



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, April 21, 2015
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Richard Sadowski

Vice-Chair Katherine Sorenson
Commissioner Michael Lucas

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

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

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

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of February 3, 2015 and February 17, 2015.

Staff Recommendation: Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

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.: UP0-407 and AD0-097

Site Location: 966 Pecho

Proposal: An application was filed on February 24, 2015 for a Conditional Use Permit and Parking Exception at 966 Pecho. The applicant proposes to add a 575 square-foot single-story addition to an existing 958 square-foot nonconforming single-family residence with an existing 291 square-foot one-car garage. A Parking Exception to allow for tandem parking in the driveway is also being requested. The project is located within the R-1 residential zone and outside of the Coastal Commission Appeal Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15301, Class 1

Staff Recommendation: Conditionally approve.

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

B-2 Case No.: CP0-459 and UP0-401

Site Location: 361 Sea Shell Cove

Proposal: Coastal Development Permit and Conditional Use Permit for new construction of a single family residence on lot 4 of the Sea Shell Estates subdivision (Tract 2870) located off Theresa Drive. Proposed home is 2,664sf with 616sf garage with 320sq of decking. The project is located in a R-A zone with Planned Development (PD) overlay. A portion of this project is located within the Coastal Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

C. UNFINISHED BUSINESS - None

D. NEW BUSINESS

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on May 5, 2015, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 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 Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is

published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development 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 Community Development 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 Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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

AGENDA ITEM: A-1

DATE: February 3, 2015

ACTION: _____

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 3, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Scot Graham	Community Development Director
	Joan Gargiulo	Contract Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENTS - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

A-1 Approval of minutes from the Planning Commission meeting of January 6, 2014
Staff Recommendation: Approve minutes as submitted.

Chairperson Tefft stated the motion for PC 1-15 was moved by Vice-Chairperson Luhr and Commissioner Lucas seconded the motion. He asked staff to review.

A-2 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

MOTION: Commissioner Sorenson moved to approve the Consent Calendar and Current and Advanced Planning Processing List. Commissioner Sadowski seconded the motion and the motion passed unanimously (5-0)

B. PUBLIC HEARINGS

B-1 **Case No.:** #UP0-399
Site Location: 430 Nassau, Morro Bay, CA
Proposal: Request for conditional use permit for an addition of more than 25% of existing floor area to a nonconforming single-family dwelling. The applicant proposes to add a second floor addition of 1,200 square feet of habitable floor area, a 71 square-foot second story deck, 122 square feet of exterior open staircase, and a 622 square-foot roof deck. The project proposal also includes the conversion of 241 square feet of existing first floor living area to create a second single-car garage.
CEQA Determination: The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. That exemption applies to new single-family residences located in residential zone.
Staff Recommendation: Approve with conditions.
Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

Gargiulo presented the staff report.

Commissioner Lucas stated there was 55.9 percent of lot coverage and the applicant was moving the front wall. He asked staff if they considered asking the applicant for 50 percent coverage.

Gargiulo stated with the applicant was already at 56.4 percent lot coverage and therefore did not consider asking for 50 percent.

Commissioner Lucas asked staff if other parcels were looked at to see if they met the 50 percent lot coverage.

Gargiulo stated she was unaware if other parcels were looked at.

Vice-Chairperson Luhr asked if there were conditions for restricting usage of third floor deck to keep movable structures below maximum allowable height.

Gargiulo stated there were no conditions.

Chairperson Tefft asked staff if the structure was built in conformance when first built or was a variance provided.

Gargiulo stated the only document found was a building permit for the construction of the home. Chairperson Tefft asked if there were different codes when the home was built.

Graham stated the codes would be have been the same as today and noted their research brought up only a building permit.

Commissioner Sorenson asked staff if there were sprinklers for fire safety.

Gargiulo stated yes there were sprinklers.

Commissioner Sadwoski asked staff if they could explain more about the new resolution regarding the driveway. He wanted to be sure the driveway would be functional for both garages.

Gargiulo stated with one or more driveways the maximum coverage is 50 percent of the frontage and noted there is enough space in the area.

Commissioner Lucas asked staff requested the second floor for the 50 percent.

Graham stated the second floor was not included for reduction because it was not the process of adding lot coverage. Chairperson Tefft stated the second floor could be 50 percent of the lot coverage.

Vice-Chairperson Luhr asked if the exterior stairs were included in the calculation.

Gargiulo stated the stairs were not calculated in. Graham stated open, uncovered stairs were excluded. Gargiulo read ordinance 17-12-92 regarding lot coverage and noted the stairs was not in the setback area, therefore it was not calculated in.

Commissioner Sorenson asked staff if the stairs were included in the calculation. Gargiulo stated it was not.

Clint, Architect, stated he was here for any questions.

Commissioner Sadowski stated he noticed across the street it was all single story and where the project is, all the homes are two stories. He liked the stepped garage and feels the project falls in with the neighborhood compatibility.

Commissioner Lucas stated it's a nice looking project. He stated if we have a 50 percent limit we shouldn't let anyone exceed the footprint in volume. He also stated moving forward, we should pull decks away from the setback.

Vice-Chairperson Luhr stated he also has similar concerns as Lucas regarding adding volume. He would like to see a condition that would restrict furniture below the maximum height. Graham stated he hasn't seen a condition for that but will add to the code since it's a concern with the Commission.

Vice-Chairperson Luhr is concerned with heaters or umbrellas on decks especially on a windy day.

Chairperson Tefft stated he approves the garage doors and noted the second story meets the lot coverage requirements. Chairperson Tefft stated he has no issues with the project.

Commissioner Lucas complimented the designer. He stated this was a very clean way to present the project.

Chairperson Tefft stated the house does not appear to be out of scale for the neighborhood and noted the Commission would like to add a condition stating furniture not to exceed height approved for the home.

Chairperson Tefft asked staff if they wanted to provide the language for the condition.

Graham stated the condition would be related to furniture or other improvements which are not allowed to exceed height approved for the home.

Chairperson Tefft asked the applicant to respond.

Ryan Garcia, Applicant stated he had no comments and noted the Commission is bringing up issues that will probably never develop.

Vice-Chairperson Luhr stated he wants to make it clear on the conditions so there's no confusion later.

Commissioner Lucas stated if there were no conditions people would place too many things on the deck and it could infringe on their neighbors view.

Chairperson Tefft stated privacy is less of an issue because the neighborhood is not conducive to outdoor activities like other neighborhoods and noted the neighborhood mitigates that.

Chairperson Tefft closed Public comment period.

MOTION: Vice-Chairperson Luhr moved to adopt Resolution PC 5-15 with the amended conditions of driveway and height limitations of furniture on deck. Commissioner Sadowski seconded the motion and the motion passed unanimously. (5-0)

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS – Design Guidelines

D-1 Consideration of Planning Commission letter to City Council requesting inclusion in Department work program the development of commercial and solar guidelines.

Vice-Chairperson Luhr stated he would like to include streetscape in the commercial guidelines.

Graham stated it would be included in the list.

Chairperson Tefft stated the letters looked great.

MOTION: Commissioner Lucas moved to direct staff to send letters to City Council. Vice-Chairperson Luhr seconded the motion and the motion passed unanimously. (5-0)

D-2 Review of 2014 Annual Water Report – *Report to be provided at the February 3 Planning Commission meeting*

Livick presented the Annual Water Report to the Commission.

Commissioner Sadowski and Livick had a discussion on the gallons used for the Morro Basin.

Commissioner Lucas asked staff if the gray water was included in Recommendation 5.

Livick stated it may include any of the following and noted it was not an all-inclusive list.

Livick stated any innovative water saving ideas would be accepted.

Vice-Chairperson Luhr asked staff if it would be better to place the greywater back into the system which we could reclaim instead of putting it back out as greywater.

Livick stated it would cost more to process graywater and noted water conservation is more efficient than reclaimed water. The closer you could treat it at the source would be more efficient.

Commissioner Sadowski concurred with Livick.

Commissioner Lucas stated what producing the effluent might increase in numbers.

Livick concurred with Commissioner Lucas.

Chairperson Tefft asked staff how long Morro Bay have been receiving State water and asked if water was not regularly pumped out of the basin, how would it impacted the basin.

Livick stated water has been received since the mid 1990's and noted he did not see a recovery due to city pumping. Livick stated if we start over pumping, there would be more of a tendency to pump salt water in the overdraft basin. Chairperson Tefft asked staff if it has impacted the basin by not regularly pumping out from the basin

Vice-Chairperson Luhr asked staff where the new recommendation from the Governor fit in.

Livick stated the recommendation doesn't affect the Morro Basin because it's not on the list for regulation because of the size of the basin. Other regulations are for the use of reclaim water for indirect re-potable water.

Chairperson Tefft asked staff what would be the effect if we would exceed the allocated amount.

Livick stated there would be a moratorium to stop issuing building and planning permits, based on the availability of water. Livick discussed the impact of using state allocated water and drought conditions.

Commissioner Sadowski asked staff if an EIR would be required.

Livick stated they have an existing Environmental Document they are using.

Chairperson Tefft asked staff if the Commission needed to take any action.

Livick stated Commission would take action if they had any comments or concerns, then he could take it to City Council.

Commissioner Sadowski stated there was testing for sucralose and asked staff if the public should be notified at the City Council Meeting.

Livick stated there were testing for sucralose and caffeine and the test will be presented to City Council.

Commissioner Sadowski asked staff what was the status on the permit with the CCC.

Livick stated the plant is permitted but is still working with the CCC, noting the plant is operating on an emergency permit.

Chairperson Tefft asked staff if there was any action to be taken.

Livick stated he will need comments in order to present to Council.

Commissioner Sadowski asked staff if the public will be notified regarding chemicals, i.e. sucralose and caffeine.

Livick stated he will be presenting the information to Council.

F. PLANNING COMMISSIONER COMMENTS

There was a discussion between Commissioner Sadowski, Chairperson Tefft & Graham regarding having an outreach at the school.

Commissioner Lucas asked staff when the memos will go to City Council.

Graham stated he will speak to the City Clerk tomorrow regarding the report.

Commissioner Sorenson stated no one is coming out for public comment. She would like to have a discussion for some kind of an outreach to the public.

Graham stated people are more dialed in to the City Council meetings than the Planning Commission meetings.

Vice-Chairperson Luhr commented on the public interaction with the public when they did a public meeting regarding design guidelines in the Downtown area.

Commissioner Lucas stated he doesn't think the neighborhoods are concerned unless it's a hot topic.

Graham stated there will be more interesting items in the future, noting Council has been setting goals.

Chairperson Tefft stated how important it is to have public interested and noted there needs to be an outreach as well.

Graham stated there will be options for the public, noting survey monkey, workshops, surveys, etc.

Chairperson Tefft asked Tefft if there was a citizen's email

Livick stated there was a "Notify Me" on the website.

Chairperson Tefft asked staff if there was a percentage of how many households have signed up.

Graham stated the information is available.

Chairperson Tefft asked about LCP mailing.

Graham stated online for LCP.

Commissioner Sorenson asked staff how the Commission should proceed when emails and letters are received from citizens.

Graham stated the Commission should be specific, forward to City staff and himself.

Commissioner Sadowski asked staff if the Commissioners could show up together at a meeting. Asked how this would be affected by the Brown Act.

Graham stated the Commissioners should not discuss the issue and cautioned no more than two Commissioners go to a meeting.

E. DIRECTOR AND PLANNING MANAGER COMMENTS

Graham announced the following:

- Reservations have been made for the Planning Commission Academy. He will be putting together a package for the Commissioners.
- The tentative date for the Joint Powers Meeting is March 24th, 4:30 PM – 5:30 PM – Roll out plan for the Plan.

Livick announced the following:

- Traffic Concerns - "Let Us Know" module is on the website. Requests would be forwarded to engineering first.

Commissioner Sadowski asked staff if Greenwood Avenue is a safety corridor.

Livick stated Greenwood was designated as a pedestrian pathway and noted there were three types of streets that would require sidewalk improvements. Livick stated as properties redevelop or more external dollars were acquired, Greenwood would get sidewalks.

F. ADJOURNMENT

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING –FEBRUARY 3, 2015

The meeting adjourned at 7:31 p.m. to the next regularly Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on February 17, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Rob Livick, Secretary

AGENDA ITEM: A-1

DATE: February 17, 2015

ACTION: APPROVED

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 17, 2015
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft	Chairperson
	Gerald Luhr	Vice Chairperson
	Richard Sadowski	Commissioner
	Michael Lucas	Commissioner
	Katherine Sorenson	Commissioner
STAFF:	Scot Graham	Community Development Manager
	Cindy Jacinth	Associate Planner

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENTS - NONE

PRESENTATIONS – NONE

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Seeing as there was no questions or comments, Chairperson Tefft marked the Current and Advanced Planning Processing List as Received and filed.

B. PUBLIC HEARINGS

B-1 **Case No.:** #UP0-359

Site Location: 725 Embarcadero, Morro Bay, CA

Proposal: Conditional use permit for construction of new gangway, dock, and seven (7) boat slips (6 private rentals and 1 public slip) at 725 Embarcadero, Rose's Landing.

CEQA Determination: Mitigated Negative Declaration - SCH#2015011002

Staff Recommendation: Continue to the March 3, 2015 Planning Commission meeting

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report, recommends to continue to the March 3rd meeting. Jacinth also noted that since the project had been duly noticed, she recommended that the Planning Commission open up public comments.

Vice-Chairperson Luhr asked staff if Planning Commission should hold off on questions until March 3rd.

Graham stated there was no staff report provided and recommended waiting until the March 3rd meeting.

Chairperson Tefft asked about the Coastal Commission comments relative to public access.

Jacinth stated there was reference to public access issues stated in the Coastal Commission letter. The letter stated the City should provide public access to docks and requested public access be provided from sunrise to sunset daily.

Chairperson Tefft stated he was also concerned with the Coastal Commission required lateral access and the restaurant seating in this area.

Jacinth stated the letter did not address this specifically and acknowledged there is currently a lateral access interior wise.

Chairperson Tefft opened Public comment period. Seeing there were no comments, Chairperson Tefft closed Public comment period.

MOTION: Commissioner Sorenson moved to approve the Request for Continuance and continue the project to the March 3, 2015 meeting. Commissioner Lucas seconded the motion and the motion passed unanimously (5-0)

B-2 **Case No.:** #CP0-449 and UP0-385

Site Location: 750 Radcliffe -also known as 1245 Little Morro Creek Rd Morro Bay, CA

Proposal: Coastal Development and Conditional Use Permits to allow installation of six panel antennas and associated equipment on an existing 164-foot PG &E lattice tower located east of the intersection of Radcliff Avenue and Hillcrest Drive at 750 Radcliffe. Proposal also includes a new prefabricated 11'6" x 16' 10 1/2" equipment shelter at the base of the lattice tower.

CEQA Determination: The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. That exemption applies to new construction of small structures and location of limited numbers of new, small equipments and facilities.

Staff Recommendation: Conditionally Approve.

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

Jacinth presented the staff report.

Chairperson Tefft opened Public comment period.

Trisha Knight, Verizon Representative, stated she was available and will wait to answer questions until after public comments.

Commissioner Lucas stated the frequency tests were within the limits and asked Knight because PG&E owned the property was this to hedge their bets on things.

Knight stated all reports are done by outside third parties and noted there were no hedging of any kind.

Commissioner Lucas asked Knight what would be the distance before making notice of safety concerns.

Knight stated a person would have to be 65 feet up in the air and work directly in front of the antenna.

Commissioner Lucas asked Knight if there were warning signs posted.

Knight stated yes there were warning signs posted due to the guidelines mandated.

Chairperson Tefft asked if the vacant properties were developed would they still be within the allowable public limit for exposure.

Knight stated it would absolutely be in the limit. She noted the radio frequency (RF) report is done in the beginning with predicted levels, which would be at the most highest level. When the antennas are installed and turned on, there is a post construction RF report done which would show lower levels than the original report because they would have to show the worst case scenario in the first report.

Alfreda Kratz, Resident, stated she lives near the tower. She was told the microwaves impose health issues and she and her husband have been putting up with the lights and construction noise at night. She stated she was concerned because there was a previous microwave tower which was not allowed near the school for safety concerns but now this application wants to place a tower near her home and she is concerned. She noted there were numerous towers around town and wanted to know why we needed more towers.

Barron Kratz, Resident, stated he was concerned about the safety of living in his home. He would like to be assured he will be safe living in the area with the towers near his home. He questioned if his cancer had anything to do with the radiation coming from the microwaves that is facing directly to his home.

Knight explained the construction time(s) and noted there should be a condition regarding construction times to prevent noise from impacting the neighborhood and also explained how the antennas works with the different carriers and the federal requirements for safety. The FCC does not allow carriers to operate the antennas if they do not comply with safety requirements.. . Knight stated she could show the resident Verizon has complied with the standard.

Commissioner Sadowski asked Knight if she would explain what a microwave dish was.

Knight stated what the dish was used for and noted microwave dishes could talk to each other because there is no fiber in the area.

Chairperson Tefft asked if a radiation test was included in the study done.

Knight stated it was included in the FCC Radio Frequency report and is shown on page three of Exhibit D.

Vice-Chairperson Luhr asked Knight if it was stated there was an emergency backup power supply.

Knight stated the cabinets include batteries which provide 10-12 hours in case of an emergency.

Commissioner Luhr asked Luhr asked Knight what type of fuel was used and how big the tanks were for the generators. Luhr also asked how long it would operate.

Knight stated it was diesel fuel and it was a 210 gallon tank which would last a couple of days.

Vice-Chairperson Luhr stated the antennas run in three directions and asked if it picked up Chorro Valley.

Knight explained that in Exhibit B, A-3, the antenna layout shows it going out to the Chorro Valley.

Vice-Chairperson Luhr asked Knight about the radio frequency and noted there is knowledge that these frequencies resonate with water or the human body.

Knight stated there have been many tests. Verizon levels are low but noted they are compliant.

Vice-Chairperson Luhr asked Knight if there were any deed restrictions on the PG&E lots.

Knight stated she did not know but noted she does work with Public Works for encroachment permits in public right of way areas.

Chairperson Tefft stated the issues with the generator. He asked Knight what would be the noise impact. Knight stated it would be 65 decibels at the nearest property line and noted it would also be behind a wooden fence. Knight stated the generator comes on once a week for half an hour for testing. Knight was unsure how the noise level was measured but they could add a condition.

Chairperson Tefft asked if it was routine for Verizon to speak to the neighbors regarding the project.

Knight stated she would absolutely be willing to reach out to the neighbors.

Commissioners Sadowski stated the generator used is pretty quiet.

Vice-Chairperson Luhr stated he would like to see a minimum of 72 hours of fuel storage for generators.

Vice-Chairperson Luhr discussed with staff how the project is subject to FCC regulations.

Graham stated it comes down to what the FCC requirements are and do the sites comply with the FCC or not.

Vice-Chairperson Luhr stated he noticed more cell towers on the tracking sheet.

Jacynth stated T-Mobile, a different applicant, will be submitting an application in a few months to upgrade their existing equipment.

Commissioner Sorenson noted she also would like a post operational study and would like it to be a condition on approval. Commissioner Sorenson also stated she would appreciate if there was a community outreach to the residents. She noted she would like for the applicant to educate the residents about the process and provide a contact number to the residents.

Commissioner Lucas concurred with Commissioner Sorenson and is in favor of testing after the projects are complete. He noted he would like to see the numbers proved and appreciates the NA monitoring and fencing.

Chairperson Tefft stated a community outreach is important and would like to have a condition where the applicant would meet with the Kratz family

Graham stated there could be a condition which the applicant would provide an outreach program to residents and agrees it's an acceptable condition.

Chairperson Tefft stated he would like to see the outreach and feels the applicant needs to reach out to the Kratz family and make them feel comfortable. He also noted he would like a condition for testing generators from 10 am – 6 pm.

Chairperson Tefft agrees with the post construction study and asked staff why we needed an archaeologist and Native American representative.

Graham stated by having the archaeologist and Native American representative on site is a typical practice and assures we are not missing anything.

Chairperson Tefft stated the activity going on at night be maintenance to the equipment. He asked staff if there was a City ordinance regarding night work.

Graham stated it could have been maintenance work but if it's after hours to contact the City Police Department.

Jacynth asked the Planning Commission for clarification on the project conditions. Jacynth restated the conditions to the Commission & they concurred.

Vice-Chairperson Luhr stated he would like to include the word “routine maintenance” on the Standard Condition 8 along with construction.

Commissioner Lucas stated to Jacynth he would like the neighborhood outreach to be 500 feet instead of 300 feet.

Knight stated she wanted to verify with the Planning Commission what they wanted to see from her company. Knight noted she would produce an outreach to the residents, have a report on the Verizon website and also have a copy for the City.

Commissioner Sorenson stated it's important to have an outreach before construction starts and noted to follow up with a presentation to the study.

Knight asked staff for verification on when to start the outreach.

Chairperson Tefft stated he would like to see people communicate with the applicant before the project starts.

Commissioner Sorenson stated she would like to see staff work with Knight on how to proceed.

Graham stated to Knight on how to proceed with the outreach to the residents.

MOTION: Commissioner Sadowski moved to approve Resolution PC 6-15 with conditions of Posting Construction Compliance Report, Emergency Fuel Storage, Applicant to provide residential outreach (500 feet) and Maintenance of generator schedule from 10 am – 6 pm. Commissioner Sorenson seconded the motion and the motion passed unanimously. (5-0)

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS

Commissioner Sadowski stated the largest project for the City is the Water Reclamation Facility and noted the flow study which was done. Commissioner Sadowski also spoke about the sucralose testing being done with the water and noted there is also a nitrate issue he feels should be addressed. He stated the facility is a critical infrastructure and is looking towards the future.

Chairperson Tefft asked staff if there was something the Planning Commission could do regarding pushing clean water.

Graham stated clean water is an issue with the City Council and water reclamation is their goal. He also noted there are various groups already in place which serves this function i.e. WRFCAC and PWAB.

Commissioner Sadowski stated the WRFCAC Committee consists of many brilliant people.

Commissioner Lucas asked staff if council was discussing the Chumash Heritage Marine Sanctuary Proposal.

Graham stated he was not sure, he has not seen an agenda item.

Commissioner Sorenson asked staff if she could get a follow up on the letter which was sent to the City Council.

Graham stated he forwarded the letter to the City Clerk and noted the City Council hadn't made any changes to their goals. Graham noted he would share the goals with the Planning Commission once it's finalized.

Commissioner Sorenson asked staff for the final date for the Joint Meeting.

Graham stated he would send an invitation once the date has been finalized.

Chairperson Tefft asked staff if there was a project going on over on the property on Main Street.

Jacynth stated it was a project for affordable housing for seniors.

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

Graham announced the following:

- Goal Setting Process with City Council
- WEU Report approved
- Process Packets next week for the Planning Commissioners Academy

G. ADJOURNMENT

Adjourn at 7:36 p.m. to the next regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 3, 2015, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



City of Morro Bay
Community Development 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: A-2

Meeting Date: April 21, 2015

#	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	Sciortino	966 Pecho	2/24/15	UP0-407/AD0-097	Addition to non-conforming House. Addition of 575sf of living area to existing 956sf home. Parking exception for tandem space in the driveway	Under Initial Review. JG. PC date 4/21		ME- Conditionally approved per memo 3/19	
2	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15	
3	Held	901-915 Embarcadero	2/25/15	UP0-342	Precise Plan approval for New Docks, Retail Unit, Public Access and Façade Changes at Harbor Center	Concept Plan approval received by Council in 2012. CDP approval received by Coastal Commission. Precise Plan approval to be reviewed by PC. Project deemed complete. To be heard by PC at 5/5 mtg.			
30 -Day Review, Incomplete or Additional Submittal Review									
4	Morgan	2198 Main St.	4/15/15	UP0-413	Conditional Use Permit to allow business occupancy change in the MCR zone				
5	Verizon / Knight	702 Morro Bay Blvd	4/15/15	UP0-412 & CP0-466	Conditional Use Permit & Coastal Development permit for new Verizon antenna and cabinets, associated facilities				
6	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site				
7	American Cancer Society	1001 Front Street	3/24/15	UP0-410	Temporary Use Permit for American Cancer Society to hold a "Bark for Life" temporary event in the parking lot of 1001 Front Street.	Event date 4/19/15 from 1-5pm. Event to promote awareness regarding canine cancer.			
8	Peck	2455 Greenwood	3/18/15	UP0-409	Conditional Use Permit for an addition over 25% to a nonconforming SFR	Under initial review. JG			
9	Brickhouse BBQ	939 Main St.	3/13/15	UP0-408	Minor Use Permit for a BBQ restaurant in the C-1 zone	Under initial review. JG. Project noticed 4/14. JG		ME- Conditionally approved per memo 4/13/2015	
10	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG		JW approved	
11	Volk	800 Quintana	1/29/15	CP0-461 & UP0-405	CDP / CUP for Verizon wireless telecommunications facility	CJ - under review. Incomplete letter sent 3-2-15		RPS approved	

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12	Knight / Verizon	485 Piney Way	1/29/15	CP0-460 & UP0-402	CDP /CUP for Verizon wireless telecommunications facility (panel antennas & equipment cabinet)	CJ - RF Compliance Report under review. Incomplete letter sent 3-2-15.		ME conditionally approved per memo 2/3/15	
13	Frederick/Haseley/Dunn	413 Shasta	1/14/15	CP0-458	Admin Coastal Development Permit for Demo and Reconstruction of 2,195 sq. ft. SFR w/546 sq. ft. garage	Under Review. JG. Correction letter sent 2/23. JG. Email correspondence w/ agent 3/2. JG. Resubmittal rcv'd. Under review. JG		RPS returned for clarification 2/20/15	
14	T-Mobil e West LLC	1245 Little Morro Creek Rd (aka 750 Radcliffe)	1/8/15	Modification of UP0-245 & CP0-279	Upgrade of existing wireless facilities at PG&E lattice tower.	Requested proposed visual simulation 2-11-15. Resubmitted 4/2/15. CJ		RPS - Encroachment Permit required for Work w/i ROW	
15	Chivens	431 Kern	1/6/15	CP0-456	Admin Coastal Development Permit. Demo existing structure. New 3,000+/- SF SFR. Development of 2nd home where previous CDP for 431 Kern approved 9-2014. WM	Incomplete letter sent 2/3/15.	2/23/15 FD Cond App TP	RPS has approved plans 2/23/15 pending submission of sewer video and ECP prior to Building Permit.	
16	Appleby	381 Fresno	11/26/14	UP0-398	Conditional Use Permit for construction of a 15' x 35' storage shed & 37' x 15'6" carport	Under review. JG. Incomplete letter sent. Resubmittal rcv'd, under review. JG. Incomplete letter sent 2/24. JG.		RPS returned resubmittal for same corrects 2/20/15	
17	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project	
18	Garcia	500 Kings	11/19/14	UP0-393/CP0-455	Conditional Use Permit and Coastal Development Permit. Initial Review: 6 dwelling units on two adjoining lots	Under Review. WM/JG. Incomplete letter sent. Met with owners 1/10/15 and 1/30/15.	12/12/14 FD Not App TP	ME disapproved plans per memo of 12/12/14	
19	Christensen	670 Shasta	10/9/14	UP0-390/ AD0-095	Conditional Use Permit and Parking Exception for SFR Addition of greater than 25% to a nonconforming SFR	Addition greater than 25% to a nonconforming structure plus parking exception to allow a single car garage where two spaces are required. Needs historical eval. Incomplete letter sent 10/23. JG. Waiting on Historic Eval. Spoke with applicant at counter 2/17 JG. Historic Eval. rcv'd 4/9/15. JG	BC- conditionally approved.	RPS - Conditionally Approved per memo of 10/23/14	
20	Fowler	1185-1215 Embarcadero	10/6/14	UP0-058	Precise Plan submittal for landside improvements	Under review. Incomplete letter 11-5-14. CJ. Fire comments emailed to applicant 11-26-14. Resubmittal received 12/29/14. Correction sent 1-29-14. Resubmittal 3-19-15		RPS provided comments for revision of Precise Plan on 2/11/15	
21	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story building (retail/restaurant use) & outdoor improvements	Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent. Resubmittal received.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14	
22	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. Resubmittal received 1-26-15. JG. Correction letter sent. Partial resubmittal rcv'd 2/23. Under Review. JG. Correction letter sent 1/30 JG	BC- conditionally approved.	BCR returned for correction 2/19/15	

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23	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. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14 with referral to CCC Geologist 1-2015. Met w/ Coastal geologist 2-12-15 on site. Resubmittal received.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13. Began resubmittal review 3/18/15	
24	Sonic	1840 Main St.	8/14/13	UP0-364 & 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. Resubmittal received 1-23-15 and correction sent 2-23-15.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	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. Application still incomplete per memo of 2/23/15	
25	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.	No review since conditional approval of 6/11/12	

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26	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 Env. Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant is preparing Bio. Report. Bio. report received 3/13 and under review. Project referred to env. 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/ env. 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. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Waiting on plan revisions. CJ.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	No Comments to date
Planning Commission Continued projects									
27	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. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. Comments received from Coastal Commission regarding eelgrass mitigation. Dock revision in progress. Project continued to 3-17-15 mtg to ensure legal noticing. Applicant submitted revised dock plans based on Coastal Commission feedback re: MND.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP-Disapprove 11/19/13.	PW requirements will be addressed with Building Permit review	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

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28	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. MND 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. PC continued to date uncertain. Met with Applicant 9-30-14. Addendum to Bio report received 11/11. Need to revise and recirculate MND. Discussed project with Coastal staff in meeting 11-18-14. WM	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RPS conditionally approved per memo of 7/20/14	
29	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. Revising project description and MND.	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	
Environmental Review									
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. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. To be routed to State Clearinghouse for required 30 day review period.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15	
Grants									
31	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	

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32	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	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. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14.	No review performed.	N/R	
33	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.			
Project requiring coordination with another jurisdiction									
34	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. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
35	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. Discussed project with Coastal staff in meeting 11-18-14.	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									
36	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 buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	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									

#	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
37	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. 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.	
38	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy & Initial Study/MND	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	
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. Spoke with applicant 9-16, intends to resubmit. JG.	BC- conditionally approved.	BCR- ADA ramp upgrade required	
40	James Maul	530, 532, 534 Morro Ave	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.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. Applicant requested to keep project open 9-25-14.	Please route project to Building upon resubmittal.	N/A	
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing									

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41	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.		
42	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".	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	
Projects Appealed or Forwarded to City Council									
43	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. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. 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. 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 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 held 5/19/14. Result of sign workshops to be agendized for Planning Commission.	No review performed.	N/R	
Projects in Building Plan Check									
44	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	

#	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
45	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	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 per memo of 1/18/12.	
46	Jeffers	2740 Elm	3/12/14	B-30126	SFR Demo/ Reconstruct	GN - Needs CDP; Correction memo sent 4/10/14. Pending CDP approval. CJ. Correction letter sent. JG. Appealed to PC 4/7. Appeal Denied.	BC-returned for corrections 4/15/14.	JW- 4/7/14 corrections needed. JW- 9/9/14 2nd Submittal: Corrections and SWR Video needed.	
47	Caldwell	801 Embarcadero	8/18/14	B-30250	Commercial Hood System		BC- returned for corrections 10/8/14.	NRR	
48	Fowler	1213 Embarcadero	9/11/14	B-30270	Phase 1-B Water Site Improvements	Requested correction 10-7-14 - CJ	BC-under review.	RPS - Disapproved per memo of 10/31/14	
49	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 stablization of excavated area	
49	Buquet	647 Estero	3/14/14	B-30129	New SFR: 1662 sf living, 577 sf garage, 564 sf unfinished space, and 230 sf deck	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	
50	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	BC-on hold pending Planning process.	RPS - No PW comments if street access is not required for storage bldg	
51	Montecalvo	510 Fresno	5/16/14	B-30212	New 2car gargaie (508 sf) w/ storage (383 sf) above, and 93 sf deck	Corrections sent 8-11-14. WM.	BC- returned for corrections 8/22/14.	Assigned to ME/DH for review	
52	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit: 300 sf attached studio (27 new sf and convert 273 sf)	Under review. 2nd unit will require CDP.	BC- returned for corrections 2/28/14.	NRR	
53	Romero	2931 Ironwood	12/12/14	B-30339		Approved. CJ.	Code check corrections 1-21-15.	BCR conditionally approved per memo of 12/31/14	
54	Sotello	420 Island	6/30/14	B-30192	New SFR: 1678 sf living, 482 sf garage, 106 sf decking	Sent corrections 3/18/15. CJ	Corrections 3/23/15. CL.	BCR conditionally approved plans per memo of 9/10/14	
54	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	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.	Return for resolution of Planning issues. BCR - Conditionally approved per memo of 10/9/14	
55	Herrera	2820 Juniper	2/19/15	B-30375	New 203 sf deck addition to front of residence	Approved 3/4/15 JG			
56	Rockenbach	2670 Juniper	3/4/15	B-30387	Bathroom remodel	Approved 3/5/15. CJ.	Corrections 3/25/15. CL.	Approved. RS 3/4/15	
57	Candy Fish Sushi	898 Main	2/23/15	B-30380	Demise wall to add inside seating in restaurant	Approved 2/26/15 JG			
58	Dyson	1177 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR	
59	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved 9/25/14. CJ.	BC-returned for corrections 10/2/14.	RPS returned for corrections per memo of 9/25/14	
59	Hammond	2621 Nutmeg	1/13/15	B-30355	Remove top half of retaining wall due to stem wall failure and new wood deck			ME conditionally approved pending detail of drainage system at retaining wall per memo of 2/3/15	
60	Wikler	405 Pacific	12/11/14	B-30338		Corrections 12-18-14. WM		BCR returned for corrections per memo of 12/19/14	
61	Dennis	270 Piney	2/13/15	B-30383	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG		ME - Needs Eroison control plan & sewer backwater valve per	
62	Dennis	280 Piney	2/13/15	B-30384	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG		ME - Needs Eroison control plan & sewer backwater valve per	

#	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
63	Dennis	290 Piney	2/13/15	B-30382	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG. Approved 3/17 JG		ME approved 4/16/2015	
64	Nagy	371 Piney	8/11/14	B-30237	New SFR: 3,022 square-foot SFR and garage, plus deck and balcony.		BC-out for corrections.	JW returned for corrections per memo of 8/14/14 w/ Sample Offer of Dedication. Reviewed Findings & Conditions of Approval 11/13/14. Provided Sample Covenant to Defer Public Improvements 2/19/15. Reviewing resubmittal 3/25/15.	
64	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13	
65	Lindsey	413 Shasta	1/14/15	B-30357	Demo / Reconstruct SFR.	Needs CDP. Under review. JG		RPS returned for correction per memo of 2/20/15	
66	Wammack	505 Walnut	12/31/13	B-30076	New SFR: 2611 sf living, 489 sf garage, 190 sf decks and covered porch	CJ - needs CDP. Appealed. Building permit on hold pending appeal outcome.	BC-on hold pending Planning process.	BCR sidewalk deferral agreement	
Projects & Permits with Final Action									
1	Salin	845 Ridgeway	8/8/14	CP0-448	Admin Coastal Development Permit for demo of existing SFR and construction of new 2,420 sq. ft. SFR w/766 sq. ft. garage	Correction letter sent 8-28-14. with follow-up direction emailed 9/10/14. Confirmed with Applicant's Representation 9-30-14. Property older than 50 years requires historical evaluation per CEQA. Historical study in progress. Received neighborhood letter/emails. CJ. Noticed 2/13. Admin CDP Issued 2/24. Appealed to PC. meeting date 4/7. JG Meeting continued to allow applicant and appellant to work together. PC date 5/5	BC- conditionally approved.	DH/ME- returned for correction 11/24/14	
	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for non-conforming single-family residence. Addition of 578 sf plus 112 sf of decking	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. WM. Resubmitted 9/26/14. Met with applicants regarding need to provide workable parking on site. WM Resubmittal 2/3/15. PC hearing date 4/7/15. PC approved use permit and parking exception but denied variance.	BC- conditionally approved.	BCR - Began resubmittal review 9/30/14. Begin 2nd resubmittal review 2/3/15	
	Jeffers	2740 Elm	8/29/14	CP0-450	Demo 1 of 2 existing single units, construct new 1,522 sq. ft SFR w/ 508 sq. ft. garage as the primary unit	Project application denied due to proposed location of rear yard garage entry. Agent wants to appeal decision. PC date 4/7/2015. JG. Planning Commission denied appeal. Project denied.			
	Johnson	301 Little Morro Creek Rd	6/26/14	CP0-442 & UP0-081	Coastal Dev. Permit 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. Received resubmittal. PC reviewed 4/7/15 and recommended approval to Council	BC- incomplete	RPS - Plans approved as revised 2/24/15	

#	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
	Hsiao	341 Rennel St	2/11/15	CP0-463	Admin. Coastal Development Permit - Construct 1 story 917sf SFR with 283 SF garage	Reviewed and noticed on 3/25/15. WM. Approved.		BCR- Begin review 2/23/15	



AGENDA NO: B-2

MEETING DATE: April 21, 2015

Staff Report

TO: Planning Commissioners **DATE:** April 21, 2015

FROM: Joan Gargiulo, Contract Planner

SUBJECT: **Conditional Use Permit (#UP0-407) and Parking Exception (#AD0-097)** Request to allow additions exceeding 25% of existing floor area for a single-family residence with a nonconforming setback at 966 Pecho Street, and to allow a single-car garage with tandem parking in the driveway to provide the second required parking space.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission **Resolution 12-15** which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received February 24, 2015.

APPLICANTS: Tom and Ann Sciortino

DESIGNER: Chris Parker

LEGAL DESCRIPTION/APN: 066-281-082

PROJECT DESCRIPTION:

The Applicant is requesting Conditional Use Permit and Parking Exception approval for a single story addition totaling 575 square feet to an existing 958 square-foot nonconforming residence with an attached 291 square-foot garage. The residence is considered nonconforming because it has a one car garage where two covered spaces are required and it has inadequate front and side-yard setbacks, discussed below in the 'Project Analysis' section.

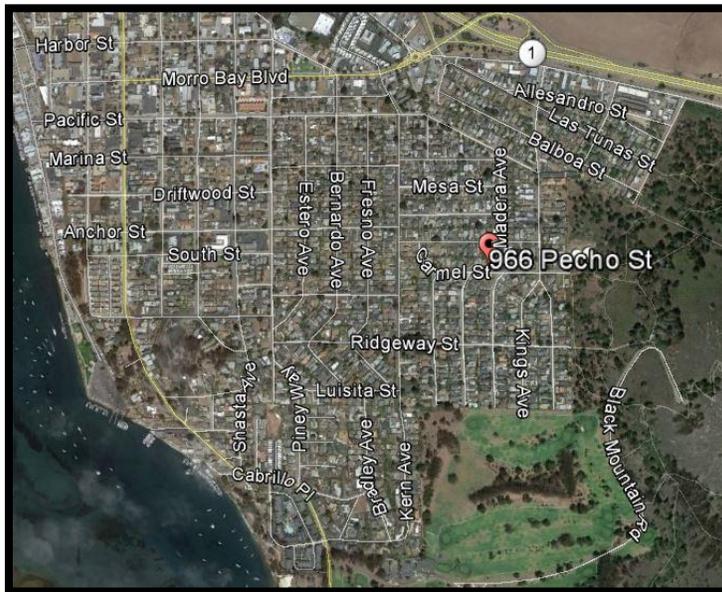
Plans show a proposed addition of 575 square feet to include a family/media room, bathroom and storage area as well as interior remodeling to the existing utility room.

Prepared By: JG

Department Review: _____

PROJECT SETTING:

The project is located in a residential neighborhood in central Morro Bay, south of Morro Bay Boulevard, west of Highway 1, and east of Kern Avenue. The mostly level, rectangular-shaped 5,394 square-foot lot is in the R-1 Single-Family Zone. Housing in the surrounding area includes mostly small, one and two-story older homes with one-car garages. The site is located outside of the Coastal Commission Appeals Jurisdiction.



Adjacent Zoning/Land Use			
North:	R-1/Residential Use	South:	R-1/Residential Use
East:	R-1/Residential Use	West:	R-1/Residential Use

Site Characteristics	
Site Area	Approximately 5,300 square feet
Existing Use	Single family residential
Terrain	Virtually level and developed
Vegetation/Wildlife	Ornamental landscaping
Archaeological Resources	n/a
Access	Pecho Street

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low-Medium Density Residential
Base Zone District	R-1
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Appeals Jurisdiction

PROJECT ANALYSIS:

Background

County Assessor records indicate the existing house was built in 1959 with a one-car garage, similar to other homes in the neighborhood. The residential use is consistent with the General Plan designation of Low-Medium Density Residential and with the Single-Family Residential (R-1) Zoning designation.



Zoning Ordinance Consistency

Current requirements of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”) for setbacks and parking render the existing structure and the parking arrangement nonconforming. However, additions to nonconforming structures may be permitted with approval of a conditional use permit, subject to certain findings (Morro Bay Municipal Code (MBMC) section 17.56.160). Similarly, the Zoning Ordinance allows for exceptions to parking standards, subject to certain findings (section 17.44.050).

Zoning Ordinance Standards		
	Standards	Proposed
Front-Yard Setback	20 feet	19.67 feet
Side-Yard Setbacks	5 feet	4.37 feet
Rear-Yard Setback	10 feet	19'6"
Lot Coverage	45%	45%
Height	25 feet	Approximately 13'2"
Parking	2 covered and enclosed spaces	1 covered space 1 uncovered space in tandem

Setbacks

The existing residence does not conform to the current setback requirements set forth in Section 17.24.040 of the Zoning Ordinance. The side-yard setback requirement for this lot is 10% of the average width. The lot is 50 feet wide therefore five feet of set-back is necessary. The northwestern side-yard setback, measured at 4.37 feet, does not meet the current standard. The existing front yard setback at 19.67 does not conform to the current requirement of 20 feet. Also, please note that pursuant to Section 17.48.045 of the Zoning Ordinance, detached garage buildings may extend to within one (1) foot of the interior side-yard; at 2.88 feet, the detached garage setback does conform with current standards. The proposed addition is in conformance with setback requirements.

Parking

The existing home and garage were built in an era when it was typical to provide covered parking for only one car. The Zoning Ordinance requires two covered and enclosed parking spaces for single-family dwellings. The applicant is proposing to provide one covered space in the existing garage and one space in tandem in the driveway. The driveway is adequate in length to accommodate a parked car. For individual residences one tandem parking space may be allowed subject to approval of a parking exception (MBMC section 17.44.050). Exceptions to parking standards require the following findings to be made:

1. The exception will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use.

Single-family dwellings are required to provide two parking spaces. If tandem parking is approved, then the project would meet that requirement. The length of the driveway is more than adequate to accommodate a parked car. Most dwellings in the surrounding neighborhood have one-car garages.

2. The exception will not adversely affect the health, safety, or general welfare of persons working or residing in the vicinity and that no traffic safety problems will result from the proposed modification of the parking standard.

Tandem parking will not result in traffic safety problems at this location because the parking area will be outside the right-of-way; sight distance is adequate for vehicles maneuvering into and out of the driveway; and the project is subject to building code and engineering standards for driveway construction.

3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property.

The applicant's parking proposal is reasonable given similar parking arrangements in the project vicinity and given the footprint and construction of the existing building on site.

Conditional Use Permit Requirement

The Zoning Ordinance, subsection 17.56.160B, requires approval of a conditional use permit for projects proposing additions in excess of 25% of the existing floor to a nonconforming structure. The project proposes to add 575 square feet to an existing 958 square-foot structure. As noted above, the structure is nonconforming with regard to the front and side-yard setback and the garage does not meet minimum requirements for two parking spaces. Approval of a Conditional Use Permit requires the following findings to be made:

1. The enlargement, expansion, or alteration is in conformance with all applicable provisions of the Zoning Ordinance.

The proposed remodel and additions are consistent with Zoning Ordinance requirements.

2. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use.

The applicant is required to submit a complete building permit application and obtain the required building permit prior to construction.

3. The project is suitable for conforming uses and will not impair the character of the zone in which it exists.

The project proposes additions to a single-family dwelling, which is an allowed use in the R-1 zone. The surrounding neighborhood is developed with modest one- and two-story homes.

4. It is not feasible to make the structure conforming without major reconstruction of the existing structure.

Major reconstruction would be necessary to meet required front and side-yard setbacks along the property lines and to accommodate a two-car garage.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on April 10th, 2015, and all property owners and occupants of record within 300 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. The exemption applies to additions to existing structures of less than 50% of existing floor area and will have no potentially significant environmental impacts.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the Zoning Ordinance allows additions to nonconforming structures and tandem parking upon approval of a conditional use permit (MBMC section 17.56.160) and a parking exception (MBMC section 17.44.050).

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Conditional Use Permit #UPO-407 for the proposed addition to a nonconforming structure and approve Parking Exception #ADO-097 for the project at 966 Pecho Street, as shown on plans date stamp received February 24, 2015, by adopting Planning Commission **Resolution 12-15** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 12-15

Exhibit B – Graphics/Plan Reductions date stamped February 24, 2015

RESOLUTION NO. PC 12-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (UP0-407) TO ALLOW AN ADDITION EXCEEDING 25% OF THE EXISTING FLOOR AREA TO A NONCONFORMING RESIDENTIAL STRUCTURE AND APPROVING A PARKING EXCEPTION (ADO- 097) TO ALLOW A TANDEM PARKING SPACE IN THE DRIVEWAY TO PROVIDE THE SECOND REQUIRED PARKING SPACE AT 966 PECHO STREET

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on April 21, 2015, for the purpose of considering Conditional Use Permit UPO-407 and Parking Exception ADO-097 for a proposed addition to a nonconforming single-family home and tandem parking at 966 Pecho Street; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the 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) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1 for additions to existing structures of less than 50% of existing floor area and will have no potentially significant environmental impacts.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure that residential land is developed to a density suitable to its location and physical characteristics.
2. The proposed additions are in conformance with all applicable provisions of the Morro Bay City Zoning Ordinance (the “Zoning Ordinance”), including building height, setbacks, and lot coverage.
3. The project meets applicable Title 14 (Building and Construction Code) requirements for a conforming use since the applicant is required to submit a

complete building permit application and obtain the required building permit prior to construction.

4. The project is suitable for conforming uses and will not impair the character of the zone in which it exists because it proposes additions to a single-family dwelling, which is an allowed use in the R-1 zone and the surrounding neighborhood is developed with one- and two-story custom homes.
5. It is not feasible to make the structure conforming without major reconstruction of the existing structure. Major reconstruction would be necessary to meet required side-yard setbacks along the northeastern property line and to accommodate a two-car garage.

Parking Exception Findings

1. The exceptions will not constitute a grant of special privilege inconsistent with the driveway or parking limitations upon other properties in the vicinity and the reduced parking or alternative design to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use. With approval of the exception, two required parking places will be provided on site consistent with the Zoning Ordinance requirements.
2. The exception to allow tandem parking will not adversely affect the health, safety or general welfare of persons working or residing in the vicinity and no traffic safety problems will result from the proposed modification of the parking standard because the parking area will not conflict with existing traffic patterns in the right-of-way and driveway construction will be subject to Building Code requirements and the City's Engineering standards.
3. The exception is reasonably necessary for the applicant's full enjoyment of uses similar to those upon the adjoining real property, given the footprint and construction of the existing building on site.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit UPO-407 and Parking Exception ADO-097 for property located at 966 Pecho Street subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 21, 2015, for the project at 966 Pecho Street depicted on plans date stamped February 24, 2015, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.

2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this 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 Community Development Manager (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 and/or conditions of approval shall be subject to review and approval by the Community Development Manager. 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. 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.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Public Services Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.

BUILDING CONDITIONS

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

1. Fire Sprinklers. We strongly recommend installation of an automatic fire sprinkler system, in accordance with Morro Bay Municipal Code (Section 14.08.090, 2013 California Fire (Section 903), and Nation Fire Protection Association (Standard 13-D).
2. Carbon Monoxide Alarms. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. (CRC 315)
3. Fire Safety During Construction and Demolition shall be in accordance with 2013 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
4. Sheet A2.1 New Floor Plan Detail. The Group R3 and U occupancies shall comply with maximum fire separation distance and openings as contained in CBC Table 705.8 and Morro Bay Municipal Code, Section 14.08.090(L)

PUBLIC WORKS CONDITIONS

1. Encroachment Agreement: The applicant shall apply for a special encroachment agreement through the Engineering division for the existing garden wall located within the City right of way. The special encroachment agreement shall be submitted and approved prior to issuance of a building permit.
2. Conduct a video inspection of the conditions of existing sewer lateral. Submit video to City Public Works Department. Construction Plans should reflect repair or replacement as required to eliminate inflow/infiltration.
3. Provide a standard erosion and sediment control plan (MBMC 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.
4. Add the following notes to the building plans:
 - a. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
 - b. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST

Scot Graham, Planning Secretary

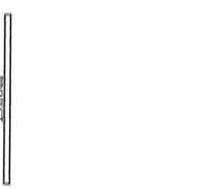
The foregoing resolution was passed and adopted this 21st day of April, 2015.

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VICINITY MAP



SCIORITINO
 RESIDENCE
 ADDITION

506 PÉCHO
 MORRO BAY, CA
 94031

DESIGNING FIRM
DESIGN
 DEVELOPMENT

PROJECT NO.	1417
DRAWN BY	CFP
DATE DATE	02/23/15
SCALE	1/8" = 1'-0"
REVISIONS	AS NOTED

SHEET TITLE
PROJECT INFO.
 SITE PLANS

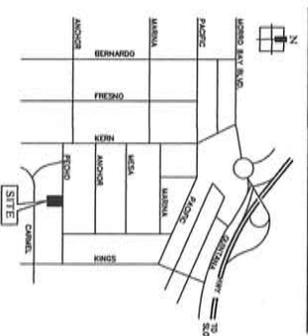
SHEET NO.
A1.1

PROJECT DESCRIPTION
 THIS PROJECT WOULD PLACE A SINGLE STORY ADDITION TO THE REAR OF THE EXISTING SINGLE STORY RESIDENCE. THE PROPOSED ADDITION WOULD BE A SECOND FLOOR LEVEL, WHICH WOULD MATCH THE FLOOR LEVEL OF THE EXISTING RESIDENCE. ONE COVERED AND ENCLOSED PARKING SPACE IS PROVIDED IN THE REAR GARAGE. THE SECOND SPACE IS BEING REQUESTED FOR THE SECOND SPACE TO BE IN TANDEN IN THE DRIVEWAY.

PROJECT INFO.

APN:	066-281-082
ZONING:	R-1, 25' HEIGHT, SETBACKS 20' F, 5' S, 10' R
ALLOWABLE COVERAGE:	49%
LOT SIZE:	5,394 SQ. FT.
EXISTING LOT COVERAGE:	33% 1,764 SQ. FT.
PROPOSED LOT COVERAGE (STRUCTURES & DECKS/STAIRS):	49% 2,416 SQ. FT.
EXISTING RESIDENCE:	948 SQ. FT.
EXISTING GARAGE:	291 SQ. FT.
TOTAL EXISTING AREA:	1,249 SQ. FT.
PROPOSED ADDITION:	575 SQ. FT.
EXISTING DECKSPACES:	514 SQ. FT.
PROPOSED DECKSPACES:	77 SQ. FT.
ADDITIONAL IMPERVIOUS AREA (ADDITIONAL DECK/STAIR):	632 SQ. FT.
AVERAGE NATURAL GRADE:	344.40'
ALLOWABLE HEIGHT (25'):	286.40'
PROPOSED HEIGHT:	268.50'

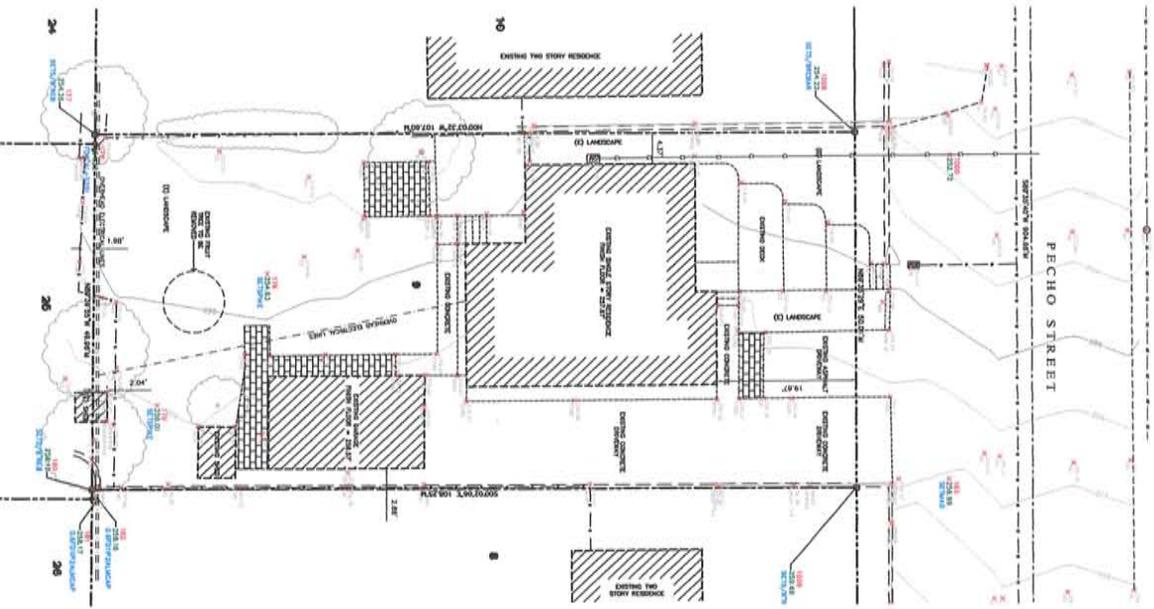
VICINITY MAP



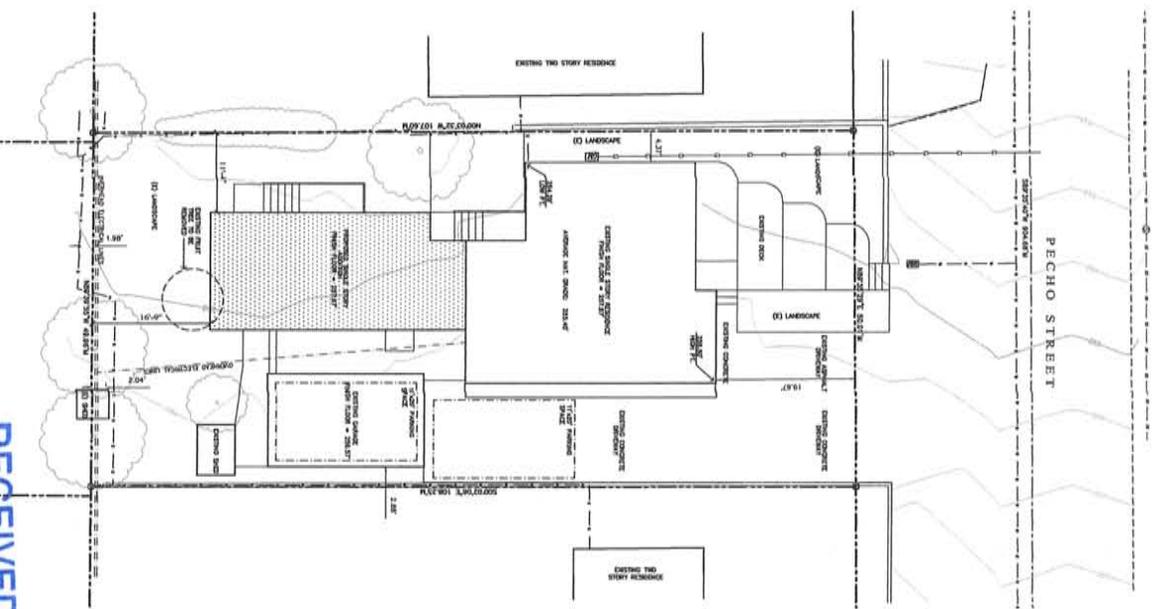
BLDG. CODES
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA FIBER OPTIC CODE
 CALIF. REFERENCE STANDARDS CODE

SHEET INDEX

A1.1	PROJECT INFORMATION, SITE PLANS
A2.1	DEMO. AND PROPOSED FLOOR PLANS
A3.1	EXTERIOR ELEVATION



EXISTING SITE PLAN / SURVEY
 LAND SURVEY: MBS LAND SURVEYS

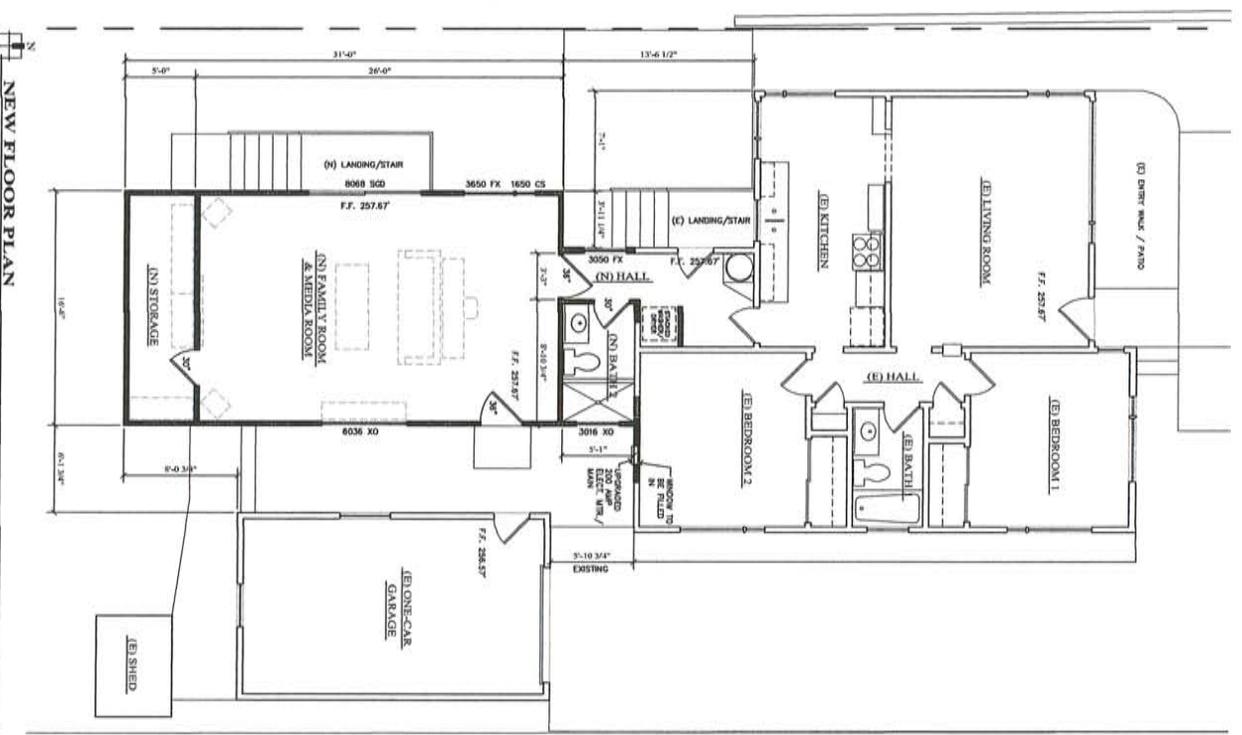
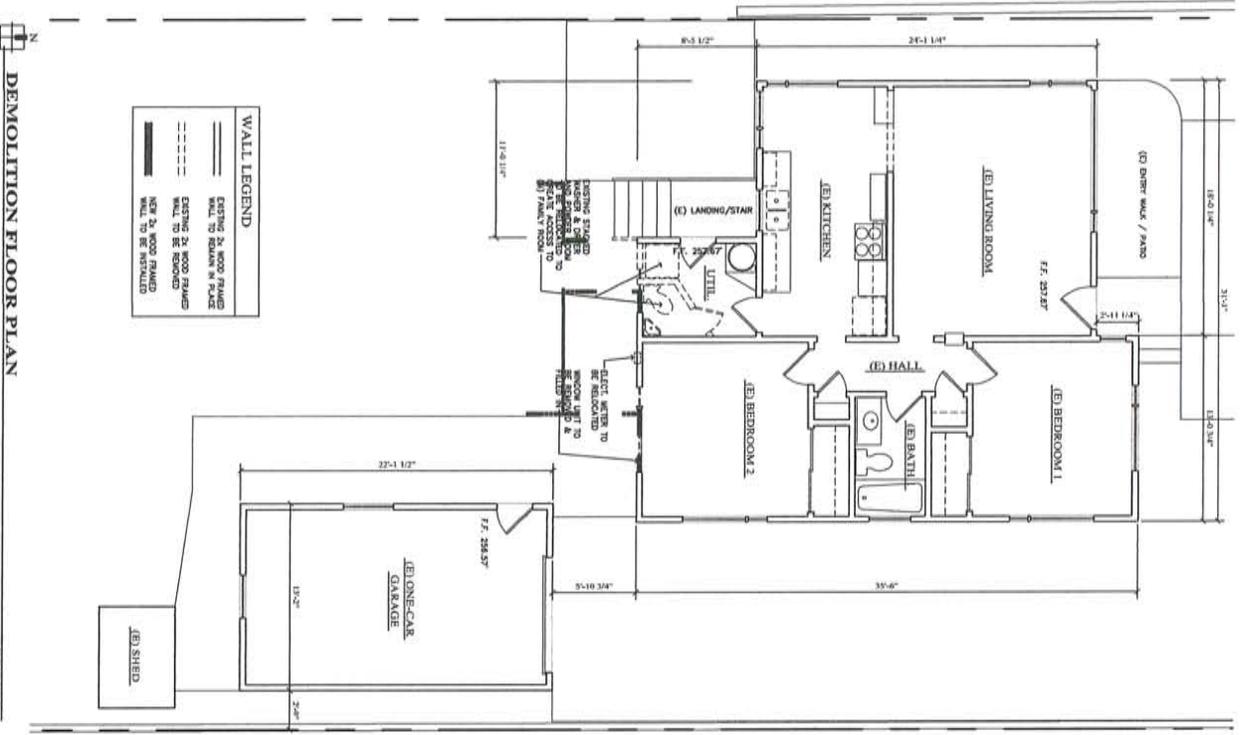


NEW SITE PLAN

RECEIVED

FEB 24 2015

City of Morro Bay
 Public Services Department



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VICINITY MAP

PROJECT

SCIORITINO
 RESIDENCE
 ADDITION

966 PESCHIO
 MODERNO BLVD., CA

DESIGNED BY
 C. P. PARKER
 DESIGN
 DEVELOPMENT

Project No.	14-17
Client Name	SCIORITINO
Date	02/23/15
Scale	AS NOTED
Revisions	

SHEET TITLE
 DEMOLITION &
 NEW FLOOR PLANS
 SHEET NO.

A2.1



AGENDA NO: B-2

MEETING DATE: April 21, 2015

Staff Report

TO: Planning Commissioners

DATE: April 16, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Coastal Development Permit and Conditional Use Permit (CP0-459 & UP0-401) for new construction of a single family residence at 361 Sea Shell Cove. This is lot 4 of the Sea Shell Estates subdivision (Tract 2870) located off Theresa Drive. Proposed home is 2,664sf with 616sf garage with 320 sf of decking. The project is located in an R-A zone with Planned Development overlay (PD).

RECOMMENDATION:

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

- A. Adopt Planning Commission Resolution 13-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated January 19, 2015.

APPLICANT/AGENT: Cathy Novak, Agent for Sea Shell Estates, LLC

LEGAL DESCRIPTION/APN:
068-412-004

PROJECT DESCRIPTION: The Applicant, Sea Shell Estates, LLC, is requesting coastal development permit and conditional use permit approval to construct a 2,664 square foot single family home with 616 square foot garage and 320 square foot deck on lot 4 of the Sea Shell Estates subdivision. The subdivision is located on the east side of Highway One immediately north of the assisted care facility known as Bayside Care Center. This is the first lot to seek approvals since



Prepared By: CJ

Department Review: SG

the subdivision was approved by the City in 2009.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	Ag Residential (R-A, PD) Vacant Land	South	Ag Residential (R-A, PD) Vacant Land
East:	Ag Residential (R-A, PD) Vacant Land	West:	Ag Residential (R-A, PD) Vacant Land

<u>Site Characteristics</u>	
Overall Site Area	Lot 4 = 17,697 square feet
Existing Use	Vacant
Terrain	Sloping
Vegetation/Wildlife	Grasses
Access	Teresa Drive
Archaeological Resources	Not within 300 feet

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	R-A, Residential Agriculture
Zoning Overlay District	PD
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, but Lot 4 not within appeals jurisdiction

PROJECT ANALYSIS:

Background:

The Sea Shell Estates subdivision was approved by the City in 2009 as a 10 lot custom home subdivision. The tract improvements were completed in early 2014. This subdivision was approved as a cluster subdivision pursuant to Section 16.44 of the City's Subdivision Ordinance. As part of the tract approvals, each of the lots were established with a predefined building envelope and building footprint size in order to conserve open space and natural vegetation.

Project Specifics:

This property is lot 4 of the Sea Shell Estates subdivision on Sea Shell Cove, which is a private road accessed from Theresa Drive. The site size is 17,697 square feet. The predefined building envelope is 3,600 square feet with a building footprint of 3,280 square feet. The proposed home is 2,664 square with 616 square foot garage and 320 square feet of decking that is 30 inches above grade. Plans show the home as proposed will be a split-level home that is designed to be compatible with the surrounding hills and natural areas with minimal site disturbance along with a color palette of muted earth tones. (see Exhibit E for Color Board).

The applicant has provided a detailed project description that gives the summary and project history for the Sea Shell Estates subdivision. In this description (See Exhibit C), the tract improvements, environmental mitigations, and subdivision vision are described. The project description describes the specific applicable sections that require DRC approval or special consideration. In addition, these requirements are summarized in table format below.

Design Review Committee (DRC) / Covenants, Conditions, and Restrictions (CC&R's)

The Covenant, Conditions and Restrictions (CC&R's) established a Design Review Committee which was created to advise lot owners and ensure compliance with the Sea Shell Estates Design Manual. The duty of the DRC is to consider and act upon proposals of plans submitted; to adopt DRC guidelines and to carry out all other duties imposed upon it by the CC&R's.

The Design Review process requires prior approval for all new construction and major additions, by the Design Review Committee as well as Planning Commission approval. However, the Applicant for this project, as the Declarant, is exempt from DRC approval per Section 5.6 of the CC&R's. Therefore, the Planning Commission is required to review and approve the project based on project consistency with Design Review Guidelines as well as General Plan/ Local Coastal Plan and Zoning Ordinance standards.

<i>Development Standards/ Design Manual</i>	<i>Proposed Plan</i>	<i>Subdivision Requirements</i>
<i>Front Setback:</i>	21 feet 6 inches from back of street paving	Tract requirements determined 20 foot front setback from back of street paving for each lot.

Side (north) Interior:	8 feet	5 feet from property line
Side (south) Interior:	31 feet 6 inches	25 feet from property line
Rear:	28 feet 2 feet inches	25 feet (varies for each lot).
Building Footprint/Envelope:	Proposed home, garage and deck are aggregate of 3,600 square feet.	Maximum 3,600 square foot envelope
Lot Coverage	20% proposed	45% Maximum
Building Height	Less than 18' 6" inches (16'8" above natural grade as shown on site plan. Chimney height at 18' 6")	18' 6" above natural grade maximum
Parking	2 garage spaces plus 1 guest parking space in driveway	Two garage parking spaces plus one exterior space for guests
Size and Bulk	Low-profile split-level home designed to slope with natural contours of the site. Exterior walls stepped and offset to create smaller wall areas and reduce size, bulk and mass.	<ul style="list-style-type: none"> • Buildings should blend with and not overwhelm their immediate surroundings. • Building structures footprint \leq 3600sf • 2nd story floor area limited to 75% of 1st floor area.
Roof Forms	Asphalt shingle roofing "Heather Blend."	<ul style="list-style-type: none"> • Simple roof elements that are a coherent part of the building form are to be used with roof slopes that reflect to the natural slope of the site. • 5-in-12 or less roof pitch is allowed. • Asphalt or composite flat shingles, in black or dark earth tones without pattern or excessive texture; dark tone, non-reflective metal and earth sod.
Garages	616sf two car garage 16 foot wide driveway 472 square feet	<ul style="list-style-type: none"> • Attached or detached from the home • Driveways shall not exceed 20 feet in width nor be greater than 1200 square feet.
Exterior Materials/ Finishes	Wood fascia, cedar siding (See Exhibit E).	Redwood or cedar siding board and wood shingles are allowed as an exterior siding material. Use of alternative materials, either natural or manufactured is encouraged and considered on individual basis.

Colors	Behr Tugboat stain wood fascia; Behr Sandal stain cedar siding, Andersen dark bronze windows, doors, and skylights; Kelly Moore Friar's cloak painted metal railing Munsell color ratings identified on color and material board (See exhibit E).	Colors shall be earth tone, muted and create a synthesis with the surrounding landscape. Colors shall follow the San Luis Obispo County approved Munsell Book of Color.
Private Yard Fenced	500 square feet	Maximum 1,000sf allowed on north side of home in order to be screened from Highway 1.
Landscaping	Landscaping plan submitted. Refer to sheet L-1. Landscaping proposal seeks to minimize site disturbance with native drought tolerant plantings. Variety of trees, shrubs, perennials, ornamental grasses and groundcover proposed and identified on sheet L-1.	Designs should be simple, natural in appearance, and free of artificial appearing geometric patterns such as evenly spaced straight rows or trees or shrubs along driveways or property lines. Landscape plan required which identifies plant materials and locations of proposed vegetation. Trees and shrubs subject to same height limits as building (18' 6")

Planned Development Overlay

The project is located within a PD overlay subject to the requirements of 17.40.030. The purpose of the planned development overlay zone, is to provide for detailed and substantial analysis of development on parcels which, because of location, size or public ownership, warrant special review. The general development standards for projects in a PD overlay zone include additional design criteria for review and approval via the conditional use permit process. The Sea Shell Estates Design Manual and CC&R's also address these additional submittal requirements that are required for projects in a PD overlay, which are identified in the table above and more fully described by the Applicant in their project description (See Exhibit C).

Title 17.40.030 identifies the requirements for a precise plan approval which include total development plans, architectural elevations, landscaping plan, engineering plans, proposed site uses and other plans as applicable such as exterior lighting roof plans, site cross-sections, view sight lines, visual quality plans, or other features necessary to evaluate the specific proposal.

Included within the plans (See Exhibit G) are complete architectural, grading plans and landscape plans. Lighting and fencing details are also included with lighting specifications shown on plan sheet AE-1 and fencing details shown on plan sheet AC-1. The lighting proposed is shielded and downcast so as to not provide glare. Door and window schedules are included on plan sheet A-4. Fencing details on plan sheet AC-1 show location of fence along the east

property line away from Highway 1. The Design Manual prohibits fencing except in the area for the private yard area. The proposed fencing materials are 1 x 6 horizontal cedar tongue and groove boards, with 2 x 4 redwood horizontal rails and a 2 x6 cedar cap.

ENVIRONMENTAL DETERMINATION

Aesthetics

Because of the scenic value of the Highway 1 corridor, aesthetic mitigations were imposed on the project. The purpose of the mitigation was to ensure that no structure shall obstruct or silhouette the ridgeline when viewed from the Highway. Accordingly, the Applicant has submitted a line of sight study (See plan sheet A-5). The plan sheet is drawn as a site section showing line of sight from the Highway to the nearest ridge. The line of sight study demonstrates maximum home elevation of 18 feet 6 inches is below the ridgeline.

Biological Mitigation

Althouse & Meade prepared a Mitigation and Monitoring Plan in 2011 that address mitigation for the subdivision which included each development on each lot. Originally included within the conditions of approval for the subdivision were the requirement that a pre-construction survey be conducted on all lots prior to development, and preparation of mitigation and monitoring plan that addresses impacts to onsite habitat. When the tract improvements were installed and completed in 2014 which included the pre-construction survey, the mapping, mitigations and restoration of the whole subdivision was completed in lieu of individual lot mitigation. Requirements for both botanical pre-construction surveys and nesting bird surveys have been added as conditions of approval (Planning conditions 1 and 2) to this project consistent with the tract approvals and mitigations that were incorporated into the project. Within the 2011 mitigation and monitoring plan, Cambria morning glory and serpentine bunchgrass grassland were identified on portions of lot 4. The proposed conditions of approval address mitigation for any loss of habitat which could be accommodated either on-site or off-site. Off-site mitigation areas identified in the tract approvals were the area south of lots 7 and 8 to provide for off-site mitigation of special plant species. The Mitigation and Monitoring Plan provides for an annual monitoring period of 3 years after implementation of preservation and replacement areas.

Environmental review was performed for this specific proposal. Through this review, staff determined the project is eligible for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (a), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new structures which include one single family residence for which this proposed project would qualify. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2 apply to the project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on April 10, 2015, and mailed directly to all property owners of record and occupants within 300 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

The project has been designed to blend in with the surroundings consistent with the Sea Shell Estates Design Manual as well as the City's General Plan, Local Coastal Plan and Subdivision Ordinance. The Design Manual as recorded with the Covenants, Conditions and Restrictions for the Tract sets forth that future building be in compliance with the vision of the subdivision.

Included within the CC&R requirements are that all proposed homes for the subdivision be subsequently approved by Planning Commission. Staff has reviewed the project according to the development standards of the City approved and recorded tract map, CC&R's, Sea Shell Estates Design Manual. Staff's recommendation is that because of the thoroughness of the CC&R's and design manual and because the buildable envelope was defined for each lot as recorded on the tract map, staff recommends that the Planning Commission allow future single family home development to be processed as an administrative coastal development permit, subject to being determined outside of the appeals jurisdiction. The project would still be consistent with the Planned Development overlay requirements because since the project is required to obtain DRC approval prior to City approval, the DRC requirements for this subdivision meet or exceed the submittal requirements of the PD overlay. Administrative coastal development permits would still have the same level of noticing for owners and occupants within 300 feet of the property site as would a regular coastal development permit.

Though lot 4 is outside of the coastal appeals jurisdiction, the City's mapping software appears to show lots 1 through 3 as located within the coastal appeals jurisdiction due to their proximity within 100 feet of a riparian corridor. If those lots are determined to be located within the appeals jurisdiction, it would require Planning Commission review and would not be eligible for administrative review processing. This requirement is reflected in PC Resolution 14-15.

The proposed project would be consistent with all applicable development standards of the Zoning Ordinance, Sea Shell Estates Tract Conditions, and Design Manual, and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development requirements are proposed.

Staff recommends that the Planning Commission approve the requested Coastal Development Permit and Conditional Use Permit for the proposed new home at 361 Sea Shell Cove via adoption of Resolution 13-15. Staff also recommends that the Planning Commission review and adopt Planning Commission Resolution 14-15 which would allow administrative coastal

development permit approval subject to prior DRC approval for the remaining homes of the Sea Shell Estates subdivision located outside of the appeals jurisdiction. Lots 1 -3 would be processed according to their determined location in or outside of the appeals jurisdiction.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 13-15
- Exhibit B – Planning Commission Resolution 14-15
- Exhibit C – Applicant’s Project Description dated January 26, 2015
- Exhibit D – Visual Simulations
- Exhibit E – Color Board
- Exhibit F – Approved Tract Map for Tract 2870
- Exhibit G – Graphics/Plan Reductions dated January 19, 2015

RESOLUTION NO. PC 13-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING THE COASTAL DEVELOPMENT PERMIT (CP0-459) AND CONDITIONAL USE PERMIT (UP0-401) FOR NEW CONSTRUCTION OF A 2,664 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH 616 SQUARE FOOT GARAGE AND 320 SQUARE FOOT DECK LOCATED AT 361 SEA SHELL COVE ALSO KNOWN AS LOT 4 OF THE SEA SHELL ESTATES SUBDIVISION.

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 April 21, 2015, for the purpose of considering Coastal Development Permit #CP0-459 and Conditional Use Permit #UP0-401; and

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

WHEREAS, the Planning Commission has duly considered all evidence, including the 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. That for purposes of the California Environmental Quality Act, Case No. CP0-459 & UP0-401 are categorically exempt from CEQA pursuant to Class 3, CEQA Guidelines Section 15303 (a), for new construction of small structures for which the construction of a single family residence would apply. Additionally, none of the Categorical Exemption exceptions, noted under section 15300.2 apply to the project as further analyzed in the staff report.

Coastal Development Permit Findings

1. The Planning Commission finds the construction of a single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The Planning Commission finds the project, as conditioned, is consistent with the design elements contained in the approved CC&R's and Design Manual for Tract 2870, Sea Shell Estates which are intended to harmonize with its natural setting and creating an open space neighborhood development by blending buildings into the environment setting.

3. The project is in conformance with the applicable conditions of approval for Tract 2870 (Case No. VTTM #S00-062, UP0-183, CP0-207).

Conditional Use Permit Findings

1. The project will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood in that the proposed single-family residence is a permitted use within the zoning district applicable to the project site and said structure complies with all applicable project conditions and City regulations.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood because the use is designed to be consistent with the City regulations applicable to this development.
3. The project will not be injurious or detrimental to the general welfare of the City because the single-family residence is a permitted use within the zone district and plan designation applicable to the site and said use is designed to be accordance with all applicable project conditions and City regulations.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-459 and Conditional Use Permit #UP0-401 subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated April 16, 2015, for the project at 361 Sea Shell Cove depicted on plans dated January 19, 2015, on file with the Community Development 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 CP0-459 & UP0-401, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this 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 Community Development Manager (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 and/or conditions of approval shall be subject to review and approval by the Community Development Manager. 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. 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.

Building Conditions:

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

Fire Conditions:

1. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

Applicant shall install carbon monoxide alarms in accordance with California Residential Code. (Section R315.2)

2. Sheet T-2, Fire Conditions, Number 8. Materials and construction methods for wildfire exposure protection shall be identified and applied to the project. Applicant shall identify construction elements to include attic vent protection devices and roof materials and construction, in accordance with California Building Code (Chapter 7A), California Residential Code (Section R327), and California Referenced Standards Code (Chapter 12-7A).

Public Works Conditions:

1. Site design shall comply with requirements set forth in the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (EZ Manual). These include LID site planning and peak stormwater flow control. A Final Stormwater Control Plan including drainage analysis, runoff calculations, design and justification of drainage facilities shall be performed by a Registered Civil Engineer and submitted with the building permit application. The responsible Soils engineer shall review all proposed infiltration or storage systems for site suitability.
2. Sewer Backwater Valve: 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 14.07.030) Indicate on the plans to be submitted for a building permit.

Add the following Notes to the Plans:

1. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Works Department located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

Planning Conditions:

1. To ensure that the project does not impact nesting migratory birds, special status birds, or ground nesting birds, Applicant shall conduct a pre-construction survey by a qualified biologist no earlier than 30 days prior to building permit issuance to ensure that birds are

not nesting if construction is proposed during the migratory bird season. If special status birds are nesting in the work area, construction shall not start until either the chicks have fledged and left or until nesting season is complete as determined by the approved biologist.

2. A pre-construction survey by a qualified biologist shall be submitted prior to issuance of a building permit to determine if bunchgrass community or special status plant species exist on the property. If bunchgrass community, Blochman's dudleya, Cambria Morning glory, or other special status plant species are determined to be found onsite, then mitigation shall be as follows for any loss of habitat: one to one replacement or preservation of these habitats onsite shall be required according to the approved 2011 Mitigation and Monitoring Program prepared by Althouse & Meade included with the approved Tract CC&R's.
3. Noise: Project construction within 500 feet of any existing residences shall be limited to the hours of 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on weekends. All large construction equipment will be equipped with "critical" grade noise mufflers. Engines will be tuned to insure lowest possible noise levels. Back up "beepers" will also be tuned to insure lowest possible noise levels. All necessary measures to muffle, shield or enclose construction equipment shall be implemented in order to insure that noise levels at the property line of the nearest parcels do not exceed 75 dBA.
4. Affordable housing in-lieu fees shall be paid as conditioned by the City Council consistent with the 2009 Tract approvals and as consistent with the City's Affordable Housing In-Lieu fee ordinance found in Title 17.50 of the Zoning Ordinance and consistent with the City's Housing Element affordable housing policies.
5. 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 Community Development Manager and City Building Official.
6. Height Certification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the City Community Development Manager certifying that the tops of the forms are in compliance with the finish floor elevations and setbacks 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 & Building Manager, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310.
7. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems, shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)

8. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)
9. 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.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of April, 2015.

RESOLUTION NO. PC 14-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING DEVELOPMENT OF TRACT 2870 (Case No. VTTM S00-062, UP0-138, CP0-207) TO BE PROCESSED AS ADMINISTRATIVE COASTAL DEVELOPMENT PERMITS FOR THOSE LOTS WITHIN THE SEA SHELL ESTATES SUBDIVISION THAT ARE OUTSIDE OF THE COASTAL APPEALS JURSDICTION.

WHEREAS, on June 15, 2009 the Planning Commission approved the Vesting Tentative Tract Map, S00-062, the Precise Plan Conditional Use Permit, UP0-138 and the Coastal Development Permit, CP0-207 to subdivide the property formerly known as 1305 Teresa, APN# 068-411-008 which established Covenants, Conditions and Restrictions (CC&R's) that also included a detailed Design Manual to regulate future individual lot development with a tract map that specified pre-defined buildable envelope on each of the 10 lots; and

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on April 21, 2015, for the purpose of considering the first application for development in this subdivision which is Coastal Development Permit #CP0-459 and Conditional Use Permit #UP0-401 for Lot 4 in the Sea Shell Estates subdivision known as 361 Sea Shell Cove (APN 068-412-004); and

WHEREAS, as part of the approvals for 361 Sea Shell Cove, the Planning Commission of the City of Morro Bay reviewed the Sea Shell Estates Design Manual as contained with the Covenants, Conditions and Restrictions (CC&R's) which sets forth the design requirements; and

WHEREAS, the Sea Shell Estates subdivision is located within the R-A zoning district with a Planned Development (PD) overlay; and

WHEREAS, the Sea Shell Estates subdivision received a conditional use permit for the overall subdivision pursuant to the PD overlay requirements; and

WHEREAS, as described in the staff report dated April 16, 2015 for 361 Sea Shell Cove, the Sea Shell Estates Design Manual requirements meet or exceed the PD submittal requirements which requires that each future home obtain Sea Shell Estates Design Review Committee (DRC) approval prior to obtaining City approvals;

WHEREAS, the procedures specified in the Title 17.58 of the City's Zoning Ordinance for coastal development permits require public noticing 10 days prior to City action for owners and occupants within 300 feet of the subject site; and

WHEREAS, Title 17.58 of the City's Zoning Ordinance, requires property within the coastal appeals jurisdiction to be processed as a regular coastal development permit approved by the Planning Commission; and

WHEREAS, the Planning Commission is authorized, by the Morro Bay City Zoning Ordinance, section 17.48.020, to make interpretations of ambiguities found in the Zoning Ordinance; and

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 finds that those lots within the Sea Shell Estate subdivision that are outside of the coastal appeals jurisdiction shall be processed as individual administrative coastal development permit approvals subject to the required payment of applicable fees and public noticing. The project as approved by the City in 2009 as Tract 2870 contained pre-specified building envelope and building footprint approvals as well as established Covenants, Conditions and Restrictions, and a Design Manual in such detail that Planning Commission finds those remaining lots in the Sea Shell Estates subdivision that are outside of the coastal appeals jurisdiction shall be eligible for administrative coastal development permit approval.

Section 2. Based upon the staff report and other evidence and information considered by the Planning Commission regarding this matter, the foregoing interpretation (i) will not negatively impact the public health, safety and general welfare of neighborhoods because coastal development permits will still be required for all of the remaining 9 lots in the Subdivision, (ii) will not have any effect upon traffic conditions within the City and (iii) will have a positive effect upon the orderly development of the areas because development standards have been reviewed and approved with the approvals of Tract 2870 and each new coastal development permit will be conditioned accordingly.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 21st day of April, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert Tefft, Chairperson

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 21st day of April, 2015.

EXHIBIT C

Project Description 361 Sea Shell Cove January 26, 2015

Setting

The project site, 361 Sea Shell Cove, is 17,697 square feet and is in the R/A zoning district. Sea Shell Cove is a private road accessed from Teresa Drive. The property is located on the east side of Highway One in a new subdivision known as Seashell Estates.

Project Description

Summary and project history:

The Seashell Estates project was a 10 lot residential subdivision approved on June 15, 2009 by the City of Morro Bay. The intent of the subdivision was to create residential lots with predefined building envelope and footprint sizes in order to conserve open space and natural vegetation in the surrounding area. When the subdivision was approved, the location of the building envelope and footprint was to be selected and approved on each lot as a house project was submitted.

The tract improvements for the subdivision were completed in spring 2014 and now the property owner desires to construct the first single family home.

Additional restrictions on some lots (1 – 3) included a 50 foot buffer from the drainage swale located to the north of the property as well as other biological mitigations for the on-site habitat. Lot 4 has a 25 foot drainage easement line. A biological habitat mitigation monitoring plan was approved by the City which established areas on each of the lots for the allowable placement of the building envelope and footprint. When the tract improvements were constructed, it was decided, and authorized by the City, that mapping, mitigation and restoration of the entire subdivision would be more appropriate than having each individual lot perform separate mapping, mitigation and restoration programs. Please refer to previously submitted biological reports.

In creating a unique vision for this residential subdivision, a set of Design Manual for the development of the homes was approved by the City to assist owners and builders with their projects. The Design Manual state:

“The Sea Shell Estates is planned to explicitly harmonize with its natural setting. The goals for development at The Sea Shell Estates have been to understand the inherent, unique qualities and limitations of each site, to respond to the forces of the sun, wind and rain to seek an appropriate fit with the topography and existing vegetation. The Sea Shell Estates, like nature, is not static. The Sea Shell Estates idea is not just about individual homes; it is about creating an open

EXHIBIT C

space neighborhood development by blending buildings into the environment setting.”

“The Sea Shell Estates Design Manual contains a creative blend of design philosophy, general concepts and specific rules that takes into account and determines whether any specific improvement is compatible with The Sea Shell Estates. The document articulates Manual for site development and architecture at The Sea Shell Estates, recognizing that each site is unique and that excellence in design ultimately means consistency with the shared image that is The Sea Shell Estates.”

The Seashell shared image is summed by stating, ““LIVING GENTLY WITH THE LAND” is a phrase that has been used to describe the way of life at The Sea Shell Estates. It also expresses an approach to architectural design that is about respecting the existing character of the place and the unique context of each building site. It is about building in a manner that is appropriate to this special place.

The Design Manual is an important part of this project and is also recorded with the CC&R’s to ensure that the future building will be in compliance with the shared vision. As for this specific project, the original architect that helped create the Design Manual is the current architect for this single family residence project so; he understands the nature of the Manual better than any other.

Both the CC&R’s and the Design Manual have defined a process for any work at Seashell Estates which includes a “Design Review Committee (DRC)”. The DRC’s responsibility is to assist Lot Owners and ensure compliance with the Design Manual. DRC approval is required for each new project. However in this case the CC&R Declarant and project applicant are one in the same so, section 5.6 of the CC&R’s provides an exemption from DRC approvals (copy attached with electronic version of complete CC&R’s attached as well).

Since the Design Manual is quite comprehensive, it is important to note specific sections that require either DRC approval or special consideration. In order to assist the City with the review of this project and consistency with the Design Manual, the following is a list of Design Manual sections and comments that are applicable to this project.

5.3 Height – Sheet AC-1 shows the outside corners of the house with the existing grade, building height and allowed. In addition, an exhibit from Highway One that shows the height of this home will not silhouette the ridge-line is attached to this application as sheet A-5. This exhibit provides a line of sight section through the tract with a maximum 18’-6’ height plane over the site.

5.4 Vegetation/Landscaping – A landscaping plan is provided.

EXHIBIT C

5.5 Size and Bulk – The house on lot 4 is a low-profile split-level home that steps-up with the lot's natural slope. The house hugs the hillside and is integral with the natural contours of the site. The shed roof forms are sloped to mimic the natural forms of the site and are segmented to reduce the mass and size of the roof form. The exterior walls are stepped and offset to create smaller wall areas and reduce the apparent size, bulk and mass of the structure. The building footprint, including garage and ancillary structures is less than 3,600 square feet.

5.6 Building Setbacks – A 20 foot setback, as measured from the back of street paving, is indicated on sheet AC-1.

5.6 Private Yard Fenced Areas – A 460 square foot private fenced area is proposed consistent with Design Manual that allows for up to 1,000 square feet of private fenced area on the north side of the home.

5.6.2 Private Yard Non-Fenced Areas – The project proposes low stepped retaining walls, uncovered at grade decks, stairs, landings and walkways that do not exceed 30 inches in height around the site.

5.7 Parking – The proposed project contains parking spaces for two cars in the garage and exterior space for guest parking in the driveway area.

5.8 Lighting – An exterior lighting plan is provided on sheet-AE-1. Lighting cut-sheets with specifications are provided.

5.10 Service Areas – Trash enclosure is integrated into the fence. The enclosure is roofed and enclosed on all side with walls and doors which makes it inaccessible to wildlife.

6.1 Grading and Drainage- The foundation steps up the hillside to conform to the natural topography of the site. Decks are raised with a post and pier foundation over the natural grade. Grading will be minimized and confined to the building footprint and driveways. Because the foundation steps up the hillside with the natural contours of the site the cut and fill will be balanced and limited. Cut & fill numbers provided on sheet C-1.

6.2 Grading and Drainage Information – The preliminary drainage and grading plan is provided with this application on sheet C-1. In addition, due to the new storm water regulations, a Storm Water Plan that addresses these regulations is attached to this application.

6.3 Grading and Drainage Plan – The limits of site disturbance, line of tops and bases for cut and fill, pitch direction and other information is provided on sheet C-1.

EXHIBIT C

6.4 Finished Grade – Drainage & grading plan, sheet C-1, shows how the finished contours blend with existing topography.

6.16 Driveways – As indicated on sheet AC-1, the square footage of the driveway is under the maximum allowable 1,200 sq. ft.

6.16.2 Driveways – Surface Material – The driveway surface proposed is porous pavers. See materials and color shown on sheet L-1.

7.1.1- Roof Slope – The roof pitch is indicated on sheets A-2 & A-3.

7.1.2 Permitted Materials – The roof material will be asphalt composition shingles as shown on sheet A-2. A material and color board is also included with this application.

7.2 Exterior Walls- Materials – The project is proposing to use cedar siding as it appears natural and blends with the surrounding environment and is non-reflective, see sheet A-2 for details. Additionally, the Munsell requirement is a 6 or less and this information is provided on color board. The project proposes using a semi-transparent stain over cedar siding and asphalt shingle roofing which are non-reflective.

7.2.1- Foundation Walls – Siding is designed to come within 6 inches of and be parallel to finished grade. See note on sheets A-2 & A-3.

7.3 Utility Infrastructure – The utility information is on sheet AC-1. As per the Design Manual, the power boxes are recessed and the gas meter is screened with the same material as the siding.

7.4 Windows –The windows will be installed without trim as per sheets A-2 & A-3. From the interior spaces the windows are placed and sized to create and frame specific and dramatic views of the Chorro Valley and surrounding hills. Window placement is also designed with careful thought to furniture placement, and the ability to create privacy and security to the occupants. From the exterior the windows are placed and sized to provide continuity with the scale and form of the house.

7.4.2 Glass – Samples and specifications of the windows are provided with this application. See color and material board and cut sheets.

7.5.1 Materials and shape – A skylight is proposed in bathroom #2. The specifications and cut-sheets are also provided with this application.

7.6 Solar Collectors – No solar panels are proposed however, the infrastructure for the solar can be added by the future owners.

EXHIBIT C

7.6.1 Location – There are no panels proposed with the initial construction so, this does not apply.

7.6.2 Materials – There are no panels proposed with the initial construction so, this does not apply.

7.7 Finishes – Since this is the first home, there aren't any surrounding homes that need to be taken into consideration. Hence, the finishes proposed are designed for compatibility with the surrounding hills and natural areas by using the earth tone colors. A material and color board is provided with this application.

7.7.1 Finishes - Approvals – A color and material board is provided with this application.

7.7.2 Finishes- Window Frames – Windows will blend in with the walls as described in section 7.4. A color and material board is provided with this application.

7.8 Fencing – The fencing and walls are shown on sheets AC-1 & A-3. A color and material board is provided with this application.

7.9 Deck Railings – The deck railings will be earth tone colors. A color and material board is provided with this application.

8.1 Landscape Design – A planting plan per the approved plant palette list in the Design Manual and water management plan is provided in sheet L-1.

8.5 Local Materials – The proposed project will utilize board-formed concrete for site walls which is a local material.

8.5.1 Pavement – All paved walks and patios are proposed as colored/textured concrete. The color and texture of the concrete will blend well with the natural setting of the site. A color and material board is provided with this application.

8.5.2 Drainage – See notes under sections 6.16.2 – Driveways and 6.2 - Grading and Drainage Information is on sheet C-1.

8.5.3 Materials – The landscape plan, sheet L-1 shows pathways, and other areas with materials indicated.

8.8.2 Heights and Views – The site plantings are minimal, and mostly grasses and low shrubs with a few smaller trees for articulation in areas. Larger screening trees will stick out and look un-natural on this site and this will also prevent future issues that could block neighboring views.

EXHIBIT C

Green Building Concepts - Architects, designers, builders and home owners are encouraged to put into practice greener building concepts for the site and home designs as per the Design Manual. Sample project guidelines and checklists were provided in Appendix A of the Design Manual. The guidelines were not intended to be used as an exhaustive list, but rather a list of tested options that are more likely to be used. The project as proposed includes a number of green building concepts, see below. A sample green build checklist has been attached to this application as part of the Design Manual (electronic version submitted).

Green Building Features included in preliminary design:

- Site & Landscaping - The majority of the site will be left undisturbed and in a natural state. New planting will be primarily drought-tolerant and fire-safe with no lawns.
- Solar Control - The building has deep roof overhangs to control heat gain from summer sun.
- Solar Access - Roof form allows for good sun exposure for future roof-mounted solar panels.
- Exterior Finish - Cedar siding has been specified for durability and natural resistance to moisture damage.
- Windows - High-quality windows have been specified for high thermal performance and access to natural ventilation.

Green Building Features to be included in final design:

- Interior Finishes - Finishes will be chosen for better indoor air quality and environmentally preferable materials.
- Flooring - Flooring will be chosen for durability and environmentally friendly sources.
- Appliance and Lighting - Appliances will be chosen that exceed minimum federal efficiency standards to reduce overall energy and water use. Lighting will be high-efficacy to reduce energy demands.
- Space Heating & Water Heating - Use properly sized high efficiency equipment.

Site & Project Characteristics:

Site Size: 17,697 square feet

Proposed Home: 2,664 square feet

Building Envelope: 3,600 square feet

Building Footprint: 3,280 square feet

EXHIBIT C

Lot Coverage: The allowable lot coverage is 45%. The proposed lot coverage is 20%.

Building Height: The proposed building does not exceed the 18' 6" feet as measured from the highest natural grade adjacent to the highest point of the roof per the Design Manual section 5.3. Refer to sheets A-2 & A-3.

Setbacks: The setbacks are in conformance with the Design Manual section 5.6 which includes a 20 foot front yard setback measured from the back of street paving, side yard setbacks of 5 feet and a rear setback that conforms to the minimum 25 foot drainage easement line. Refer to sheet AC-1.

Parking: The parking required is consistent with Design Manual section 5.7. Refer to sheet AC-1.

Aesthetics: This project has been designed for compatibility with the surrounding hills and natural areas by using the earth tone colors and will not obstruct a protected view. There is lateral and vertical access to the bay on-site and no changes are proposed.

Landscaping Plan: A plan is attached to this application as per the Design Manual.

Lighting: A lighting plan and other specifications have been attached to this application per the Design Manual.

Conclusion:

This is the first project proposed for Seashell Estates so therefore, great care has been taken to design a home that can be used as a model for the future homes in keeping with the goals created in the Design Manual.

EXHIBIT D



SEASHELL ESTATES - 361 SEASHELL COVE



EXHIBIT D



SEASHELL ESTATES - 361 SEASHELL COVE



EXHIBIT D



SEASHELL ESTATES - 361 SEASHELL COVE



EXHIBIT E



SEASHELL ESTATES 361 SEASHELL COVE



ROOF



FASCIA



SIDING & FENCES

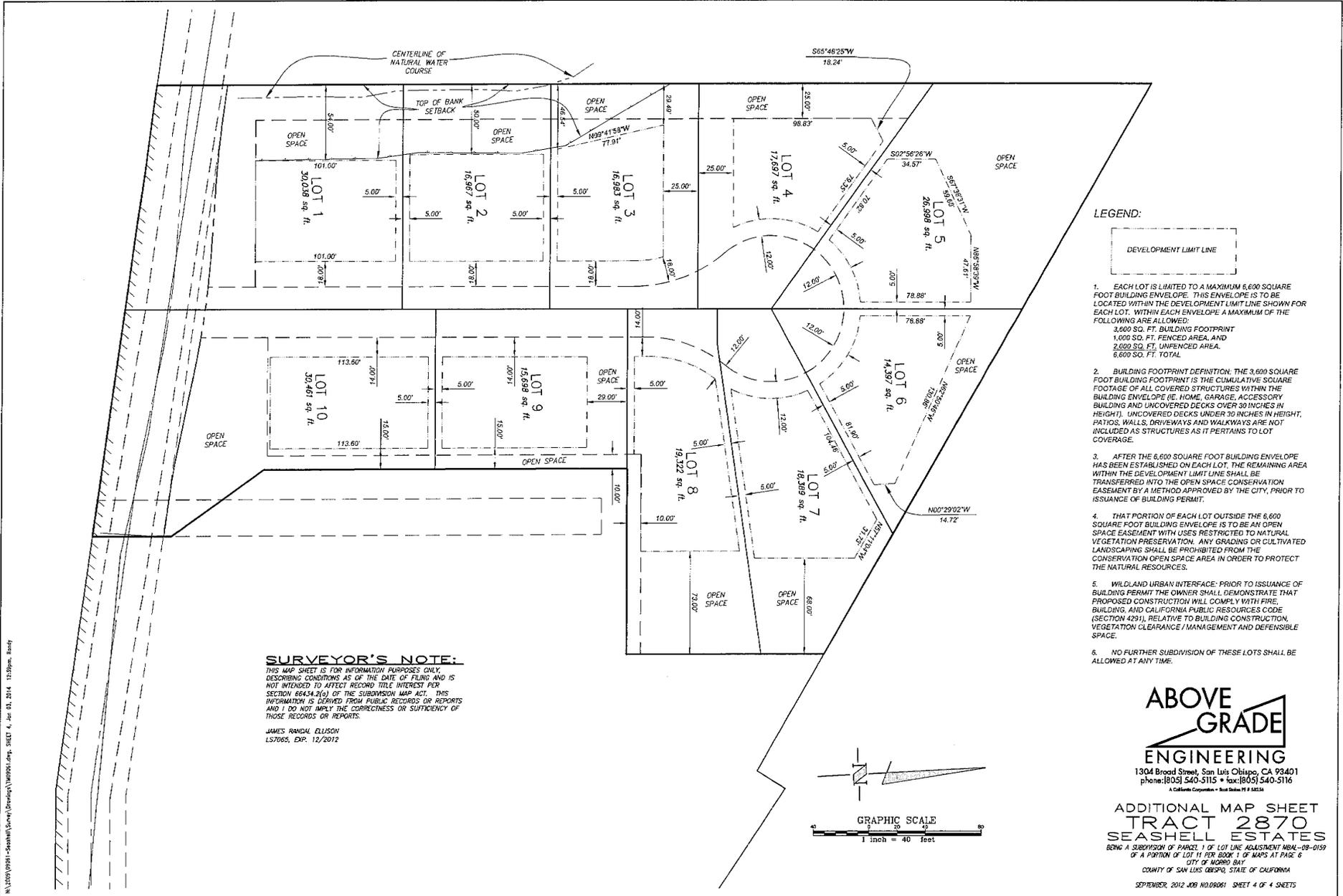
WINDOWS & DOORS
RAILING

FOUNDATION

COLOR & MATERIAL SCHEDULE

<u>MATERIAL</u>	<u>COLOR</u>	<u>MUNSELL #</u>	<u>TYPE</u>	<u>MANUFR</u>
ASPHALT SHINGLE ROOFING	HEATHER BLEND	3V/2C	LANDMARK	CERTAINTTEED
WOOD FASCIA	TUGBOAT SC-141	4V/4C	STAIN	BEHR
CEDAR SIDING	SANDAL ST-121	5V/6C	STAIN	BEHR
WINDOWS, DOORS, SKYLIGHTS	DARK BRONZE	3V/2C	FACTORY	ANDERSEN
METAL RAILING	FRIAR'S CLOAK	4V/4C	PAINT	KELLY-MOORE
CONCRETE FOUNDATION	CONCRETE	6V/0C	BOARD FORM	ON SITE

EXHIBIT F



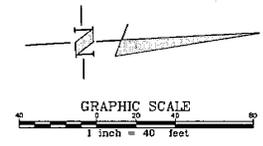
LEGEND:



1. EACH LOT IS LIMITED TO A MAXIMUM 6,600 SQUARE FOOT BUILDING ENVELOPE. THIS ENVELOPE IS TO BE LOCATED WITHIN THE DEVELOPMENT LIMIT LINE SHOWN FOR EACH LOT. WITHIN EACH ENVELOPE A MAXIMUM OF THE FOLLOWING ARE ALLOWED:
3,600 SQ. FT. BUILDING FOOTPRINT
1,000 SQ. FT. FENCED AREA AND
2,000 SQ. FT. UNFENCED AREA
6,600 SQ. FT. TOTAL
2. BUILDING FOOTPRINT DEFINITION: THE 3,600 SQUARE FOOT BUILDING FOOTPRINT IS THE CUMULATIVE SQUARE FOOTAGE OF ALL COVERED STRUCTURES WITHIN THE BUILDING ENVELOPE (IE, HOME, GARAGE, ACCESSORY BUILDING AND UNCOVERED DECKS OVER 30 INCHES IN HEIGHT). UNCOVERED DECKS UNDER 30 INCHES IN HEIGHT, PATIOS, WALLS, DRIVEWAYS AND WALKWAYS ARE NOT INCLUDED AS STRUCTURES AS IT PERTAINS TO LOT COVERAGE.
3. AFTER THE 6,600 SQUARE FOOT BUILDING ENVELOPE HAS BEEN ESTABLISHED ON EACH LOT, THE REMAINING AREA WITHIN THE DEVELOPMENT LIMIT LINE SHALL BE TRANSFERRED INTO THE OPEN SPACE CONSERVATION EASEMENT BY A METHOD APPROVED BY THE CITY, PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. THAT PORTION OF EACH LOT OUTSIDE THE 6,600 SQUARE FOOT BUILDING ENVELOPE IS TO BE AN OPEN SPACE EASEMENT WITH USES RESTRICTED TO NATURAL VEGETATION PRESERVATION. ANY GRADING OR CULTIVATED LANDSCAPING SHALL BE PROHIBITED FROM THE CONSERVATION OPEN SPACE AREA IN ORDER TO PROTECT THE NATURAL RESOURCES.
5. WILDLAND URBAN INTERFACE: PRIOR TO ISSUANCE OF BUILDING PERMIT THE OWNER SHALL DEMONSTRATE THAT PROPOSED CONSTRUCTION WILL COMPLY WITH FIRE, BUILDING AND CALIFORNIA PUBLIC RESOURCES CODE (SECTION 4291), RELATIVE TO BUILDING CONSTRUCTION, VEGETATION CLEARANCE / MANAGEMENT AND DEFENSIBLE SPACE.
6. NO FURTHER SUBDIVISION OF THESE LOTS SHALL BE ALLOWED AT ANY TIME.

SURVEYOR'S NOTE:
THIS MAP SHEET IS FOR INFORMATION PURPOSES ONLY. DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND I DO NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS.

JAMES RANDAL ELIUSON
LS7065, EXP. 12/2012



ABOVE GRADE ENGINEERING
1304 Broad Street, San Luis Obispo, CA 93401
phone: (805) 540-5115 • fax: (805) 540-5116
A California Corporation • State Status # 8 58258

ADDITIONAL MAP SHEET TRACT 2870 SEASHELL ESTATES
BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT MBAL-08-0159 OF A PORTION OF LOT 11 PER BOOK 1 OF MAPS AT PAGE 6 CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
SEPTEMBER, 2012 JOB NO. 09061 SHEET 4 OF 4 SHEETS

N:\2014\09061-08\Map\Survey\Map\09061.dwg, SHEET 4, Job: 08, 2014 12:59pm, 8/24/14

SEA SHELL ESTATES

LOT 4

361 SEASHELL COVE MORRO BAY, CA



Architecture, Planning & Graphics
3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805/541-5604 voice

These drawings are instruments of service and are property of Steven D. FULTS, AIA & Associates, LLP. All design and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Steven D. FULTS, AIA & Associates, LLP.

Project:

**SEASHELL
ESTATES
LOT 4**

**361 SEASHELL COVE
MORRO BAY
CA 93442**

Client:

**SEASHELL
ESTATES, LLC**

541 CHAPMAN AVE. ST. E
ORANGE CA, 92866
(714) 799 - 7800

Sheet Contents:

TITLE SHEET



Date: **JAN 19, 2015**

Revised:

Job No:

0749

Sheet:

T - 1

VICINITY MAP



SYMBOLS

- DIMENSIONAL GRID LINE
- DOOR MARK
REFER TO DOOR SCHEDULE
- WINDOW MARK
REFER TO WINDOW SCHEDULE
- WINDOW ABOVE
REFER TO WINDOW SCHEDULE
- REFERENCE NOTE
- DETAIL NUMBER
SHEET SHOWN ON
- SECTION
SHEET SHOWN ON

DIRECTORY

ARCHITECT
STEVEN D. FULTS, AIA & ASSOCIATES, LLP
3592 SACRAMENTO DRIVE, SUITE 140
SAN LUIS OBISPO, CA 93401
(805) 541-5604

GEOTECHNICAL
G.S.I. (GEO SOURCE)
141 SUBURBAN ROAD
SAN LUIS OBISPO, CA 93401
(805) 543-5493

CIVIL ENGINEER - SURVEY
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
(805) 540-5115

CIVIL ENGINEER - GRADING
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
(805) 540-5115

LANDSCAPE ARCHITECT
OASIS LANDSCAPE
3427 MIGUELITO COURT
SAN LUIS OBISPO, CA 93401
(805) 541-4509

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities; 2013 CBC, CMC, CFC, CEC, CEnc and CALGreen, City of Morro Bay, including the 2006 Public Works Department Engineering Standards.
- The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the City Building and Fire Departments prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshall, NFPA, and City regulations.

PROJECT SUMMARY

LEGAL: TRACT 2070
SEA SHELL ESTATES
LOT 4

ZONING: R-A/PD

APN: 068 412 004

LOT AREA: .39 ACRES (17,697 SF)

SETBACKS: FRONT: 20 FT
NORTH SIDE: 5 FT
SOUTH SIDE: 25 FT
REAR: 25 FT

BUILDING: HOUSE 2,664 SF
GARAGE 616 SF
DECK 320 SF 30" above grade
TOTAL 3,600 SF

LOT COVERAGE: 20%

PERMEABLE SURFACE: 61%

MAX HEIGHT: ALLOWED: 18'-6" ABOVE NATURAL GRADE
PROPOSED: LESS THAN 18'-6"

CONST TYPE: V-B

OCCUPANCY: R3

SHEET INDEX

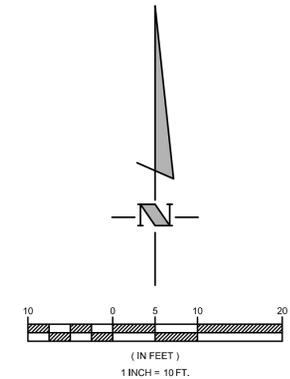
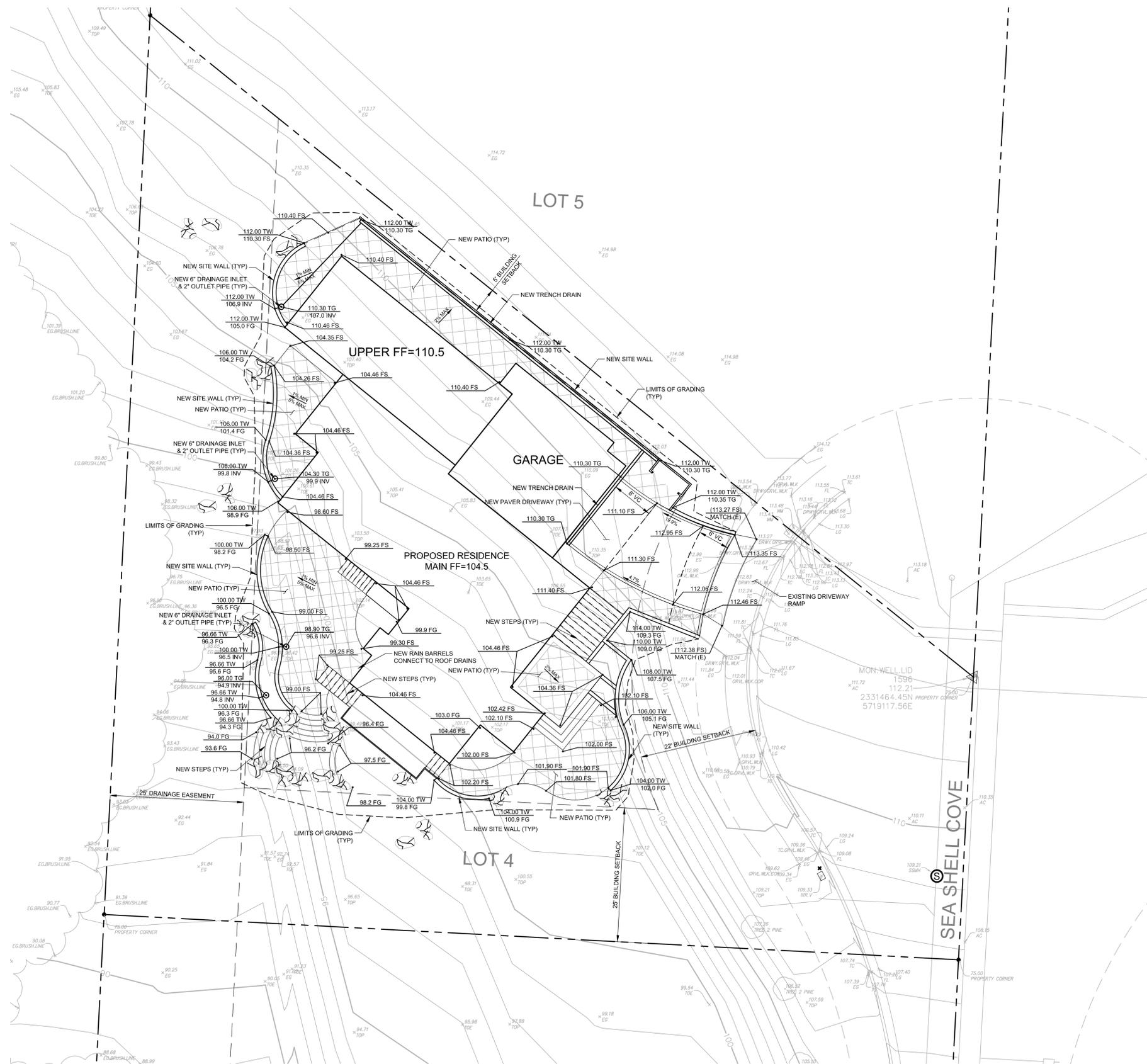
T - 1 TITLE SHEET
T - 2 CONDITIONS OF APPROVAL

CIVIL
C - 1 GRADING PLAN

LANDSCAPE
L - 1 PLANTING PLAN

ARCHITECTURAL
AC - 1 SITE PLAN
A - 1 FLOOR PLAN
A - 2 EXTERIOR ELEVATIONS
A - 3 EXTERIOR ELEVATIONS
A - 4 SITE SECTION
A - 5 WINDOW SCHEDULE
AE - 1 EXTERIOR LIGHTING PLAN

TOTAL 11 SHEETS



APPROXIMATE EARTHWORK INFORMATION:

CUT	500 CY
FILL	500 CY
NET	0 CY FILL
MAX DEPTH OF CUT	5 FT
MAX DEPTH OF FILL	5 FT
AREA OF DISTURBANCE	0.35 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED OCTOBER 2014
 BY ABOVE GRADE ENGINEERING
 BENCHMARK: THE BASIS OF ELEVATIONS USED FOR THIS SURVEY IS A FOUND SURVEY MONUMENT IN THE CENTER OF THE CUL-DE-SAC OF SEASHELL COVE.
 ELEVATION = 112.21

SITE DRAINAGE:

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE GRADING AND DRAINAGE NECESSARY TO COMPLETE A HOUSE PAD, ACCESS TO THE HOUSE PAD, FIRE SAFETY PLAN PREPARED BY CDF SHALL BE IMPLEMENTED DURING CONSTRUCTION. ALL ROOF DRAINAGE WILL BE CAPTURED IN RAIN BARRELS. THE REST OF THE SITE WILL BE CONVEYED TO THE EXISTING VEGETATED SWALE AT THE BACK OF THE LOT.

ABOVE GRADE ENGINEERING

1304 Broad Street
 San Luis Obispo, CA 93401
 phone: (805) 540-5115
 fax: (805) 540-5116
 A California Corporation
 State Status # 88256

ENGINEER OF RECORD:



DATE:

Seashell Estates, Lot 4

PRELIMINARY GRADING PLAN

NO.	REVISION	DATE

DESIGNED: SJS
 DRAWN: DWB
 JOB NUMBER: 14206

SHEET:
C-1

DATE: January 9, 2014

Drawing name: N:\2014\14206-Seashell\CD\Residential\Engineering\Condos\Sheffiles-Civil\14206-C1-PGD.dwg

PLOT DATE: Jan 16, 2015 - 12:40pm

PLOT BY: Derrick

PROPOSED PLANT LIST

TREES

A	CERCIS OCCIDENTALIS	24" BOX	SPECIMEN FLOWERING TREE
B	PLATANUS RACEMOSA	15 GAL	LARGE DECIDUOUS.
C	QUERCUS AGRIFOLIA	15 GAL	LARGE EVERGREEN.
D	UMBELLULARIA CALIFORNICA	15 GAL	MEDIUM EVERGREEN.

SHRUBS

E	ARCTOSTAPHYLOS OBISPOENSIS / SLO MANZANITA	5 GAL	PINK FLOWERS
F	ARTEMESIA CALIFORNICA / CALIFORNIA SAGEBUSH	5 GAL	GREY/GREEN FOLIAGE
G	CARPENTERIA CALIFORNICA / BUSH ANENOME	5 GAL	WHITE FLOWERS. SHADE TOLERANT.
H	CEANOTHUS THYRSIFLORUS / COASTAL MOUNTAIN LILAC	5 GAL	PURPLE FLOWERS
I	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	RED BERRIES, WHITE FLOWERS
J	LAVATERA ASSURGENTIFLORA / MALVA ROSE	5 GAL	PINK/PURPLE FLOWERS
K	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	5 GAL	MOUNDING SHRUB W/ RED BERRIES
L	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL	MOUNDING SHRUB W/ WHITE FLOWERS
M	RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	5 GAL	PINK FLOWERS, RED BERRIES
N	SALVIA SPS. / SAGE	5 GAL	FLOWERING

PERENNIALS

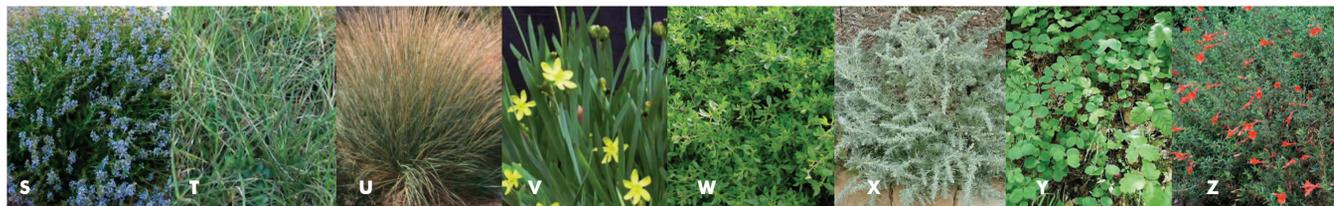
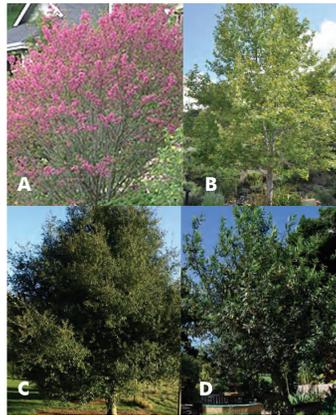
O	ACHILLEA MILLEFOLIUM / YARROW	1 GAL	YELLOW FLOWERS
P	HEUCHERA MAXIMA / CORAL BELLS	1 GAL	PINK/RED FLOWERING PERENNIAL
Q	PENSTEMON 'MARGARITA BOP' / MARGARITA PENSTEMON	1 GAL	PURPLE FLOWERING PERENNIAL
R	ROMNEYA COULTERI / MATILIJIA POPPY	1 GAL	LARGE WHITE FLOWERS
S	SALVIA SPS. / SAGE	1 GAL	FLOWERING

ORNAMENTAL GRASS

T	CAREX OBISPOENSIS / OBISPO SEDGE	1 GAL	FRESH GREEN FOLIAGE
U	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	STRAW COLORED STALKS
V	SISYRINCHIUM CALIFORNICUM / GOLDEN EYED GRASS	1 GAL	YELLOW FLOWERS

GROUNDCOVER

W	BACCHARIS PIL. 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	GOOD SLOPE COVER
X	ARTEMESIA CAL. 'CANYON GREY' / TRAILING SAGEBUSH	1 GAL	GREY/GREEN FOLIAGE
Y	LONICERA HISPIDULA / CALIFORNIA HONEYSUCKLE	1 GAL	VINE-LIKE
Z	ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	1 GAL	PINK TUBULAR FLOWERS



PROPOSED HARDSCAPE MATERIALS

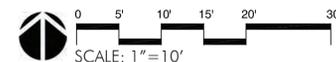


SEGMENTAL BLOCK RETAINING WALL FORM BOARD CONCRETE WALLS POROUS CONCRETE PAVERS COLORED/TEXTURED CONC. GRAVEL / D.G. LOCAL STONE LANDSCAPE BOULDERS



KEYNOTE LEGEND #

- 1 POROUS CONCRETE PAVER DRIVEWAY
- 2 POROUS CONCRETE PAVER PATIO
- 3 COLORED CONCRETE PAVING
- 4 COLORED CONCRETE STAIRS
- 5 CONCRETE RETAINING WALL W/FORM BOARD FINISH
- 6 DECORATIVE SEGMENTAL BLOCK RETAINING WALL
- 7 GRAVEL OR DECOMPOSED GRANITE (D.G.)
- 8 6' TALL FENCE. MATERIALS TO MATCH HOUSE.
- 9 LOCAL STONE LANDSCAPE BOULDERS
- 10 EXISTING D.G. SIDEWALK
- 11 BUILDING ENVELOPE
- 12 DRAINAGE EASEMENT
- 13 NATIVE OPEN SPACE AREA
- 14 EXISTING LANDSCAPE TO REMAIN AND PROTECT
- 15 SITE FURNISHINGS BY OWNER, TYP
- 16 BUILT-IN COUNTERTOP WITH BBQ



SITE PLAN AREA NOTES

	PROPOSED	ALLOWED
1. SITE IMPROVEMENTS (including patios under 30', planters, stairs & retaining walls)	1,812 sq.ft.	2,000 sq.ft.
2. PRIVATE FENCED YARD	500 sq.ft.	1,000 sq.ft.
3. BUILDING AREAS		
House	2,664 sq.ft.	
Garage	616 sq.ft.	
Decks & Patios over 30'	320 sq.ft.	
Total	3,600 sq.ft.	3,600 sq.ft.
4. DRIVEWAY	472 sq.ft.	1,200 sq.ft.
5. PERMEABLE SURFACE CALC		
Lot Area	17,697 sq.ft.	
Building Areas, Site Improvements and Private Fenced Yard	- 5,912 sq.ft.	
Permeable Area	11,785 sq.ft.	REQUIRED 20%
	+ 67%	



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Project:

SEASHELL ESTATES LOT 4

361 SEASHELL COVE
MORRO BAY
CA 93442

Client:

SEASHELL ESTATES, LLC

541 CHAPMAN AVE. ST. E
ORANGE CA, 92866
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Sheet Contents:

SITE PLAN



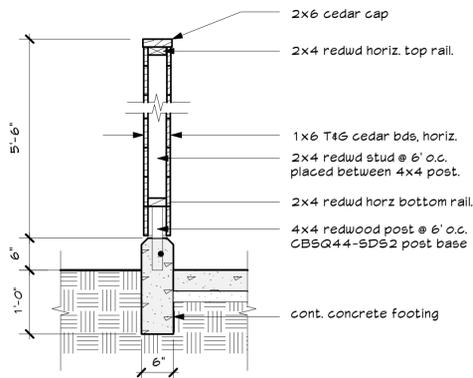
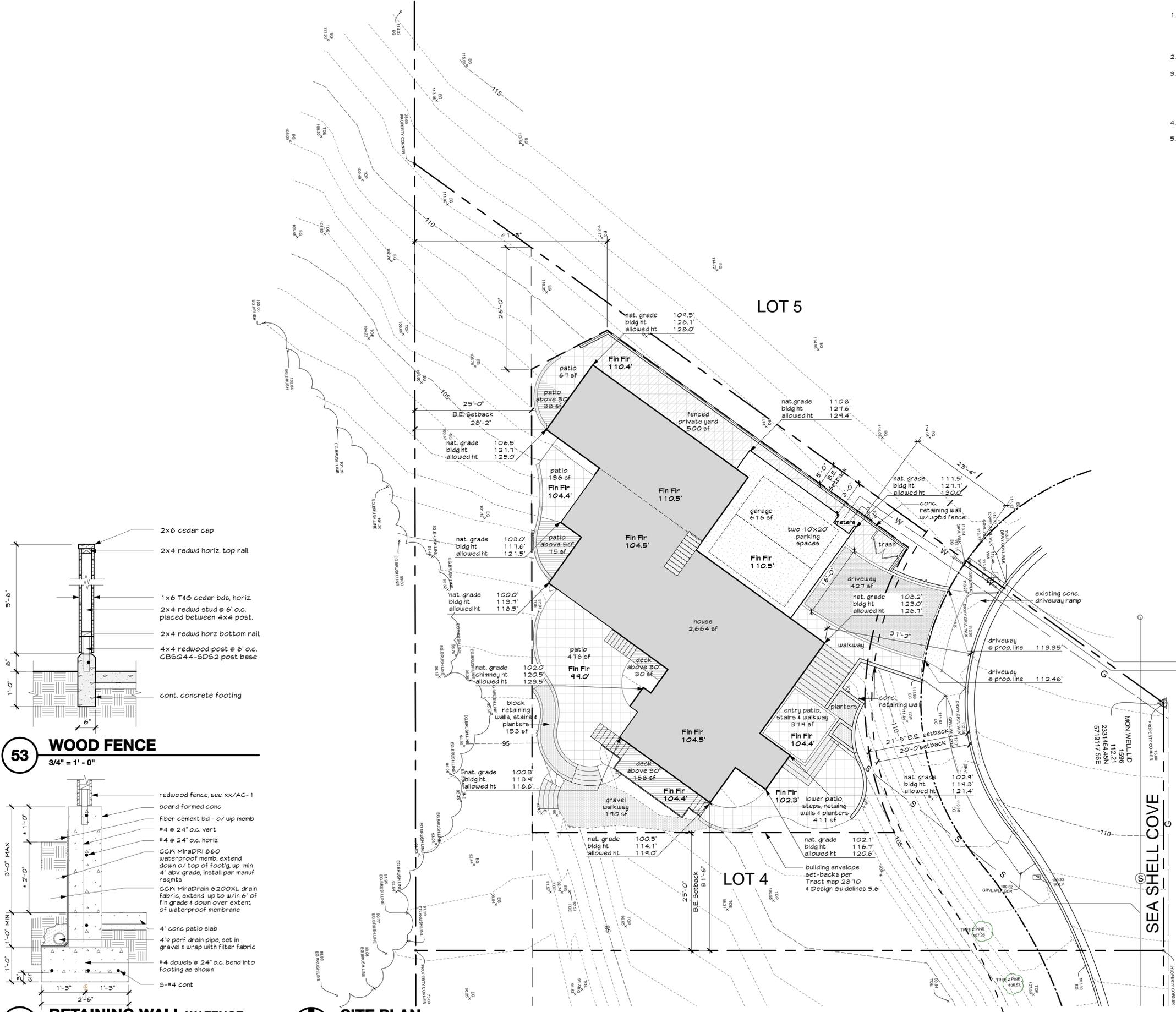
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Revised:

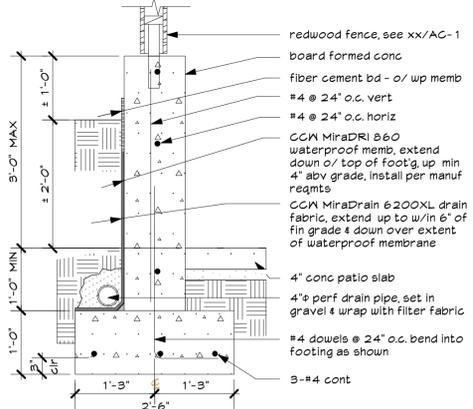
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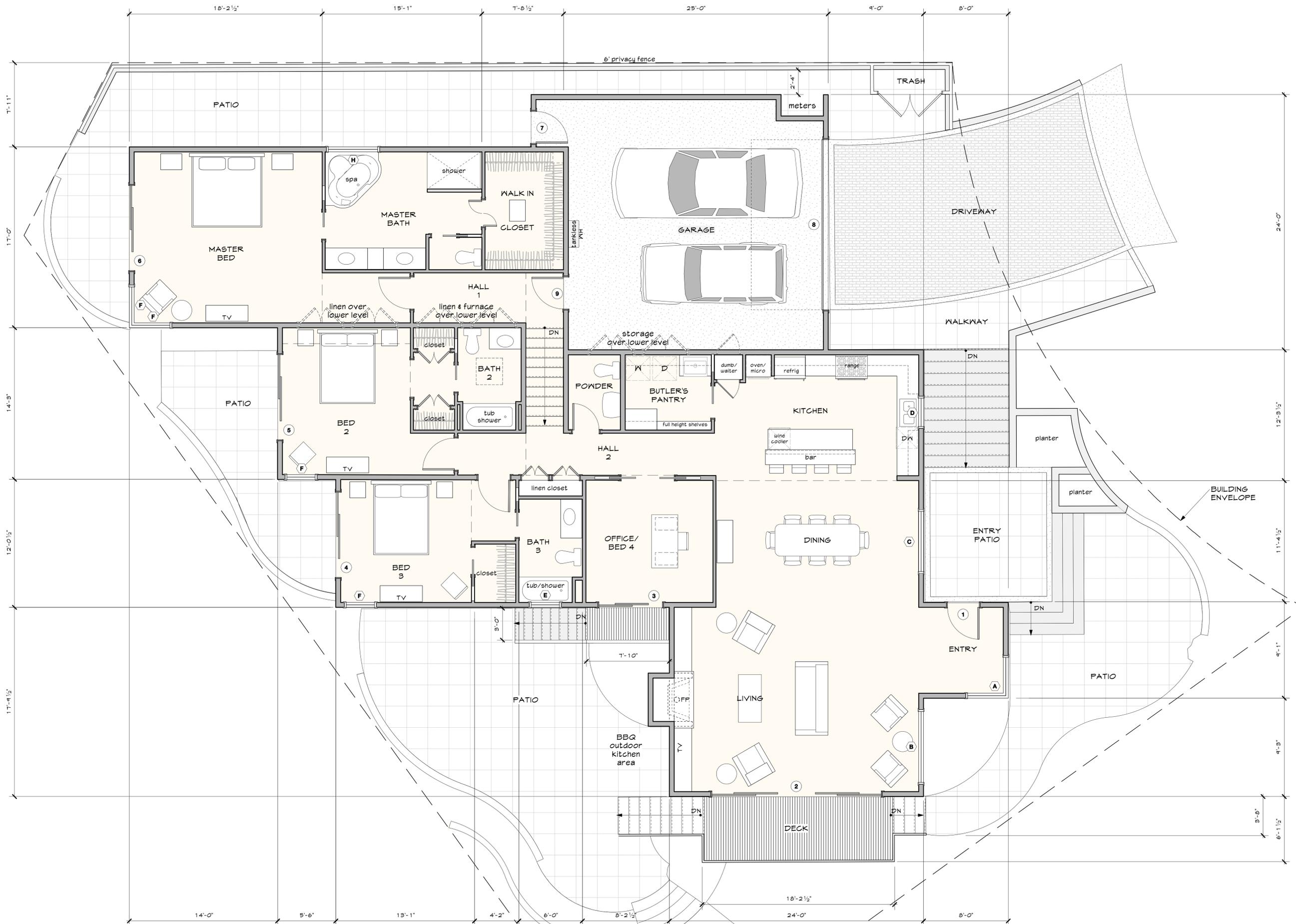


53 WOOD FENCE
3/4" = 1' - 0"



54 RETAINING WALL W/ FENCE
3/4" = 1' - 0"

SITE PLAN
1" = 10' - 0"



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

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FLOOR PLAN



Date: JAN 14, 2015

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0749

Sheet:

EXHIBIT G



allowable 18'-6" height contour BOARD FORMED CONCRETE CEDAR T&G HORIZONTAL SIDING 2X WOOD FASCIA BOARD WOOD DECK FRAMING METAL DECK RAILING **FRONT ELEVATION**



LEFT ELEVATION

ELEVATIONS

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 LOT 4**

SEASHELL COVE
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Sheet Contents:
**EXTERIOR
 ELEVATIONS**



Date: JAN 17 2015
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RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS

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**EXTERIOR
 ELEVATIONS**



Date:

JAN 17 2015

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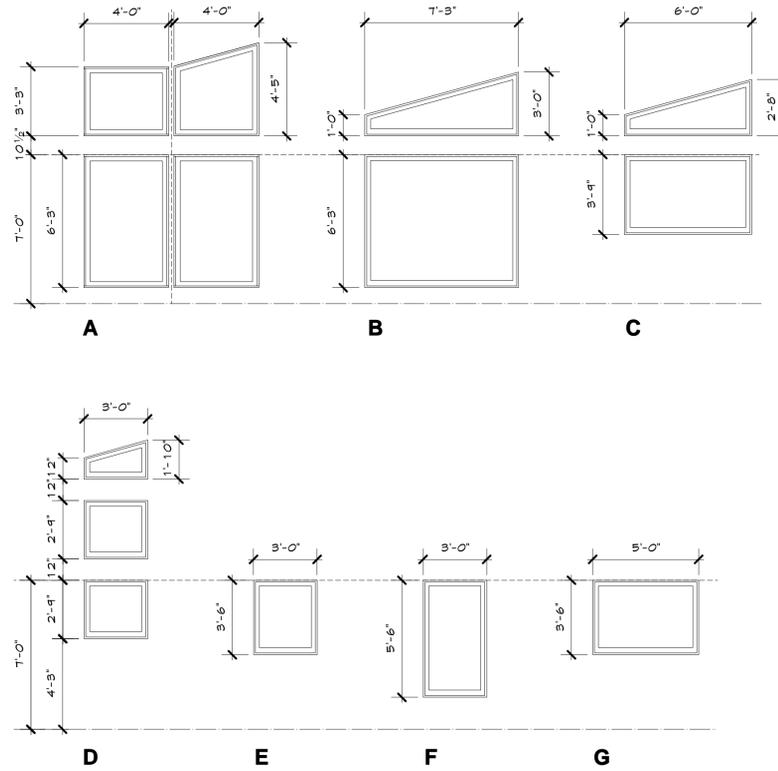
A - 3

No. of:

WINDOW SCHEDULE

SYM	SIZE		FRAME	TYPE	REMARKS
	WIDTH	HEIGHT			
A	4'-0" x 4'-0"	6'-3" x 4'-5"	ALUM GLAD WOOD	PICTURE	CORNER WINDOW
B	7'-3"	6'-3" x 3'-0"	ALUM GLAD WOOD	PICTURE	
C	6'-0"	3'-9" x 2'-8"	ALUM GLAD WOOD	PICTURE	
D	3'-0"	2'-9" x 1'-10"	ALUM GLAD WOOD	PICTURE + AWNING	
E	3'-0"	3'-6"	ALUM GLAD WOOD	CASEMENT	
F	3'-0"	5'-6"	ALUM GLAD WOOD	CASEMENT	
G	5'-0"	3'-6"	ALUM GLAD WOOD	PICTURE	

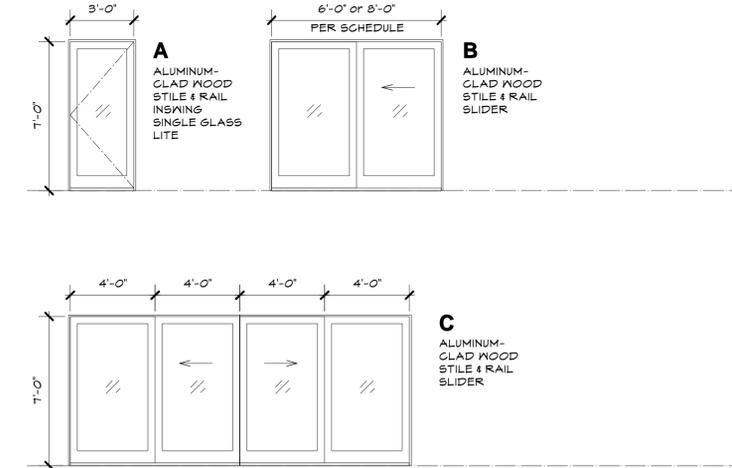
WINDOW TYPES



DOOR SCHEDULE

DOOR NO	TYPE	FRAME TYPE	DIMENSION			LOCKSET	REMARKS
			WIDTH	HEIGHT	THK		
1	A	ALUM GLAD WOOD	3'-0"	7'-0"	1-3/4"		FRONT DOOR
2	C	ALUM GLAD WOOD	16'-0"	7'-0"	1-3/4"		LIVING ROOM
3	B	ALUM GLAD WOOD	6'-0"	7'-0"	1-3/4"		OFFICE
4	B	ALUM GLAD WOOD	8'-0"	7'-0"	1-3/4"		BEDROOM
5	B	ALUM GLAD WOOD	8'-0"	7'-0"	1-3/4"		BEDROOM
6	B	ALUM GLAD WOOD	8'-0"	7'-0"	1-3/4"		BEDROOM
7	A	ALUM GLAD WOOD	3'-0"	7'-0"	1-3/4"		GARAGE
8	D	ALUM GLAD WOOD	16'-0"	7'-0"	1-3/4"		ROLL-UP GARAGE DOOR
9	A	ALUM GLAD WOOD	3'-0"	7'-0"	1-3/4"		GARAGE

DOOR TYPES



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WINDOW SCHEDULE



Date: JAN 19, 2015

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**LINE OF SIGHT
STUDY**

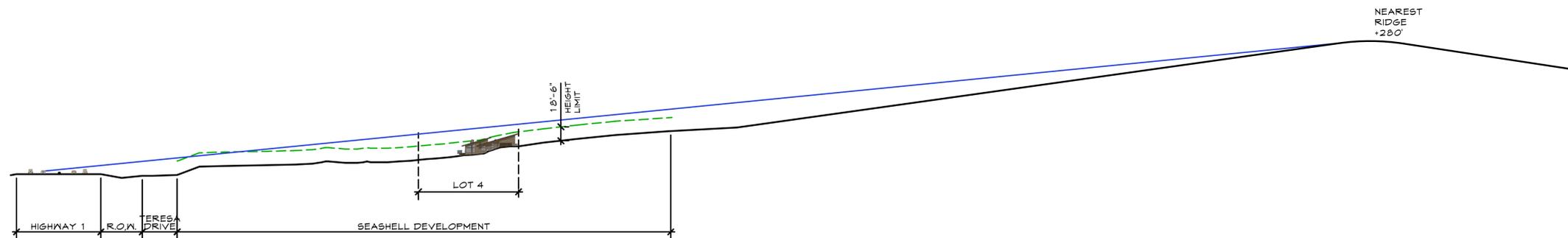


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SITE SECTION SHOWING LINE OF SIGHT TO NEAREST RIDGE
1:1,000

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ESTATES, LLC**

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EXTERIOR LIGHTING PLAN

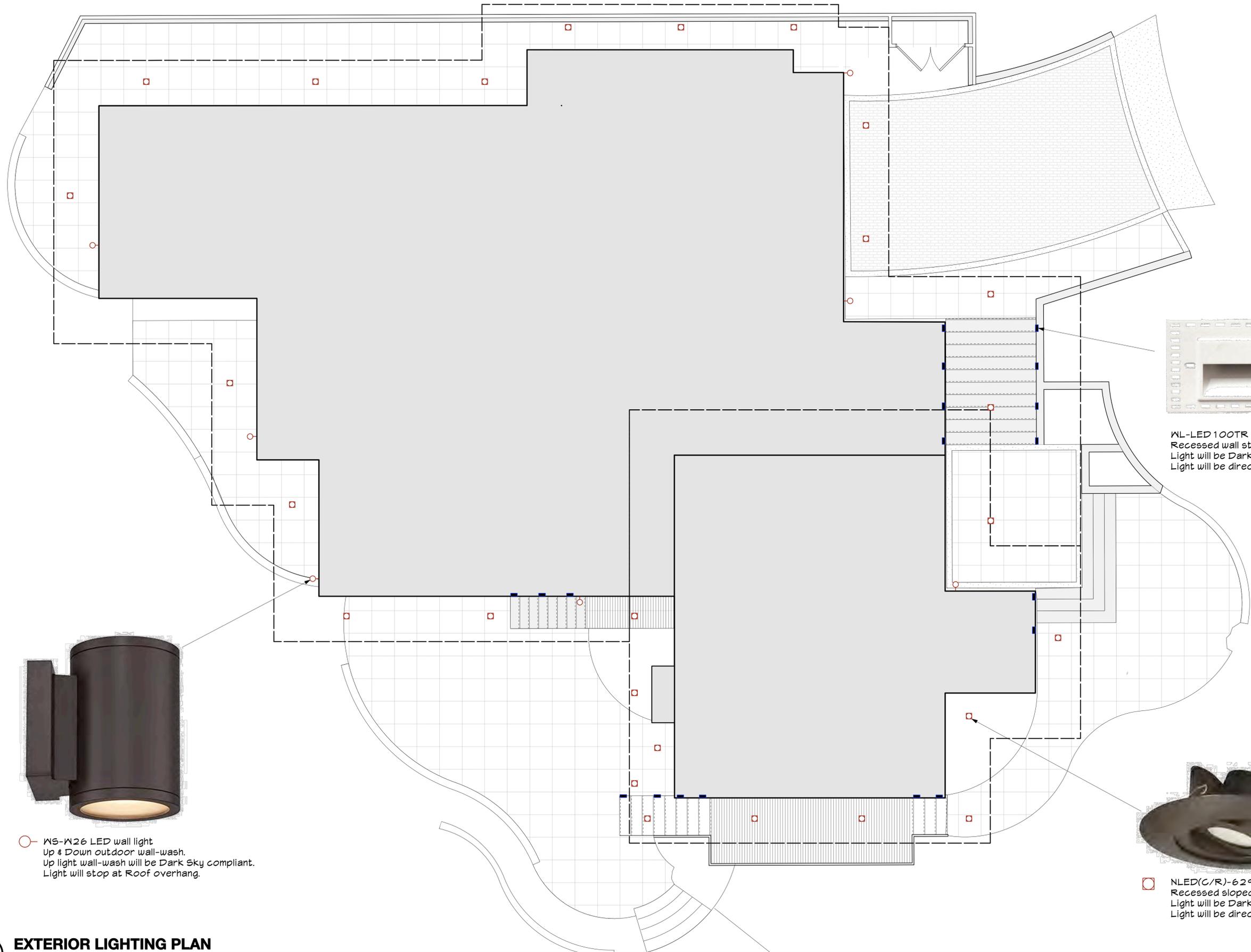


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○ WS-W26 LED wall light
Up & Down outdoor wall-wash.
Up light wall-wash will be Dark Sky compliant.
Light will stop at Roof overhang.



WL-LED 100TR Step Light
Recessed wall step light.
Light will be Dark Sky compliant.
Light will be directed down.



□ NLED(C/R)-629
Recessed sloped soffit light.
Light will be Dark Sky compliant.
Light will be directed down.