

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

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

B-1 **Case No.:** #CP0-417

Site Location: 505 Walnut Street, Morro Bay, CA

Applicant: Mel & Marilyn Wammack

Project Description: Request for a Coastal Development Permit to construct a two-story, 2,585 square-foot primary dwelling and garage, an attached 450 square-foot secondary unit on a vacant 4,534 square-foot lot at the corner of Walnut and Main Streets. This project is located in the Coastal Commission appeal jurisdiction on property zoned Single Family Residential (R-1).

CEQA Determination: Categorically Exempt, Section 15303(a), Class 3

Staff Recommendation: Conditional Approval

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

D. NEW BUSINESS - None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on October 7, 2014, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6261 for further information.

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

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

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

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

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

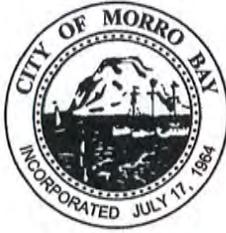
Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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



AGENDA NO: B-1

MEETING DATE: September 16, 2014

Staff Report

TO: Planning Commissioners

DATE: September 16, 2014

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Coastal Development Permit (CP0-417) for construction of a new single-family dwelling and a secondary dwelling unit at 505 Walnut Street

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 19-14, which includes the Findings and Conditions of Approval for the project depicted on site development plans dated August 28, 2014.

APPLICANT/AGENT: Mel & Marilyn Wammack / Rob Reynolds

LEGAL DESCRIPTION/APN: 066-253-006

PROJECT SETTING:

The project is located in central Morro Bay on the inland side of Main Street in a Single Family Residential zone (R-1). This property is currently an irregularly shaped vacant lot that is approximately 4,534 square feet in size with street frontage on three sides. Surrounding development consists mostly of two-story single-family residences. Houses in the area range in size from under 1,000 square feet to over 3,000 square feet.



Prepared By: _____ Department Review: _____

PROJECT DESCRIPTION:

The Applicant is requesting Planning Commission approval of a Coastal Development Permit for new construction of a single-family dwelling and an attached secondary dwelling unit on a vacant lot at 505 Walnut Street. The project site is within the California Coastal Commission appeal jurisdiction. Revised plans show a new two-story, 2,025 square-foot, single-family residence, a 460 square-foot garage, an attached 450 square-foot secondary unit, a ground-floor porch, and two upper-level decks. An open parking area for the secondary unit is shown on the east side of the garage. Total square footage of the structure is 2,935 plus 272 square feet of porch and deck areas.

PREVIOUS REVIEW:

1. Recommended Architectural Changes: On August 19, 2014, the Planning Commission continued review of this project with direction to redesign the Main Street façade to be less ponderous and include more articulation, possibly with the addition of a porch on the lower level. Commissioners specifically noted that they were looking for more interest and articulation and not necessarily more size and bulk.

The applicant has submitted revised plans that show a slightly reduced square footage (2,935 versus 2,992); a color change from turquoise to a gray-blue; a reduction in length of the northern building elevation from 66 feet to 56 feet 11 inches on the upper floor; and significant changes to the street facing facades that include a wrap-around porch, a five-sided tower element and a single-story extension for the kitchen. Porch roofing and the cantilevered space above the garage are supported with arched knee bracing.

The exterior design changes are reflected in modified interior floor plans. The square footage of the upper floor has been reduced and the square footage of the first floor has been enlarged. The additional area on the first floor has increase lot coverage from 38.5% to 41.2%, still below the maximum allowed coverage of 45%.

The images below show the previous design on the left and the revised design on the right. Overall, staff feels the changes are an improvement over the original design and in keeping with direction given by the Planning Commission.



Main Street Facade



Main Street Facade

Project compliance with Single Family Residential Zoning Ordinance standards is shown in the following table. The revised plans have a different setback along Main Street and a small increase in coverage.

<u>R-1: Single Family Residential Zoning Ordinance Standards</u>			
	Standards	8-6-14 Plans	8-28-14 Plans
Front Yard Setback	20 feet	20 feet from Cypress Avenue and Main Street	20 feet from Cypress Avenue
Garage Setback	20 feet	20 feet from Walnut Street	20 feet from Walnut Street
Interior Yard Setback	10% of average width of lot with 10 foot maximum and 5 foot minimum (5 feet)	5 feet	5 feet
Exterior Yard Setback	20% of average width of lot with 10 foot maximum and 5 foot minimum (10 feet)	10 feet from Walnut Street	10 feet from Walnut Street, 12 feet from Main Street
Rear Yard Setback	10% of average depth of lot with 10 foot maximum and 5 foot minimum (8.8 feet)	11 feet 6 inches	11 feet 6 inches
Lot Coverage	45% allowed	38.5%	41.2%
Height	25 feet	24 feet	24 feet
Parking	2 covered and enclosed spaces plus one uncovered space	2 covered and enclosed spaces plus one uncovered space	2 covered and enclosed spaces plus one uncovered space

2. Possible Intersection Changes: The Commission also directed staff to review sight distance and parking at Walnut and Main Streets and at Cypress and Main Streets. Public Works Engineering staff have reviewed both intersections and determined there is no sight distance concern at this time, but recommends that any planting within 10 feet of the project's property line along Main Street be no higher than 18 inches and that fencing be prohibited in the exterior yard setback along Main Street. (Planning Conditions 8 and 9 in the Resolution) The project would have the effect of eliminating one informal parking space along the site's Walnut Street frontage. To further control parking, Public Works staff recommends installation of a curb as shown on Exhibit 1.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for New Construction or Conversion of Small Structures. The exemption provides for the construction of up to three single-family residential structures in an urbanized area.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on August 8, 2014 and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of the August 19, 2014 public hearing. Because the Commission continued review to date certain, no further public notice was required.

CONCLUSION: The project constitutes infill residential development in an urbanized area of the City and meets the development standards of the zoning district, including height, lot coverage, parking and setbacks. The project is not unlike other newer residential construction in the vicinity, which is typically two-story and more than 2,500 square feet in size. Overall, the surrounding neighborhood exhibits a variety of dwelling sizes, architectural styles, and building materials. As revised, the house design is appropriate for its location along this stretch of Main Street, which serves as the southern entry to the City.

Therefore, staff recommends Planning Commission conditionally approve the requested Coastal Development Permit #CP0-417 for new construction of a single-family residence and secondary unit at 505 Walnut.

ALTERNATIVE ACTIONS: As an alternative to the recommended action, the Planning Commission may:

1. Deny the project and direct staff to return with a resolution for denial.
2. Continue with direction to staff and/or the applicant.

EXHIBITS:

Exhibit A - Planning Commission Resolution 19-14
Exhibit B - 8-6-14 Plan Reductions
Exhibit C - 8-28-14 Plan Reductions
Exhibit D - 8-19-14 Planning Commission minutes
Exhibit E(1) - Public Works recommended curb
Exhibit F - 8-19-14 Planning Commission staff report

EXHIBIT A
RESOLUTION NO. PC 19-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE COASTAL DEVELOPMENT PERMIT (CP0-417) FOR THE CONSTRUCTION OF A NEW TWO-STORY 2,935 SQUARE- FOOT SINGLE-FAMILY RESIDENCE WITH A TWO-CAR GARAGE, AN ATTACHED SECONDARY UNIT, AND 272 SQUARE FEET OF PORCH AND DECKING WITH A THIRD OPEN PARKING SPACE AT 505 WALNUT STREET.

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 August 19, 2014, for the purpose of considering Coastal Development Permit #CP0-417, and continued review until September 16, 2014; and

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

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

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

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

California Environmental Quality Act (CEQA)

1. 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 with an attached secondary dwelling in a residential zone and does not have a significant effect on the environment.

Coastal Development Permit Findings

2. The Planning Commission finds the development of a new single-family residence with an attached secondary dwelling unit is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
3. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density residential development; has similar bulk and scale as nearby structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.

4. The Planning Commission finds the development of a new single-family residence and attached secondary dwelling unit 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 #CP0-417 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated September 16, 2014, for the project at 505 Walnut Street depicted on plans dated August 28, 2014, on file with the Public Services Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on Planning Commission approved plans submitted for CP0-417, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance and a Certificate of Occupancy, as may be required. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.
7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.
8. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Planning Conditions:

1. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. At the time of foundation inspection, the property owner shall verify lot boundaries and building setbacks to the satisfaction of the City Planning Manager and City Building Official.
1. Height Certification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the City Planning Manager certifying the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection a licensed surveyor shall measure the height of the structure and submit a letter to the City Planning Manager, certifying 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.
2. Dust Control: 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 shall 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 or salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)

4. Secondary Unit Parking: The minimum width of the area between the face of the retaining wall along the eastern property line and the eastern face of the building shall be 11 feet to enable room for a viable parking space for the secondary unit.
5. Lighting: Prior to issuance of a building permit, the applicant shall submit an exterior lighting plan for review and approval by the City Planning Manager. The plan shall show all exterior lighting fixtures and locations and shall be subject to the following standards:
 - a. The point source of all exterior lighting shall be shielded from offsite views.
 - b. Exterior lighting shall be directed downward and shall use cut-off fixtures or shields.
 - c. Exterior lighting shall be designed not to focus illumination onto exterior walls.
 - d. Bright white-colored lighting shall not be used for exterior lighting.
6. Undergrounding: All utilities to the structure shall be undergrounded.
7. Retaining Walls: The retaining walls along the east and north property lines shall incorporate split face masonry units.
8. Fencing: Fencing is prohibited in the exterior yard setback along Main Street to avoid interference with traffic sight distance. Any project fencing elsewhere on site is subject to conformance with MBMC Section 17.48.100.
9. Landscaping: A complete landscape plan showing plant type, size, number, location, and method of maintenance shall be submitted with the building plans. Planting within 10 feet of the Main Street property line shall not have a mature height of more than 18 inches to avoid interference with traffic sight distance.
10. Inspection: 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.
2. Building plans shall show the ultimate

Fire Code Requirements:

1. Fire Sprinklers. The new residence shall be equipped with an automatic fire sprinkler system, in accordance with MBMC 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)

Public Works Conditions:

1. Sewer Backwater Valve: Construction plans shall reflect that a sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project. (MBMC Section 14.24.070).
2. Frontage improvements are required along Main Street (MBMC Section 14.44.020) Specific improvements include a street tree, curb, gutter and six-foot wide sidewalk with ADA compliant ramps at the corners. Building plans shall show the ultimate street improvements for the Main Street frontage. Developer may defer the installation of curb, gutter and sidewalk if deemed necessary to better coordinate construction with other planned improvements. If work is deferred, the required improvements shall be shown on the building plans with a note indicating deferral. A deferral agreement shall be recorded against the property prior to issuance of a building permit.
3. To provide sufficient right-of-way for frontage improvements, the property owner shall dedicate to the City a five-foot wide strip of lot frontage along Main Street to the satisfaction of the Public Works Director prior to issuance of a building permit.
4. Provide a standard erosion and sediment control plan (MBMC Section 12.04 & 14.48). 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. This Plan shall be provided with the Building Permit application.
5. Show the installation of a driveway approach per City of Morro Bay standards B-7 or B-8. Note that driveway width for residential properties shall not exceed 25'.
6. Include the locations of the sewer lateral, water service, and water and sewer mains.
7. Grading and Drainage: Show existing and proposed topography and grading plan. Show drainage paths on the plans. Projects are encouraged to implement Low Impact Development (LID) feature.
8. Three street trees shall be planted in the front and exterior yard setbacks to the satisfaction of the Planning Manager and City Engineer.
9. Add the following Notes to the Construction Plans:
 - a. No work within (or use of) the City's Right of Way shall occur without an encroachment permit. Encroachment permits are available at the City of Morro

Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

- b. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 16th day of September, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

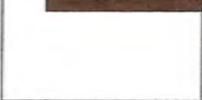
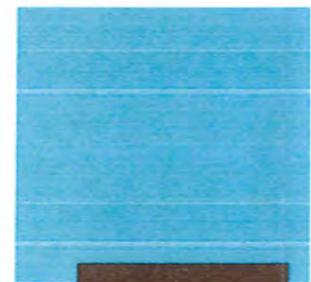
Rob Livick, Planning Secretary

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

EXHIBIT B



- Materials Legend**
- 1. Composition Shingle Roofing
Woodmore Collection
Woodcrest/Sycamore
 - 2. Eaves and Trim
BWC-04 Beach House White (Behr)
 - 3. Hardy Plank Siding
P460-3 Soft Turquoise (Behr)
 - 4. Wood front doors (dark stain)
SW 3115 Bistro Walnut
 - 5. Vinyl Windows
Milgard White



RECEIVED

AUG 08 2014

City of Morro Bay
Public Services Department

THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO JEFF SCHNEIDER ARCHITECTS, INC. AND IS FURNISHED AS AN INSTRUMENT OF EVALUATION. BIDDERING TO DO THIS WORK IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JEFF SCHNEIDER ARCHITECTS, INC. CONTACT US AT 805.773.8333.

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Wammack Residence
 Lot 6, Block 3, Morro Rock Park
 505 Walnut Ave., Morro Bay, CA
Mel & Marilyn Wammack

Vicinity Map

No scale



UTILITIES SHALL BE TIED INTO STREET, VERIFY LOCATION OF UTILITY TRENCH PRIOR TO CONSTRUCTION. ALSO VERIFY REQUIRED SIZE OF LINES TO BUILDING.

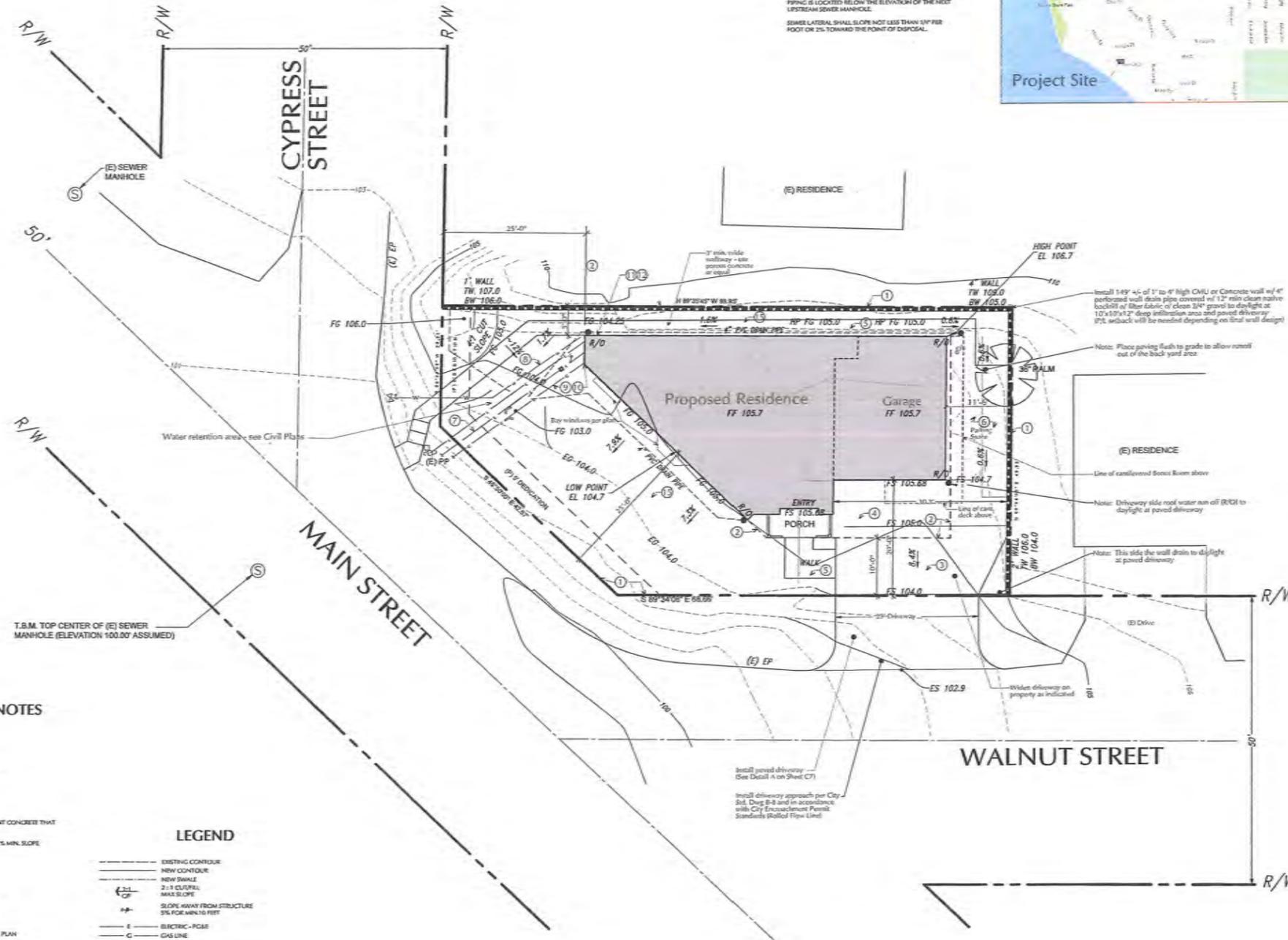
ELECTRICAL SERVICE ENTRANCE CONDUCTORS TO BE UNDER GROUND

ARE SEWER LATERAL W/ CLEANOUT MAX 2'-0" FROM BUILDING.

PROVIDE 5% SLOPE AWAY FROM ALL STRUCTURES FOR A MIN. OF 10' THEN FOLLOW THE NATURAL DRAINAGE FLOW. PRESERVATION OF NATURAL PATTERN OF STORMWATER DRAINAGE SHALL BE MAINTAINED.

PROVIDE A BACKFLOW VALVE ON THE SEWER LATERAL WHERE FLOOD LEVEL BOW OF TRENCH SERVED BY THE PIPING IS LOCATED BELOW THE ELEVATION OF THE NEXT UPTHEAM SEWER MANHOLE.

SEWER LATERAL SHALL SLOPE NOT LESS THAN 1/4" PER FOOT OR 2% TOWARD THE POINT OF DISPOSAL.



KEY NOTES

- 1 PROPERTY LINE
- 2 BUILDING SETBACK LINE
- 3 14'-0" CONCRETE DRIVEWAY
- 4 CONCRETE APRON
- 5 WALKWAY
- 6 PARKING AREA, PORCHES/PAVEMENT CONCRETE THAT ALLOWS RAIN TO INFILTRATE
- 7 SEWER LINE ROUTE 2" MIN. Ø W/ 2% MIN. SLOPE
- 8 WATER LINE ROUTE
- 9 GAS LINE ROUTE
- 10 GAS POINT OF CONNECTION
- 11 PG&E POINT OF CONNECTION
- 12 ELECTRIC PANEL, REFER TO FLOOR PLAN
- 13 TELEPHONE SERVICE ENTRANCE
- 14 APPROVED ADDRESS NUMBERS
- 15 SLOPE FINISH GRADE AWAY FROM STRUCTURE 5% FOR MIN 10 FEET

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- NEW SWALE
- 2:1 CUTSLOPE
- MAX. SLOPE
- SLOPE AWAY FROM STRUCTURE 5% FOR MIN. 10 FEET
- E ELECTRIC - PG&E
- G GAS LINE
- TV CABLE TV
- W WATER
- PH PHONE
- HWY RAILES TIED TO GROUND WITH #4 REBAR

Sheet Index

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3	Floor Plans	3 of 3

Project Data

Project Description: New Single Family Residence
Address: 505 Walnut Avenue, Morro Bay, CA
Legal Description: Lot 6, Block 3, Morro Rock Park
APN: 066-253-006
Zone: R-1
Lot Area: 0.12 acres +/-
Setbacks: Front - Walnut (Residence) 10', Front - Walnut (Garage) 20', Left - Cypress Ave 25', Left - Main Street 25', Right 10.5' (First Floor), 8.5' (Second Floor), Rear 5'

Lot Coverage:
 Area of building footprint: 1,746 sf (includes cantilevers and deck/porches 30' above ground level)
 Lot Area: 4,534.5 sf
 Coverage: 38.5% < 45% - okay

Building Area:
Conditioned Space:
 First Floor: 975 s.f.
 Second Floor: 1,115 s.f.
 Bonus Room (Apt.): 442 s.f.
Total Proposed Living Space: 2,522 s.f.

Porches and Non-Conditioned Space:
 Garage area: 460 s.f.
 Front Porch: 52 s.f.
 Master Bedroom Deck: 64 s.f.
 Bonus Room Deck: 54 s.f.

Stories: 2 Story
Building Height: 24'-0" +/- (abv average grade), 25'-0" max allowable

The average natural grade is determined as follows:
 Highest existing point along building foundation: EL. 106.7
 Lowest existing point along building foundation: EL. 104.7
 Average Natural Grade: EL. 105.7 (equals first floor slab)

Individual building sections:
 First Floor: 10'
 Floor Finishing: 1.1'
 Second Floor: 8'
 Roof Finishing: 4.99'
 Building Height: 24.99'

Proposed Peak elevation: 105.7' + 24.000' = 129.700'
Peak elevation above avc. natural grade: 135.7'
 Note: There is 0.999' of flexibility (130.7' - 129.706')

Construction Type: V-B
Sprinklers: Yes (NFPA 13R)
Occupancies: R-3 & U

Contact Information

Owner/Applicant: Mel & Marilyn Wammack
 16851 Avenida Florencia
 Poway, CA 92064
 Phone: 619.701.2452

Architect: Jeff Schneiderit
 580 Dolliver Street
 Pismo Beach, CA 93449
 Phone: 805.773.8333
 Fax: 424.214.3290

Contractor: Rob Reynolds Construction
 6323 Webster Road
 Creston, CA 93432
 Phone: 805.238.1636

Soils Engineer: Beacon Geotechnical Services, LLC
 P.O. Box 4814
 Paso Robles, CA 93447
 Phone: 805.434.9490

Jeff Schneiderit Architect
 424 214 3290
 424 214 3290
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Wammack Residence
 Lot 6, Block 3, Morro Rock Park
 505 Walnut Ave., Morro Bay, CA
 Mel & Marilyn Wammack



Site Plan

Scale: 1" = 10'-0"



Left - West Elevation



Front - South Elevation



Right - East Elevation



Rear - North Elevation

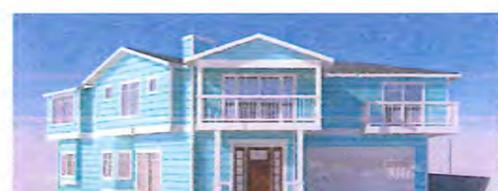
- Materials Legend**
- 1. Composition Shingle Roofing
Woodmore Collection
Woodcrest/Sycamore
 - 2. Eaves and Trim
BWC-04 Beach House White (Behr)
 - 3. Hardy Plank Siding
P460-3 Soft Turquoise (Behr)
 - 4. Wood front doors (dark stain)
SW 3115 Biara Walnut
 - 5. Vinyl Windows
Milgard White



Northeast Corner



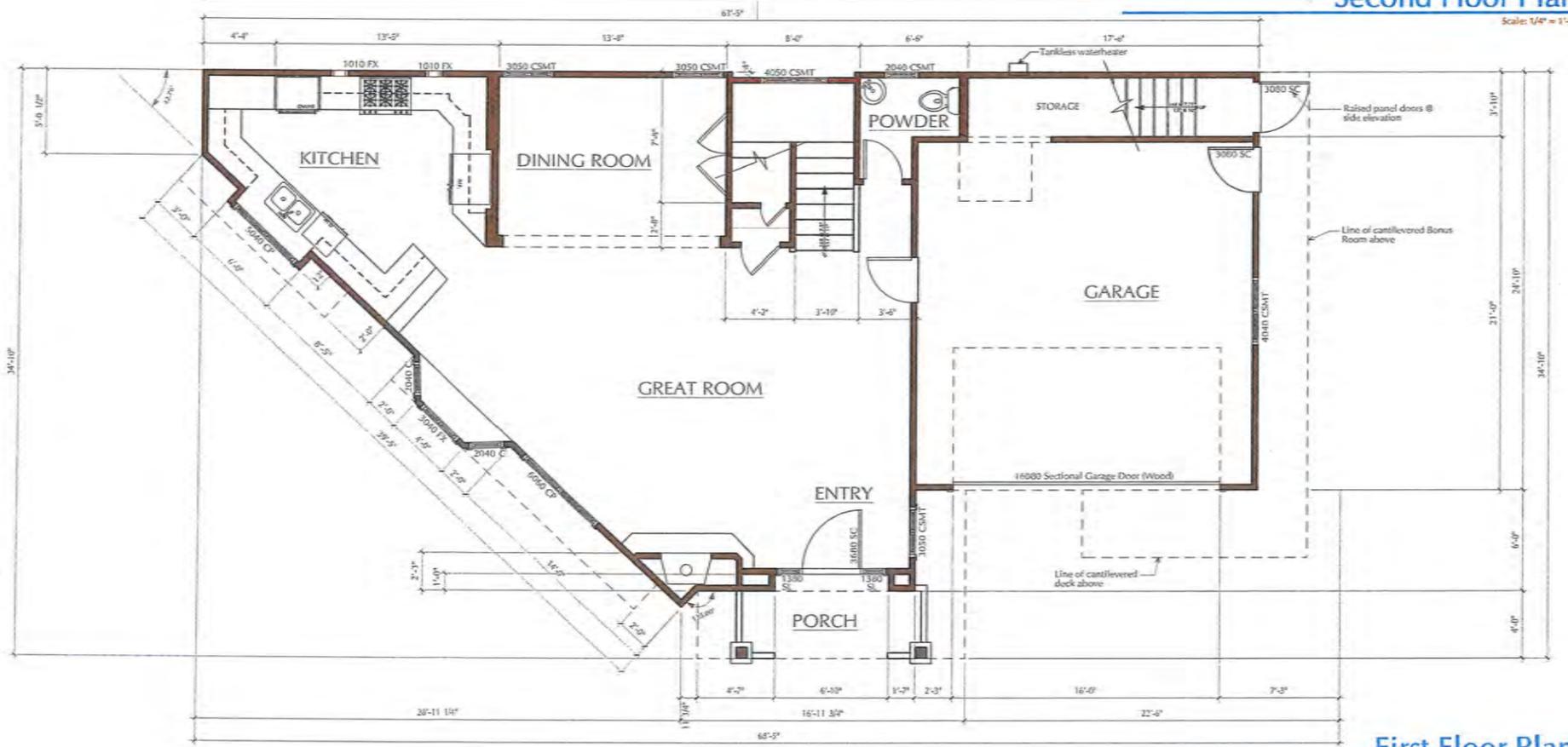
Main Street Facade



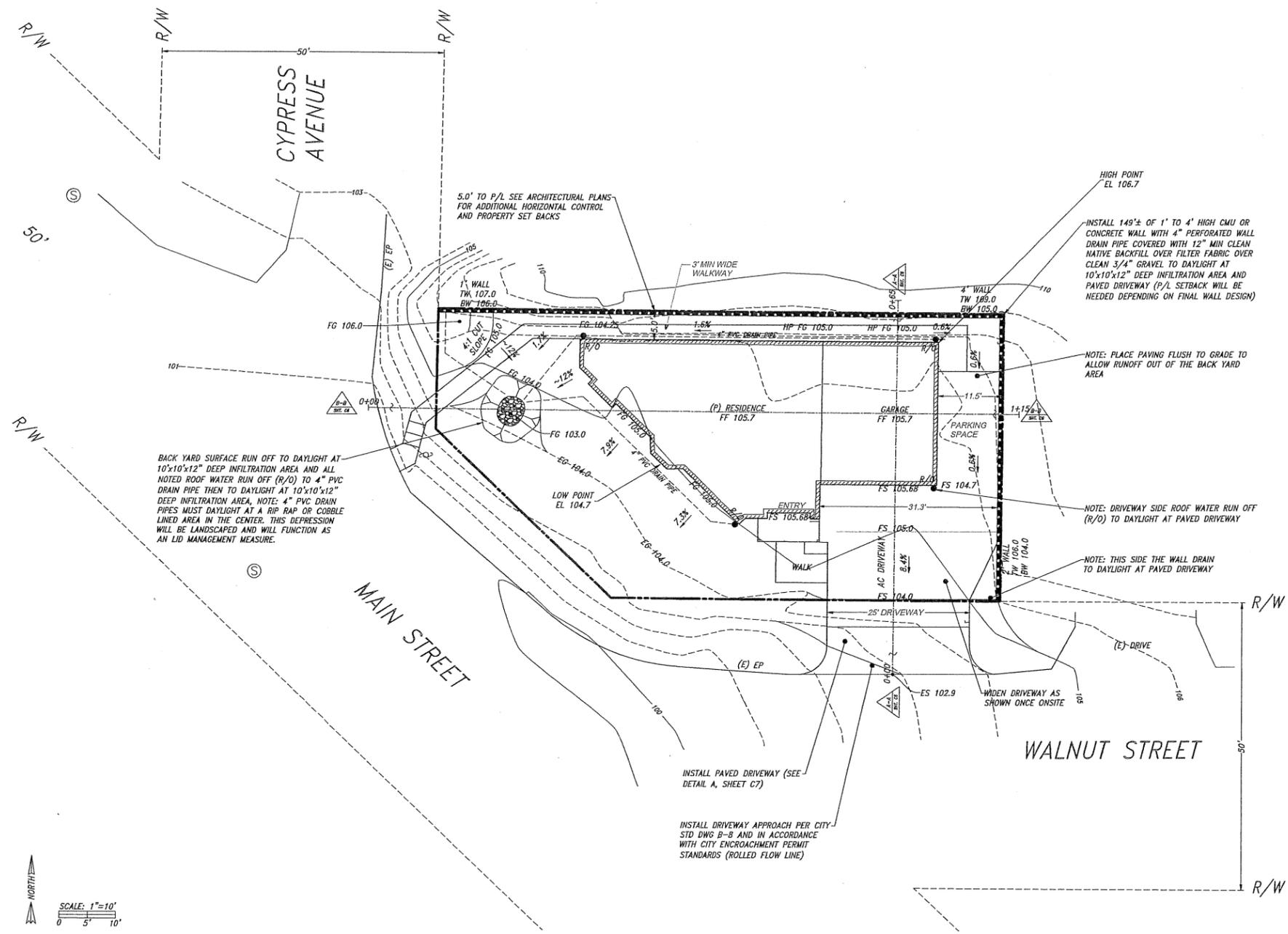
Walnut Street Facade



Walnut Street @ Southeast Corner



PROPOSED GRADING AND DRAINAGE PLAN:



BUILDING PAD GRADING REQUIREMENTS:

1. BUILDING PAD AREA: NOTE TO CONTRACTOR - PRIOR TO ANY BUILDING PAD CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT. THE SOILS ENGINEER MUST FIELD VERIFY AND CERTIFY THAT THE BUILDING CONSTRUCTION AREA AND IF APPLICABLE, THAT ANY STRUCTURAL FILL SLOPES ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTIONS AND REPORTS TABLE SHOWN ON SHEET C1.
2. UNDER SEPARATE PERMIT, ALL BUILDING PAD AREA RETAINING WALLS AND DETAILS ARE SHOWN ON SEPARATE SHEETS AND ARE THE RESPONSIBILITY OF OTHERS.

GRADING AND DRAINAGE REQUIREMENTS:

1. ALL SURFACE DRAINAGE SHALL SLOPE A MINIMUM OF 5% FOR AT LEAST 10 FEET AWAY FROM THE BUILDING FOUNDATION AND AT LEAST 2% BEYOND THAT UNLESS OTHERWISE INDICATED ON THIS PLAN. ALL SURFACE DRAINAGE SHALL ALSO FOLLOW THE APPROXIMATE PATHWAYS SHOWN ON THIS PLAN. WHERE STEPPED ARE LESS THAN 10 FEET, FINISHED SURFACES MUST INCLUDE IMPERVIOUS OR SEMI-IMPERVIOUS MATERIALS TO ENSURE SURFACE DRAINAGE OF AT LEAST 2%.
2. ALL DRAINAGE STRUCTURES (i.e. ROOF RUNOFF, DROP INLETS, SLOT DRAINS, etc.) SHALL BE PLUMBED, PIPED AND DAYLIGHTED AT DESIGNATED AREAS AS SHOWN ON THIS PLAN. THE BUILDING CONTRACTOR IS RESPONSIBLE TO ENSURE ALL DRAINAGE STRUCTURES ARE PROPERLY MAINTAINED TO ENSURE POSITIVE DRAINAGE FLOW THROUGHOUT CONSTRUCTION.

BUILDING HEIGHT INFORMATION:

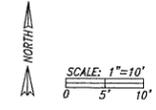
THE AVERAGE NATURAL GRADE IS DETERMINED AS FOLLOWS:

HIGHEST EXISTING POINT ALONG THE BLD FOUNDATION	EL 106.7
LOWEST EXISTING POINT ALONG THE BLD FOUNDATION	EL 104.7
AVERAGE NATURAL GRADE	

BUILDING HEIGHT: 10' + 1' + 8' + 4.906' = 23.906'
 (1st FLR + FLR JOISTS + 2nd FLR + ROOF)

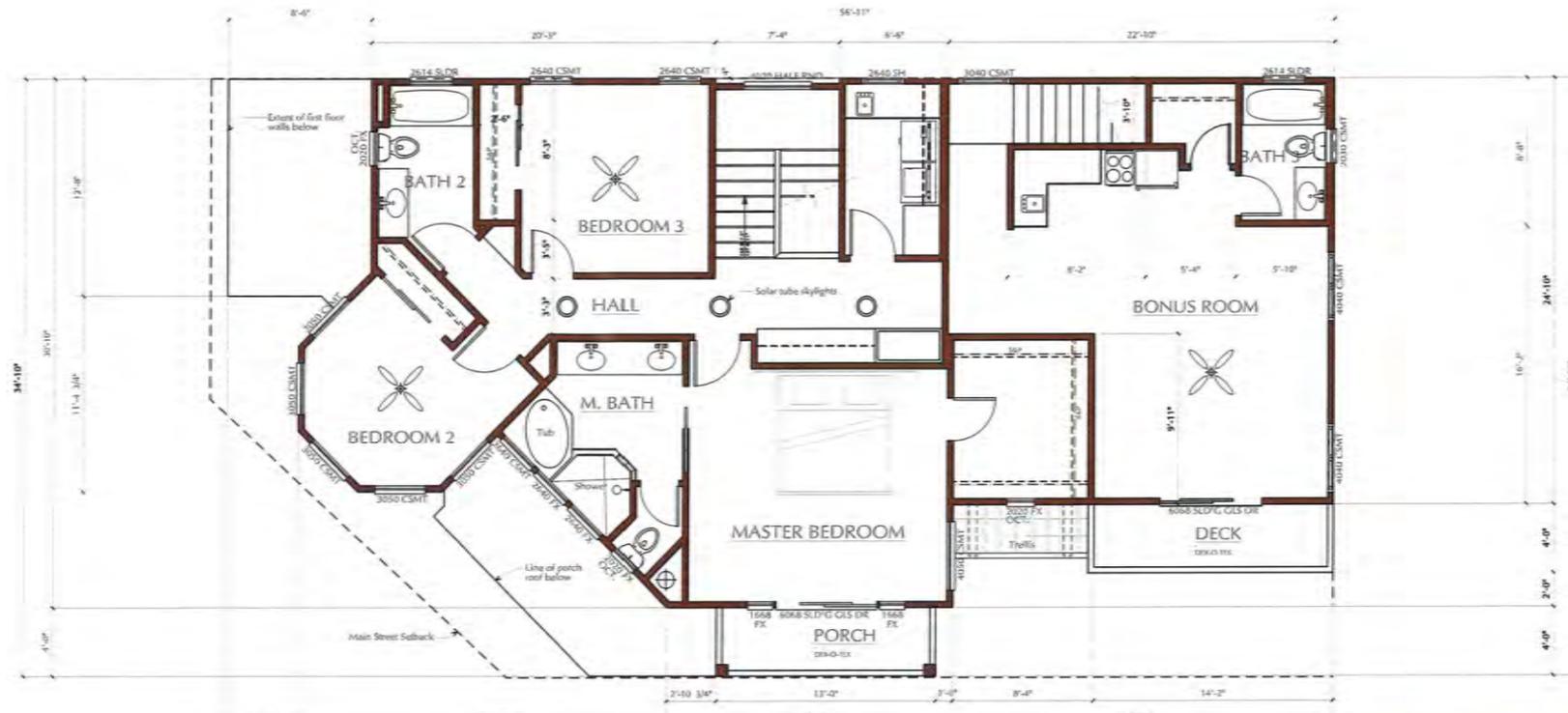
PROPOSED PEAK ELEVATION 23.906' + 105.7' = 129.606'
 PEAK LIMIT 25' ABOVE AVE NATURAL GRADE = 130.7'

NOTE: THERE IS 1.1' OF FLEXIBILITY (130.7' - 129.6')

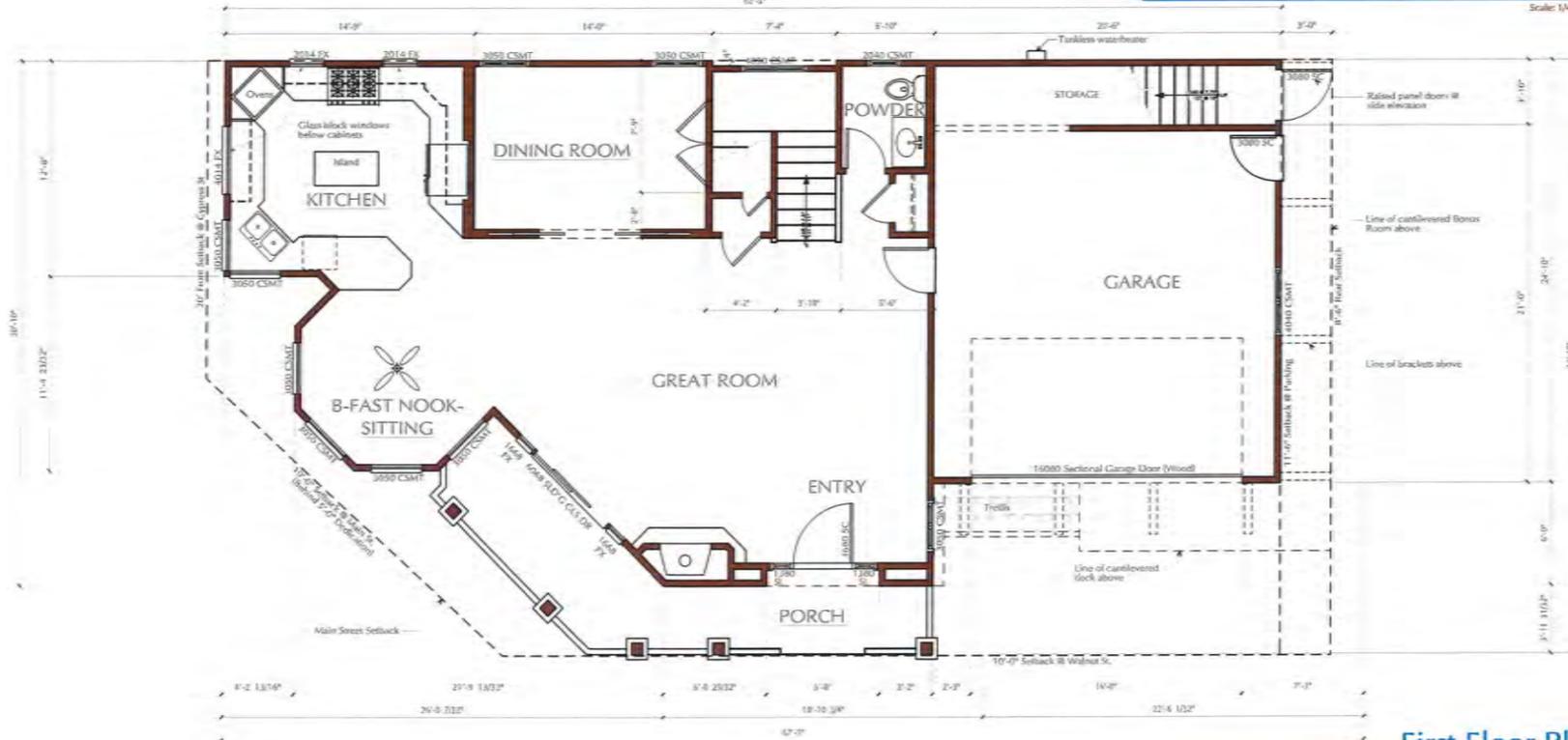


REVISIONS 1 2 3	TOPOGRAPHIC SURVEY BY: DANVY P. HODDY - Land Surveyor 1111 Spring Street Palo Alto, CA 94306 (415) 320-1000 Fax (415) 320-1000	ENGINEER OF WORK: ERIC J. GOBLER, P.E. LIC. #20458 9110 ATASCADERO AVENUE ATASCADERO, CA 94522 (805) 459-8632 OFFICE (805) 459-5288 CELL (805) 459-8483 FAX	PROJECT DESCRIPTION: MEL & MARILYN WAMMACK 505 WALNUT STREET, MORRO BAY, APN: 066-253-006
	SHEET DESCRIPTION: PROPOSED GRADING AND DRAINAGE PLAN		
	DESIGN/DATE: Eric Gobler 14-002	COUNTY PLAN CHECKER: APPROVING ENGINEER FOR CITY REQUIREMENTS CO. PERMIT NUMBER: 14-002	DATED: 3-17-14

Conditioned Space	1,035 s.f.
First Floor:	990 s.f.
Second Floor:	450 s.f.
Bonus Room (Apt.)	
Total Proposed Living Space:	2,475 s.f.



Second Floor Plan
Scale: 1/4" = 1'-0"



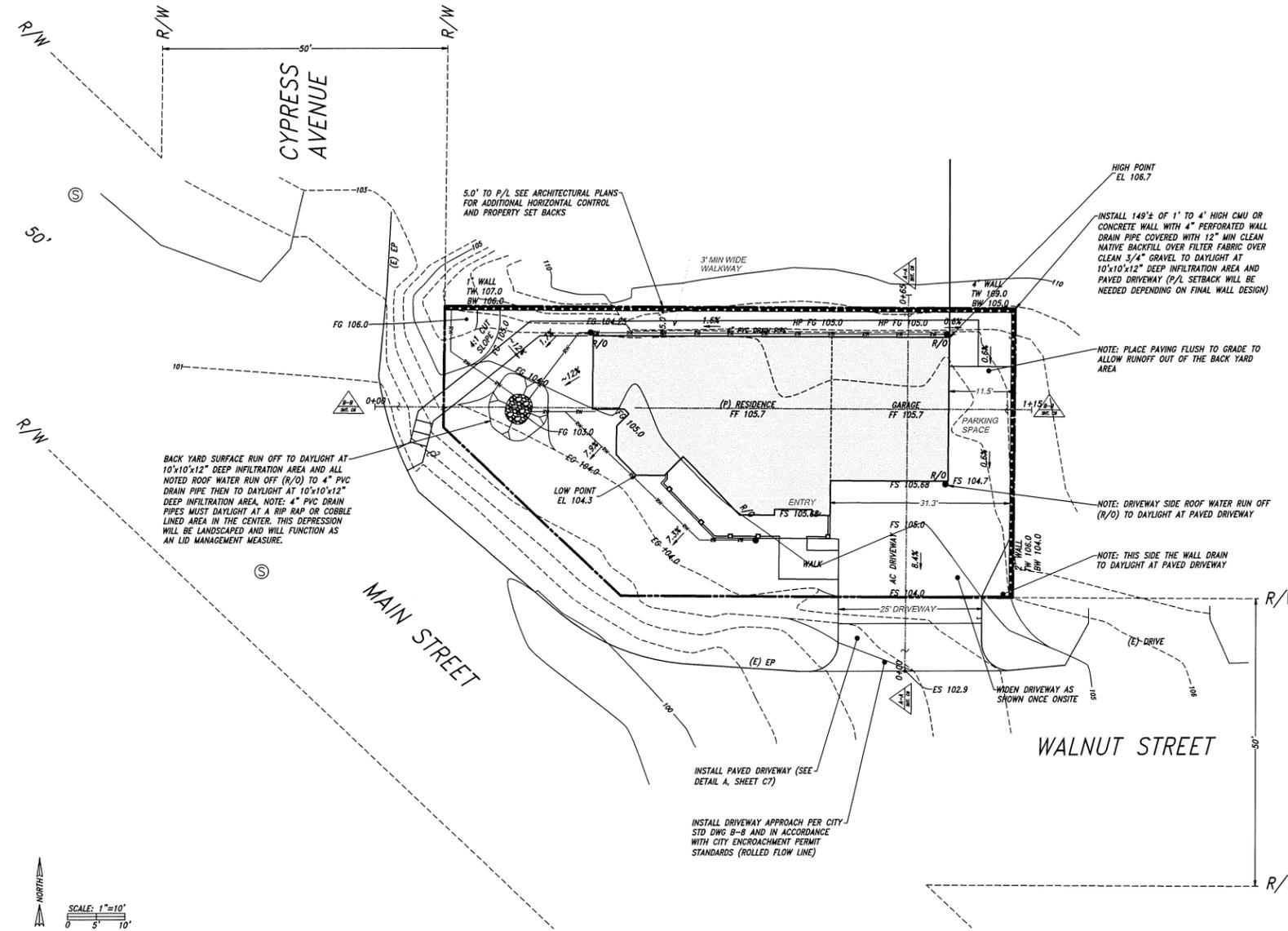
First Floor Plan
Scale: 1/4" = 1'-0"

Jeff Schneider Architect
 3000 Delaney Street
 Moorpark, CA 94020
 415.322.8814
 www.jeffschneiderarchitect.com

Wamack Residence
 Lot 6, Block 3, Morro Rock Park
 505 Walnut Ave., Morro Bay, CA
 Mel & Marilyn Wamack

This document contains information prepared by or for the Architect or Engineer. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of the Architect or Engineer. The Architect or Engineer shall not be responsible for any errors or omissions in this document.

PROPOSED GRADING AND DRAINAGE PLAN:



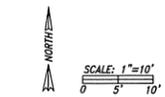
- BUILDING PAD GRADING REQUIREMENTS:**
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 AVERAGE NATURAL GRADE EL 105.7

BUILDING HEIGHT 10' + 1' + 8' + 4.906' = 23.906'
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 PROPOSED PEAK ELEVATION 23.906' + 105.7 = 129.606'
 PEAK LIMIT 25' ABOVE AVE NATURAL GRADE = 130.7

NOTE: THERE IS 1.1' OF FLEXIBILITY (130.7 - 129.6)



REVISIONS 1 2 3		TOPOGRAPHIC SURVEY BY: BARRY P. BROWN - Licensed Surveyor 104 Spring Street Palm Springs, CA 92448	ENGINEER OF WORK: ERIC J. COBLEY, P.E. LIC. #230428 9116 KINGSBORO AVENUE ATASCADERO, CA 95422 (805) 466-2632 OFFICE (805) 466-2638 CELL (805) 466-6465 FAX	PROJECT DESCRIPTION: MEL & MARILYN WAMMACK 505 WALNUT STREET, MORRO BAY, APN: 066-253-006
STANDARD NOTES: THESE PLANS, SPECIFICATIONS AND DETAILS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THE PRIVATE USE OF THE CLIENT. ONE COPIES ARE TO BE MADE BY THE CLIENT. THIS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER FROM ERIC COBLEY, CIVIL ENGINEER.				SHEET DESCRIPTION: PROPOSED GRADING AND DRAINAGE PLAN PLAN # 14-002 SHEET: 3-17-14 DATE: 3-17-14
DESIGN/DRAWN: Eric J. Cobley		COUNTY PLAN CHECKER: [Signature]		APPROVING ENGINEER FOR CITY REQUIREMENTS: ERIC J. COBLEY, P.E. DATE: 03/21/14
JOB NUMBER: 14-002		COL. PERMIT NUMBER: [Signature]		SHEET: C2
CALIFORNIA COORDINATES: N		EASTING: E		SHEET: C2

MOTION: Vice Chairperson Luhr moved to approve the consent calendar with the correction to the August 5 minutes as noted by Chairperson Tefft. Commissioner Sadowski seconded the motion and the motion passed unanimously. (4-0)

PUBLIC HEARINGS

B-1 **Case No.:** #CP0-417

Site Location: 505 Walnut Street, Morro Bay, CA

Applicant: Mel & Marilyn Wammack

Project Description: Request for a Coastal Development Permit to construct a two-story, 2,120 square-foot primary dwelling, and an attached 442 square-foot secondary unit over a 460 square foot garage on a vacant 4,534 square-foot lot at the corner of Walnut and Main Streets. This project is located in the Coastal Commission appeal jurisdiction on property zoned Single Family Residential (R-1).

CEQA Determination: Categorically Exempt, Section 15303(a), Class 3

Staff Recommendation: Conditional Approval

Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

Chairperson Tefft stated he has a conflict of interest, noting he will be stepping down and turn the meeting over to Vice Chairperson Luhr. Chairperson Tefft left the dais.

McIlvaine presented the staff report.

Commissioner Lucas and McIlvaine discussed the cantilevers in relation to rear yard setback and lot coverage.

Commissioner Sadowski asked if there are cantilevers on only three sides of the building. McIlvaine replied yes.

Vice Chairperson Luhr and McIlvaine discussed the secondary unit parking and where in the setbacks it is allowed.

Vice Chairperson Luhr and McIlvaine discussed the property to the north and if it would be developed.

Vice Chairperson Luhr and McIlvaine discussed the policies used to review the project.

Vice Chairperson Luhr opened Public Comment period.

Mel Wammack, Applicant, stated the Architect, Builder and he are available for questions.

Jeff Fuller, Morro Bay resident, stated the project is not compatible with the neighborhood, noting it is too large and allows for a secondary unit.

Alex Beady, Morro Bay resident, stated the secondary unit is substandard in size for low income housing and believes it functions as a duplex according to how they are defined in the code.

Martin Moje, Morro Bay resident, expressed concern with parking congestion, EMS access, the secondary unit and size of the building.

Dorothy Cutter, Morro Bay resident, expressed concerns with parking congestion and the house color.

Cathy Kellit, Morro Bay resident, stated she supports the bonus room, but expressed concern with the second unit parking space as configured.

Betty DeRosa, Morro Bay resident, stated the house is too big for the neighborhood and expressed concern with the parking as traffic goes too fast in the area.

Jacob Volcough, Morro Bay resident, expressed concerns with parking and street access, height mass and bulk of the project, and the secondary unit.

Jeff Schneidereit, Architect, stated the Applicant should not be penalized for parking issues from other properties, the massing of the house is consistent with other developed lots in the area, and the height will be offset by site grading.

Mel Wammack, Applicant, stated they have complied with the regulations for the project, and with regard to parking, he suggested painting the curb red.

Marilyn Wammack, Applicant, stated the secondary unit is not intended to be a rental unit but a place to use when family visits, and they are open to changing the house color.

Vice Chairperson Luhr closed Public Comment period.

Commissioner Lucas stated the Applicant has made the front yard setback as large as possible and the parking issues are a legacy of this area. He noted the Walnut side of the house looks fine but the Main Street side is big.

Commissioner Sadowski concurred with Commissioner Lucas regarding the Main Street elevation.

Commissioner Sadowski and McIlvaine discussed how the secondary unit name changed from bonus room to secondary unit.

Vice Chairperson Luhr and McIlvaine discussed minimum lot size for granny units.

Vice Chairperson Luhr, McIlvaine and Livick discussed the setbacks in relation to the 5 foot dedication from the property to Main Street and future public improvements.

Vice Chairperson Luhr stated he would like to see more variation in the material and cladding, noting that if a skirting of stonework were used it would break down the mass and visual height of the building.

Vice Chairperson Luhr expressed concern with sight distance and stated he would like a condition of a no parking zone of 25-30 feet from corner on Walnut and Cypress.

Commissioner Lucas and Livick discussed how Walnut might enter Main when future public improvements are designed for installation.

Commissioner Lucas stated he would be supportive of the 20 feet off the original property line and if there was a porch along the lower level as it would cut the building façade.

Commissioner Lucas stated support to request reconsideration of Main Street elevation and continue the project.

Vice Chairperson Luhr re-opened Public Comment period.

Vice Chairperson Luhr, McIlvaine, Wammack, and Schneidereit discussed the setback off of Main Street.

Vice Chairperson Luhr closed Public Comment period.

MOTION: Commissioner Lucas moved to continue the project to the September 16, 2014 Planning Commission meeting with a recommendation the Applicant redesign the Main Street façade taking into account the setbacks and testimony from tonight. Commissioner Sadowski seconded the motion.

Vice Chairperson Luhr clarified to the Applicant and Architect the Commission is looking for more articulation, not more size and bulk.

Vice Chairperson Luhr stated staff should consider no parking zones from the corners of Walnut and Cypress to alleviate some of the traffic hazard.

The motion passed unanimously. (3-0)

Chairperson Tefft returned to the dais and Vice Chairperson Luhr turned the meeting over the Chairperson Tefft.

UNFINISHED BUSINESS

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

Graham reviewed the work program with the Commissioners.

D. NEW BUSINESS

D-1 Rear-yard Setback Interpretation

Graham presented the staff report.

Chairperson Tefft clarified that this would be guidance for future staff unless the Commission modifies the interpretation.

MOTION: Vice Chairperson Luhr moved to adopt PC Resolution No. 20-14. Commissioner Lucas seconded the motion and the motion passed unanimously. (4-0)

D-2 Centennial Stairway Project Concepts

Livick presented the staff report.

Chairperson Tefft, Vice Chairperson Luhr, and Livick discussed the sales agreement relating to who approves what type of lift station to be installed.

Chairperson Tefft clarified the drawings being reviewed are concept only.

Chairperson Tefft and Livick discussed the mid-level landing area and ADA requirements.

Commissioner Sadowski and Livick discussed the timing of installation of the lift in relation to the sale of the property.

Vice Chairperson Luhr stated this has been talked about since the 1970's as being the connection point between the Embarcadero and Downtown and has always been talked about as being a funicular, noting he does not support the concepts brought forward.

Commissioner Lucas stated the idea of a funicular is an event that would draw people, noting that if it has to be an elevator, to make it the most basic steel and glass type, focusing on the view and not another architectural piece in what is one of the best view corridors we have.

Commissioner Sadowski stated we are a tourist area and it should be an event, not a box.

Chairperson Tefft agreed with the other Commissioners regarding the funicular, noting that the design in Exhibit A needs a lot of improvement, and there should be no stop at the mid-level landing.

Chairperson Tefft stated if the City has to go with an elevator that it be somewhere between Exhibit B and C, noting the Centennial Stairway should be preserved.

Livick clarified there was consensus from the Commission:

- A funicular is preferred as this is an important connection between the Downtown and the Embarcadero that should be an event, not a ride in a box;
- If the City had to do an elevator, a minimal approach is best and incorporate the Centennial Stairway; and
- Make sure it is a public feature and does not give the appearance of being part of a private building.

E. DECLARATION OF FURTUE AGENDA ITEMS

- Accessory Structure Setbacks

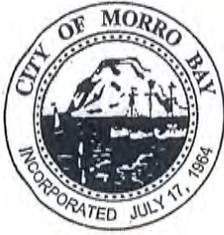
F. ADJOURNMENT

The meeting adjourned at 8:00 p.m. to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Tuesday, September 2, 2014 at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: B-1

MEETING DATE: August 19, 2014

Staff Report

TO: Planning Commissioners **DATE:** August 19, 2014

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Coastal Development Permit (CP0-417) for construction of a new single-family dwelling and a secondary dwelling unit at 505 Walnut Street

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt Planning Commission Resolution 19-14, which includes the Findings and Conditions of Approval for the project depicted on site development plans dated August 6, 2014.

B.

APPLICANT/AGENT: Mel & Marilyn Wammack / Rob Reynolds

LEGAL DESCRIPTION/APN: 066-253-006

PROJECT SETTING:

The project is located in central Morro Bay on the inland side of Main Street in a Single Family Residential zone (R-1). This property is currently an irregularly shaped vacant lot that is approximately 4,534 square feet in size with street frontage on three sides. Surrounding development consists mostly of two-story single-family residences. Houses in the area range in size from under 1,000 square feet to over 3,000 square feet.



Prepared By: _____ Department Review: _____

PROJECT DESCRIPTION:

The Applicant is requesting a Coastal Development Permit for new construction of a single-family dwelling and an attached secondary dwelling unit on a vacant lot at 505 Walnut Street. The project site is within the California Coastal Commission appeal jurisdiction. Projects located within the appeal jurisdiction are required to obtain a Coastal Development Permit from the Planning Commission. Plans show a new two-story, 2,090 square-foot, single-family residence, a 460 square-foot garage, an attached 442 square-foot secondary unit, and two upper-level decks. An open parking area for the secondary unit is shown on the east side of the garage.

<u>Adjacent Zoning/Land Use</u>			
North:	R-1, Low/Medium Residential	South:	R-1, Low/Medium Residential
East:	R-1, Low/Medium Residential	West:	R-1/PD, Low/Medium Residential/Planned Development

<u>Site Characteristics</u>	
Site Area	4,534 square feet
Existing Use	Vacant
Terrain	Slopes roughly 7.5% towards the southwest
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Walnut Street / Main Street / Cypress Avenue

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low to Medium Density Residential (4-7 units/acre)
Base Zone District	R-1, Single Family Residential
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Within the Coastal Appeals Jurisdiction

PROJECT ANALYSIS:

Project compliance with Single Family Residential Zoning Ordinance standards is shown in the following table. Additional analysis is provided below.

<u>R-1: Single Family Residential Zoning Ordinance Standards</u>			
	Standards	Proposed	Complies?
Front Yard Setback	20 feet	20 feet from Cypress Avenue and Main Street	Yes
Garage Setback	20 feet	20 feet from Walnut Street	Yes
Interior Yard Setback	10% of average width of lot with 10 foot maximum and 5 foot minimum	5 feet	Yes
Exterior Yard Setback	20% of average width of lot with 10 foot maximum and 5 foot minimum	10 feet from Walnut Street	Yes
Rear Yard Setback	10% of average depth of lot with 10 foot maximum and 5 foot minimum	11 feet 6 inches	Yes
Lot Coverage	45% allowed	38.5%	Yes
Height	25 feet	24 feet	Yes
Parking	2 covered and enclosed spaces plus one uncovered space	2 covered and enclosed spaces plus one uncovered space	Yes

Street Frontage and Dedication

The project is located on the northeast corner of Main and Walnut Streets. The lot also fronts on Cypress Avenue. The project is required to dedicate 5 feet of property along Main Street to enable enough room for future frontage improvements. Final plans will be revised to simply lengthen the parallel line delineating the dedication through to the western property boundary. No additional dedication along Cypress is required. A new driveway from Walnut Street will provide access to the garage and the open parking space for the secondary unit.

Setbacks

Zoning Ordinance Section 17.12.370 defines "front lot" as the narrowest dimension of a lot fronting on a street. Therefore, the front setback is measured from Cypress Street.

Plans show a 20-foot setback from Cypress and Main Streets. Walnut Street conforms to the maximum exterior side-yard setback requirement of 10 feet.

Secondary Unit

The project includes a 442 square-foot secondary unit above the garage. The secondary unit conforms to provisions of Section 17.48.320 of the Zoning Ordinance, including size, architectural compatibility with the primary unit, and site development standards, such as height and setbacks. One additional parking space is required and provided.

Parking and Driveway

Garage parking for two cars is proposed for the main dwelling. Plans show parking for the secondary unit adjacent to the garage in the rear setback. The space is between the house and a retaining wall and accessed via the driveway.

Chapter 17.44 of the Zoning Ordinance requires single-car garage and carport parking spaces to be 11' x 20'. Because the proposed outdoor space is between a retaining wall and the house, staff recommended the same 11-foot minimum width parking space dimension. This minimum is reflected on the plans.

The Zoning Ordinance allows for a residential driveway width greater than 20 feet to avoid awkward vehicle maneuvers. Plans show a driveway width of approximately 25 feet to provide viable access to the secondary unit parking space.

Neighborhood Compatibility Policies

The General Plan discusses protection of neighborhood character as an issue in the Visual Resource and Scenic Highway Element, noting that, "(1) New residences and new residential additions are often out of scale and character with other residences in the vicinity. (2) The current allowable height and bulk for residential development is not appropriate for some portions of the community." (p.IV-12)

General Plan Land Use Element policy LU-15 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 proposed building meets the height and setback requirements for projects in the R-1 zone. Siting the building toward the northeast corner of the site reduces visual impact on the streetscape. Building mass is discussed below.

Scenic Resource Protection Policies

The Coastal Land Use Plan (LCP) contains numerous policies protecting public views from scenic corridors and public recreational areas. LCP Policy 12.01 requires development to be sited and designed to protect views to and along the ocean and scenic

and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. The LCP's highly scenic areas have an additional standard, but the proposed home is not located in a City designated highly scenic area.

The project is not in a designated scenic area, but there are designated scenic areas and views nearby. The site could be characterized as "coastal" due to its proximity to the bay. Grading is proposed to create a level building pad and replace retaining walls. Architectural compatibility with the surrounding area is discussed below.

Zoning Ordinance Section 17.48.190 Protection of visual resources and compatible design states, "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.

There are limited views of the bay along Main Street in the project vicinity. This stretch of Main Street is not designated as scenic in the LCP. The project is on the inland side of Main Street, which reduces potential impacts on water views.

- B. Natural landform protection: alterations to natural landforms are minimized.

The site does not contain any significant natural landforms. Preliminary grading plans estimates the project will involve roughly 60 cubic yards of cut and fill to create a level building pad and provide for other site improvements. The finish floor would be at an elevation of 105.7 feet, which is the average natural grade of the site. The maximum cut would be 3.7 feet. The maximum fill would be 2.5 feet. Currently there are retaining walls along the north and east sides of the site, indicating some previous grading. New retaining walls are proposed. The new wall along the north side will be located roughly 3 feet further north to correspond with the actual location of the property boundary.

- 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.”

There are no adopted design themes applicable to this site. Architectural compatibility is discussed below.

Architectural Compatibility

The project is not unlike other newer residential construction in the vicinity, which is typically two-story and more than 2,500 square feet in size. Overall, the surrounding neighborhood exhibits a variety of dwelling sizes, architectural styles, and building materials. Some issues specific to this project are:

Color and Materials: Proposed colors are a bright, saturated turquoise for the main body of the house and a white trim. A less bright hue might be more appropriate. Materials called out on the plans include Hardie lap siding and trim, mullioned windows, architectural composition shingles, and wrought iron balusters and wood rail guards on the decks. There is no specific material called out for the retaining walls. Incorporating split face block into the design would add visual interest. Staff understands the applicant also intends to add fencing on top of the retaining wall. Any fencing is subject to conformance with Zoning Ordinance Section 17.48.100.

Siting: The residential project would be prominently located on an up-sloping corner lot along Main Street. With 2,992 square feet of enclosed space and 170 square feet of porch and deck space, this would be one of the larger structures in the area. The project site will tend to amplify the structure’s apparent size and bulk.

Massing: The second story of the structure is larger than the ground floor. It cantilevers over the first floor in several locations with 110 square feet of additional enclosed space and two upper story decks totaling 118 square feet. Staff is concerned this gives the building a top-heavy appearance. However, there are numerous examples of cantilevered second-story elements in the vicinity. The project will be required to plant 3 street trees since it fronts on three streets. Trees and other landscaping will help reduce the apparent mass of the building.

Articulation: The north wall is effectively a single plane, approximately 65 feet long. The use of lap siding, window trim, and the wide horizontal banding, together with the 4-inch inset at the stairwell, will provide some relief in terms of shadow detail. Commissioners may wish to specify a few additional measures break up the massing of this elevation.

Lighting: Exterior lighting is not shown on the plans. Staff recommends that all exterior lighting be shielded so that the light source is not directly visible from off site.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for New Construction or Conversion of Small Structures. The exemption provides for the construction of up to three single-family residential structures in an urbanized area.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on August 8, 2014 and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: The project constitutes infill residential development in an urbanized area of the City and meets the development standards of the zoning district, including height, lot coverage, parking and setbacks. The project would not have significant adverse impacts on visual resources since the development is not located within a designated scenic area, but in an existing residential area with other similar residential developments.

Therefore, staff recommends Planning Commission conditionally approve the requested Coastal Development Permit #CP0-417 for new construction of a single-family residence and secondary unit at 505 Walnut.

ALTERNATIVE ACTIONS: As an alternative to the recommended action, the Planning Commission may:

1. Deny the project and direct staff to return with a resolution for denial.
2. Continue with direction to staff and/or the applicant.

EXHIBITS:

Exhibit A - Planning Commission Resolution 19-14
Exhibit B – Graphics/ Plan Reductions



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

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: September 16, 2014

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new 3,236sf SFR including 489sf garage on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14. Resubmittal received 4-1-14. GN - 2nd incomplete letter sent 4/15/14. Waiting on plan changes to identify second unit and required parking. Resubmittal received. Planning Commission hearing project at 8/19 meeting and continued with direction for resubmittal	BC- conditionally approved.	BCR-approved with deferral of frontage improvements	
2	Hibbard	990 Balboa	7/28/14	UP0-384 & AD0-092	Conditional Use Permit and Parking Exception to allow addition to existing non conforming SFR	380 sf addition to 966sf non conforming SFR. Under review. Tentative PC hearing date 10-7-2014.JG.	BC- conditionally approved.		
3	Sherrod	938 Anchor	9/8/14	UP0-388	Conditional Use Permit	Project received Variance for rear setback for purposes of addition to a non-conforming SFR. Front yard setback nonconforming. Conditional Use Permit to address front yard setback only.			
4	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant is preparing Biological Report. Biological report received 3/13 and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ environmental consultant re completion of environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Anticipated Public Hearing Date 10/21/14. CJ.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

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30 -Day Review, Incomplete or Additional Submittal Review									
4	DeGarimore	1001 Front Street	9/4/14	UP0-387	Temporary Use Permit	TUP application for Harbor Festival weekend to allow temporary vendor booths in parking lot of 1001 Front Street.			
5	Jeffers	2740 Elm Street		CP0-450	Admin Coastal Development Permit	Demo/Reconstruct of SFR. Demolition of 830sq home and reconstruct 1523 sf home with 2 car garage. Under review.			
6	Verizon / Knight	750 Radcliffe	8/13/14	CP0-449/ UP0-385	CDP and CUP for upgrades to telecommunications facility	Under review.			
7	Salin	845 Ridgeway	8/8/14	CP0-448	Admin Coastal Development Permit for new SFR	Correction letter sent 8-28-14. with follow-up direction emailed 9/10/14. CJ.		DH- Approved 8/28/14	
8	Wordeman	2900 Alder	7/28/14	CP0-447	Administrative Coastal Development Permit for new construction of duplex in R-4 zone.	Proposed Duplex unit A at 1965sf w/ 605 sf garage and unit B at 1,714sf w/ 605sf garage. Under Review. Correction letter sent 8-27-14. CJ.	BC- conditionally approved.		
9	Romeiro	219 Marina	7/22/14	CP0-446	Addition to Non conforming SFR in Coastal Appeals Jurisdiction	Addition that exceeds 10% in appeals area requires CDP.	BC- conditionally approved.		
10	Najarian	471 Nevis	7/22/14	CP0-445	Administrative Coastal Development Permit for new 1,686 SFR with 507sf garage and 192sf of decking	Under Review. Correction letter sent 9-9-14. JG.	BC- conditionally approved.	JSW- conditionally approved.	
11	McCallister	176 Java St.	7/21/14	CP0-444	Coastal Development Permit for addition to existing SFR within coastal appeals jurisdiction.	Addition that exceeds 10% in appeals area requires CDP. Correction letter sent 8-25-14. JG			
12	Sotelo & Chanley	420 Island	7/17/14	CP0-443	CDP for construction of new 1,678sf SFR w/ 482sf garage adjacent to ESH	Under Review. Correction letter sent 8-15-14. SG. Resubmittal received 8/29/14.	BC- conditionally approved.	BCR - conditionally approved. Needs Floodplain Dev. Permit	
13	Davis	625 Harbor	7/2/14	CP0-441	Admin CDP for Library Fence	Project to enclosed outdoor Library courtyard area with a fence. Correction letter sent 8-21-14. JG. Resubmittal received 9-8-2014.JG.	BC- conditionally approved.		
14	Johnson	301 Little Morro Creek Rd	6/26/14	CP0-442 & UP0-081	CDP and Special/Interim Use Permit for new BMX Bike Park	Under Review. Correction letter sent 8-26-14. Meeting held 9-9 w/ Applicant to discuss outstanding issues. CJ.		BCR- Conditionally improved with stormwater exemption. Needs floodplain dev. Permit	
15	Dennis	290 Piney Ln	6/26/14	CP0-440	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. JG.	BC- conditionally approved.	BCR/DH drainage plan under review	
16	Dennis	270 Piney Ln	6/26/14	CP0-439	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. JG.	BC- conditionally approved.	BCR/DH drainage plan under review	

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17	Dennis	280 Piney Ln	6/26/14	CP0-438	Administrative Coastal Development Permit for new 3,108 SFR with 591sf garage and 316sf balcony	Under Review. Correction letter sent 9-08-14. JG.	BC- conditionally approved.	BCR/DH drainage plan under review	
18	Frye	250 & 244 Shasta Street	6/17/14		Amendment to CP0-213 & Variance Request (amendment to original 2006 CDP for 250 Shasta)	Amendment to Administrative Coastal Permit CP0-213 and Variance Request to allow a north side yard setback of less than the required 5 feet at 244 Shasta. Including encroachment of garage into required side yard setback and allow home at 0 ft. setback. Correction letter sent 8-28-14. CJ.		BCR_ 7/8/13 cond appr. Complete frontage improvements required	
19	Hauser	501 Zanzibar	5/23/14	UP0-380/ AD0-090	Conditional Use Permit & Parking Exception	Single Family Addition of more than 25% to a non-conforming SFR. Parking Exception. Correction letter sent 9-5-14. WM.	BC- incomplete	RPS- Conditions established in Memo of 3/21/14 for B-30133	
20	Strasburg/Oehler	371 Piney	3/20/14	CP0-427	New SFR - Admin CDP	Received 3/25/14. Under Initial review. CJ. Correction letter sent 4/25 NC. Resubmittal received 5/21. Corrections sent 6-3-14 and 7-10-14. WM	BC- conditionally approved.	JSW- conditionally approved.	
21	Fowler	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under review. Met with environmental consultant regarding CEQA requirements 4-17-14. CJ. Reviewing environmental proposal. Status update sent via email 5-23-14. Met with applicant 6/9/14. Received clarification request 6-12-14. Minor modification to request received 7-22-14. Comment letter emailed 8-29-14. CJ.	BC-under review.		Is-changed Leage to Fowler 8/7/14
22	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
23	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. CJ. Met with environmental consultant to review CEQA requirements 4-17-14. Seeking additional fee estimate for CEQA review. Met with consultant 7-2-14. Revised fee estimate provided to applicant 7-25-14. Draft environmental MND received from consultant and under review for completeness.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13

Continued projects

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
24	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. Correction letter sent 2-20-14 CJ Met w/ Applicant 2-28-14 to review process - CJ. Correction letter sent 3-28-14. Met w/ environmental consultant 4/7. Draft initial study under review and plans resubmitted 6/25/14. WM. Project subject to Bluff Development Standards. Mitigated Negative Declaration routed to State Clearinghouse with tentative PC hearing date for 9/2/14. Correspondence received from Coastal Commission and Ca Dept of Fish and Wildlife regarding environmental. Applicant addressing concerns.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RS/DH 7/22/14 under review	
25	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under initial review. GN - Incomplete letter sent 1/30/14. Met w/ applicant 4/3 WM/GN. Applicant resubmitted 4/3/14. GN - Third incomplete letter sent 4/8/14. Project does not conform to standards. Applicant responded 5/1/14 wishes to proceed to PC w/ project as submitted. WM. Noticed 5/23 NC. Continued to a date uncertain by Planning Commission at the 6/3 meeting to address parking non-conformities. CJ.	BC- conditionally approved.	N/R	
26	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips.Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16	

Projects in Process

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
27	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned. Letter sent re permit amendment request on 3-31. CJ. Permit modification received 6-17-14. Correction letter sent re. permit modification 8-27-14. CJ.	No review performed.	N/R	
Environmental Review									
28	Sonic	1840 Main St.	8/14/13	UPO-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. CJ	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17. 7/22/14 Resubmittal review underway	
29	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel to a total of 2,767sf with 599sf garage	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ. Resubmittal received. Draft initial study under review. 2nd incomplete letter sent 8-29-14. CJ. Public Works comments sent 8/29 to Applicant necessary to complete MND. Draft MND received from consultant. Resubmittal received 9/5/14. CJ.	BC- conditionally approved.TP-Cond Approve 11/25/13.	JW-Conditionally Approved	
30	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	N/R	
Grants									

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5	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A	
6	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program and ADA Pedestrian Accessibility project.	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Upon approval, agreement to be forwarded to County Board of Supervisors for 7/8/14 meeting. HUD monitoring visit conducted 7/17/14 for Fair Housing and Public Participation federal compliance. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm.	No review performed.	N/R	
Project requiring coordination with another jurisdiction									
7	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
8	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.	
Preapplication projects - None currently									
Final Map Under Review									

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9	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
10	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UPO-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	

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35	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14. Sent Intent to Deem Withdrawn letter on 9-2-14. JG.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13. FD Disapprove 1/31/14.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	
36	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. Initial Study complete and ready for signature 5/1/14. Reviewed with applicant 5/12. Waiting on Applicant to sign mitigations. WM. Sent Intent to Deem Withdrawn letter 8-28-14. JG.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
37	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new 3,645sf SFR with 1,028sf garage on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13. Sent Intent to Deem Withdrawn letter on 8-28-14. JG.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
38	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing.Appeal in abeyance until coastal application complete. Incomplete letter for CDP sent 12/13/12. No response since 2012. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG.	Review complete, applicant to obtain building permit prior to construction.	See above	
39	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review. Emailed update to Applicant 3-3-14. Correction letter sent 3-19-14. WM. Intent to Deem Withdrawn letter sent 8-28-14. JG.	BC- conditionally approved.	BCR- ADA ramp upgrade required	

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40	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted. Sent Intent to Deem Withdrawn Letter 8-28-14. JG.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									
41	City of Morro Bay	Citywide	4/18/14	A00-021	2014-2019 Housing Element Update / Council Resolution 41-14	Sent to Department of Housing and Community Development for review and certification on 4/18/14. Initial Study/ Negative Declaration routed to State Clearinghouse 5/12/14. Final Housing Element to be agendized for 6/17/14 PC mtg and 6/24/14 Council meeting. Adopted by Council with amendments on 6/24/14. Resubmitted to HCD for final 90 day review period on 7/3/14.	No review preformed.		
42	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.		
43	City of Morro Bay	Citywide		LCP-3-MRB-14-0409	Housing Element Implementation	Ordinance 584 sent as LCP Amendment to Coastal Commission. Coastal letter received 4-28-14. City response letter sent 5-21-14. CJ. Received Coastal response via consultant 7-30-14. LCP Amendment tentatively scheduled for August Coastal Commission hearing.	No review preformed.		

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44	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review performed.	N/A	
45	City of Morro Bay	Citywide	6/12/12	Ordinance 578 / A00-014	North Main Commercial Parking. LCP Amendment to Zoning Ordinance. Title 17 Section 17.44.020 Parking Facilities.	LCP Amendment to Zoning Ordinance, 17.44.020 submitted to Coastal 9-2013. Amend ordinance to exempt the North Main Street Commercial Area from the provisions required by 17.44.02 A.1 which would allow businesses to change use intensity without providing additional parking. Comments received back from Coastal 11-2013., working on addressing outstanding items requested by Coastal.			
Projects Appealed or Forwarded to City Council									

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46	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. -Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop to be held 5/19/14. Result of sign workshops to be agendized for Planning Commission.	No review performed.	N/R	
Projects in Building Plan Check									
47	Fraker	575 Acacia	7/2/14	B-30201	SFR Patio Cover	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN. Resubmitted and approved 7-15-14	BC- Issued 7/23/14.	N/A	
48	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A	
49	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13. Variance granted by PC for rear yard. Front yard setback non-conforming.	BC- on hold pending planning process.	DH-7/22/14 needs sewer video	
50	Hill	445 Arcadia	7/8/14	B-30204	SFR Carport/ Deck	CJ - Corrections sent 7-14-14.	BC- out for corrections.	JW-Disapproved, Correction Memo filed 7/18/2014	
51	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. CDP Approved. CJ	BC-Issued- 8/7/14.	JW- Aproved	
52	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
53	Granite Ranch	2720 Elm	4/30/14	B-30161	SFR Remodel	WM - Approved 5-5-14.	BC- Issued 7/23/14.	RS- Approved 07-17-2014	

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54	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14	BC-returned for corrections 4/15/14.	JW- 4/7/14 corrections needed. JW- 9/9/14 2nd Submittal: Corrections and SWR Video needed.	
55	GAFCO	1185 Embarcadero	7/11/14	B-30186	Dock and Gangway	CJ - Approved 7-28-14	BC- returned for corrections 8/11/14.	Resubmittal approved 8/27/14. Return for correction per memo of 7/20/14	
56	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process.	Memo of 11/29/13. CDP application should address soil revegetation or stabilization of excavated area	
57	Craig	561 Estero	5/6/14	B-30162	SFR Remodel	Under review.	BC- under review.		
58	Buquet	647 Estero	3/14/14	B-30129	New SFR	GN- conditionally approved, need to add conditions as a separate plan sheet. 3/27/14	BC- RTI 5/12/14.	DH - approved 5.8.14	
59	Govers	404 Fairview	5/23/14	B-30177	SFR Remodel	CJ - Approved 5-27-14	BC- under review.		
60	Mendonca	2831 Fir	5/22/14	B-30093	SF Addition	NC - Correction letter sent 5/30/14. Approved 7-14-14. CJ.	BC-Returned for corrections 6/17/14.	ME-needs sewer video 6/12/2014	
61	Appleby	381 Fresno	7/31/14	B-30227	Carport & Storage Shed	Correction sent 8-7-14. WM.	BC- under review.		
62	Montecalvo	510 Fresno	5/16/14	B-30212	New 2car garage w/ storage	Corrections sent 8-11-14. WM.	BC- under review.	Assigned to ME/DH for review	
63	Harbor/ Stilts	1196 Front	6/23/14	B-30187	Oil Recovery Building	Approved. WM	BC- returned for corrections 6/23/14.		
64	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.		
65	Meissner	1387 Hillcrest	7/31/14	B-30226	New SFR	Corrections sent 8-22-14. WM.	BC- under review		
66	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-Returned for corrections 3/17/14.	BCR-7/1/14 approved. SW O&M plan rec'd 7/10/14	
67	Sotello	420 Island	6/30/14	B-30192	New SFR	Needs CDP.	BC- under review		
68	McCallister	176 Java	6/3/14	B-30179	SFR Remodel	Project exceeds 10% in coastal appeals area. Will require a CDP prior to Building. CJ	BC-Returned for corrections 6/18/14.	BCR- under review	
69	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions. Resubmitted 4/3/14. Third incomplete letter sent 4/8/14.	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
70	Ramsay/ Chivens	431 Kern	3/11/14	B-30078	SFR Demo/ Reconstruct	Needs CDP prior to Building Permit	BC-Resubmitted 6/4/14.	RS 3/24/14 Cond Appr. w/ frontage Improvements	
		330 Kings			SFR Addition			BCR 9/9/14 Resubmittal approved	
71	Gannon	2571 Laurel	5/9/14	B-30168	SF Addition	NC-Correction memo sent 5/9/14. 2nd correction sent 7-14-14. CJ	BC- Returned for corrections 5/12/14.		
72	Gong	217 Main	2/27/14	B-30115	New SFR	Correction memo sent 4/24/14 GN.	BC- Returned for corrections 4/24/14.	BCR- 2nd review complete, several items from first review not addressed	
73	Senior Appartments	555 Main	6/30/14	B-30190	21 Unit Senior Apartments	Corrections sent 8-5-14. CJ.	BC-under review.	To BCR for review 7/17/14	

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74	AT&T	788 Main	6/23/14	B-30194	Recycling Facility and Site Improvements	Correction sent 7-14-14. WM	BC-under review.		
75	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
76	MB Napa LLC.	501 Morro Bay Blvd.	7/14/14	B-30207	Fascade Improvements	Approved. 7-31-14. CJ			
77	Shine Café	525 Morro Bay Blvd	7/14/14	B-30208	Juice Bar Tenant Improvements	Approved 7-31-14. WM	BC-under review.	Original comments haven't been addresses. Revision required.	
78	T-Mobile	750 Radcliffe	7/25/14	B-30221	Fiber Utility Connection	Under review.	BC-under review.		
79	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal. CDP denied by Planning Commission 6/17. Council denied appeal 8-12-14 thus denying project.	BC- on hold pending planning process.	BCR: Revise plans per memo of 10/14/13	
80	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
81	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary. Waiting on easement as of 6/24/14. Approved 7-30-14. CJ	BC- RTI 7/30/14.	RS - Referred to State Parks for comment on frontage imprvmts. See PS memo of 7/14 for unresolved issue. Resubmittal approved pending completion of State Park easement before	
82	Williams	320 Trinidad	7/24/14	B-30220	Convert Existing Storage Space to Guest House	Deed restriction required prior to issuance. CJ.	BC-under review.		
83	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.	BCR sidewalk deferral agreement	
84	Najarian	325 Zanzibar	4/2/14	B-30142	New SFR	WM - Needs signed Acceptance of Conditions Form. 4/8	BC-Issued 8/4/14.	RPS- Corrections noted in memo of 3/17/14 and email of	
85	Haeuser	501 Zanzibar	3/21/14	B-30133	SF Addition	NC - Corrections sent 4/25	BC-Returned for corrections 4/28/14.	RS: Comments provided 3/21/14	
88	Prewitt	8 Zanzibar Terrace	7/15/14	B-30209	Interior remodel	Approved 7-31-14. WM		JSW-Approved. 2014-08-05	
89	Foor	537 Zanzibar	7/22/14	B-30217	Retaining Wall		BC-Returned for corrections 8/4/14.		
Projects & Permits with Final Action									
1	Sherrad	938 Anchor	7/10/14	AD0-091	Variance to allow a reduced rear yard setback to accommodate an addition to a non-conforming residence.	Original application made for building permit 11/8/13 for addition to nonconforming SFR. Project reviewed and routed. Project Noticed and to be heard by Planning Commission 8/5/14. WM	BC- conditionally approved.		

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2	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of 4,829sf SFR with 1,201sf garage. Size of home revised April 2014 to be 3,725sf SFR w/ 1,142sf garage.	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14. Continued to the 3/5/14 PC mtg. Project continued for 60 days to allow for project revisions. Project to be heard at the 6/3/14 PC meeting. Appeal Upheld, Project Denied. Resolution adopted at 6/17/14 meeting. Project Appealed to City Council on 6/25/14 and scheduled for hearing on 8/12/14 Council meeting.	BC- conditionally approved.	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
3	Rodgers	445 Shasta	5/23/14	CP0-436	Administrative Coastal Development Permit for 2,343sf new SFR with 622sf garage and 424 sf of decking	New SFR on vacant lot. Under review. Project Noticed and permit ready to issue on 7-28-14. WM.	BC- conditionally approved.	JSW- conditionally approved.	
4	Carver	431 Kern	2/5/14	CP0-426	Demo 1100sf SFR / Reconstruct 2274sf SFR	correction letter sent 4/10. Resubmitted 5/23. Requested corrections 7-18-14. WM. Project noticed 8-12-14. Permit issued 8-22-14	BC- corrections/ incomplete	RS- cond appr. w/ frontage improvements	
5	Romero	2931 Ironwood	3/6/14	CP0-428	New 2,496 SFR with 64 sf garage- Admin CDP	Correction letter sent 4/25 NC. Resubmitted 5/23. Requested plan corrections 6-24-14. Resubmittal received 8-15-14. CJ. Project Noticed 9-3-2014	BC- conditionally approved.	BCR- cond. Appr. w/ SW requirements	
6	James	341 Vashon	6/2/14	CP0-437	Administrative Coastal Development Permit for 1,486sf new SFR with 446sf garage and 176sf of decking	New SFR on vacant lot. Under review. Project complete and ready to be noticed 7-31-14. CJ.	BC- conditionally approved.	JSW- conditionally approved.	