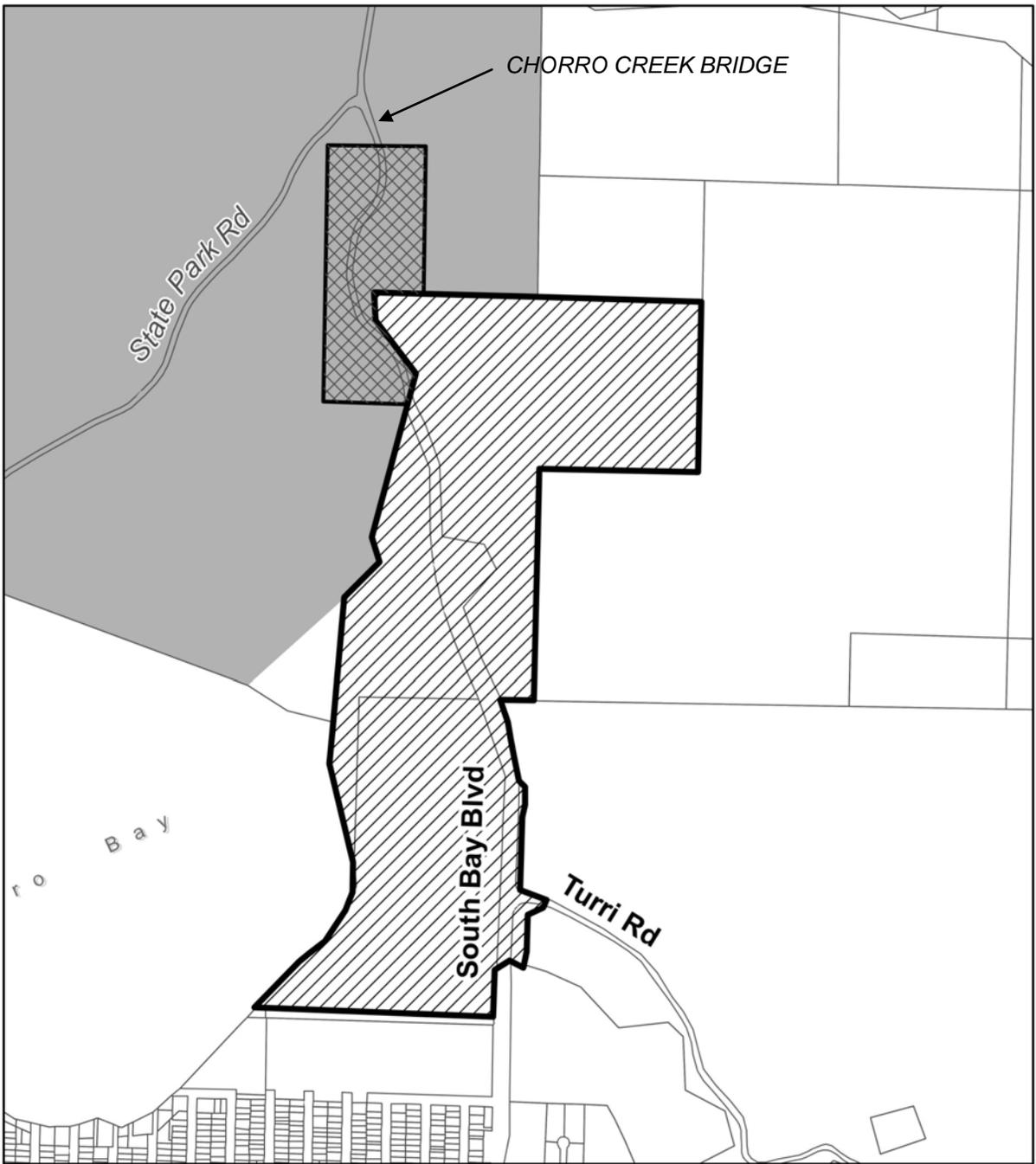
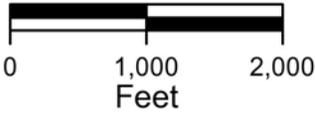


EXHIBIT "A"

AFFECTED APNs

- 038-701-004
- 066-381-003
- 067-011-043
- 067-011-044
- 073-171-027
- 073-171-032



Proposed districts

-  South Bay Blvd. Underground Utility District - County Area
-  South Bay Blvd. Underground Utility District - City Area



**SOUTH BAY BLVD. UNDERGROUND UTILITY DISTRICT #32
CITY OF MORRO BAY/TOWN OF LOS OSOS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

MAY 14 2014

MEMORANDUM OF UNDERSTANDING
(SOUTH BAY BOULEVARD UNDERGROUND UTILITY DISTRICT)

City of Morro Bay
Public Services Department

This MEMORANDUM OF UNDERSTANDING (MOU) is entered into by and between the **County of San Luis Obispo** (COUNTY), and the **City of Morro Bay**, a California municipal corporation (CITY). COUNTY and CITY are sometimes individually referred to herein as "Party" and collectively as "Parties."

I. BACKGROUND

Beginning in the late 1960's early 1970's, the California Public Utilities Commission (CPUC) mandated that certain public utilities spend a designated amount of their annual income on undergrounding overhead lines that meet certain criteria. Since 1971 the COUNTY has been involved in formulating underground utility districts in cooperation with PG&E and other overhead utilities. As part of the CPUC Tariff Rule 20A program, PG&E distributes credits ("allocations") to each local agency which can be used to pay for Rule 20A underground projects.

The purpose of this MOU is to address a particular proposed project for the undergrounding of all overhead lines along South Bay Boulevard, beginning near the intersection of South Bay Boulevard and Turri Road, heading north and ending near the Chorro Creek Bridge (hereafter, the "Project Area"). The Project Area is depicted in the attached Exhibit A. All of the planning, design, construction and administrative work contemplated by such undergrounding project shall hereafter be referred to as the "Project."

Since the Project Area includes areas within the jurisdiction of each Party, the purpose of this MOU is to outline the role and responsibilities of the Parties for the successful completion of the Project.

II. RESOLUTIONS ESTABLISHING UNDERGROUND UTILITY DISTRICTS

- A. Each Party agrees to present to its governing body for approval the appropriate resolution(s) for establishing an underground utility district that covers the portion of the Project Area that is within that Party's geographical boundaries. The resolution(s) shall establish the underground utility district under Tariff Rule 20A (and any applicable local ordinances or regulations).
- B. When the resolution is presented to the CITY's governing body, the underground utility district shall be designated as the South Bay Boulevard Underground Utility District - City Area. When the resolution is presented to the COUNTY's governing body, the underground utility district shall be designated as the South Bay Boulevard Underground Utility District - County Area.
- C. Nothing in this MOU requires any Party to establish any underground utility districts or to adopt any resolution(s) related thereto. If a Party's governing body does adopt resolution(s) establishing an underground utility district as described above, this MOU may be approved by that Party's governing body (concurrently with said resolution (s) or shortly thereafter).

III. COOPERATION

- A.** The Parties recognize and agree that each of the Parties hereto are considered stakeholders with a vested interest in the undergrounding of all overhead utilities within the Project Area for the safety and beautification of the public thoroughfare.
- B.** The Parties agree to cooperate and communicate during all phases of the Project in order to facilitate a successful completion of the Project.
- C.** To maintain consistency throughout the Project Area, the Parties agree that the Project will be completed such that it meets the San Luis Obispo County Public Improvement Standards.

IV. COMPLIANCE WITH PG&E CONDITIONS

- A.** It is anticipated that PG&E will not perform any work regarding the Project unless the COUNTY signs the attached Agreement with PG&E to Perform Tariff Scheduled Related Work per Rule 20A General Conditions (Exhibit B) including Supplemental Conditions (Exhibit C). The terms and conditions set forth in Exhibits B and C shall hereafter be referred to as "PG&E Conditions."
- B.** The Parties agree that the entire Project Area shall be subject to the PG&E Conditions, and that the Project will be implemented in a manner consistent with the PG&E Conditions. Subject to the tasks assigned to the CITY in paragraph IV.C. below, the COUNTY shall be responsible for the Project being implemented in a manner consistent with the PG&E Conditions. To the extent the COUNTY needs to enter upon any portions of the Project Area located within the CITY in order to maintain compliance with any PG&E Conditions, the CITY hereby authorizes the COUNTY to make such limited entry for such limited purpose.
- C.** The CITY's responsibility for compliance with the PG&E Conditions shall be limited to the following obligations to be performed by the CITY (each of the following numbered obligations correspond with the same numbered condition set forth in the agreement form attached hereto as Exhibit B, except for those obligations that expressly refer to the Supplemental Conditions attached hereto as Exhibit C).
 - 1. Assist the COUNTY in confirming to PG&E the requirements and location of the project.
 - 2. Adopt a resolution as stated in Section II.
 - 3. N/A
 - 4. N/A
 - 5. Provide utility atlas maps or future road improvements of the area if available. Review and comment on the Base map when prepared by the COUNTY.

6. N/A
7. Provide information regarding any known or potential soil contamination within PROJECT area.
8. Provide information regarding any known or potential cultural resources within PROJECT area.
9. Provide pot holing/core samplings and soil/paving information from projects that were recently completed in the PROJECT area.
10. N/A
11. N/A
12. Waive any paving moratoriums within PROJECT area.
13. Provide plans for any future projects resulting in grade changes within PROJECT area.
14. Agree that the California Joint Utility Traffic Control Manual is acceptable for traffic control within CITY limits.
15. N/A
16. N/A
17. N/A
18. Issue and waive cost of encroachment permits for this PROJECT, including bonds.
19. Agree with the Supplemental Conditions (Exhibit C) as it pertains to waiving work hour restrictions for PROJECT construction, including holiday and/or special construction limitations.
20. Agree with the Supplemental Conditions (Exhibit C) as it pertains to waiving all permit fees and other incidental PROJECT specific costs, including but not limited to: parking charges; rental cost of city properties; and lost revenues.

V. FUNDING

A. PG&E Project Costs.

1. Pursuant to the CPUC Tariff Rule 20A program, PG&E annually allocates funds to communities to convert overhead electric facilities to underground electric facilities (These funds are commonly referred to as Rule 20A Funds). The amount of said funds allocated by PG&E to the COUNTY are hereafter referred to as the "COUNTY Allocation." The amount of said funds allocated by PG&E to the CITY are hereafter referred to as the "CITY Allocation."
2. None of the CITY Allocation shall be affected by this PROJECT. The COUNTY shall deliver a written request to PG&E, with a copy to CITY, that PG&E use the COUNTY Allocation to pay for undergrounding costs that would have otherwise been deducted from the CITY Allocation under the Tariff Rule 20A program.

B. The Parties Administrative Costs.

Each Party shall be responsible for covering its costs associated with complying with its obligations under this MOU, and its related administrative costs associated with the Project.

VI. DECISION MAKING

- A.** The Parties will use a consensus decision-making process. A consensus does not mean the recommendation or action is every Party's first choice; it means that every Party is reasonably satisfied with or has no strong objection to that recommendation or action and will support the decision.
- B.** Sufficient time will be provided for the Parties to seek advice from constituents, other responsible agencies, or other experts, when desired, before a decision is made.

VII. EFFECTIVE DATE, TERMINATION & MODIFICATION

- A.** This MOU will become effective when executed by all Parties. It will remain in force from the date of execution of this agreement unless the parties mutually agree in writing to terminate the agreement.
- B.** This MOU may be amended by the Parties through written mutual agreement.

####

IN WITNESS WHEREOF CITY and COUNTY hereby execute this contract on the day and year set forth below.

CITY

By: Janice L. Brown
City Mayor
6/26/14
Date

ATTEST:

By: James B...
City Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

By: Joseph W. Parnone by DS Date: June 26, 2014
City Attorney

COUNTY

By: _____
Chairperson of the Board of Supervisors

Date

ATTEST:

By: _____
County Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

By: Richard J. Jones Date: 5/8/14
County Attorney