



# CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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*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, September 1, 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 July 7, 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 Number:** UP0-416  
**Site Location:** 900 Main Street, Morro Bay, CA  
**Proposal:** Request for Minor Use Permit approval for Black Hill Siren bar and restaurant to be located at 900 Main Street. Includes interior remodeling to combine the existing restaurant and the existing bar; approximately 2,400 sq. ft. of interior customer space and 936 sq. ft. of outdoor patio area.  
**CEQA Determination:** Categorically Exempt, Section 15301, Class 1  
**Staff Recommendation:** Approve with conditions  
**Staff Contact:** Joan Gargiulo, Contact Planner, (805) 772-6270

**B-2 Case No.:** #CP0-410 & UP0-369  
**Site Location:** 289 Main Street  
**Proposal:** Coastal Development Permit & Conditional Use Permit to construct a 2,882sf single family residence with 503sf basement and 520sf garage on a vacant lot. This project is located inside the Coastal Commission appeals jurisdiction.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

**B-3 Case No.:** #UP0-424  
**Site Location:** Coleman Drive, 100 feet from Morro Rock near Target Rock  
**Proposal:** Conditional Use Permit to erect a Fishermen’s Family Sculpture as a memorial tribute to families of mariners. Sculpture to consist of a wife, son and daughter facing the bay to be located off Coleman Drive near Target Rock and southeast of Morro Rock. Height of sculpture to be 5 feet 9 inches on a foundation base approximately 12 feet by 7 feet. This project is located in the original jurisdiction of the California Coastal Commission.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

**B-4 Case No.:** #CP0-471  
**Site Location:** 110 Orcas  
**Proposal:** Coastal Development Permit to construct a 2,058sf single family residence with 480sf subterranean garage on a vacant lot in the S-2A overlay zoning district. This project is located inside the Coastal Commission appeals jurisdiction.  
**CEQA Determination:** Categorically exempt, Class 3  
**Staff Recommendation:** Conditionally approve  
**Staff Contact:** Cindy Jacinth, Associate Planner, (805) 772-6577

C. UNFINISHED BUSINESS - NONE

D. NEW BUSINESS - NONE

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 September 15, 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](http://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](http://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 \$263 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: \_\_\_\_\_

DATE: \_\_\_\_\_

ACTION: \_\_\_\_\_

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JULY 07, 2015  
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Robert Tefft Chairperson  
Katherine Sorenson Vice Chairperson  
Gerald Luhr Commissioner  
Richard Sadowski Commissioner

STAFF: Scot Graham Community Development Manager  
Joan Gargiulo Contract Planner

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

Chairperson Tefft opened Public Comment period and seeing none closed the Public Comment period.

<https://youtu.be/-1q6-B62iLE?t=3m9s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/-1q6-B62iLE?t=3m21s>

A-1 Approval of minutes from the Planning Commission meeting of May 5, 2015 and May 19, 2015.

**Staff Recommendation:** Approve minutes as submitted.

A-2 Current and Advanced Planning Processing List

**Staff Recommendation:** Receive and file.

**MOTION:** Commissioner Sadowski moved to the Consent Calendar. Vice-Chair Sorenson seconded the motion and the motion passed unanimously (4-0).

<https://youtu.be/-1q6-B62iLE?t=4m41s>

B. PUBLIC HEARINGS

<https://youtu.be/-1q6-B62iLE?t=5m2s>

**B-1** *Continued from the July 7, 2015 Planning Commission meeting*

**Case No.:** UP0-409

**Site Location:** 2455 Greenwood

**Proposal:** Conditional Use Permit approval for an addition exceeding 25% of existing floor area for a nonconforming single-family residence. The applicant proposes to add 1,112 sq. ft. of habitable floor area to an existing 1,039 sq. ft. residence, add 65 sq. ft. to the existing garage, and add 80 sq. ft. of deck. Specifically, the project will include 2,151 sq. ft. of habitable floor area, a 465 sq. ft. garage, and 200 sq. ft. of decking. The project is located within the R.1/S.2 zoning district and outside of the Coastal Commission Appeals Jurisdiction.

**CEQA Determination:** The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. The exemption applies to new single-family residences in residential zones.

**Staff Recommendation:** Conditionally approve

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

Gargiulo presented the staff report.

Chairperson Tefft opened Public Comment period.

<https://youtu.be/-1q6-B62iLE?t=16m39s>

Steven Peck, applicant presented his report to the Planning Commission. He noted he has spoken to his neighbors regarding the project.

Carla Freidman, neighbor of the applicant, stated she has no problems with the project.

Chairperson Tefft closed Public Comment period.

<https://youtu.be/-1q6-B62iLE?t=21m36s>

**MOTION:** Commissioner Luhr moved to approve PC Resolution 21-15 with the appropriate change to the correct CEQA condition finding. Vice-Chairperson Sorenson seconded the motion. Motion passed (4-0).

<https://youtu.be/-1q6-B62iLE?t=30m40s>

C. UNFINISHED BUSINESS

C-1 Interpretation Regarding Bayside Lateral Access

**Staff recommendation:** Review staff report and provide direction to staff

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

Graham presented staff report.

D. NEW BUSINESS

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS – Graham stated they will be finalizing the Design Guidelines at the next City Council meeting.

G. ADJOURNMENT

The meeting adjourned at 7:31 p.m. to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on July 21, 2015, at 6:00 p.m.

SYNOPSIS MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING –JULY 7, 2015

ATTEST:

\_\_\_\_\_  
Scot Graham, Secretary



City of Morro Bay  
 Community Development Department  
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions  
 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: September 1, 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	Project Planner
<b>Hearing or Action Ready</b>										
1	Merrifield	1147 West St.	4/24/15	CP0- 469 & UP0-414	<b>Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.</b>	WM. Under review. Scheduled for 8-4 meeting. Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
2	Wright	1149 West St.	4/24/15	CP0-470 & UP0-415	<b>Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.</b>	WM. Under review. Scheduled for 8-4 meeting. Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
3	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	<b>Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.</b>	WM. Revising MND. MND complete and routed to State Clearinghouse on 6-6-15. Anticipated PC hearing on August 18, 2015	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RPS conditionally approved per memo of 7/20/14		wm
4	Central Coast Women For Fisheries	Coleman Drive/ Morro Rock	6/22/15	UP0-424	<b>CUP for placement of lifesize statue near Morro Rock.</b>	Review complete. Schedule for PC hearing on 9-1-15.				cj
5	Hough	289 Main	10/16/13	CP0-410 & UP0-369	<b>CDP and CUP to construct a 2,578sf single family home on vacant lot</b>	CJ- under review. Met with Applicant's representative 11-21-13. 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 and review complete for PC hearing.	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		cj
6	Smothers/ Fortino	570 Kings	5/27/15	CP0-477	<b>Admin Coastal Development Permit for new SFR and 3 garage on R-2 zoned lot with existing SFR.</b>	Reviewed for completeness. Corrections sent and resubmitted received 7-23-15		PN- Conditionally approved with comments - 6/12/15		cj
7	Boisclair	900 Main St.	4/24/15	UP0-416	<b>Business change. Combine 2 separate uses, bar &amp; restaurant</b>	JG. Under initial review. Correction letter sent 5/14. Resubmittal rec'd 8/5/15. PC meeting 9/1		PN- Conditionally Approved -8/11/15		jg
8	Whitaker	1170 Front St.	6/12/15	UP0-422	<b>Request for extension of UP0-120/AD0-024 for 6 unit hotel</b>	Waiting on letter of request for time extension before scheduling for PC. Scheduled for PC on 9/15				jg

#	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	Project Planner
<b>30 -Day Review, Incomplete or Additional Submittal Review</b>										
9	Garcia	500 Kings	8/20/15	CP0-487	New 2,434 sf SFR with 672 sf garage and 228 sf of decking	Under initial Review				
10	Strassel	976 Ridgeway	8/14/15	UP0-429	CUP for 735 sf addition to upper level of SFR, adding 126 sf of balcony to existing deck area	Under Initial Review				jg
11	SLCUSD	235 Atascadero	7/20/15	CP0-485 / UP0-427	CDP & CUP for new pool and student services building at Morro Bay High School	Under initial review				cj
12	Jordan	340 Tulare	7/10/15	UP0-426 & AD0-103	CUP & Parking Exception for 650 sf 2nd floor addition, remodel garage to provide covered enclosed parking with 1 tandem driveway space	Under initial review. JG. Scheduled for PC on 9/15				jg
13	Verizon Wireless	1401 Quintana	6/12/15	CP0-483/UP0-421	Coastal Development and Conditional Use Permits to construct unmanned telecommunications facility	JG - Under Initial Review. Correction letter sent 7/31		PN- Conditionally approved per memo dated 7/8/15		jg
14	Tobin	326 Panay	6/11/15	UP0-425/ CP0-480	New SFR in R-4 zone. CDP and MUP for 1486sf SFR and 446sf garage					wm
15	Reddell	310 Trinidad	6/1/15	CP0-479	Admin Coastal Development Permit for new SFR on a vacant lot	JG - Under initial review. Sent back for corrections and need an MUP		PN- Conditionally approved with comments - 6/12/15		jg
16	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/25/15		wm
17	Robson	110 Orcas St.	4/24/15	CP0-471	Coastal Development Permit for new SFR in S2A overlay. Design includes semi-subterranean garage	Under review. Corrections sent 6-25-15. Anticipate PC hearing 9-1-15.				cj
8	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	JG. Under review. Correction letter sent.		ME- Conditionally approved per memo 4/22/2015		jg

#	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	Project Planner
9	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	WM. Incomplete letter sent 4/28/15.				wm
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		jg
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. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15.		RPS approved		cj
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. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15.		ME conditionally approved per memo 2/3/15		cj
13	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. Resubmitted plans 5/15/15.	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.		wm
14	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.		jg
15	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. 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		cj
16	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. Resubmittal received 6/8/15. Under review. Correction letter sent	BC- conditionally approved.	PN-Disapproved for plan corrections per memo dated 6/12/15		jg
17	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. Resubmittal received 5/8/15.	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.	PN- Conditionally approved per memo dated 6/3/2015; RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj

#	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	Project Planner
18	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	<b>Variance.</b> 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		
19	LaPlante	3093 Beachcomber	11/3/11	CP0-365	<b>Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.</b>	SD-- Incomplete Letter 12/12/11. 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. 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 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	cj
<b>Planning Commission Continued projects</b>										
20	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	<b>Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision</b>	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

#	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	Project Planner
21	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	<b>Use Permit for seven boat slips and gangway</b>	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. Supplemental info sent to Coastal on 5/12/15. Applicant consulting with Coastal staff regarding MND environmental 7-2015. CJ	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	cj
22	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	<b>Environmental documents for Nutmeg Tanks.</b> 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	?	
<b>Environmental Review</b>										
23	City of Morro Bay	N/A		UP0-423	<b>MND for Chorro Creek Stream Gauges</b>	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. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj

#	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	Project Planner
<b>Pre-application</b>										
24		Morro Mist			<b>Final Map questions on 23 lot community housing project.</b>	Received property inquiries from interested parties regarding conditions of approval on final map.				cj
25		Black Hill Villas			<b>Final Map questions on 16 lot tract map approved by Coastal</b>	Coordinating with applicant regarding conditions of approval relative to recent Coastal Commission approval of CDP.				cj
<b>Grants</b>										
26	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			<b>\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.</b>	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		
27	City of Morro Bay	City-wide			<b>Community Development Block Grant/HOME Program - Urban County Consortium</b>	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		
28	City of Morro Bay	City-wide			<b>Climate Action Plan - Implementation</b>	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.				
<b>Project requiring coordination with another jurisdiction</b>										
29	City of Morro Bay	Outfall			<b>Original jurisdiction CDP for the outfall and for the associated wells</b>	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		
30	City of Morro Bay Desal Plant	170 Atascadero			<b>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.</b>	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.		
<b>Final Map Under Review</b>										

#	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	Project Planner
31	Medina	3390 Main	10/7/11	Map	<b>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</b>	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.		sg/cj
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive										
32	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	<b>Embarcadero-Maritime Museum (Larry Newland).</b> 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.		
33	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<b>Parcel Map. CDP &amp; CUP for 3 townhomes.</b> 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		cj
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing										

#	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	Project Planner
34	City of Morro Bay	Citywide	10/16/13	A00-013	<b>Zoning Text Amendment - Second Unit</b>	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.			wm
35	City of Morro Bay	Citywide	2/1/13	Ordinance 556	<b>Wireless Amendment - LCP Amendment</b> 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		sg
<b>Projects Appealed or Forwarded to City Council</b>										
36	Fowler	1185-1215 Embarcadero	10/6/14	UP0-058	<b>Precise Plan submittal for landside improvements</b>	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. PC Agenda 5/19/15. Council date 6/23/15.		RPS provided comments for revision of Precise Plan on 2/11/15		cj

#	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	Project Planner
37	City of Morro Bay	Citywide	6/19/13	A00-015	<b>Sign Ordinance Update.</b> 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		sg
<b>Projects in Building Plan Check</b>										
38	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		
39	Eisemann	535 Atascadero	7/1/15	B-30547	SFR Alteration and addition of new bathroom			PN- Plans approved, owner will now add new sewer lateral. -7/13/15		
40	Gannage	185 Azure Street	5/11/15	B-30465	SF Additon of 44sf , relocated new kitchen, remodel bathrooms, replace façade, doors, windows, roof & water heater.			PN- Plans approved - 7/10/15		
41	Bernal	624 Bernardo	6/10/15	B-30520	SFR Addition of 732sf bed/bathroom			PN- Conditionally Approved, Req. Stormwater determination form - 8/26/15		
42	Wiseman	671 Bernardo	6/5/15	B-30429	SFR Interior Remodel	JG-2nd submittal under review. Approval 6/23. JG		JSW 2015-06-17 - second submittal denied, no changes made from 1st submittal  JSW 2015-07-02 - Video Submitted; conditionally approved for final routing  JSW 2015-07-09 - Plans approved		
43	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. Building Permit on hold until Planning process complete. CJ.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
44	Fowler	1213 Embarcadero	9/11/14	B-30126	Phase 1-B Water Site Improvements	Requested correction 10-7-14 - Received resubmitted - applicant will need pre-construction eelgrass survey prior to issuance	BC- under review.	PN- Approved 5/2/15, no memo.		

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45	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		
46	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		
47	Decker	430 Fresno	6/8/15	B-30491	Convert existing laundry room into bathroom.			PN- Disapproved, needs sewer video & bwv 6/12/15		
48	Funk	672 Fresno	7/10/15	B-30558	SFR Addition	Corrections sent 7-27-15. CJ				
49	Reynolds	2509 Greenwood	6/25/15	B-30544	Demo burned down home & install new 26x46 manufactured house.	OK. JG. Noticed for CDP 8-3		PN- Conditionally Approved. Req. new sewer.-8/25/2015		
50	Monie	2577 Greenwood Ave.	5/18/15	B-30471	2-story Addition to SFR: 935sf			PN- Disapproved, needs sewer video & EC 6/8/15		
51	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	WM. Expecting Admin Use Permit application for minor revision to approved design.	BC- on hold pending planning process.	Return for resolution of Planning issues. BCR - Conditionally approved per memo of 10/9/14		
52	Najarian	2295 Juniper	5/5/15	B-30471	New SFR: 2,216sf living, 522sf garage, 121sf patio & entry, and permeable paver driveway.	Under review 7-2-15. WM		PN- Plans approved - 7/29/15		
53	Chivens	431 Kern		B30482	Demo Existing 625 S.F. Residence Construct 2,274 S.F. SFR & 550 S.F. Garage	Conditionally approved 7-16. WM	Returned for corrections June 23, 2014			
54	Tobin	315 Las Vegas	6/16/15	B-30524	New SFR	Waiting for CDP approval. JG. Building plans approved		PN- Disapproved, needs sewer video & corrections. 6/19/15		
55	Tobin	325 Las Vegas	6/16/15	B-30533	New SFR	Waiting for CDP approval. JG. Building plans approved		PN- Disapproved, needs sewer video & corrections. 6/19/15		
56	Douglas	2587 Laurel	7/27/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck	Under Review. JG. Denial		JSW 2015-08-12: Approved as submitted. No memo		
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	117 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
59	Boisclair	900 Main	8/5/15	B-30587	Commerical Interior Remodel, with new restrooms, removing existing driveway & street trees			PN- Disapproved, . 8/11/15		
60	Tobin	2500 Main	6/16/15	B-30534	New SFR	Waiting for CDP approval. JG. Building plans approved		PN- Disapproved, needs sewer video & corrections. 6/19/15		
61	Tobin	2540 Main	6/16/15	B-30535	New SFR	Waiting for CDP approval. JG. Building plans approved		PN- Disapproved, needs sewer video & corrections. 6/19/15		
62	Bernal	560 Monterey	6/12/15	B-30443	Addition of 158sf to existing SFR (includes roof & deck)	Approved. WM		PN- Approved 7/8/15, no memo.		
63	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		
64	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. Building permit approval 6/25/15	Approved 7-16-15. CL	PN- Plans Approved- 7/22/15		

#	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	Project Planner
65	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		
66	St. Tim's	962 Piney	6/5/15	B-30470	Addition and interior remodel- 147sf	JG. Needs modification to existing planning permit. Adjustment AD0-023 approved, noticed 6/19.		PN- Conditionally Approved. New sewer req.-8/19/2015		
66	Verizon	750 Radcliff	7/15/15	B-30562	Verizon Wireless fiber, trench and equipment			PN- Plans conditionally approved, Enrcoachment Permit req. -7/31/15		
67	Salin & Torino	845 Ridgeway	6/12/15	B-30156	Demo/Reconstruct SFR.	JG Under review. Approved.		PN- Plans conditionally approved, Special Enrcoachment Permit req. -7/21/15		
68	Holland	990 Ridgeway	5/20/15	B-30488	Addition of 222sf bed/bath, remodel of 726sf & demo of non-permitted garage.	Disapproved 5-21-15. WM		PN- Plans disapproved. Need lateral sewer video & plans update -7/6/15		
69	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		
70	Lindsey	413 Shasta	1/14/15	B-30357	Demo / Reconstruct SFR.	Needs CDP. Under review. JG. Noticed 7/30		PN- Plans disapproved. Need lateral sewer video & plans update -7/6/15		
71	Turner	356 Yerba Buena	5/21/15	B-30490	SF Additon & Alteration addition of 2,026sf	Corrections sent 6-19-15 CJ.		PN- Plans disapproved. Needs sewer lateral & plan update -7/7/15		

**Projects & Permits with Final Action**

1										
2	Reynolds	2509 Greenwood	6/25/15	CP0-484	<b>Admin. Coastal Development permit for demolition of burned home and replace with 26 x 26 manufactured home.</b>	Under Initial Review. Noticed 8/3. JG . Permit Issued 8/14		PN- Conditionally approved per memo dated 7/28/15		jg
3	Combs	460 & 490 Errol St.	4/19/15	CP0-467	<b>Removal of 2 residential structures on property</b>	Project near archaeologically sensitive area. Incomplete letter sent to applicant 5/13/15. Spoke with Applicant 6/4/15 - Arch monitoring contract in process. Admin permit issued 7-21-15.				cj
4	Frederick/Haseley/Dunn	413 Shasta	1/14/15	CP0-458	<b>Admin Coastal Development Permit for Demo and Reconstruction of 2,195 sq. ft. SFR w/546 sq. ft. garage</b>	Under Review. JG. Correction letter sent 2/23. JG. Email correspondence w/ agent 3/2. JG. Resubmittal rcv'd. Under review. JG. Incomplete letter sent 4/23 Resubmittal received 6/17. Under review. Incomplete letter sent. Corrections rcv'd. Noticed 7/30. Permit Issued 8/11.		PN- Plans disapproved per memo dated 7/6/15.		jg



AGENDA NO: B-1

MEETING DATE: September 1st, 2015

## Staff Report

**TO:** Planning Commissioners

**DATE:** September 1st, 2015

**FROM:** Joan Gargiulo, Contract Planner

**SUBJECT:** **Minor Conditional Use Permit (UP0-416) Request** to allow for the combination of an existing restaurant and an existing bar into a new commercial establishment. The project site is located at the corner of Main and Harbor Streets, within the C-1/S.4 commercial zoning district and outside of the Coastal Commission Appeals Jurisdiction.

**RECOMMENDATION:**

*Approve Minor Use Permit No. UP0-416 by adopting Planning Commission Resolution 29-15 including the following action (s):*

1. Approve the Class 1, Section 15301 Categorical Exemption in accordance with applicable provisions of the California Environmental Quality Act.
2. Adopt the findings and conditions of approval included in Planning Commission Resolution 29-15 (Exhibit A.)

**APPLICANTS:** Paul and Kelley Boisclair, The Siren Bar and Restaurant

**DESIGNER:** Stephen B. Carnes, P.E.

**LEGAL DESCRIPTION/APN:** Portion of Lot 5, Block 41, Town of Morro Bay, County of San Luis Obispo / 066-061-006

**SUMMARY:**

The applicant requests Minor Conditional Use Permit approval to establish a 3,997 square-foot bar and restaurant within 100 feet of a residential zoning district. The project proposal includes the combination of an existing 1,500 square-foot restaurant (formerly Shawn's on Main) and an existing 2,500 square-foot bar (currently the Fuel Dock) to create the Siren Bar and Restaurant. The proposed project is located in the C-1/S.4 commercial zoning district and outside of the Coastal Commission Appeals Jurisdiction.

Prepared By: \_\_\_ JG \_\_\_

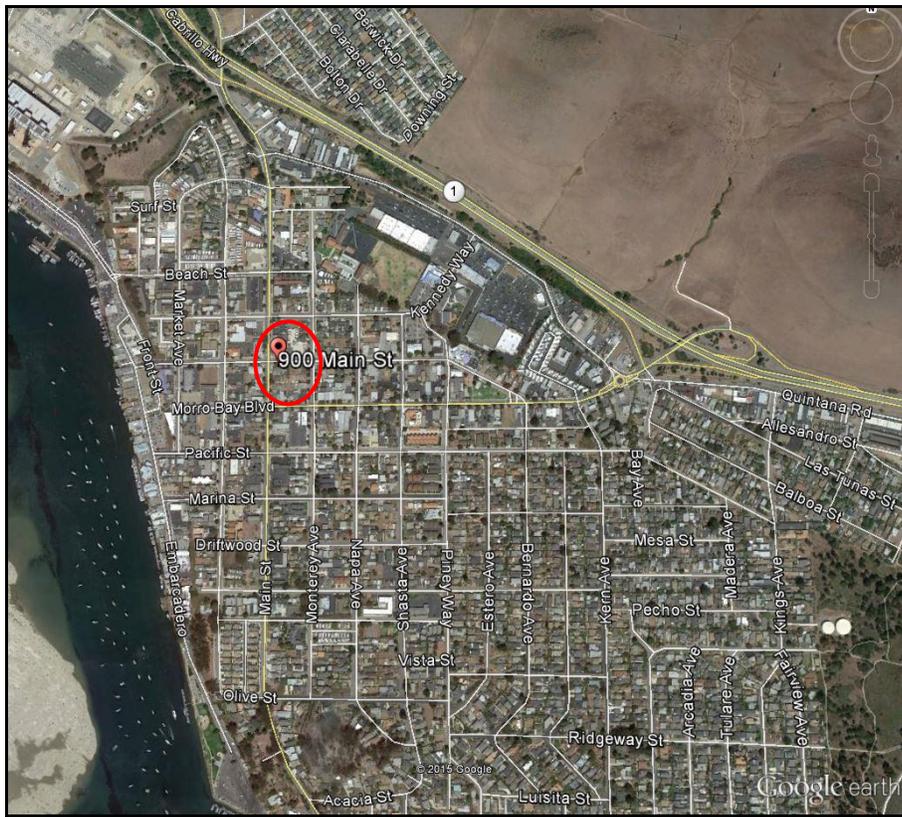
Department Review: \_\_\_\_\_

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Class 1 Section 15301. The exemption applies to the operation or minor alteration of existing private structures involving negligible expansion of use beyond that existing at the time of the lead agency’s determination. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

**PROJECT SETTING:**

The proposed project is located in the Central Business District in Central Morro Bay, on the northeast corner of Main and Harbor Streets in the downtown area of Morro Bay, north of Morro Bay Blvd. and east of the Embarcadero.



Vicinity Map

Adjacent Zoning/Land Use			
North:	C-1/S.4Central Business District	South:	C-1/S.4Central Business District
East:	C-1/S.4Central Business District	West:	C-1/S.4Central Business District

Site Characteristics	
Site Area	Approximately 6,500 square feet
Existing Use	Commercial
Terrain	Virtually flat and level
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Main and Harbor Streets

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Central Business District
Base Zone District	C-1
Zoning Overlay District	S.4
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, however not in the Appeals Jurisdiction nor Original Jurisdiction

**PROJECT DISCUSSION:**

The Applicant proposes to combine two existing commercial spaces, one bar and one restaurant at the corner of Harbor and Main Streets, to create one business called the Siren Bar and Restaurant. The project location has been utilized as a tavern and food serving establishment since at least 1973.

Historic Evaluation: The building, built in 1925, has been evaluated for historical significance by the California Office of Historic Preservation and has been “determined ineligible by consensus for any [local, state, or national registers] listing.”

Unreinforced Masonry Building: The applicant proposes to voluntarily reinforce the existing unreinforced masonry structure and has provided a report and calculations prepared by a licensed professional civil engineer for this purpose.

Parking: The City has memorialized the parking credits for this location (see Exhibit C). Because the bar is still in use and the restaurant has been vacated for less than 12 months, the parking credits for these areas are still pertinent. Since the outdoor portion of the patio behind the restaurant has not been in use for a period longer than 12 months, this square footage has been subtracted from the present parking credits. Therefore, the property has a parking credit of 57 spaces. This project requires 55 parking spaces.

<b>Parking Calculations</b>			
	<b>Rate</b>	<b>Square Footage</b>	<b>Required Spaces</b>
Customer Serving Area	1 space / 60 square feet	2,480	41.33
Dance Floor	1 space / 30 square feet	200	6.67
Outdoor Patio	1 space / 120 (after the first 125 square feet)	825 (950)	6.88
		<b>Total</b>	<b>55</b>

**PUBLIC NOTICE:**

Notice of this item was posted at the site and published in the San Luis Obispo Telegram Tribune newspaper on August 22nd, 2015 and all property owners and occupants within 500 feet of the subject site were notified of this evening's public hearing and were invited to voice any concerns regarding this application.

**CONCLUSION**

The proposed project would be consistent with applicable development standards of the zoning ordinance and all applicable provisions of the General Plan and Local Coastal Plan with the incorporation of recommended conditions. The project is not located within the California Coastal Commission appeals jurisdiction. Staff recommends that the Planning Commission adopt the CEQA Class 1 Categorical Exemption and approve Conditional Use Permit #UP0-416 subject to the findings and conditions of approval as specified by Planning Commission Resolution #29-15 attached below as Exhibit A.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution #29-15
- Exhibit B – Site Development Plans Date Stamped August 5, 2015
- Exhibit C – Letter Regarding Parking Credits

# EXHIBIT A

## RESOLUTION NO. PC 29-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
ADOPTING A CLASS 1 CATEGORICAL EXEMPTION AND THE APPROVAL OF MINOR  
CONDITIONAL USE PERMIT (NO. UP0-416) TO ALLOW FOR THE COMBINATION OF  
TWO EXISTING COMMERCIAL SPACES AND USES INTO ONE BAR AND  
RESTAURANT LOCATED WITHIN 100 FEET OF A RESIDENTIAL ZONING DISTRICT  
AT 900 MAIN 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 September 1st, 2015, for the purpose of considering Minor Conditional Use Permit UP0-416 for the combination of two commercial spaces to create one bar and restaurant located within 100 feet of a residential zoning district at 900 Main 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) Findings

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1 for the operation or minor alteration or existing private structures involving negligible expansion of use beyond that existing at the time of the lead agency’s determination. Furthermore, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.
2. As determined by the California Office of Historic Preservation, the project site is ineligible for a historic designation on any listing.

### Conditional Use Permit Findings

1. The combination and occupation of the existing commercial spaces by a bar and restaurant located at 900 Main Street, Morro Bay, has been determined by the Community Development Manager to be consistent and compatible with the allowable uses in this zoning district pursuant to the Zoning Ordinance. The approval of the project is subject to the following conditions. As conditioned, the project is consistent with all of the goals and policies of the General Plan, Local Coastal Program, and meets the applicable Zoning Ordinance standards.
2. As conditioned, the establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the project will be consistent with all applicable zoning and plan requirements as indicated in the conditions of approval.

3. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be consistent with all applicable City regulations, as indicated in the conditions of approval. As conditioned, the project will be fully integrated into the building and will be compatible with the surrounding commercial uses.

**Section 2. Action.** The Planning Commission does hereby approve Conditional Use Permit #UPO-416 for property located at 900 Main Street subject to the following conditions:

**STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated September 1, 2015, for the project at 900 Main Street depicted on plans dated August 5, 2015, as part of conditional use permit file UPO-416, 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 Public Services Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Public Services Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. 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. Signage: Signage is not part of this approval. A formal sign permit Application shall be submitted for all new signs, which will be reviewed by the Community Development Department. Sign permit approval shall be obtained prior to building permit issuance or sign installation.

**FIRE CONDITIONS:**

1. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with Morro Bay Municipal Code (Section 14.08.090 (4) (a) (b) and NFPA 13 is required.

Applicant shall provide above language on Building Plan and submit sprinkler plans to Morro Bay Community Development Department for review.

2. Fire alarm system. A Waterflow Alarm System, in accordance with CFC 907 and NFPA 13 (6.9) is required.

Applicant shall provide above language on Building Plan submit waterflow alarm plans to Morro Bay Community Development Department for review.

3. Outdoor areas. Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the code official, in accordance with anticipated use. (CFC 1004.5)

- a. The outdoor occupant load shall be determined and posted in a conspicuous location near the main exit or exit access doorway.

- b. Panic and fire exit hardware. Applicant shall provide panic and fire exit hardware on the courtyard egress gate, in accordance with CFC 1008.1.10.1.

Applicant shall provide the above outdoor means of egress elements on Building Plan submittal.

4. Sheet 0 Statistics. Applicant failed to submit Sheet S7 Detail 4.

Applicant shall provide Sheet S7 and a complete detail depicting the proposed outdoor fire pit.

5. Sheet A2 Outdoor fire pit. The proposed fire pit does not appear to comply with Morro Bay Municipal Code (Section 14.08.090(G)-Burning Prohibited) and 2013 California Fire Code (Sections 307.4-Location, 307.4.2-Recreational fires, and 308.3-Group A occupancies).

Applicant shall provide sufficient fire pit construction and fuel supply detail, a code compliant location pursuant to CFC, and applicable exception for an A occupancy use.

6. Code analysis. Applicant shall provide a detailed code analysis to include; building occupancy classification, construction classification, building area, area limitations, building height, occupant load analysis, fire sprinklers, alarm, means of egress elements for inside and outside, all outlined in 2013 CBC Effective Use of the IBC/CBC.

**PUBLIC WORKS CONDITIONS:**

1. Prior to Construction: The applicant shall submit a complete plan set for plan review in order to obtain the required Building Permit.
2. Frontage Improvements: Remove driveway on Harbor Street. - Driveways and drive approaches, any such abandoned driveway shall be removed by the owner and replaced with standard curb, gutter and sidewalk to fit the existing line of grade of adjacent standard curb, gutter and sidewalk. MBMC 17.44.03(c)

Upon removal of the existing driveway, remove the existing Eucalyptus street tree adjacent for new curb, gutter, and sidewalk. Provide new street tree per City Standard drawing B-12 upon completion of frontage improvements.

3. Street Tress:
  - a. Nesting: No tree shall be removed during nesting season, from February 1<sup>st</sup> through June 30<sup>th</sup>.
  - b. Street Tree Removal: Submit an Arborist report for any street trees proposed to be removed that states the reason for removal.
  - c. Proposed Street Tree: Replacement Street trees shall be 24” box in size. Indicate type and size of each new replacement street tree.
4. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway removal; the sidewalk, curb and gutter shall comply with City Standard drawings B-1 and B-5.
5. Sewer Lateral: If an existing lateral is to be used, perform a video inspection of the lateral and submit to Public Works. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. Note and show the proposed locations on the site plan. If a new lateral is being proposed include a note on the plans and abandon existing sewer lateral if necessary.

6. 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. Please indicate on the plans.
7. Sewer Encroachment Permits: A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.

Add the following Notes to the Plans:

1. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
2. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

**BUILDING CONDITIONS:**

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

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of September, 2015 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson Robert Tefft

ATTEST

\_\_\_\_\_  
Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 1<sup>st</sup> day of September, 2015.



Owner: Paul and Kelly Boisclair  
 1331 Berwick  
 Morro Bay, CA 93442

Project Address: 900 Main Street.

Legal: Portion of Lot 5, Block 41, Town of Morro Bay, County of SLO

APN: 066-061-006

Lot Area: 6496 s.f.

Area: 3997 s.f.

Building Type: Unreinforced Masonry Building approximately 3593 s.f., Reinforced Masonry 404 s.f.

Zone: C-1 / S.4

Risk: Category II per Table 1604.5

Purpose of drawings: Consolidate an existing Bar with an Existing Restaurant.  
 Voluntary improvement to existing URM building.  
 Voluntary remove and replace existing street trees.

Sheet List	
Sheet Number	Sheet Name
A1	Site
A2	Floor Plan
A3	Exterior Elevations
A4	Interior Elevations
A5	Sections
A6	Sections
A7	3D's Exterior
A8	3D's Bar
A9	3D's Bathroom
A10	3D's Kitchen
A11	Demo Plan
N	Notes
S1	Structural Walls
S2	Structural Frames
S3	Wall Frames
S4	Trusses
S5	Details
S6	Details
S7	Details



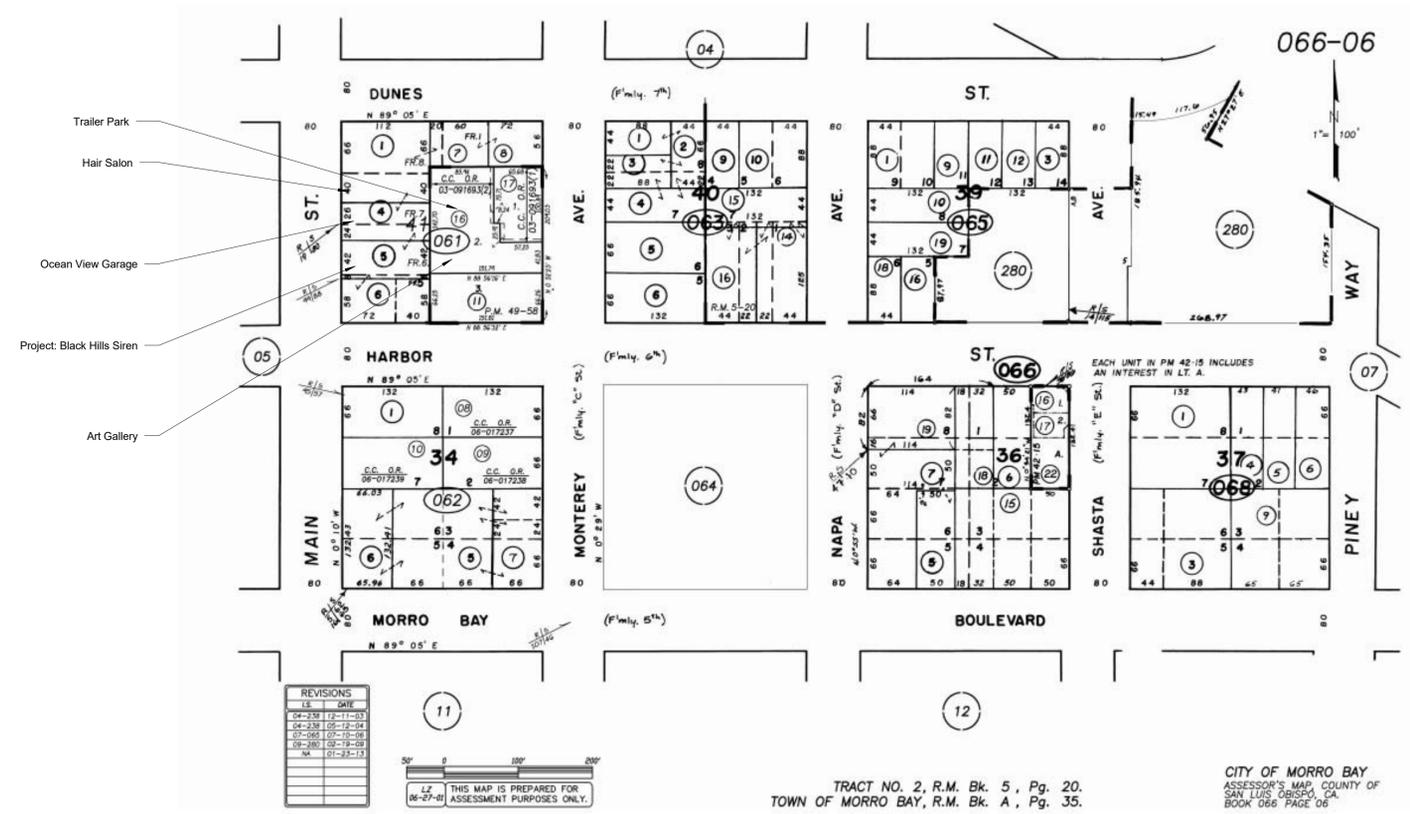
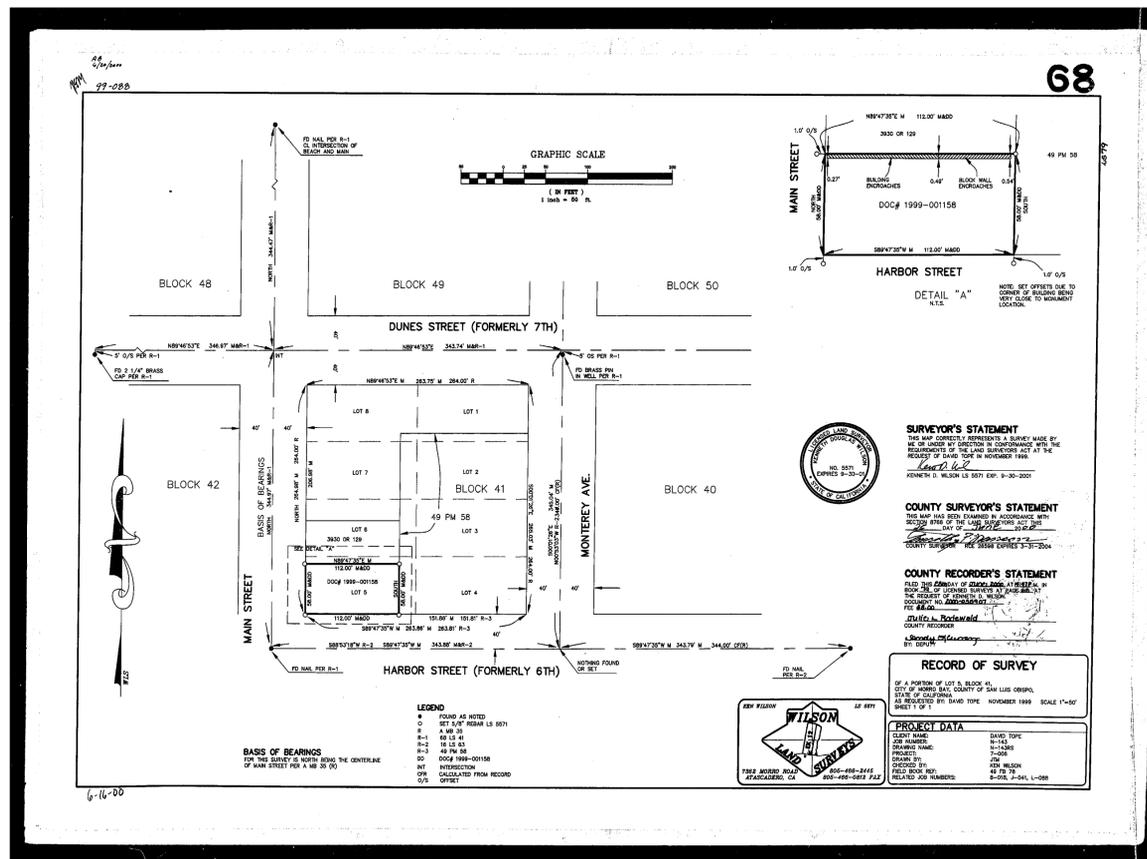
**STEPHEN B. CARNES, P.E.**  
 333 FRESNO AVENUE, MORRO BAY, CA 93442  
 805-772-3500 SBCPE@CHARTER.NET

Siren  
 900 Main Street  
 Morro Bay, CA 93442

Statistics

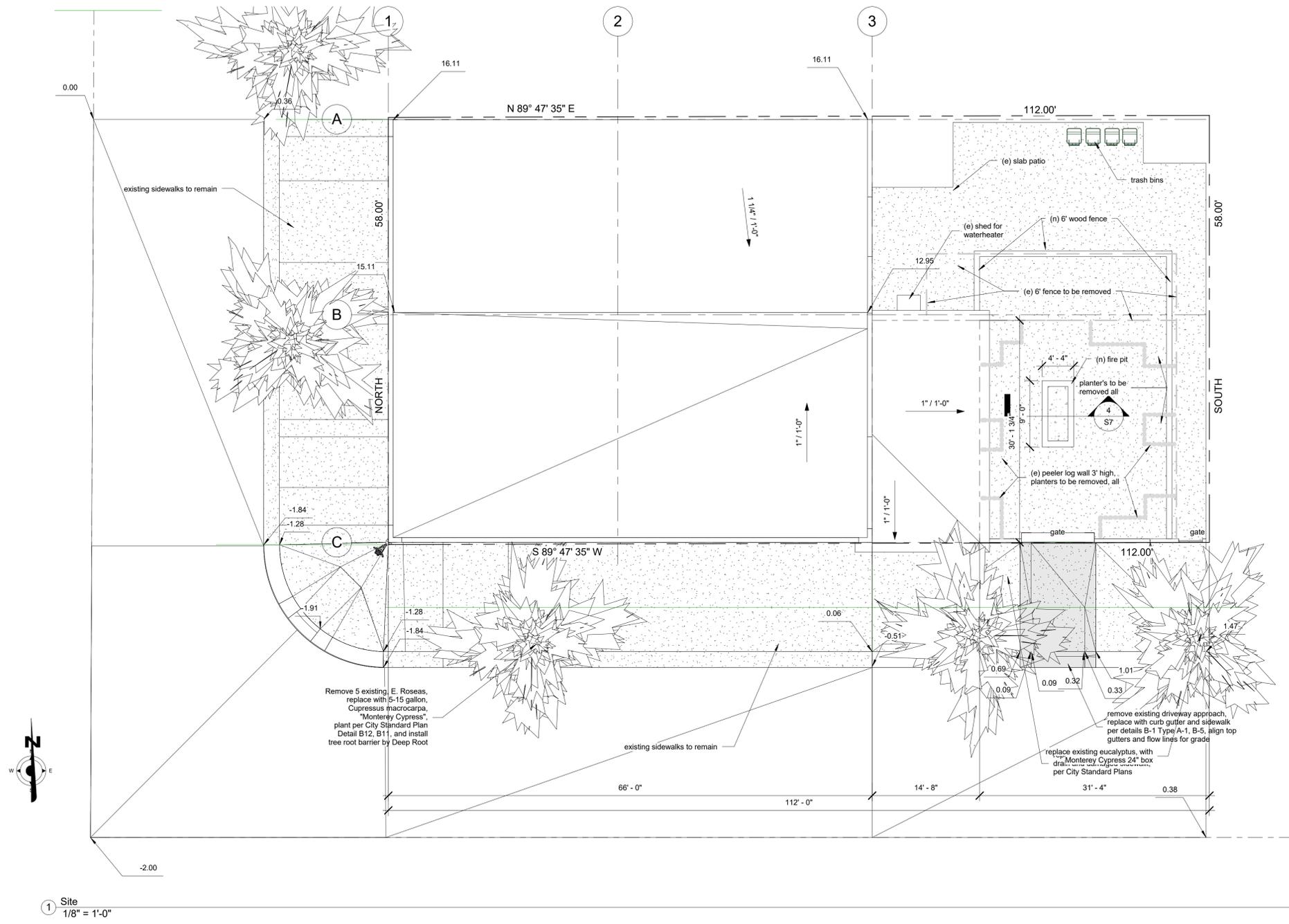
15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale:

0



Record of Survey

Assessor's Parcel Map, Vicinity Map



1 Site  
1/8" = 1'-0"



**STEPHEN B. CARNES, P.E.**  
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805-772-3500 SBCPE@CHARTER.NET

Siren  
900 Main Street  
Morro Bay, CA 93442

Site

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 1/8" = 1'-0"

A1

EXHIBIT B



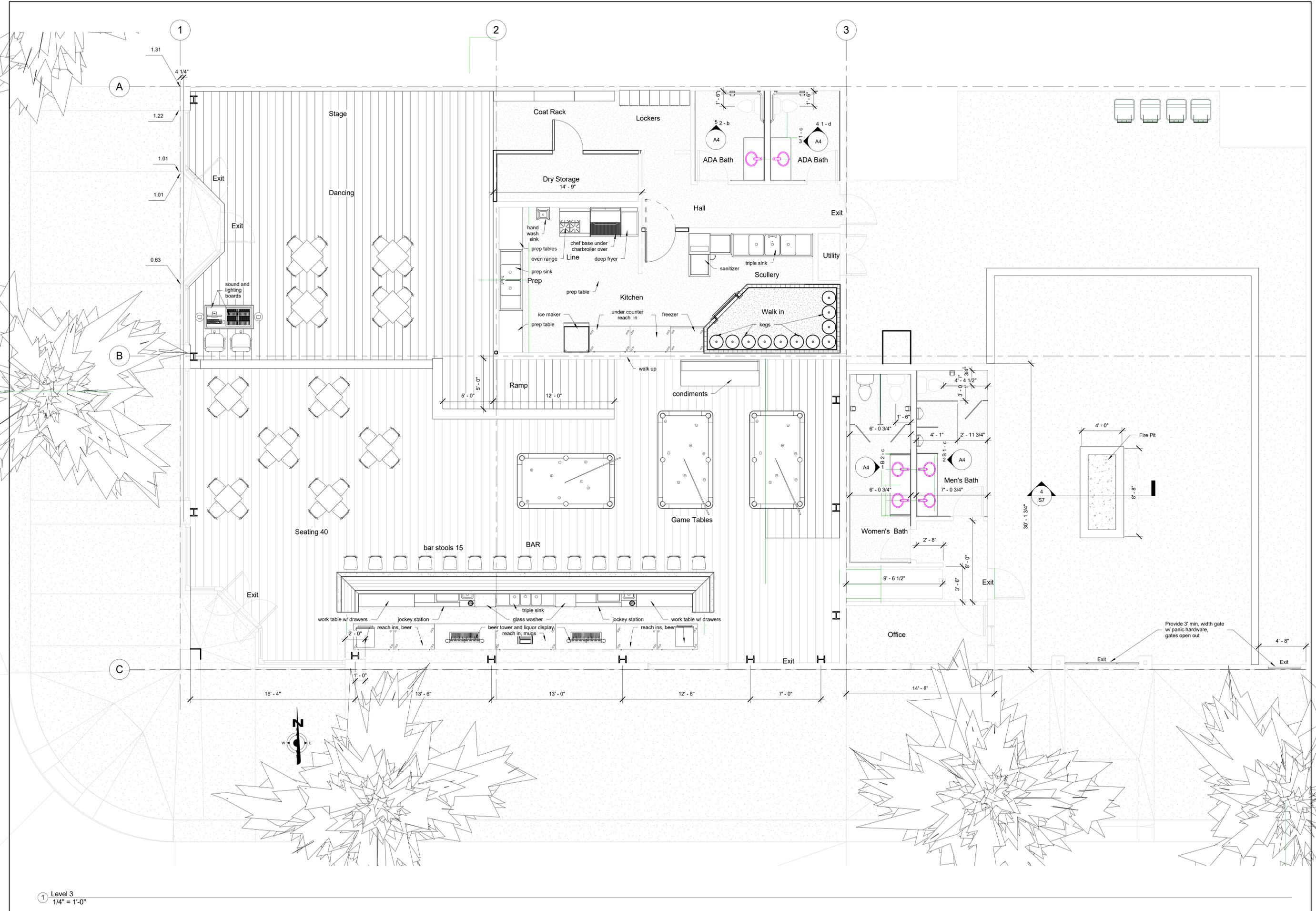
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Siren  
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Floor Plan

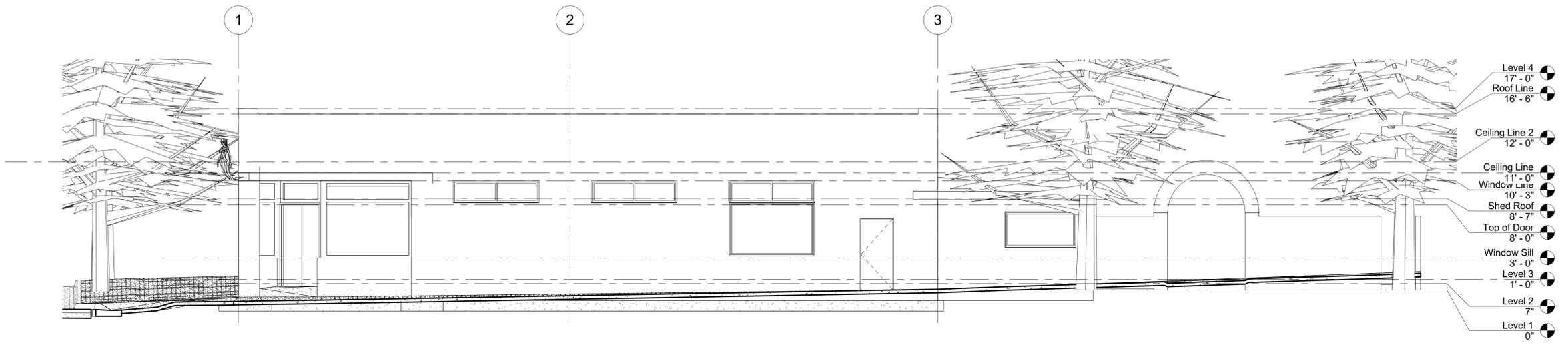
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Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 1/4" = 1'-0"

A2

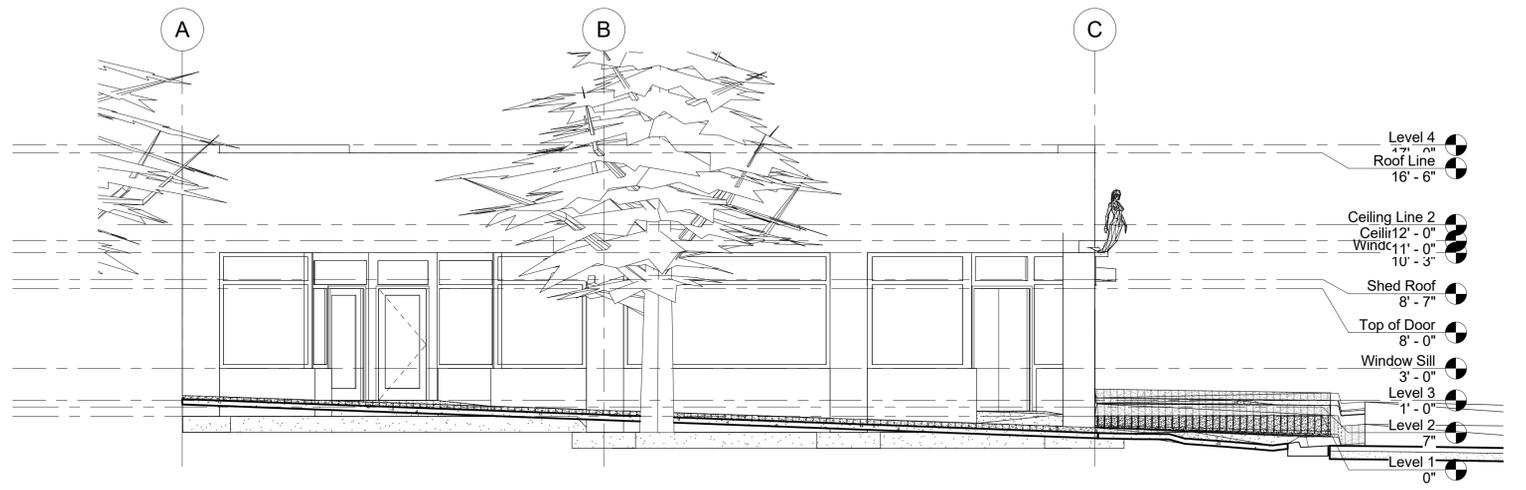


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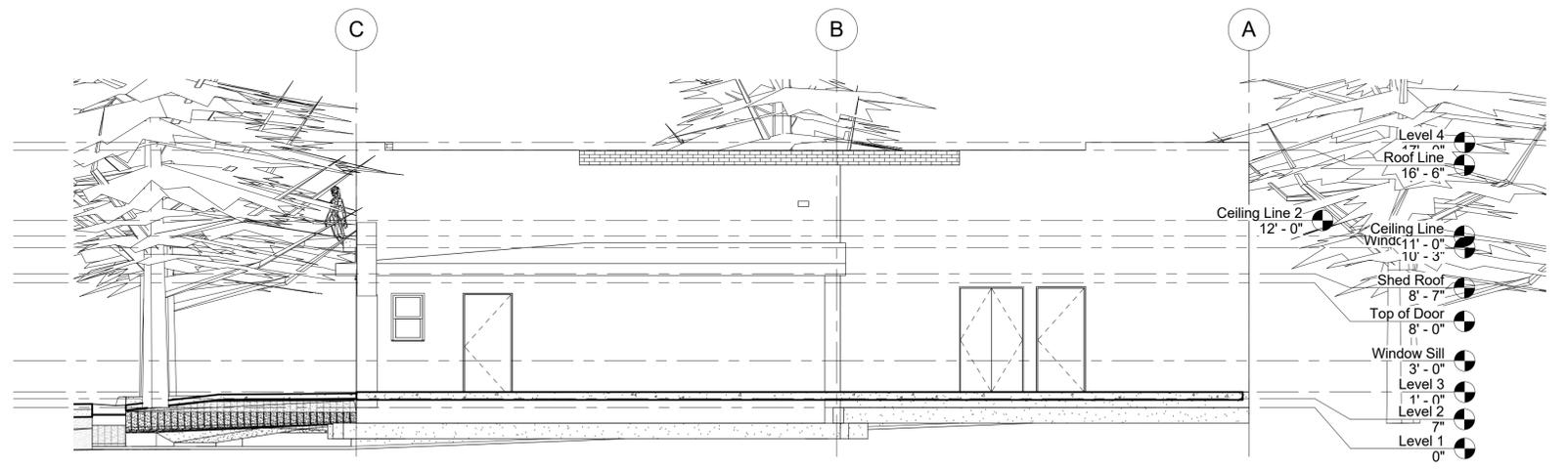
EXHIBIT B



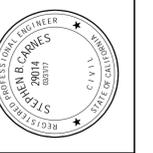
③ South  
3/16" = 1'-0"



① West  
3/16" = 1'-0"



② East  
3/16" = 1'-0"



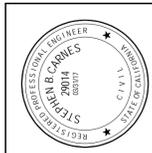
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Exterior Elevations

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 3/16" = 1'-0"

A3



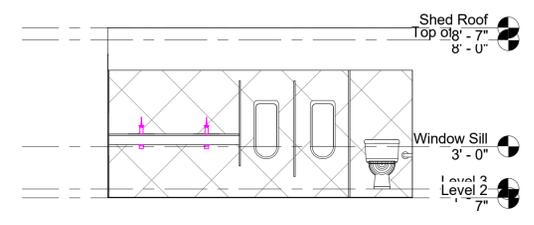

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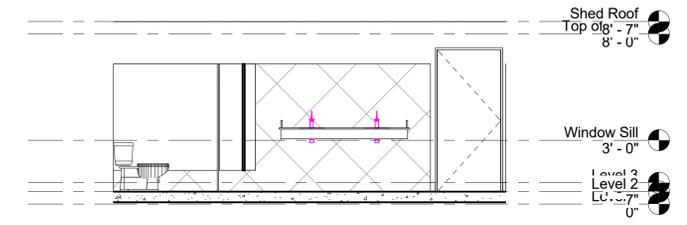
Interior Elevations

15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale: 1/4" = 1'-0"

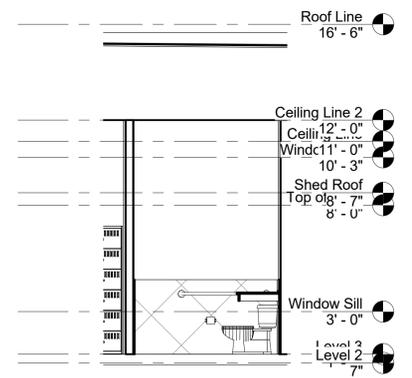
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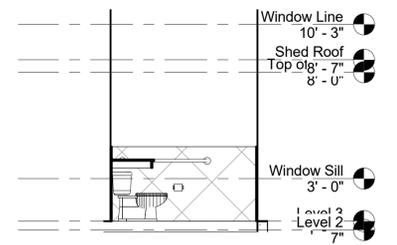
② B 1 - c  
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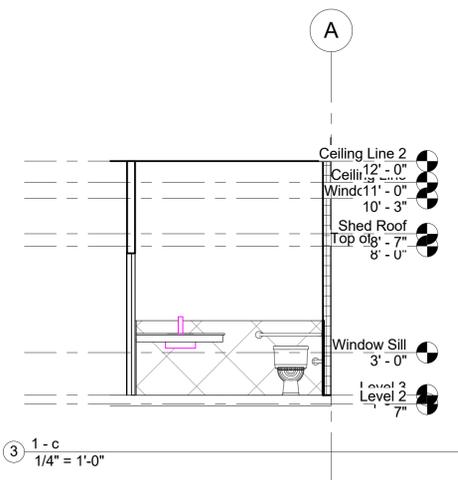
① B 2 - c  
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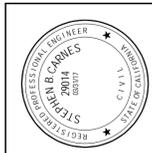
⑤ 2 - b  
 1/4" = 1'-0"



④ 1 - d  
 1/4" = 1'-0"



③ 1 - c  
 1/4" = 1'-0"



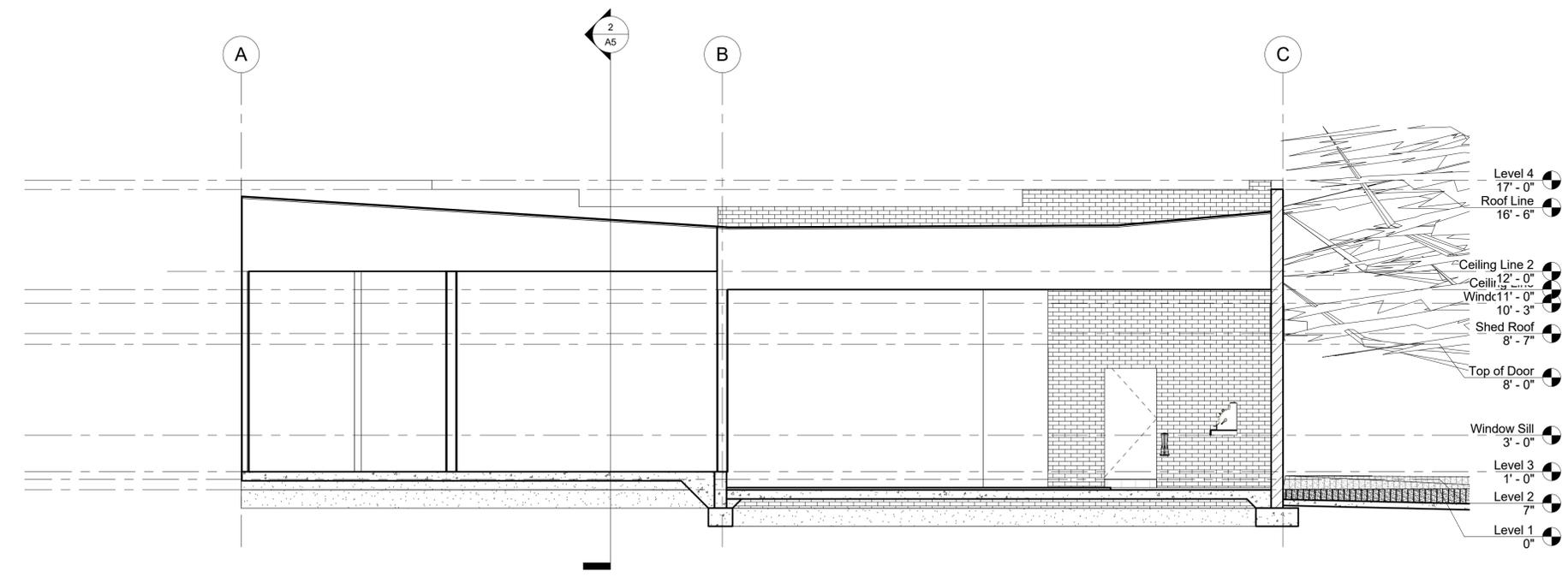

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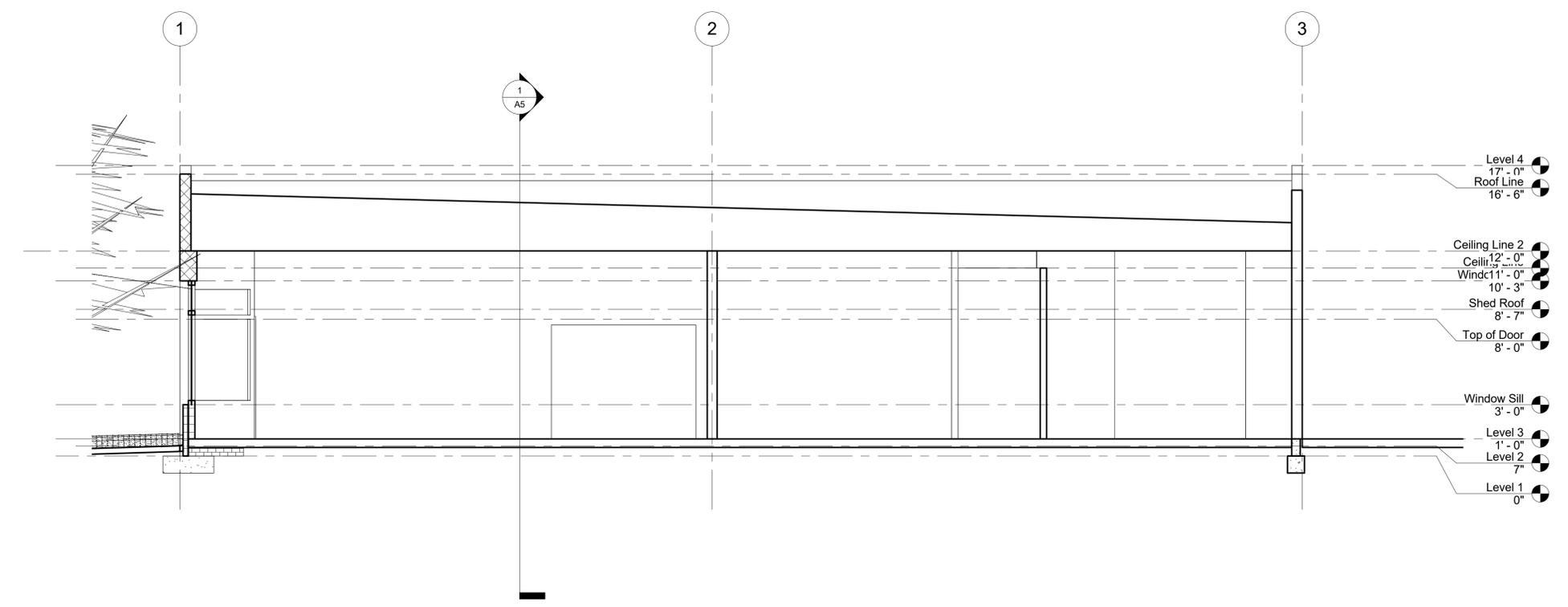
Sections

15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale: 1/4" = 1'-0"

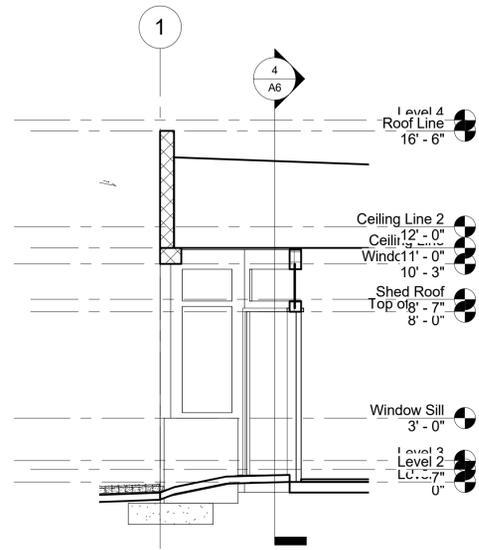
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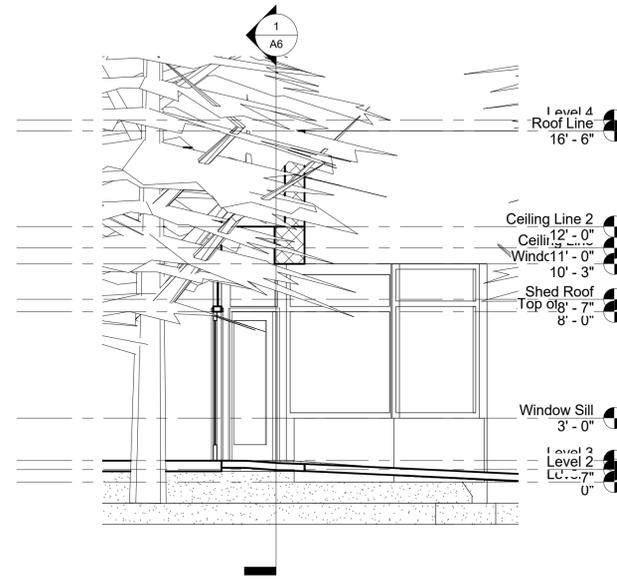
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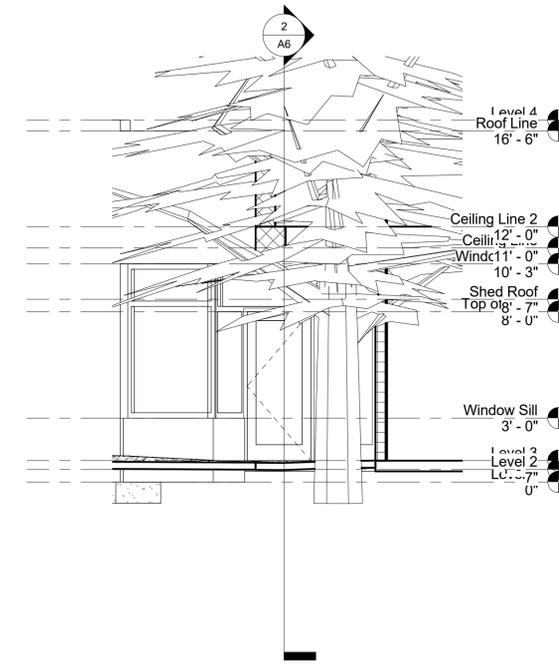
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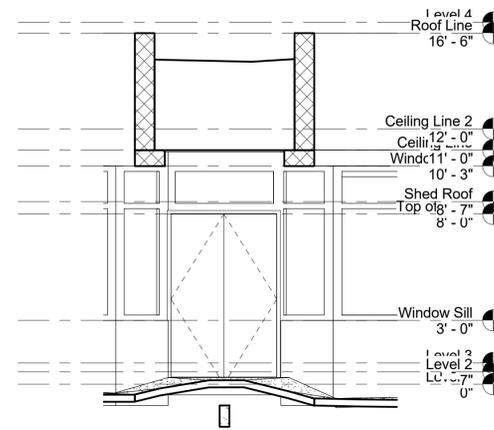
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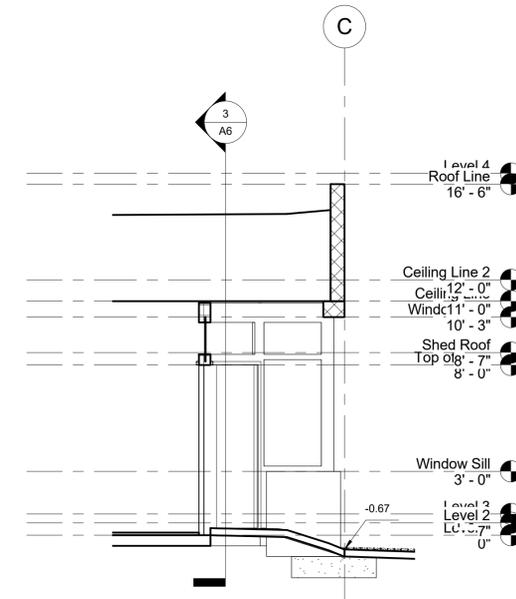
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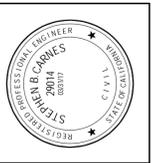
1 Section 1  
1/4" = 1'-0"



5 Section 5  
1/4" = 1'-0"



4 Section 4  
1/4" = 1'-0"



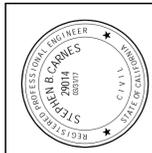
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Siren  
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Morro Bay, CA 93442

Sections

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 1/4" = 1'-0"

A6



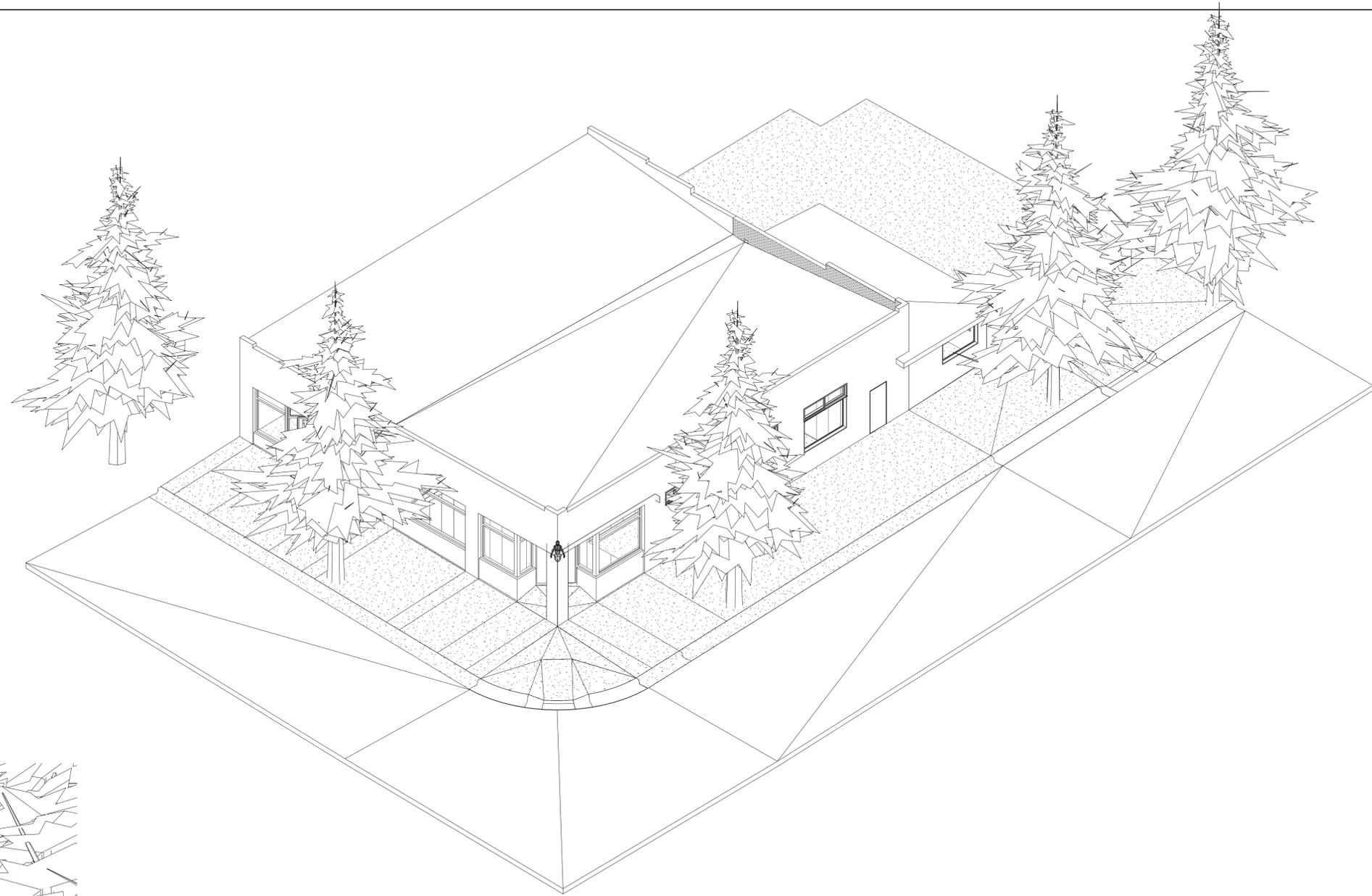

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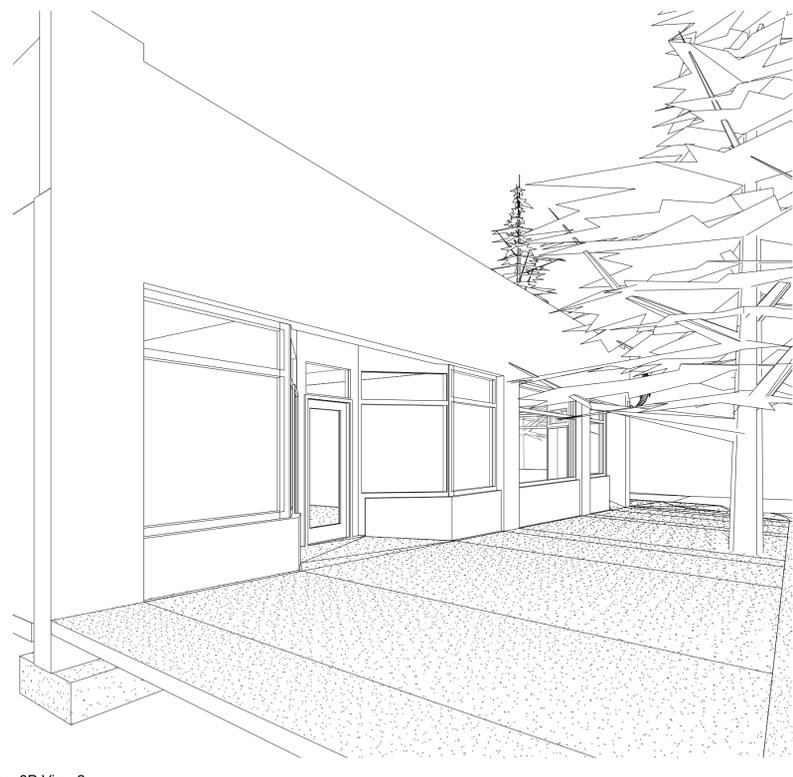
3D's Exterior

15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale:

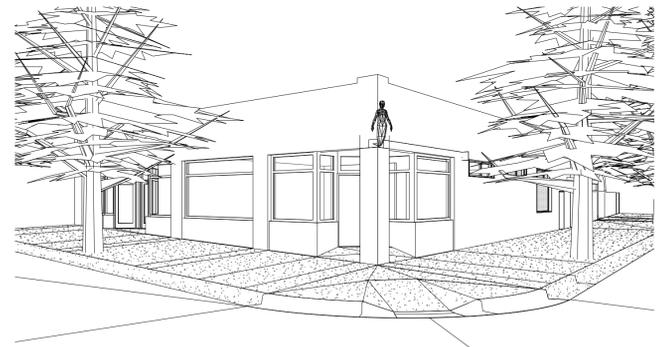
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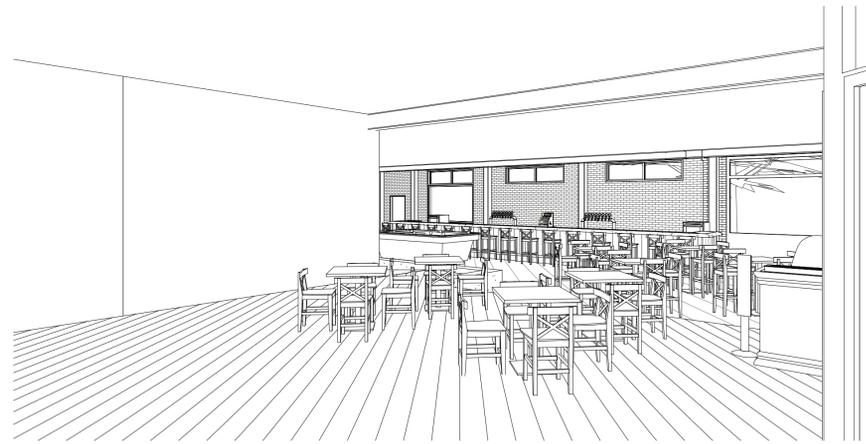
③ (3D)



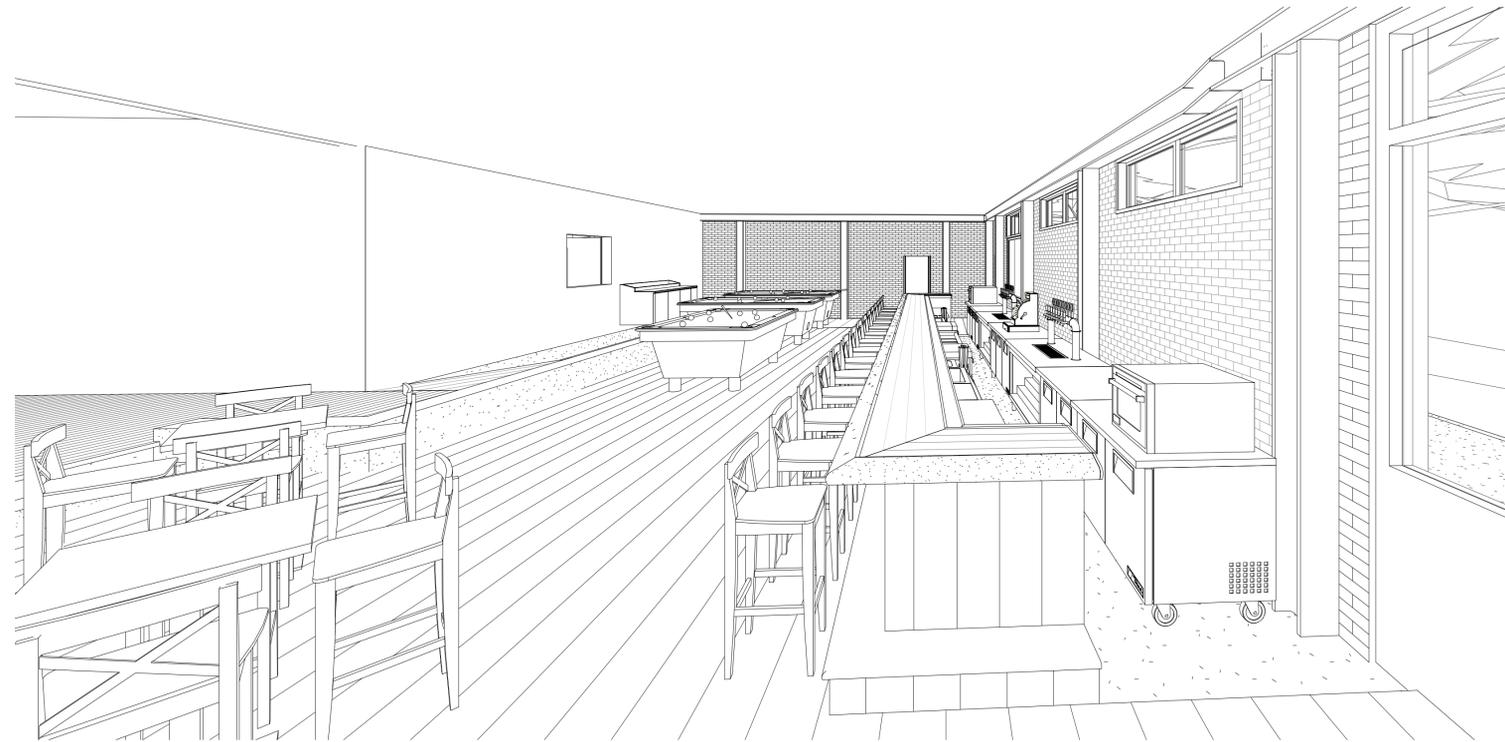
② 3D View 2



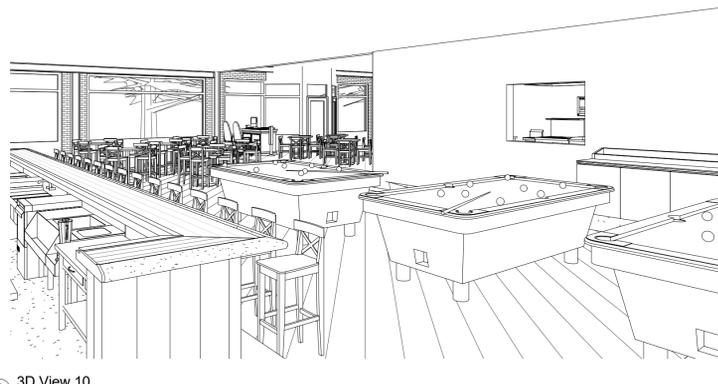
① 3D View 1



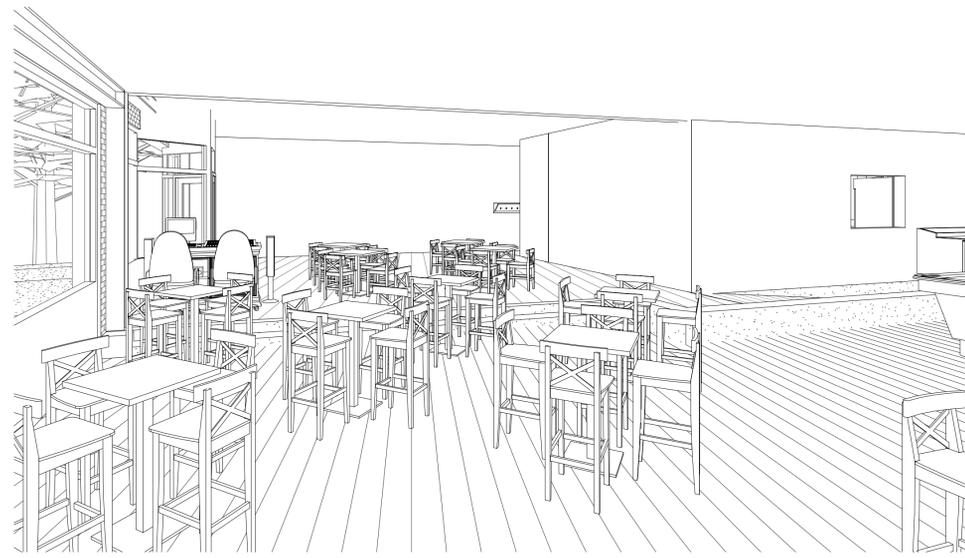
5 3D View 11



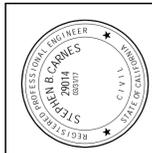
1 3D View 5



3 3D View 10



6 3D View 9



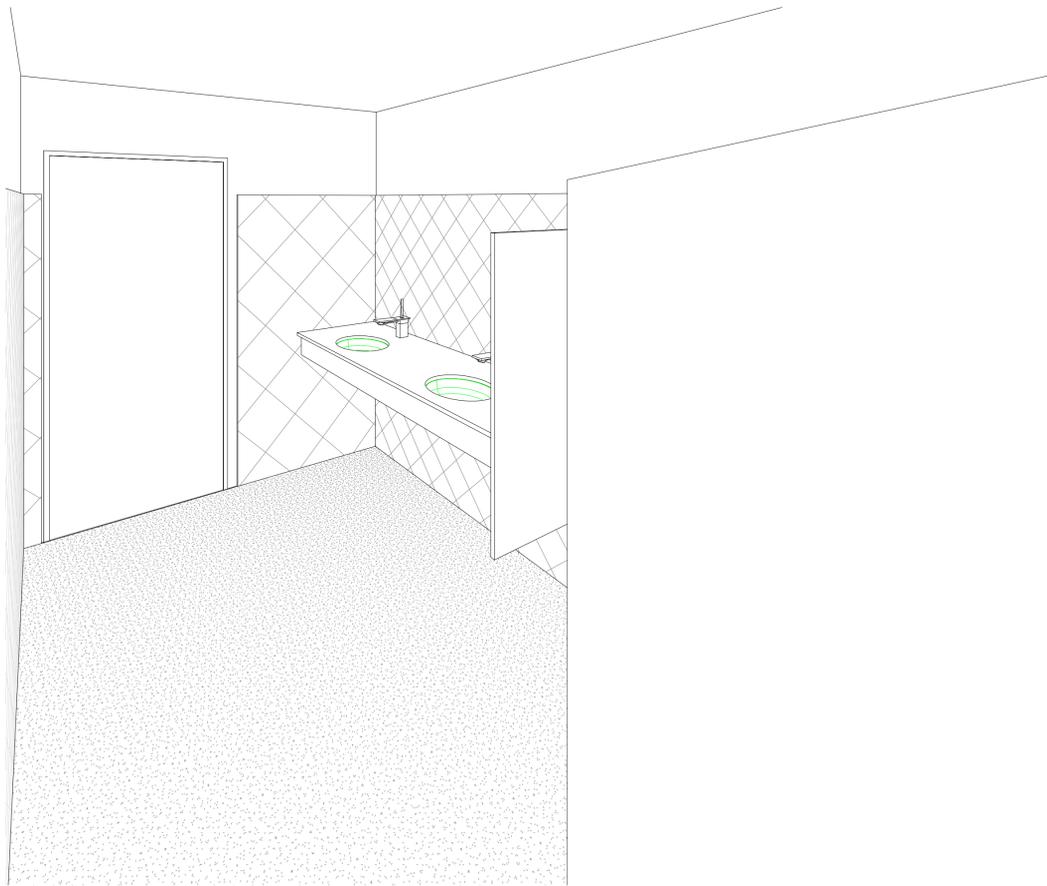
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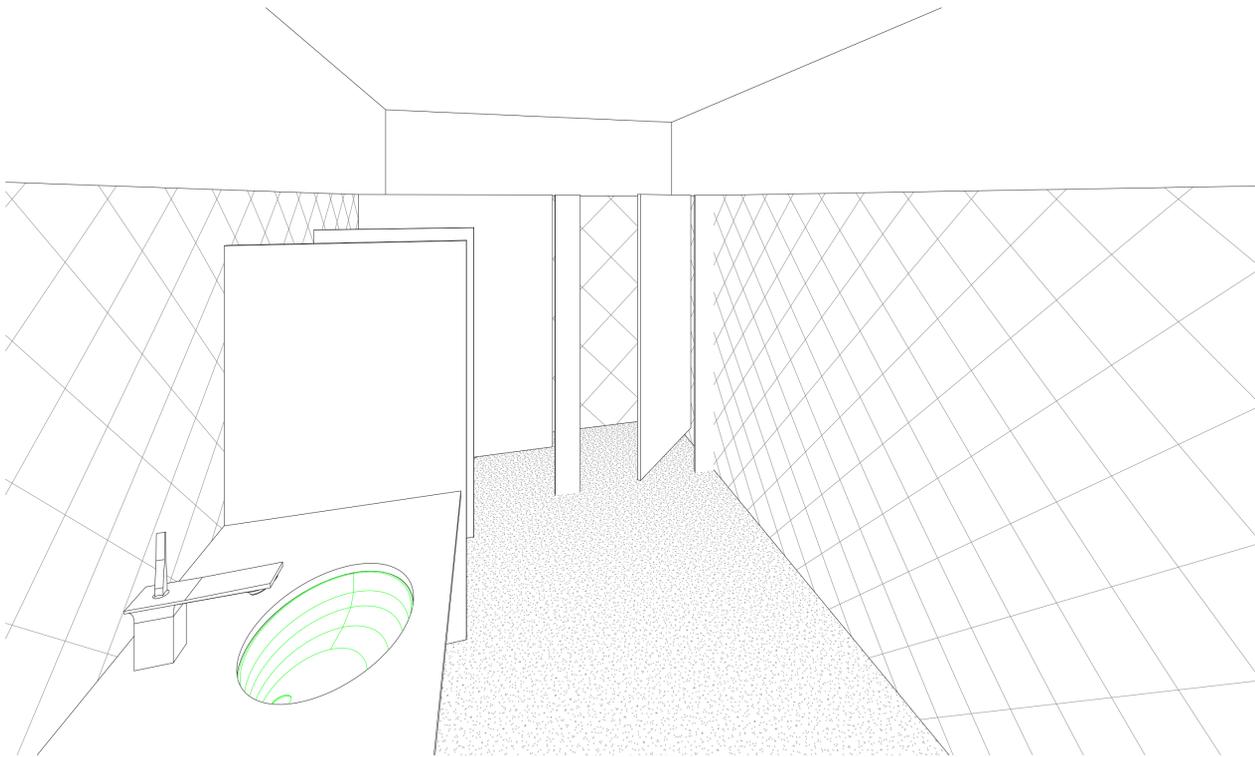
3D's Bar

15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale:

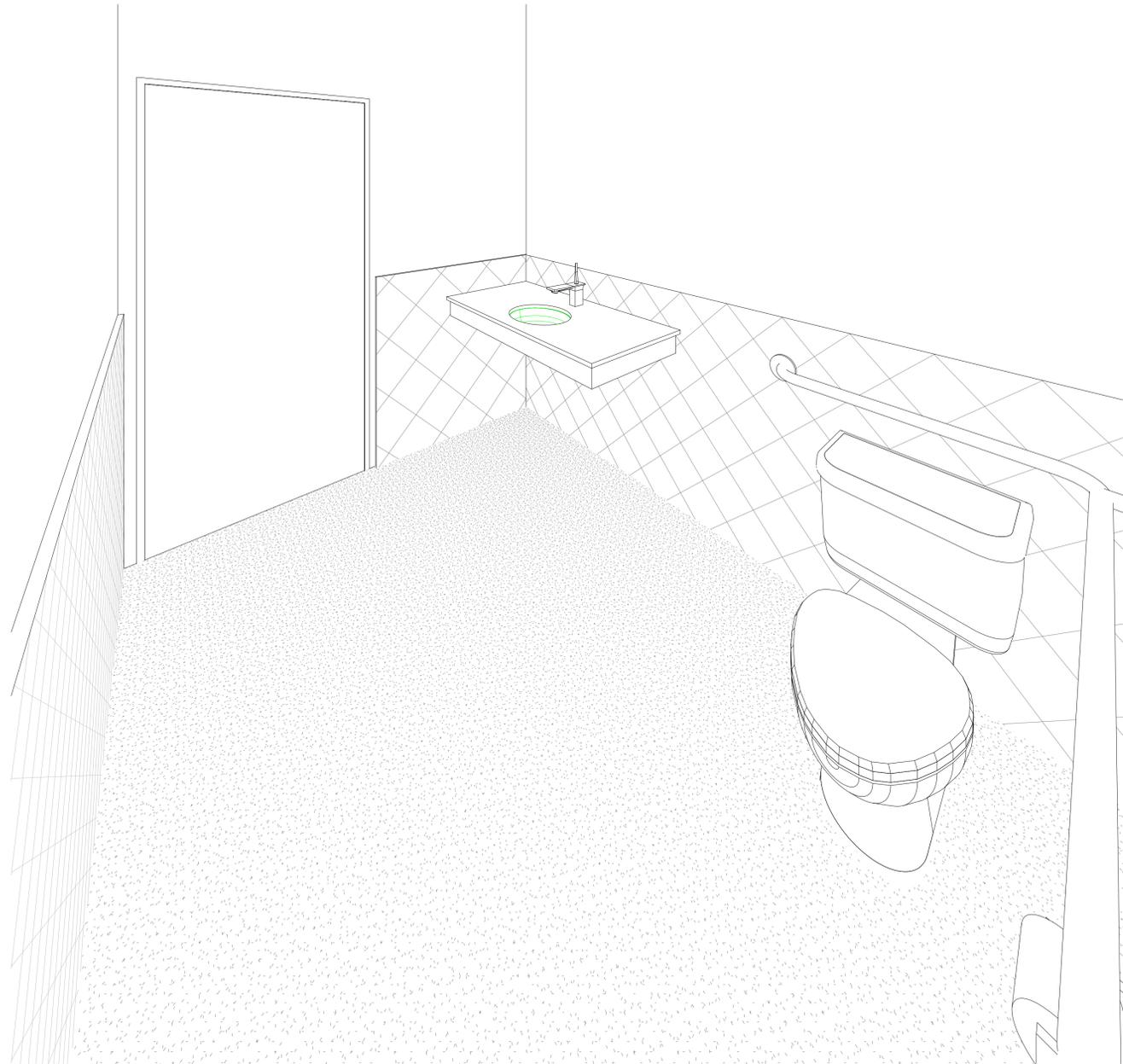
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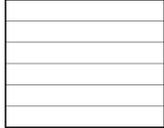
1 3D View Men's Bath



2 3D View Men's Bath Room



4 3D View Men's ADA



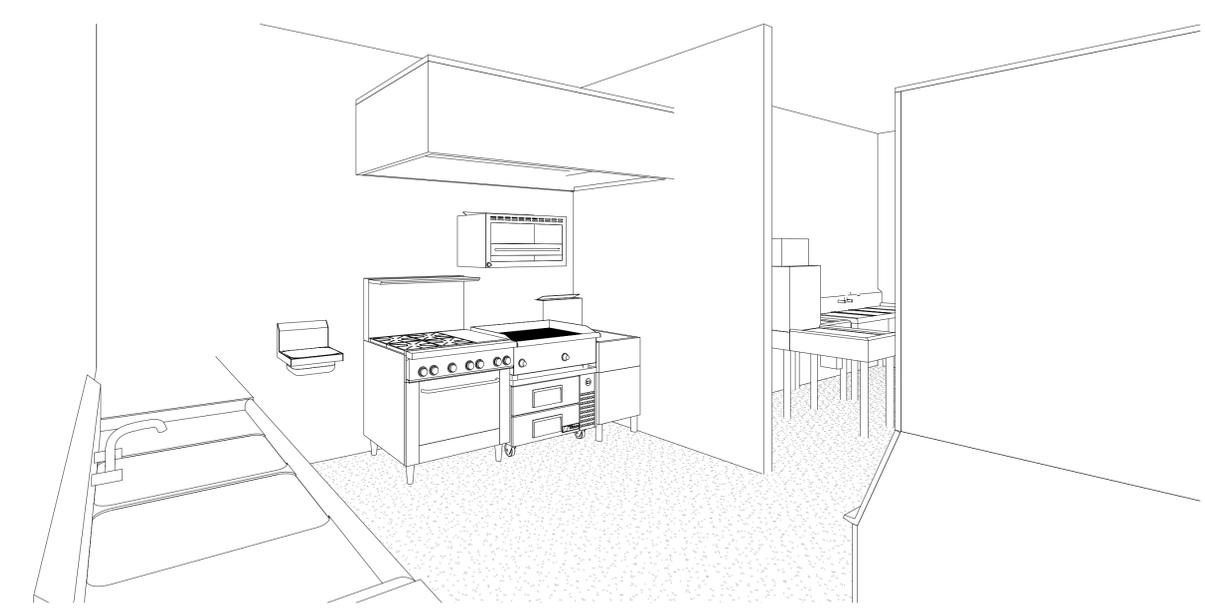
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 805-772-3500 SBCPE@CHARTER.NET

Siren  
 900 Main Street  
 Morro Bay, CA 93442

3D's Bathroom

15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale:

A9



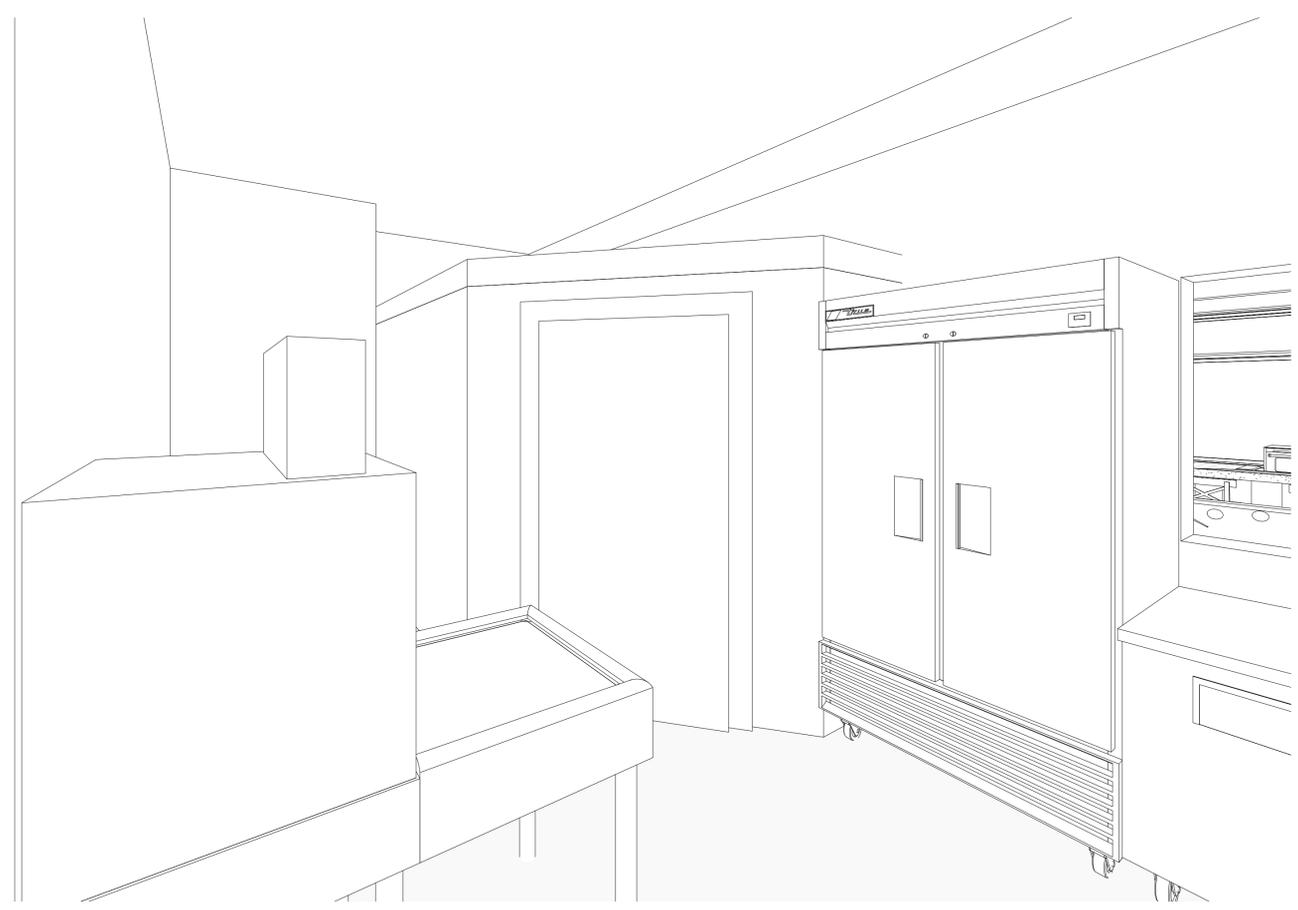
3 3D View 13



2 3D View 17



4 3D View 24



1 3D View 15



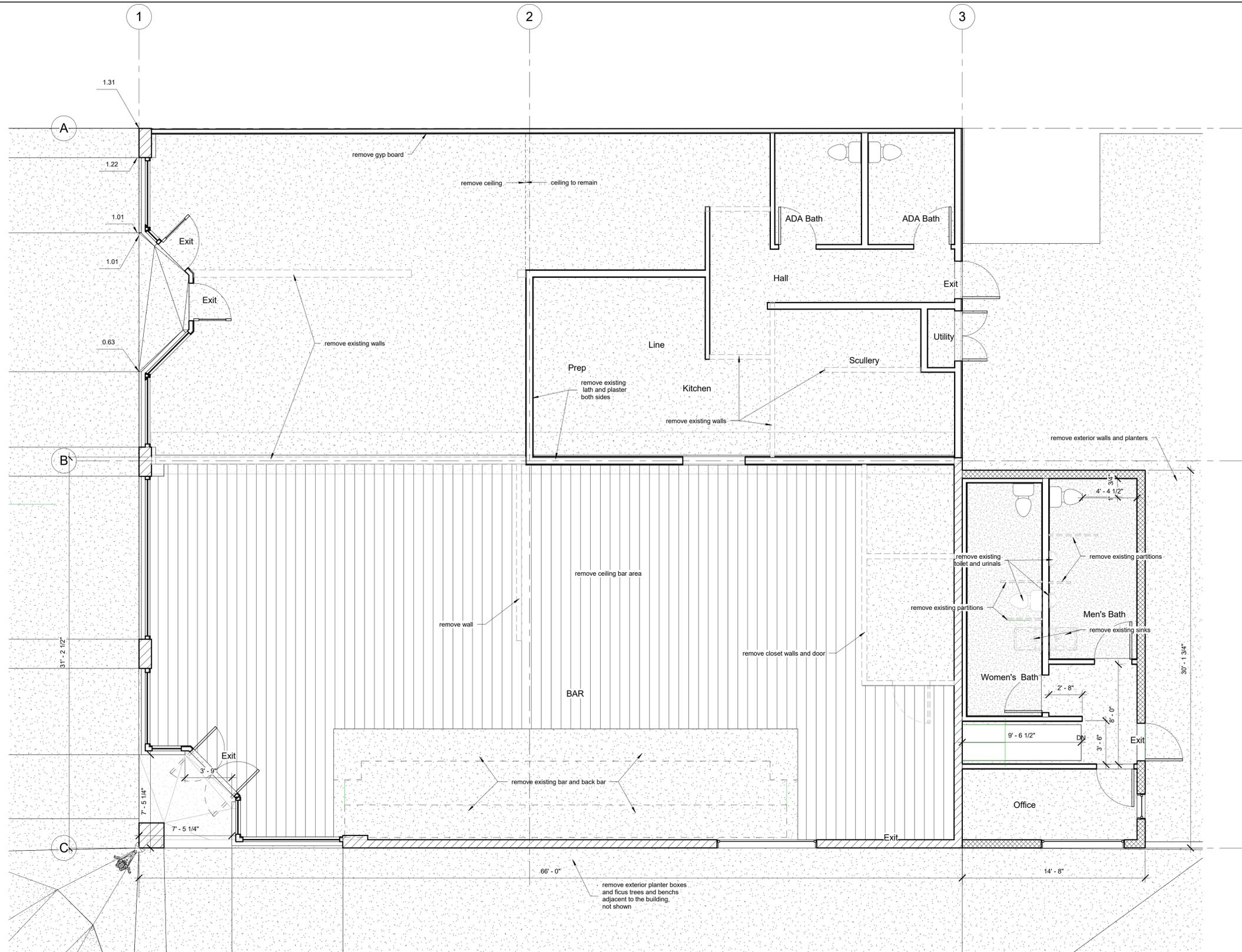

**STEPHEN B. CARNES, P.E.**  
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Siren  
 900 Main Street  
 Morro Bay, CA 93442

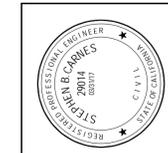
**3D's Kitchen**

15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale:

**A10**



1 Level 3 Demo  
1/4" = 1'-0"



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Demo Plan

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 1/4" = 1'-0"

A11

General Notes:  
 Construction shall comply with the 2013 California Building Code (CBC), and all addenda per the City of Morro Bay.  
 All construction and work site conditions to comply with OSHA. The Contractor shall be responsible for all jobsite safety, including means and methods.  
 The Contractor shall be solely responsible for safety and adequacy of equipment and methods used to perform the work.  
 Contractor and all subcontractors shall verify all conditions, dimensions, grades on the jobsite prior to beginning any work. Report all discrepancies to the engineer, prior to proceeding with the work. Should any discrepancy be found in the plans, details and or site, the contractor shall not attempt to recover damages from the engineer or the owner.  
 It is the owner's responsibility to verify lot lines. Prior to foundation inspection the lot corners shall be staked and the setbacks marked.  
 Details shown on the Drawings are typical. Similar details apply to similar conditions. Conditions requiring construction different from that shown on the drawings shall be reported to the Engineer.  
 Dimensions shown on the drawings shall take precedence over scale on the plans, sections, and details. Discrepancies shall be brought to the attention of the Engineer prior to proceeding with any work.  
 Notes and details on the drawings shall take precedence over the General Notes and typical details.  
 Contractor shall investigate site during clearing, grubbing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the Engineer shall be notified prior to proceeding with the work.  
 House numbers shall be provided. The numbers shall be a minimum of 4" high with a 1/2" line width. The numbers shall be placed so that they are clearly visible from an adjacent public roadway. If not clearly visible from the public roadway, the numbers shall be placed upon a non-flammable sign and posted at the intersection of the driveway and the public road.

Foundation Notes:  
 Excavations shall conform to standards established by CAL / OSHA. No excavation shall be made which endangers life or property. A shoring plan may be required as a part of the contractors work. A barrier shall be provided at the top of all cuts to prevent unauthorized entry in the excavation.

Foundations shall be firm natural ground or certified compacted fill having a minimum bearing capacity of 1500 psf (pounds per square foot), or as otherwise noted.

Formwork shall be capable of supporting the reinforcing and the fluid weight of the concrete while curing. All formwork shall be removed prior to backfilling with soils.

Reinforcing steel shall conform to ASTM A-615, grade 40 for no. 5 bars and smaller, and grade 60 for no. 6 bars and larger.  
 Reinforcing steel shall be supported on concrete chairs not less than 3" clear of soil. Placement of reinforcing steel shall be as shown on the detailed drawings. Retention devices shall be used capable of holding the reinforcing steel in position during the casting of the concrete. All splices to be lapped 40 diameters, or as otherwise noted.

Concrete shall have a minimum compressive strength of  $f_c = 2500$  psi (pounds per square inch), or as otherwise noted on the plans.

Concrete and its placement shall conform to CBC chapter 19.

All footings shall be cast, to bear on firm, undisturbed natural or certified compacted fill.

Masonry Notes:  
 Concrete Masonry Units (CMU's) shall conform to ICC Standard 21-4, which is based on the ASTM C90-95 Standard Specifications for Medium weight units.  
 Mortar shall conform to ICC Standard 21-19, which is based on the ASTM C270-95 Standard Specifications.  
 Grout shall conform to ICC Standard 21-19, which is based on the ASTM C476-91 Standard Specifications. Grout shall consist of 6 sacks of Type I or Type II Portland cement (low alkali), 60 - 65% sand, 35 - 40% pea gravel, and 6 lbs. of Sika Grout Aid per yard, Sika Grout Aid, shall be added in powder form to the transit - mixer, at the job site. A slump of 8 to 10 inches shall be maintained.  
 Concrete Masonry Units shall be cured dry with surfaces clean and dry, laid true, level and plumb at grades and lines shown on these plans. The wall shall be laid up in straight uniform running bond of uniform coursing, alternate head joints in vertical alignment, and straight uniform cells. Units shall be laid using "push joints." No joint shall be made by working in mortar after the unit has been laid.  
 Masonry Retaining Wall Observation Notes:

The Contractor shall submit a schedule of construction to the Engineer showing the planned sequence and timing of all work.

The Contractor shall inform the Engineer at least 24 hours in advance of reaching the following stages of construction:

- Footing excavations completed, formed, & ready for placing of reinforcing,
- Footing reinforcing bars in place,
- Casting of foundation,
- Concrete placing operations,
- Begin Masonry layup,
- Grouting,
- All structural work complete.

Special inspections shall be paid for by the Owner/Client and provided by the Engineer of Record. The Engineer shall relinquish the right to perform the special inspection provided that the Owner/Client retains the services of a qualified Special Inspector

Framing Notes:  
 Framing shall comply with CBC chapter 23.  
 Framing lumber shall be as follows, unless otherwise indicated.  
 a. Studs and plates Douglas Fir standard or better  
 b. Joists and rafters (2x) Douglas Fir No. 1 or better  
 c. Beams and headers (4x) Douglas Fir No. 1 or better  
 d. Posts (4x and larger) and timbers (6x and larger) shall be Douglas Fir No. 1 or better  
 Plywood shall be PS-1  
 All prefabricated timber and wood connectors to be "Simpson", or approved equal.

Nailing to be in compliance with fastening schedule CBC Table 2304.9.1.

Roof sheathing shall be 5/8" plywood APA grade marked CDX 40/20, with face grain perpendicular to supports, nailed with 10d @ 6" o.c., at all supported edges, and 8d @ 12" o.c. at intermediate supports, or equivalent power driven nails.

Electrical Notes:  
 Materials and methods shall comply with the current version of the National Electric Code, and local ordinances.

Provide a minimum of two circuits at kitchen for counter convenience outlets.

Provide two separate ground connections at meter / main: (choose two)  
 a. cold water pipe, (copper or iron only)  
 b. steel reinforcing  
 c. 3 foot brass ground stake

Provide separate circuits for the following:  
 a. Laundry machines  
 b. Refrigerator  
 c. Garbage disposal  
 d. Dishwasher  
 e. Smoke Detectors  
 f. Any load greater than 20A

Verify electrical requirements for all appliances.

Mount the following above floor, unless otherwise noted.

Outlets:  
 a. room outlets @ 12"  
 b. kitchen outlets @ 48"  
 c. refrigerator @ 48"  
 d. air handler @ 72" and in attic  
 e. microwave @ 84" in cabinet above  
 f. garbage disposal and dishwasher to share half hot outlet @ 12"

Switches:  
 a. room @ 48"  
 b. bedroom night stand @ 36"

Provide access covers labeled "Tele" and "TV" at top of conduits stubbed to below footing. Verify locations with utilities.

Required smoke detectors shall receive their primary power from the building wiring, when such wiring is served from a commercial source, and shall be equipped with battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Interconnect alarms so that one alarm sounds all. Locate hallway detectors at least 3' in from of return air grilles.

Carbon Monoxide Alarms shall be installed at these locations:  
 • Outside of each separate dwelling unit sleeping area in the vicinity of the bedrooms.  
 • On every level of a dwelling unit including the basement.

See Title 24 Energy Compliance certificate of additional requirements.

Mechanical Notes:  
 See Title 24 Energy Compliance certificate for additional requirements.  
 Duct layout shown is schematic only. Installer is responsible for proper distribution and acceptable noise level.  
 Provide approved backdraft dampers for all exhaust systems.  
 Where bathroom is mechanically ventilated, provide at least 5 air changes per hour.  
 Total length of clothes dryer vent not to exceed 14 feet for 4", nor 20 feet for 6".  
 Materials and methods shall comply with the current edition of California Mechanical Code.  
 Combustion air for fuel burning appliances to be provided with 2 openings in an exterior wall of the enclosure. Each opening shall be 1 sq. in. per 4000 btu/hour input.

Structural Steel Notes:

Structural Steel shall be fabricated from:  
 ASTM A36, for rolled shapes and plate  
 ASTM A572, for rolled shapes and plate, 50 ksi when available,  
 ASTM A992, for wide flanges, 50 ksi,  
 ASTM A500 Gr. B, for square and rectangular tube, HSS designation,  
 ASTM A500 Gr. B, for round HSS up to .625" wall,  
 ASTM A53 Gr. B, for pipe above 5/8" wall,  
 or as otherwise noted on the plans.

Fabrication of Structural Steel shall be performed in accordance with CBC Section 1704.3.

Welding shall be performed by AWS Certified Welders using electric arc methods, following AWS D1.1.

All welding to be certified full strength by an AWS certified welding inspector acceptable to the Department of Building and Safety for the Jurisdiction and the Engineer of Record. Certification of the welders and inspector shall be provided to the Engineer of Record prior to beginning work.

**PROCESS WELDING SYMBOL 1**, shall mean pre-arranged periodic observation, by an ICBO/AWS Certified Welding Inspector, of fit up, preheat, and welding, in accordance with CBC Table 1704.3

**PROCESS WELDING SYMBOL 2**, shall mean pre-arranged continuous observation, by an ICBO/AWS Certified Welding Inspector, of fit up, preheat, and welding, in accordance with CBC Table 1704.3

Plan Notes:  
 All glass doors and adjacent where indicated shall be fully tempered.  
 Toilets shall have maximum 1.5 gallons per flush. Showerhead flow shall not exceed 2.75 gallons per minute (GPM). Water pressure should be limited to 80 psi, or less per CPC 608.  
 Provide sound insulation between bedrooms and bathrooms.  
 Backing under ceramic tile wainscots shall be water resistant gypsum wall board. Provide waterproof pan beneath the tile shower floor pan shall extend 4" minimum up walls. Extend wall tile 80" minimum above floor, unless otherwise indicated on drawings.

Ceiling shall be 8' height unless otherwise indicated.

Provide a window in sleeping rooms that meets or exceeds the following net clear dimensions:

- A. Openable area 5.7 sq. ft.
- B. Openable height 24"
- C. Openable width 20"
- D. Maximum sill height above floor 44"

Glazing in areas subject to human impact shall be safety glazing materials, such as laminated glass, tempered glass wired glass and safety plastic, CBC 2406.

All windows and doors in the envelope of the conditioned space shall be weather-stripped.

Provide building paper, UBC Standard 14-1, beneath all exterior wall materials.

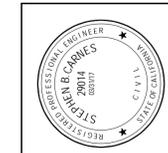
Cover roof sheathing with one layer of 30# felt, side lapped 3" and end lapped 6".

Provide 26 gauge minimum galvanized metal valleys with one additional layer of 15# felt x 36" wide beneath full length of valley.

Hose bibs shall be protected by an approved non-removable type backflow preventer.

Epoxy Anchor Bolts:

Install "Simpson" RFB #6x8, using SET Epoxy and following the manufacturer's installation instructions, including predrilling a 1/8" larger diameter hole than the anchor to a depth shown on the drawings. Then brushing out and thoroughly cleaning the hole with high pressure air. After inspection of the cleaned holes, and while the inspector is observing the process, begin the placement of the anchor by inserting the uniform mixing nozzle at the bottom of the hole, and applying adhesive and with drawing the nozzle at the same rate as the application until the hole is 1/2" full. Insert the anchor twisting slowly until the anchor bottoms.




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Siren  
 900 Main Street  
 Morro Bay, CA 93442

Notes

15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale:

N



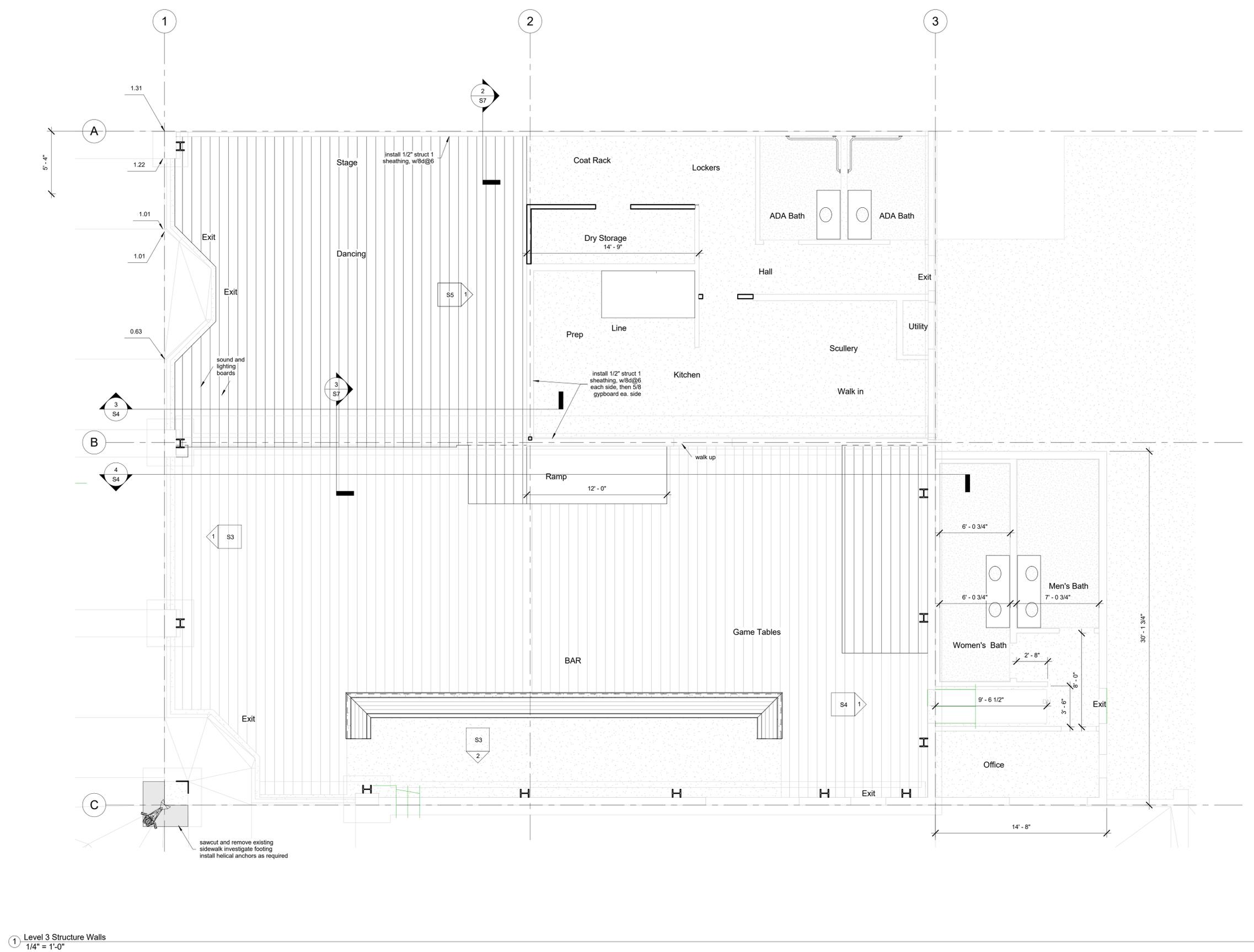

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**Structural Walls**

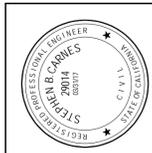
15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale: 1/4" = 1'-0"

**S1**



① Level 3 Structure Walls  
1/4" = 1'-0"

EXHIBIT B



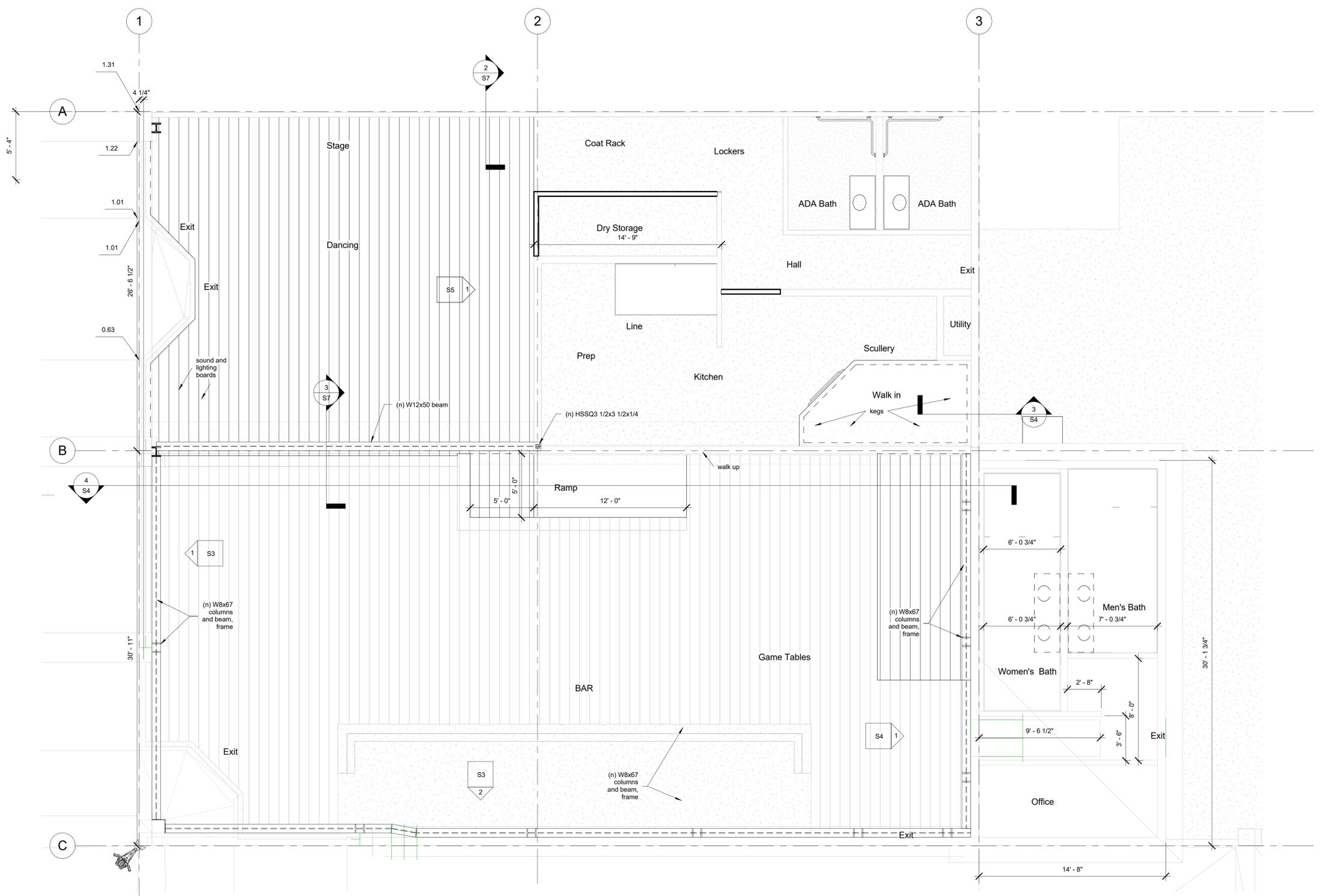

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Siren  
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**Structural Frames**

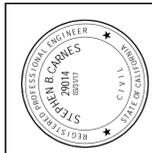
15-3
Owner: Boisclair
Designed by: SBC
Drawn by: SBC
April 30, 2015
Scale: 1/4" = 1'-0"

**S2**



① Level 3 Structure Frames  
 1/4" = 1'-0"

EXHIBIT B



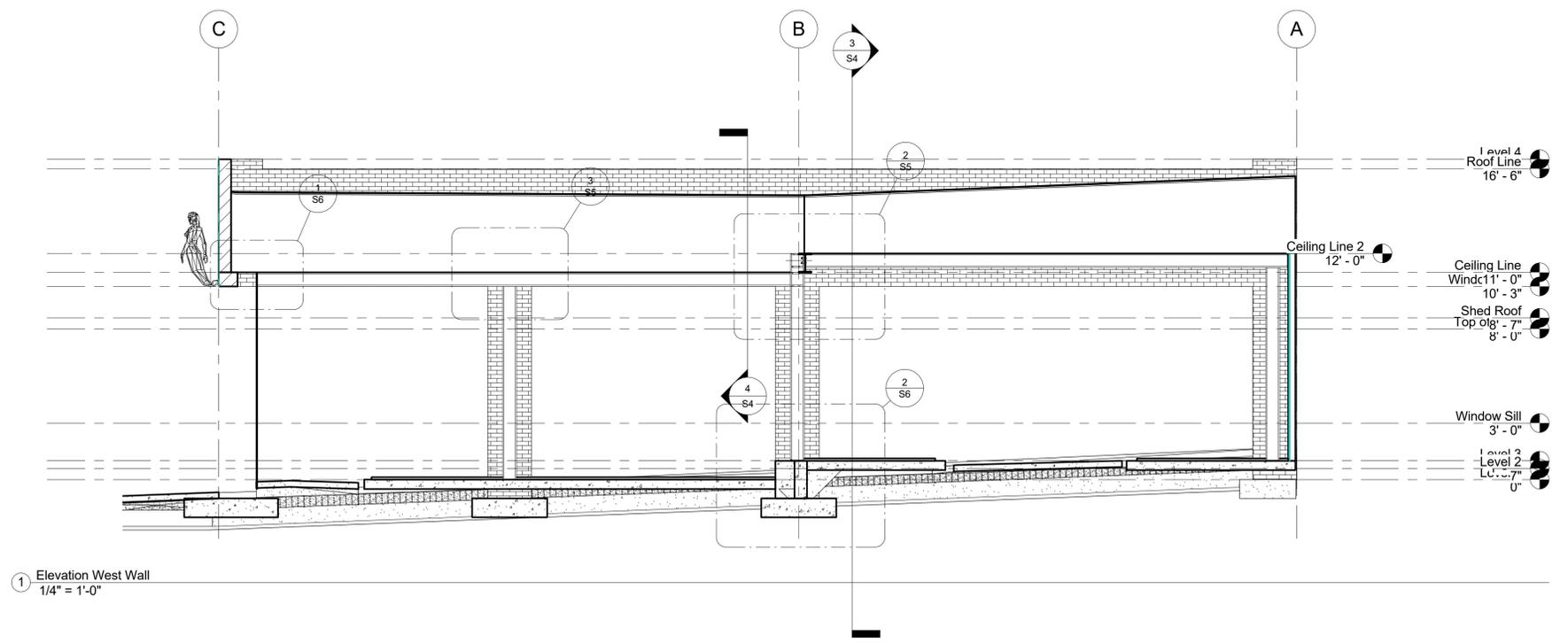
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Siren  
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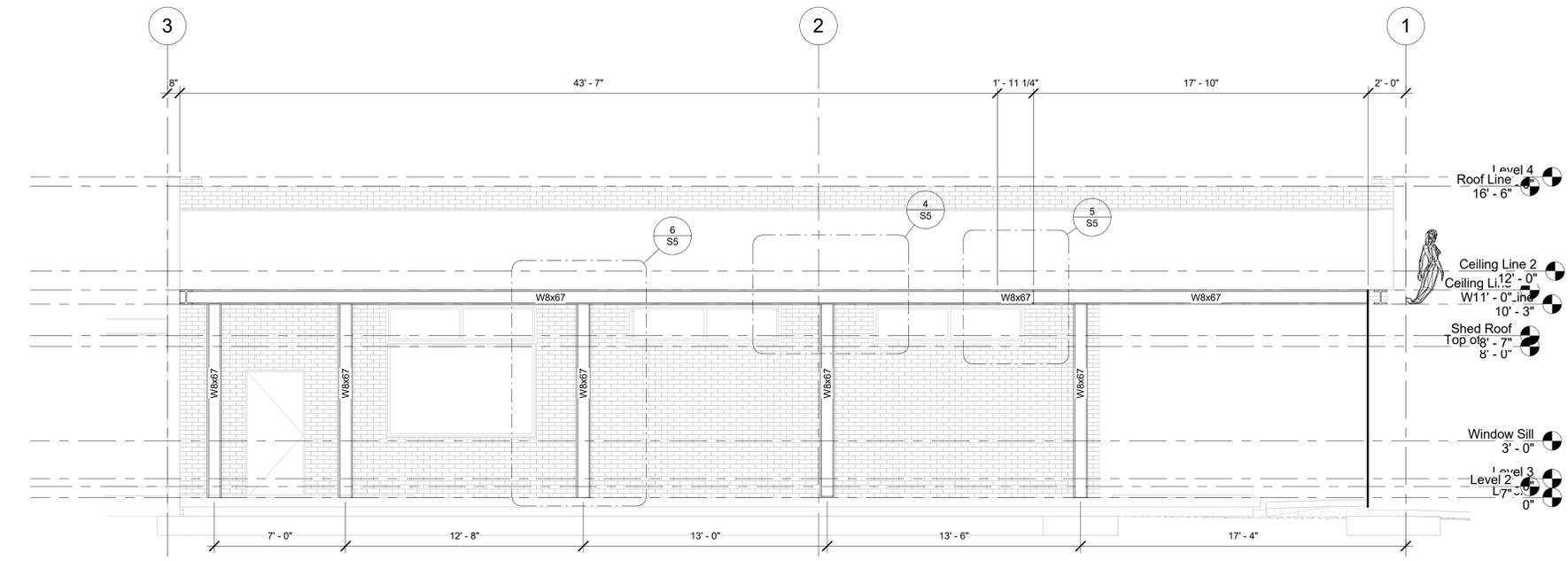
Wall Frames

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 1/4" = 1'-0"

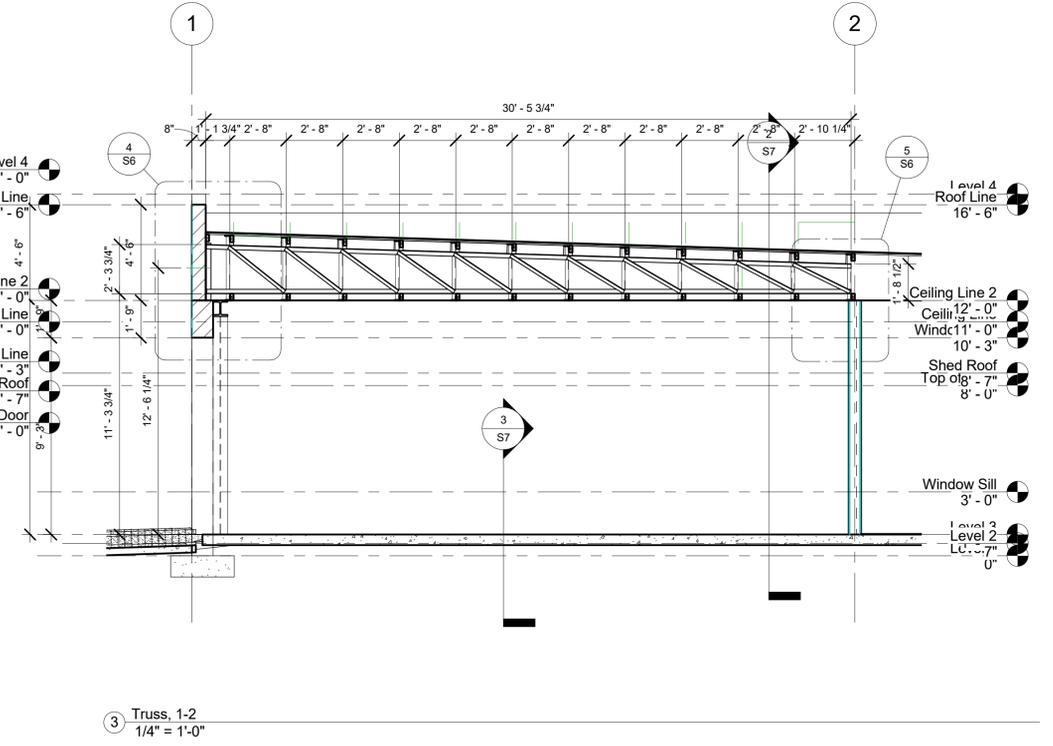
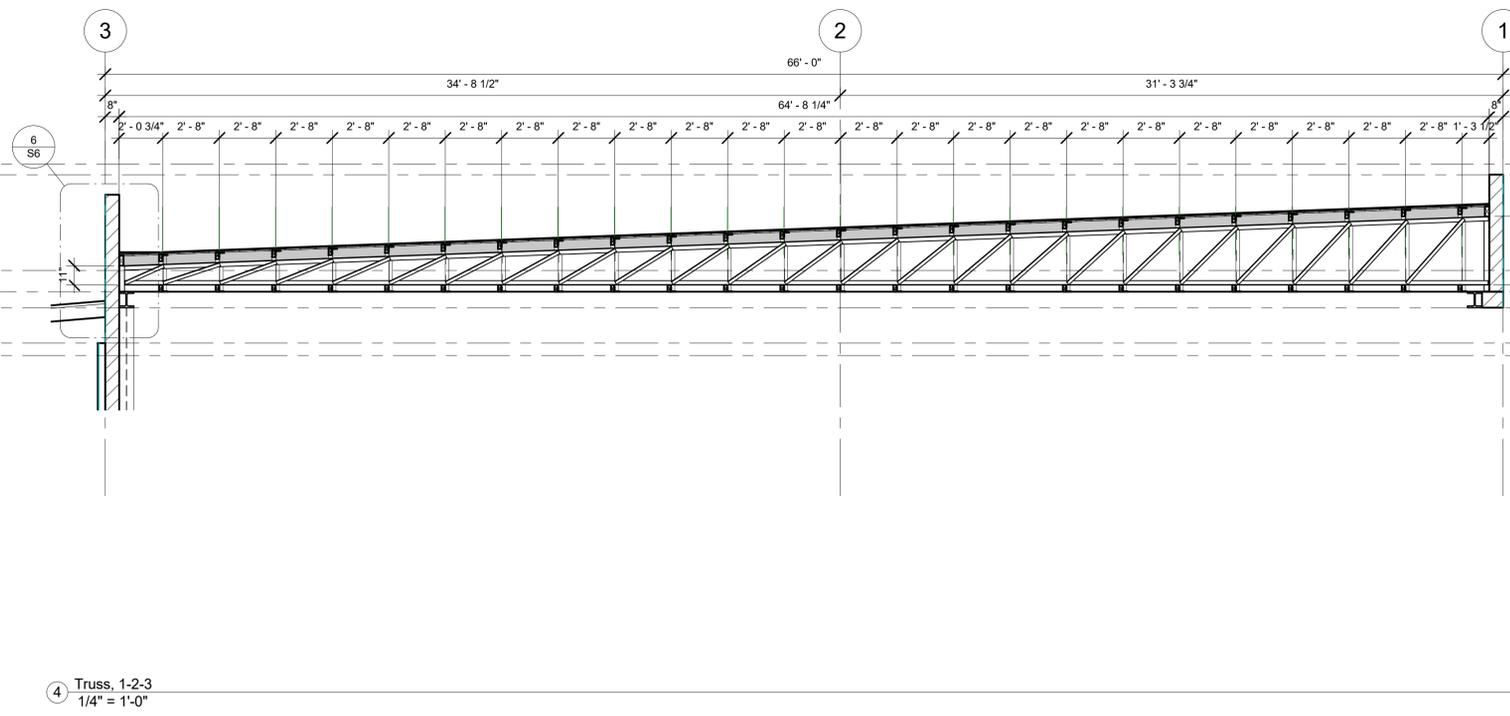
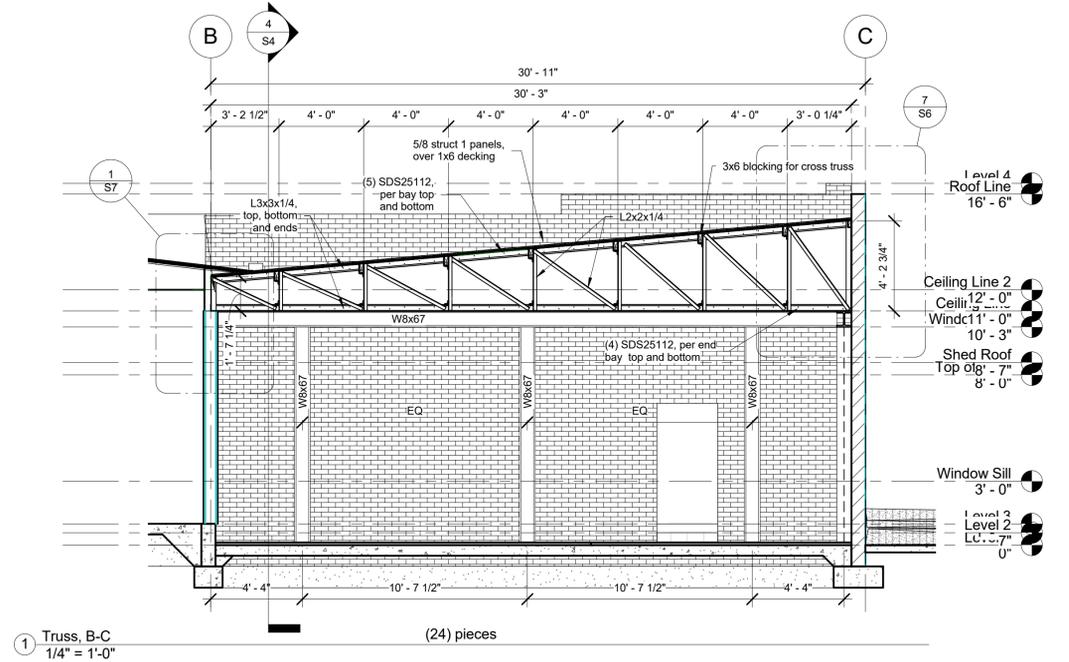
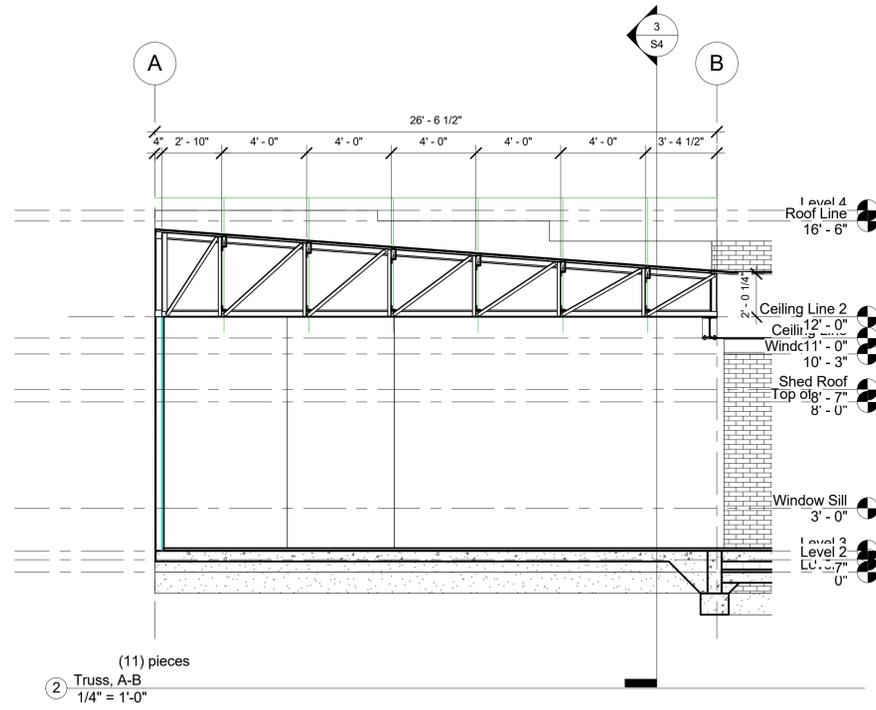
S3



① Elevation West Wall  
1/4" = 1'-0"



② Elevation South Wall  
1/4" = 1'-0"



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 Morro Bay, CA 93442

Trusses

15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale: 1/4" = 1'-0"

S4



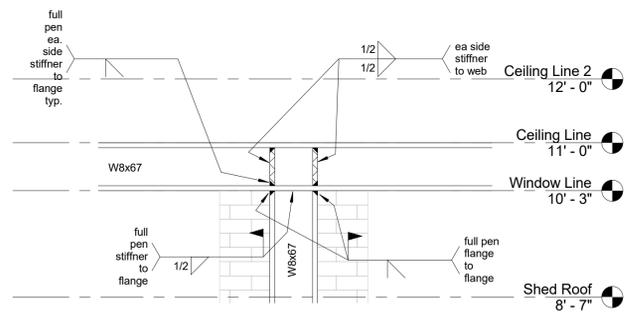
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Siren  
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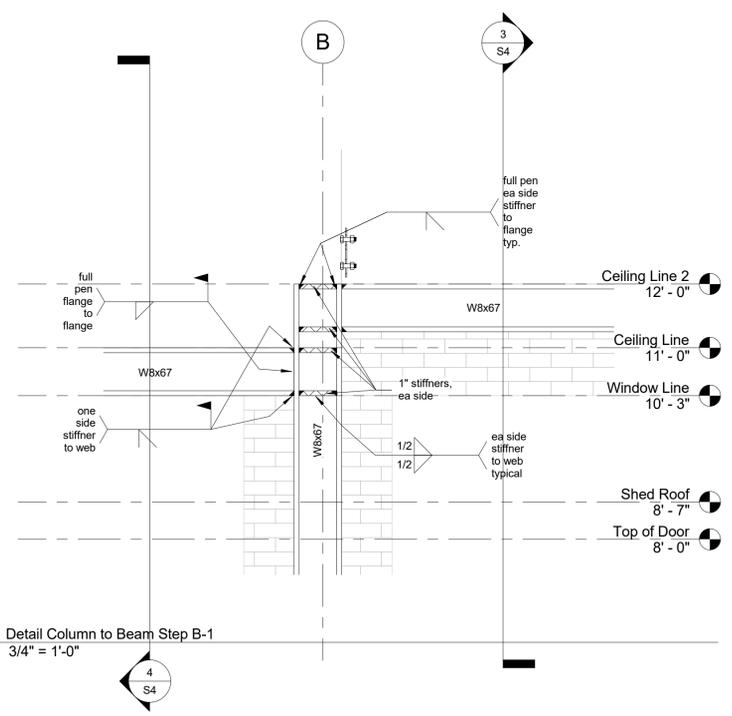
Details

15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale: 3/4" = 1'-0"

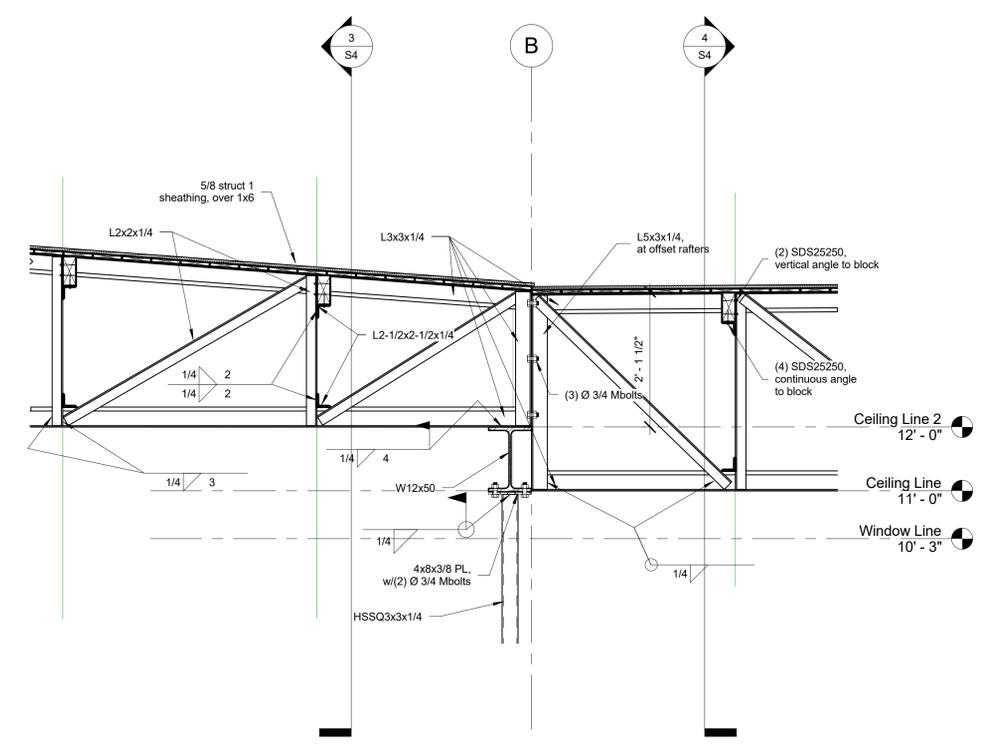
S5



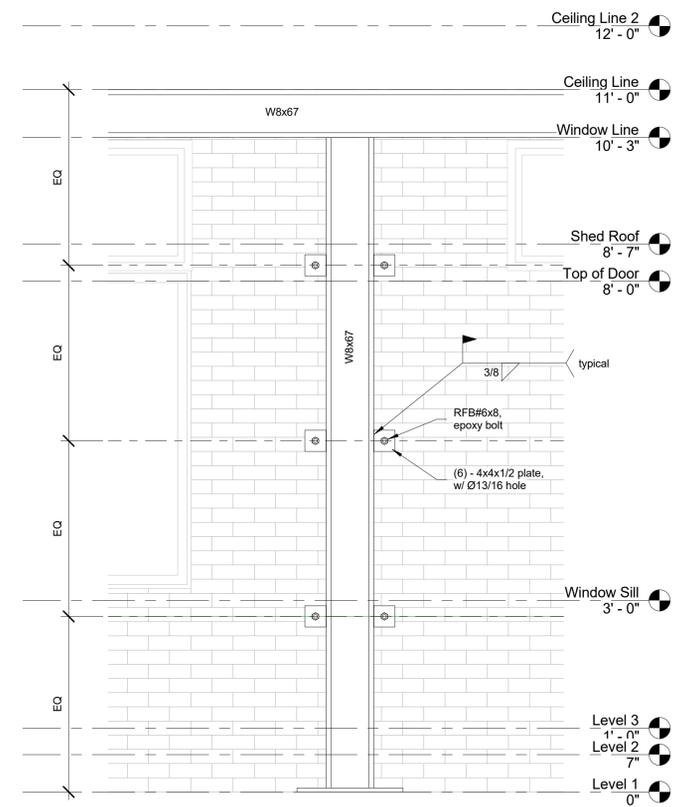
3 Detail Column to Beam B(26)-1  
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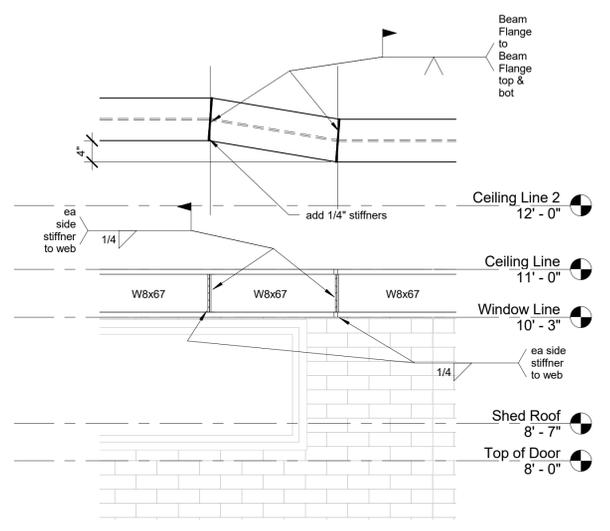
2 Detail Column to Beam Step B-1  
 3/4" = 1'-0"



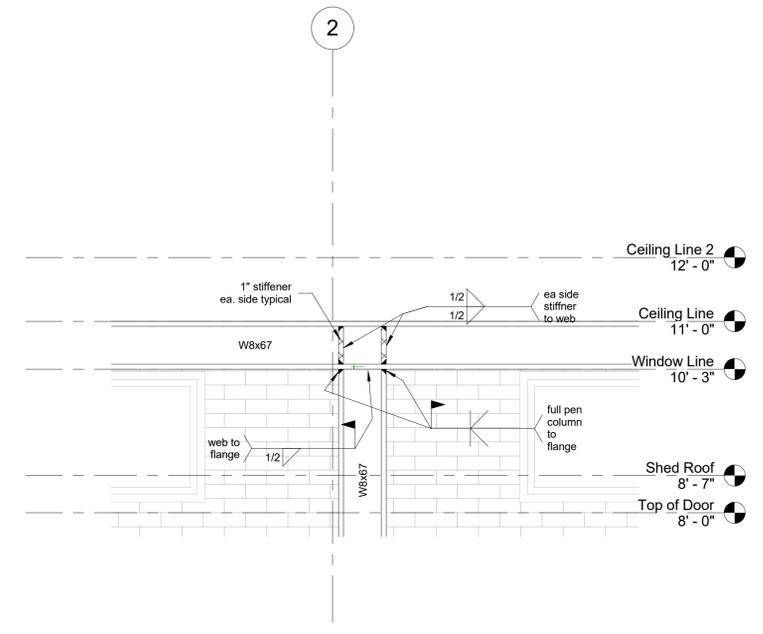
1 Detail Column Cap B2  
 3/4" = 1'-0"



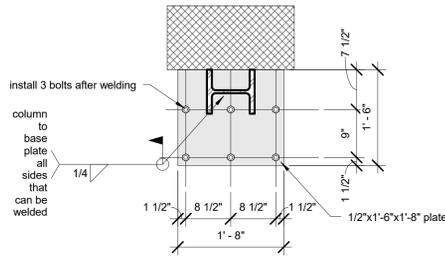
6 Detail Typical Wall to Steel Column  
 3/4" = 1'-0"



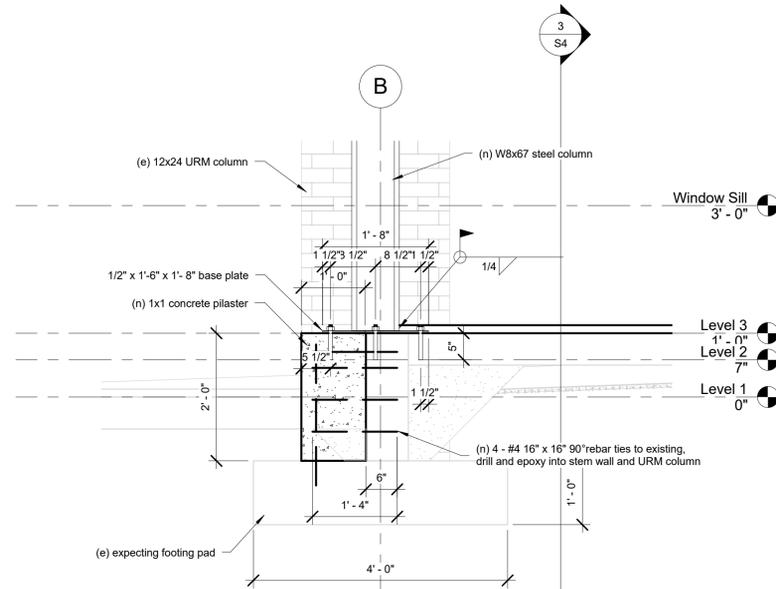
5 Detail Beam Offset C-1(20)  
 3/4" = 1'-0"



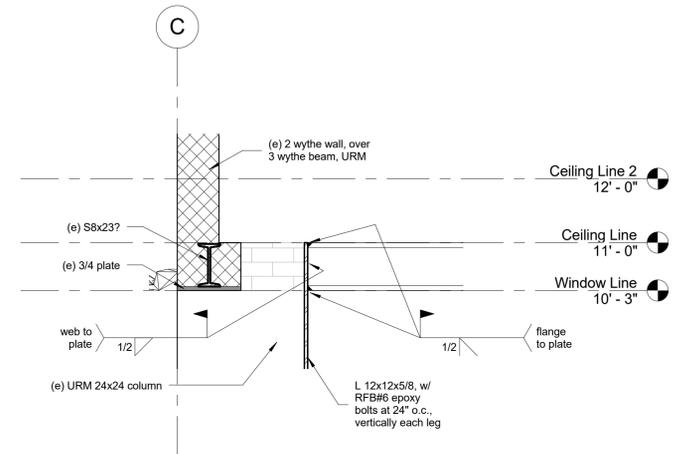
4 Detail Column to Beam C-2  
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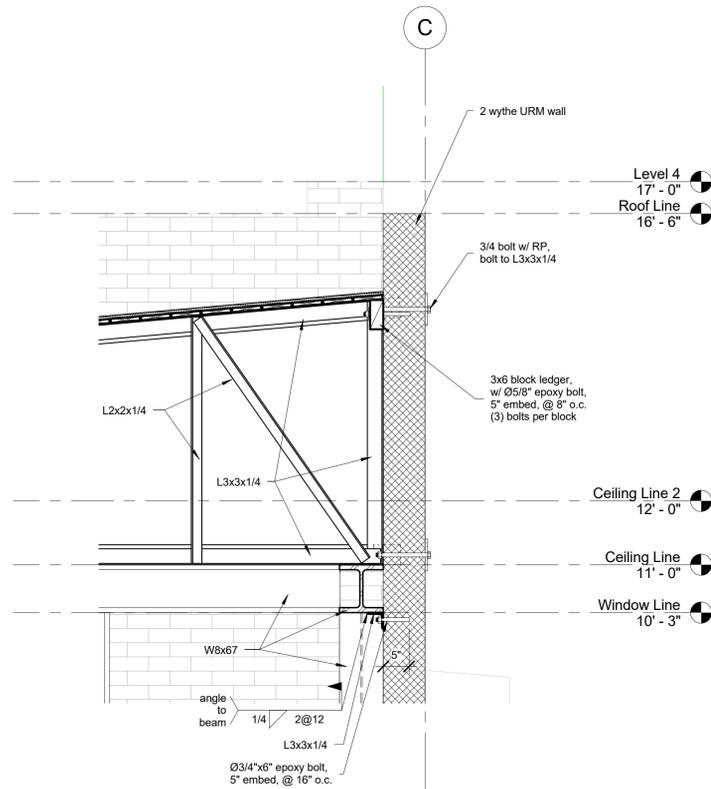
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3/4" = 1'-0"



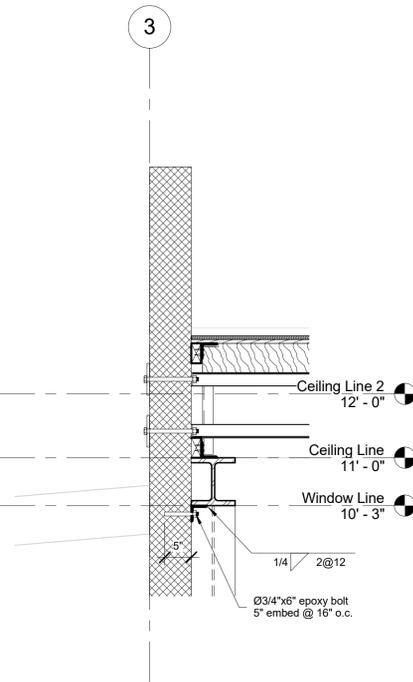
2 Detail Column to Foundation B-1  
3/4" = 1'-0"



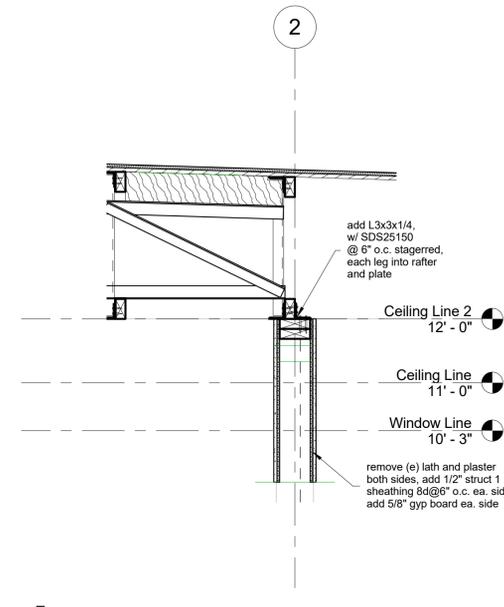
1 Detail Column to Beam C-1  
3/4" = 1'-0"



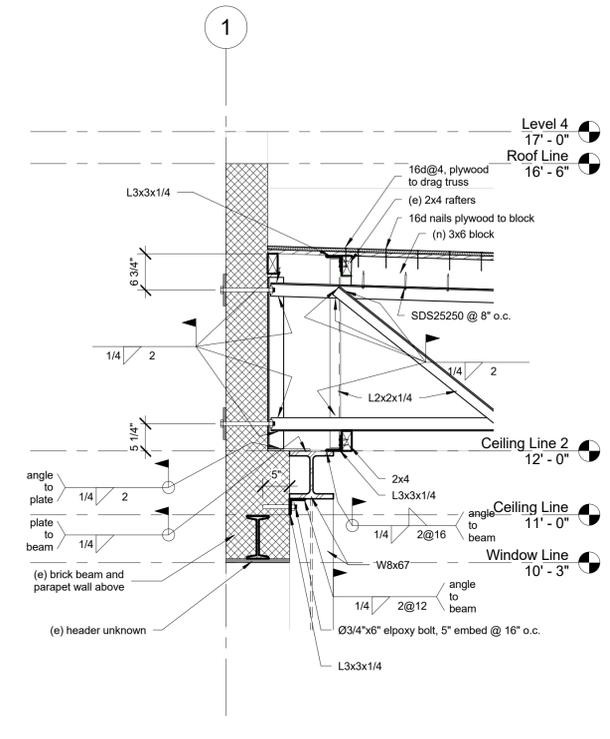
7 Detail Truss to Wall C  
3/4" = 1'-0"



6 Detail Cross Truss Full to Wall 3  
3/4" = 1'-0"



5 Detail Cross Truss to Wall 2  
3/4" = 1'-0"



4 Detail Cross Truss to Wall 1  
3/4" = 1'-0"



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Morro Bay, CA 93442

Details

15-3  
Owner: Boisclair  
Designed by: SBC  
Drawn by: SBC  
April 30, 2015  
Scale: 3/4" = 1'-0"

S6



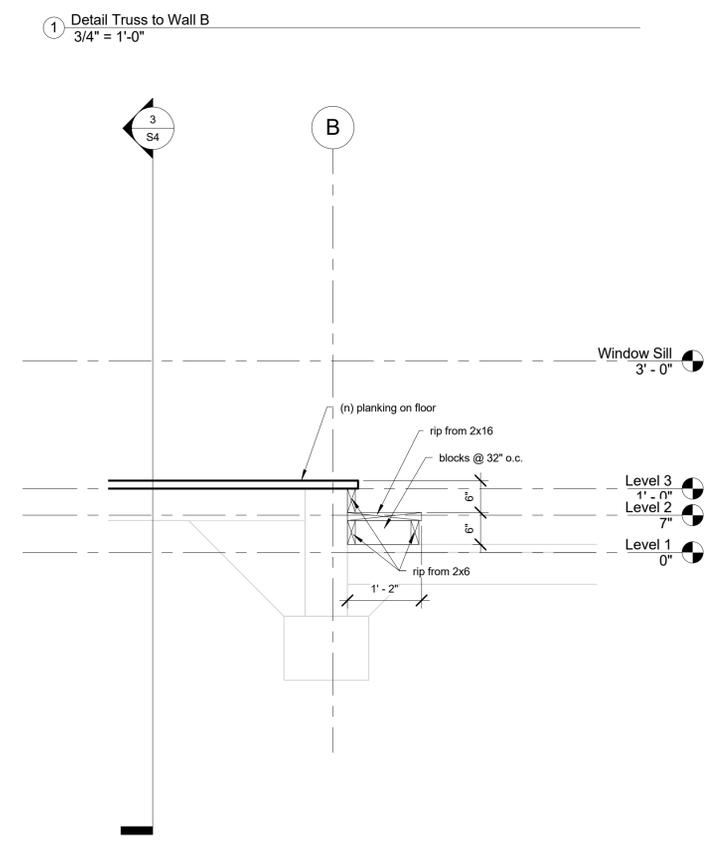
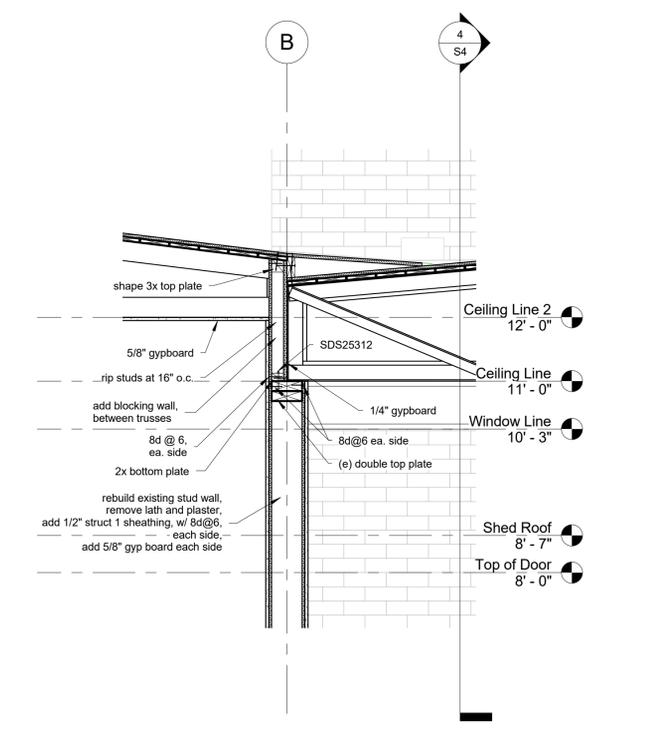
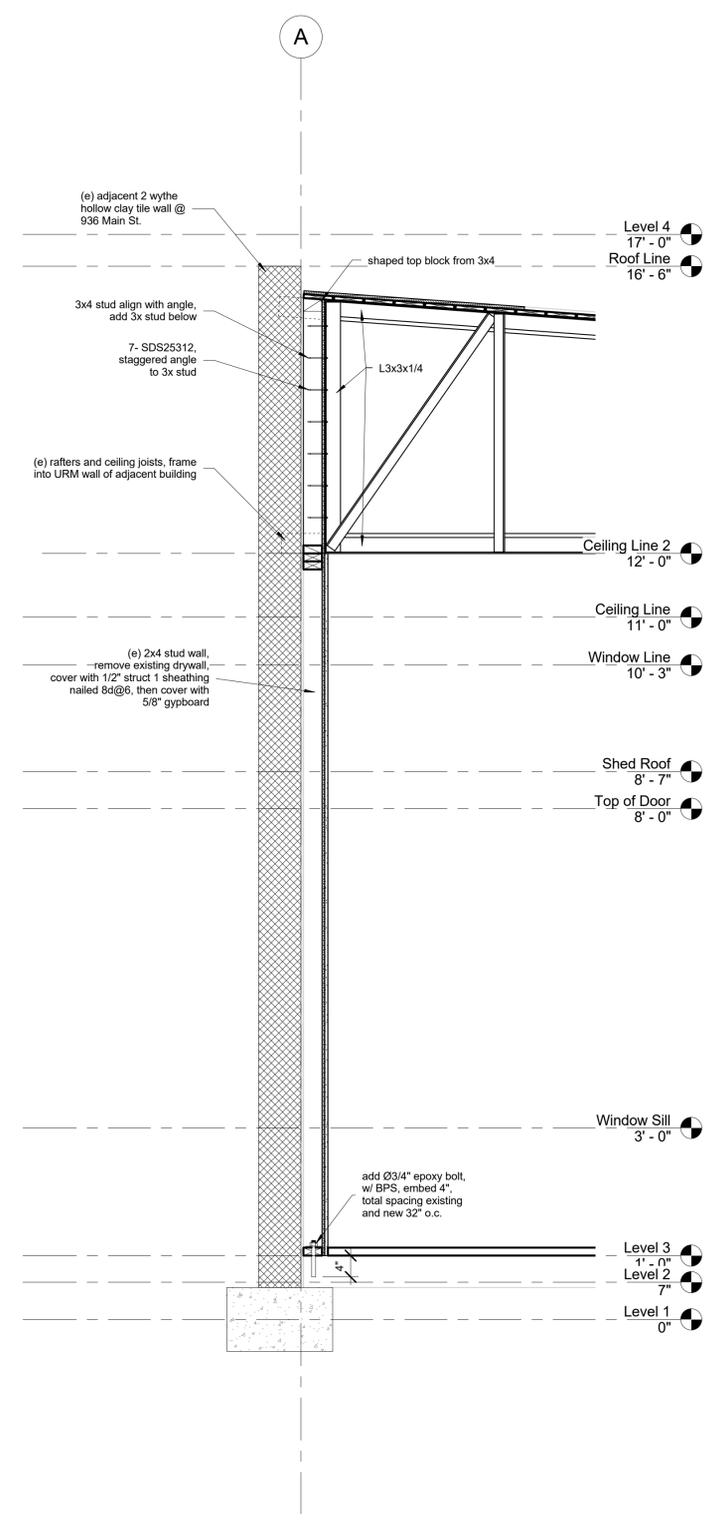
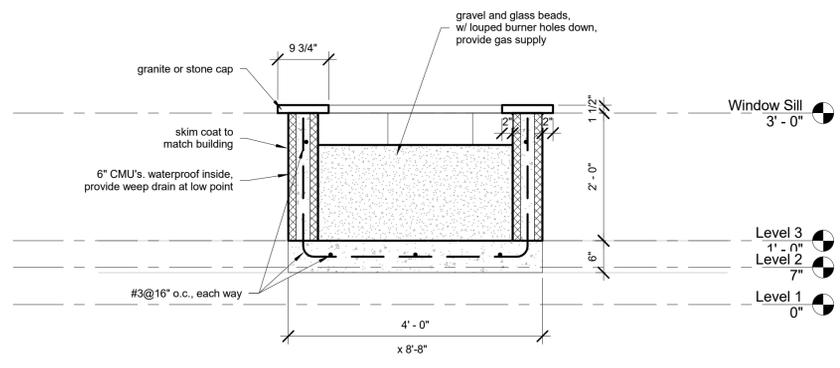
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Siren  
 900 Main Street  
 Morro Bay, CA 93442

**Details**

15-3  
 Owner: Boisclair  
 Designed by: SBC  
 Drawn by: SBC  
 April 30, 2015  
 Scale: 3/4" = 1'-0"

**S7**



② Truss & Wall at A  
 3/4" = 1'-0"

③ Detail Step at B  
 3/4" = 1'-0"

## EXHIBIT C

October 16, 2003

Dannie Rodgers Tope  
900 Main Street  
Morro Bay, CA

Dear Ms. Topes:

RE: Parking at 900 Main Street

Now that we have met and reviewed the information for 900 Main Street and checked our records, we can verify that there is a credit of 52 parking spaces for the buildings on the site. This letter is intended to update our letter to you of October 8, 2003 regarding the parking.

The records indicate that there is 1,184 square feet of customer use area for the café and 1,957 square feet for the bar area. At the ratio of one parking space to 60 square feet of customer area that results in 52 spaces.

Since the patio area has always been used, it also has a parking credit for the outdoor dining area at the rate of one space for each 120 feet of outdoor dining area beyond the first 125 square feet of outdoor dining. This means that parking credit is given for the outdoor area so the use of that area for continued outdoor use can carry on without a requirement for additional parking being required. The area behind the café and bar is 2214 square feet for a total of 17 parking space credit. The total on site credit is 69 parking spaces. Should the outdoor area be enclosed within a building the parking for that area would be calculated at one space per 60 square feet resulting in the need to provide 37 spaces minus the credit of 17 spaces for a net of 20 spaces would be required. If the area is maintained as an outdoor use area then no additional parking is required.

If you have any additional, questions please call me at 772-6266 or e-mail [gcummings@morro-bay.ca.us](mailto:gcummings@morro-bay.ca.us)

Sincerely,

Greig S. Cummings  
Planning Manager

cc Mayor Yates  
Bob Hendrix, City Manager  
Bruce Ambo, Public Services Director



AGENDA NO: B-2

MEETING DATE: September 1, 2015

## Staff Report

**TO:** Planning Commissioners

**DATE:** August 27, 2015

**FROM:** Cindy Jacinth, Associate Planner

**SUBJECT:** Coastal Development Permit (CP0-410) & Conditional Use Permit (UP0-369) to construct a 2,882sf single family residence with 503sf basement and 520sf garage on a vacant lot. This project is located inside the Coastal Commission appeals jurisdiction.

**RECOMMENDATION:**

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

- A. Adopt Planning Commission Resolution 32-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated June 30, 2015

**APPLICANT/AGENT:** John & Alair Hough / Cathy Novak

**LEGAL DESCRIPTION/APN:** 066-251-052

**PROJECT DESCRIPTION:**

The Applicant is requesting Coastal Development Permit and Conditional Use Permit approval for a new 2,882 square foot single family residence with 503 square foot basement and 520 square foot garage on a vacant lot to be located at 289 Main which is within the California Coastal Commission appeals jurisdiction. Projects located within the appeals jurisdiction are required to obtain a coastal development permit from the Planning Commission. Projects located within a planned development (PD) overlay must process a conditional use permit and requires a precise plan.

**PROJECT SETTING:**

The property is split zoned R-1/PD on the eastern three-fourths of the property and the western one fourth of the property is zoned WF/PD. The proposed new single family residence is proposed for the R-1 portion of the lot, with no development proposed for the Waterfront side. Visually the line of vegetation in the aerial image below depicts the zoning line change from R-1

Prepared By:  CJ

Department Review:  SG

to Waterfront zoning district.



<b>Adjacent Zoning/Land Use</b>			
North:	R-1, Low/Medium Residential	South:	R-1, Low /Medium Residential
East:	R-1, Low/Medium Residential	West:	Waterfront (WF/PD)/Parking lot

<b>Site Characteristics</b>	
Site Area	14,672 square feet
Existing Use	Vacant
Terrain	Moderately sloping toward the west
Vegetation/Wildlife	Mix of ruderal and ornamental landscaping along perimeter
Archaeological Resources	No known archaeological resources exist on the site and the site is not within close proximity of a known site
Access	Main Street/ nearest cross street is Acacia Street

<b>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</b>	
General Plan/Coastal Plan Land Use Designation	Mixed Use Area B of the Coastal Land Use Plan Low to Medium Density Residential (4-7 unit/acre)
Base Zone District	R-1, Single Family Residential / WF, Waterfront
Zoning Overlay District	Planned Development (PD)

Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Within the Coastal Appeals Jurisdiction

**PROJECT ANALYSIS:**

***Background***

This property was part of a Parcel Map application in 2008 that ultimately resulted in the creation of four lots from three existing lots, one of which is the subject parcel. In conjunction with the parcel map approval, a common access easement/driveway was required and approved subsequently by the Planning Commission on November 25, 2009 through Conditional Use Permit #UP0-269 and Coastal Development Permit #CP0-307. This is the last lot in the parcel map to seek development approvals.

***Regulations***

The project is located in the Coastal Commission's Appeals Jurisdiction and pursuant to section 17.58.020.H.2.b of the Morro Bay Municipal Code, a single family residence within the coastal appeals jurisdiction, is required to obtain a regular coastal development permit from Planning Commission.

The project is located in the Planned Development overlay and requires the plans be reviewed pursuant to a precise plan. A concept plan is not required for this project because the project size does not meet the threshold in order for a concept plan to be required. Although a concept plan is not required all the information for a concept plan shall be presented at the precise plan submittal.

The applicant has submitted a site plan, floor plan, elevations, color and material board, landscape plan, lighting fixtures details and visual simulations with visual study site plan.

***Coastal Bluff Determination***

The City's LCP requires that development on coastal bluffs be regulated in order to protect public views, protect coastal bluffs, mitigate for adverse visual impacts and to maintain unique geographic features that ensures development is subordinate to the character and form of the coastal bluff areas.

During the initial review of this application, staff noted that on page 37 of the City's LCP, Figure 6 "Coastal Physical Characteristics" (Exhibit F), this property is in an area not shown as a coastal bluff. However, because the LCP map does not identify individual parcels clearly, the Applicant submitted a geological report prepared by Earth Systems for a professional determination. Earth Systems prepared a report in 2007 and updated in 2014 through a site visit in 2013 to review the

existing slope at the site and assess its current condition with respect to stability and provide a professional opinion as to whether it would be considered a coastal bluff per accepted geologic definitions and the City's LCP. The report concluded that the property is not a coastal bluff and should not be subject to development standards intended for coastal bluffs. In late 2014, staff consulted with the Coastal Commission with a request for concurrence from Coastal on the acceptance of recommendations from the geologist to apply the standard setback requirements in lieu of bluff development setback standards as noted in the Zoning code.

In February 2015, City staff met with Mark Johnsson, staff geologist for the Coastal Commission along with Rick Gorman with Earth Systems at the project site to review in person the site conditions.

Coastal Commission normally measures development setbacks from the upper edge of the bluff top. Defining that "bluff edge" can be complicated by the presence of irregularities in the bluff edge, and for this particular project, the presence bayward of the Tidelands parking lot which was constructed decades ago. Coastal staff response was that it would be necessary to locate the old bluff top prior to the parking lot construction at tidelands park, and that they suspect the toe of the bluff could be buried underneath the existing parking lot.

It was unclear whether the toe of the bluff or top of bluff is in fact on the property or is underneath the Tideland parking lot. Attempts to research and recover old aerial photos that predate the parking lot construction were unsuccessful in that they do not reveal site conditions due to vegetation obscuring the western site boundary during that era.

Because the outcome of the request for Coastal Commission concurrence was inconclusive, the Applicant chose to revise their plans to reflect compliance with the bluff development standards and submitted revised plans that now show an increased rear setback. The plans currently identify a 20 foot setback from top of bank as would be required under the City's Bluff Development standards (Title 17.45) in regards to development within the bluff buffer area (17.45.040). The line called out as top of bank is approximately 35 feet from the property line and is noted as "as shown on 3 MB 36 (1924)". The City's bluff buffer standards also require that new development within 50 feet of the bluff edge be no higher than 17 feet for pitched roof design. This portion of the house has been design as one story. The plans also denote a 50 foot setback from top of bank and it is this portion where the home is proposed as two story with a height denoted as 23.45 feet from average natural grade.

### ***Project Specifics***

The project is proposed at the end of the access driveway which accesses off Main Street. The project proposes to construct a new split level two story residence with a total square footage of 2,882 conditioned space. This includes upstairs area of 607 square feet and downstairs area of 2,275 square feet. The project also includes 503.5 square feet of basement area. includes a 520

square foot garage. The proposal includes 3 bedrooms plus office with 2.5 bathrooms, kitchen, living, dining, covered porch and deck. The proposal also incorporates a west facing deck on the first floor. The basement area consists of a rec room and wine cellar. In addition to the 2 car garage, the project proposes to create a 9' x 20' foot guest parking space outside of the access driveway.

The applicant has designed the house with the front of the house and entrance along the west elevation. Home access and garage access is through the common access driveway.

For the purposes of zoning district setbacks the 20 foot front yard setback is established from the property line at the access driveway which fronts onto Main Street and the rear yard setback is established from the west side of the property. When an access easement is created all development shall have yards (setbacks) as required by the zoning regulations, including a ten foot setback along any access way, (Section 16-9.206.A.4). Plans show the 20 foot setback from property line for front and also denote the 10 foot setback from the edge of the access driveway. The interior side yard setbacks meet the minimum requirement of 5 feet.

<b><u>Single Family Residential Zoning Ordinance Standards</u></b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front Yard Setback</b>	20 feet, including garage	20 feet
<b>Interior Yard Setback</b>	10% of average width of lot with 10 foot maximum and 5 foot minimum	5 feet on north side 34 feet 2 inches on south side
<b>Exterior Yard Setback</b>	20% of average width of lot with 10 foot maximum and 5 foot minimum	n/a
<b>Rear Yard Setback</b>	10% depth	55 feet at closest point to house
<b>Lot Coverage</b>	45% allowed	32.1%
<b>Height</b>	25 feet	23.45 feet
<b>Parking</b>	2 covered and enclosed spaces	2 covered and enclosed spaces plus 1 additional uncovered space

*Color and Materials*

The applicant has proposed cedar or hardi shingles with an asphalt shingle roof. The residence siding will be painted a light gray tone (Benjamin Moore “whitestone”) with white trim and front door to be a dark red with dark grey roofing.

289 Main Street Color Board



*Lighting*

Pursuant to section 17.52.080, no illumination may be directed toward the adjacent residential uses and onto streets. The proposed house, located at the end of the access easement is the closest home of the original parcel map action to Tidelands Park and the Bay. These are areas from which the proposed lighting could be visible. Specific exterior lighting locations are not shown on the plans. The applicant did submit cut sheets which specify the light type, dimensions and light bulb wattage. The materials submitted show Kichler Nickel bronze finish outdoor wall sconce and low-voltage half-moon bronze finish deck lights. These lighting specifications also indicate the proposed lights will be Dark Sky-compliant. Staff recommends that all exterior lighting be shielded so that the light source is not directly visible from off site. To ensure compliance with lighting requirements, a condition of approval has been added to require

exterior lighting to be in substantial compliance with fixture cut sheets submitted with project plans. (Exhibit E).

#### *Landscape Plan*

The applicant submitted a landscape plan because it is a required element of a Precise Plan application. The landscape and irrigation plan submitted identifies 4 existing palm trees (2 groups) within the area of building footprint to be removed or trans-located. Also, 5 additional palm trees (2 groups) in the area of the proposed guest parking space are also proposed to be removed for a total of 9 palm trees removed. A group of 2 existing palms in the front of the proposed guest parking will remain. The planting schedule identifies a mix of native drought tolerant trees and shrub surrounding the property consistent with the neighboring properties along the access driveway. The proposed tree schedule includes Black Peppermint Tree, Toyon, Fernleaf Catalina Ironwood, New Zealand Christmas Tree, Holly Leaf Cherry, and Brisbane Box. A variety of shrubs and ground covers are also proposed and shown on plan sheet L1.1 No plantings are proposed which would require high water usage. An irrigation schedule submitted with the original house design before bluff determination showed the proposed areas of crush granite paths, cobble mulch and non-irrigated area as well as the total landscape area with a mix of low (drought tolerant) and moderate water use plantings. A condition of approval has been added to require the applicant to revise the irrigation schedule to be consistent with the landscape plan submitted due to the change in house footprint.

#### *Visual Simulations*

The applicant has submitted color photo simulations to illustrate existing and proposed viewpoints. The simulations presented are taken from a variety of vantage points. These include simulations from the street showing an outline of proposed home with adjacent homes to the left and right; In addition, a visual simulation is included which shows the proposed home looking east from Tideland Park. The simulation shows the relationship of the proposed home in proximity to the existing adjacent homes. These simulations are included as Exhibit C to the staff report.

#### *Local Coastal Plan (LCP) and Zoning Ordinance Consistency*

The LCP contains numerous policies protecting public views from scenic corridors and public recreational areas. LCP Policy 12.01 requires development to be sited and designed to protect views to and along the ocean and scenic and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. The LCP's highly scenic areas have an additional standard, but the proposed home is not located in a City designated highly scenic area. This was based on a determination from a coastal appeal that was filed for 281 Main Street in 2012 wherein both the City Council and the Coastal Commission found that that project (part of the subject parcel map application) did not raise a visual resource issue and that the project was consistent with the City's LCP policies. The Coastal Commission's decision was

based upon the fact that this portion of Main Street is not designated as a highly scenic area under the LCP (Coastal Commission staff report dated 2/14/2013).

This project as proposed is sited and designed to blend into the context of the existing residential in the area while also compatible with commercial and recreational developments that are located between Main Street and the waterfront. In addition, Zoning Ordinance Section 17.48.190 requires that alterations to natural landforms be minimized, that new development be visually compatible with the character of the surrounding area, and that significant public views to and along the coast be protected.

The project as proposed is sited on the flattest portion of the property which minimizes the alteration of natural land forms which is consistent with the requirements of the LCP. The orientation of the home is from east to west which minimizes visual impacts from Main Street and the topography of the lot which is set down from the elevation of Main Street, a public viewpoint. It additionally has been reviewed by a qualified soils engineer who has concluded that with the implementation of the recommendations in the report, the site is suitable for the proposed development. The home is consistent and compatible with the character of the surrounding area that has a mixture of architectural styles, materials that range from board and batten siding to stucco and varying sizes.

Since the project as proposed is sited on the flattest portion of the property, it minimizes the alteration of landforms which is consistent with the requirements of LCP Policies.

The project as proposed constitutes infill residential development in an urbanized area of the City and is located less than 300 feet from the bay. The project meets the development standards of the zoning district, including height, lot coverage and setbacks so it is consistent with the requirements of the Mixed Use Area B overlay. Pursuant to the City's LCP coastal physical characteristics map, the project is not identified as a bluff, but has been designed to be consistent with bluff setback requirements as identified in the Title 17.45 of the Zoning Ordinance. Also, the proposed residence would not have significant adverse impacts to visual resources since the development is not located within a highly scenic area but in an existing residential area with other residential and commercial developments in this area between the property and shoreline.

**ENVIRONMENTAL DETERMINATION:** Pursuant to the California Environmental Quality Act the project is categorically exempt pursuant Section 15303, Class 3 for New Construction or Conversion of Small Structures. The exemption provides for the construction of one single-family residential structure.

**PUBLIC NOTICE:** Notice of this item was published in the San Luis Obispo Tribune newspaper on August 21, 2015 and all property owners of record and occupants within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any

concerns on this application.

**CONCLUSION:** The project as proposed is consistent with the General Plan, Local Coastal Plan, and Municipal Code for development standards. Staff recommends that the Planning Commission find this project consistent with the purpose of the zoning district as a principally permitted use, that it complies with City LCP policies, finds it consistent with the requirements of the Mixed Use Area B overlay and meets development standards. Therefore, staff recommends Planning Commission conditionally approve the requested Conditional Use Permit #UP0-369 and Coastal Development Permit #CP0-410 for new construction of a single family residence at 289 Main Street.

**EXHIBITS:**

- Exhibit A - Planning Commission Resolution 32-15
- Exhibit B – Graphics/ Plan Reductions
- Exhibit C– Visual Simulations
- Exhibit D – Visual Study Site Plan
- Exhibit E – Lighting Details
- Exhibit F – LCP Coastal Physical Characteristics Map

## RESOLUTION NO. PC 32-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
APPROVING COASTAL DEVELOPMENT PERMIT (CP0-410) AND  
CONDITIONAL USE PERMIT (UP0-369) TO ALLOW CONSTRUCTION OF A NEW  
2,882 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH 503 SQUARE FOOT  
BASEMENT AND 520 SQUARE FOOT GARAGE AT 289 MAIN 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 September 1, 2015, for the purpose of considering Coastal Development Permit (CP0-410) and Conditional Use Permit (UP0-369) for construction of a new 2,882 square foot single-family residence with 503 square foot basement and 520 square foot garage on a vacant lot at 289 Main 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) FINDINGS**

- A. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3 for construction of one single-family residence. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

**COASTAL DEVELOPMENT PERMIT FINDINGS**

- A. The project as proposed is consistent with the applicable provisions of the certified Local Coastal Plan. The Local Coastal Plan is consistent with the General Plan and the project meets minimum density requirements and therefore meets the LCP.
- B. For every development between the nearest public road and the sea or the shoreline of any body of water, the Planning Commission shall make a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. *The property is located to the east of Tidelands Park which provides public access to the water.*

## **CONDITIONAL USE PERMIT FINDINGS**

- A. 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.
- B. 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.
- C. 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.

## **MIXED USE AREA B FINDINGS**

- A. That any new residential development shall be of a density and design which minimizes potential exposure to and would not unreasonably restrict water-oriented commercial activities. *The project is located on an existing residential lot that was previously subdivided and meets the minimum density. The project will not have a negative effect on water-oriented commercial activities because the property does not provide access to the water and is adjacent to Tidelands Park which provides water access.*
- B. That any new use shall not generate significant traffic/circulation impacts and shall include adequate parking, loading and access (turning and driveway) facilities. *The project is on a lot that meets minimum density with a private access easement off Main Street. Main Street can accommodate the traffic that will result from the development of one-single family residence.*
- C. That any new use shall not result in any harmful (e.g. toxic waste) discharge into the bay. *The single family residence will not discharge any harmful waste from the site nor will the bay be affected.*

## **MAJOR VEGETATION FINDINGS**

- 1. That the major vegetation removal, as mitigated, will not significantly impact any threatened or endangered plant or animal habitat area;

2. That reasonably calculated mitigation measures are in place to avoid dangerous soil erosion or instability resulting from the removal;
3. That the Major Vegetation removal will not adversely affect the character of the surrounding neighborhood because it is necessary for the development of the lot.

**Section 2. Action.** The Planning Commission does hereby approve Coastal Development Permit CP0-410 and Conditional Use Permit UP0-369 for property located at 289 Main Street subject to the following conditions:

## **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated August 27, 2015 for the project at 289 Main Street depicted on plans dated June 30, 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 "CDM"), 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 CDM, 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.

## **PUBLIC WORKS CONDITIONS:**

The Applicant show the following items on the plans submitted for a Building Permit:

1. Provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
2. Include the locations of all proposed utilities, gas, sewer, water etc. Indicate on the plans the location of the lateral and if the sewer lateral is proposed or existing. If the existing sewer lateral is going to be used the following must be completed prior to building permit issuance.
  - a. Conduct a video inspection of the conditions of existing sewer lateral prior to building permit issuance. Submit a DVD to City Public Services Department. Repair or replace as required to prohibit inflow/infiltration.
  - b. 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)

Add the following Notes to the Plans:

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

## **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. The plan depicts a 10 ft. by 23 ft. emergency vehicle overhang space, adjacent to the apparatus turnaround and fronting the garage. This space shall not be obstructed in any manner, including the parking of vehicles (CFC 503.4).

## **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 Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
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 on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet

- containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Manager.
  6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Manager. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
  7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Manager certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements of 14 for flat roofs or 17 feet (for 4 in 12 or greater pitch), maximum above the average natural grade of the building footprint.
  8. Landscaping: Plans shall be revised prior to building permit issuance to provide an irrigation water management plan consistent with the conceptual landscaping plan dated July 20, 2015 and approved as part of this planning permit (CP0-410 & UP0-369).
  9. Lighting: Prior to issuance of a building permit, exterior lighting shall be in substantial compliance with fixture cut sheets submitted with project plans dated June 30, 2015.
  10. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
  11. Assessor's Parcel Number (APN): The applicant shall include on the plans submitted for Building Permit approval, the accurate APN Number for the property. The property APN is 066-251-052.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1<sup>st</sup> day of September, 2015 on the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

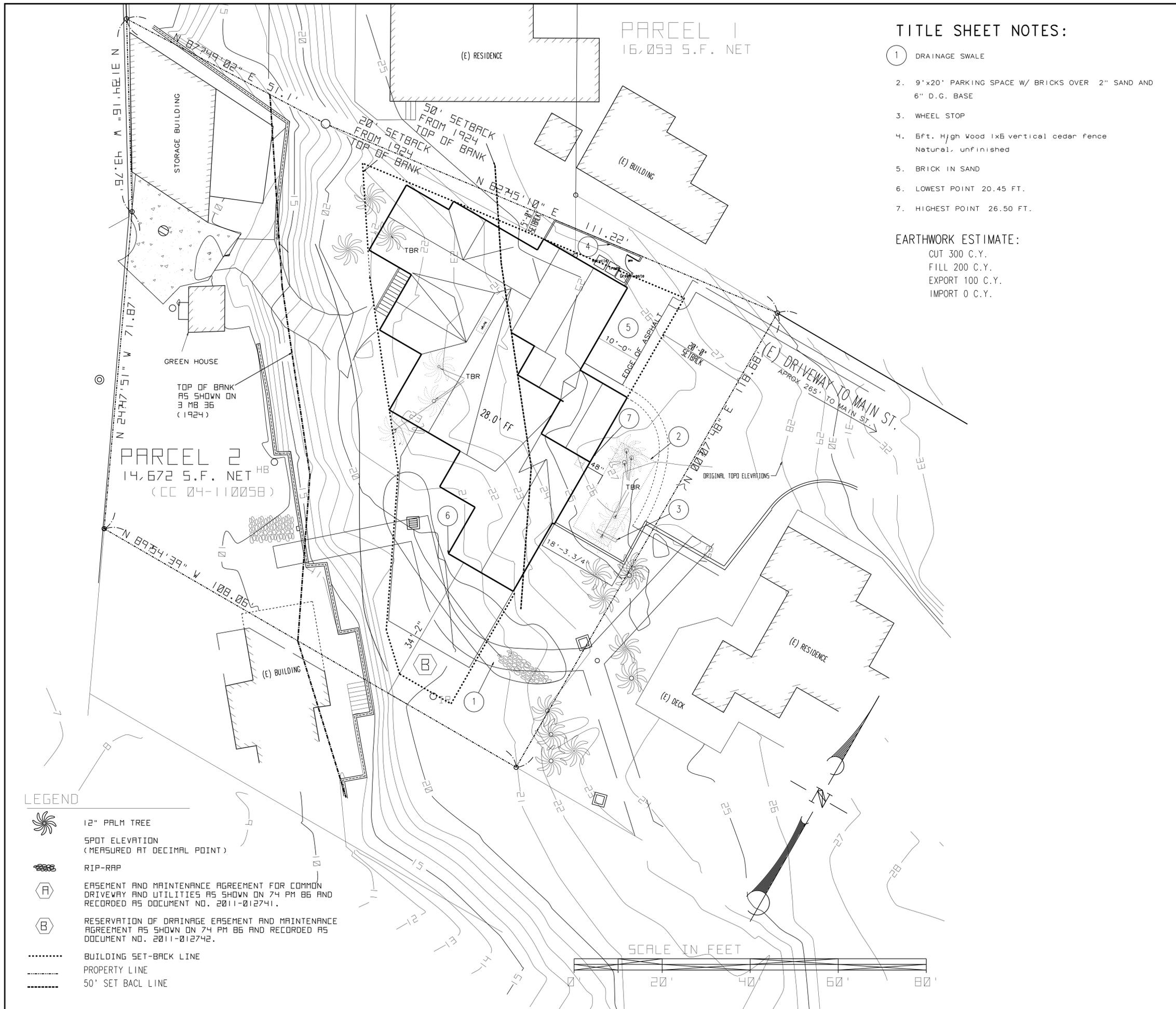
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Chairperson Robert Tefft

ATTEST

\_\_\_\_\_  
Scot Graham, Community Development Manager

The foregoing resolution was passed and adopted this 1<sup>st</sup> day of September, 2015.



PARCEL 1  
16,053 S.F. NET

PARCEL 2  
14,672 S.F. NET  
(CC 04-110058)

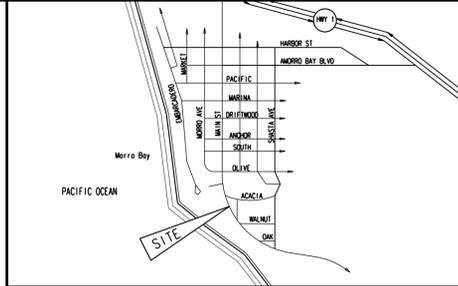
- LEGEND**
- 12" PALM TREE
  - SPOT ELEVATION  
(MEASURED AT DECIMAL POINT)
  - RIP-RAP
  - EASEMENT AND MAINTENANCE AGREEMENT FOR COMMON DRIVEWAY AND UTILITIES AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012741.
  - RESERVATION OF DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON 74 PM 86 AND RECORDED AS DOCUMENT NO. 2011-012742.
  - BUILDING SET-BACK LINE
  - PROPERTY LINE
  - 50' SET BACK LINE

**TITLE SHEET NOTES:**

1. DRAINAGE SWALE
2. 9'x20' PARKING SPACE W/ BRICKS OVER 2" SAND AND 6" D.G. BASE
3. WHEEL STOP
4. 6ft. High Wood 1x6 vertical cedar fence Natural, unfinished
5. BRICK IN SAND
6. LOWEST POINT 20.45 FT.
7. HIGHEST POINT 26.50 FT.

**EARTHWORK ESTIMATE:**

CUT 300 C.Y.  
FILL 200 C.Y.  
EXPORT 100 C.Y.  
IMPORT 0 C.Y.



VICINITY MAP

**PROJECT DIRECTORY**

**OWNER:**  
JOHN & ALAIR HOUGH  
285 MAIN STREET  
MORRO BAY, CA 93442  
805.772.2197

**ARCHITECTURE/AGENT:**  
THOMAS MARTIN ARCHITECT  
P.O. BOX 14128  
San Luis Obispo, CA 93406  
805.544.4398

**CIVIL ENGINEER:**  
STEVE LoCHANE  
15524 ABERIET RD  
ATASCADERO, CA 93422  
CONTACT: STEVE  
805.798.5348

**LANDSCAPE ARCHITECT:**  
GARY L. GLANDOR  
ASLA, PLA 3791  
PO BOX 944  
MORRO BAY, CA 93443  
805.801.8697

**GEOTECHNICAL ENGINEER:**  
GEOSOLUTINS  
220 HIGH STREET  
SAN LUIS OBISPO, CA 93401  
CONTACT: RILEY  
805.543.2171

**LAND SURVEYOR:**  
JOANN HEAD  
P.O. BOX 887  
SANTA MARGARITA, CA 93453  
CONTACT: JOANN HEAD  
805.674.1530

**PLANNING CONSULTANT:**  
CATHY NOVAK CONSULTING  
P.O. BOX 296  
MORRO BAY, CA 93443  
805.772.9499  
CONTACT: CATHY

**SHEET INDEX**

- T.1 PROPOSED SITE PLAN/TITLE SHEET
- A.1 GRND LVL FLR PLN
- A.2 2ND LVL FLR PLN
- A.3 ELEVATIONS

**PROJECT STATISTICS**

R-1 (P-D) SINGLE FAMILY  
PROJECT SITE AREA: 14,672.0 S.F.  
MAX LOT COVERAGE ALLOWED: 14,672 S.F. x 45% = 6602.4 S.F. allowed  
2275.0 S.F. LOWER FLOOR  
822.7 S.F. RAISED DECK  
235.6 S.F. COVERED PORCH  
859.4 S.F. DRIVEWAY/WALK (CONCRETE/HARDSCAPE) 4.4%  
520.5 S.F. GARAGE  
TOTAL PROPOSED COVERAGE: 4713.2 S.F. PROPOSED < 6602.4 S.F. ALLOWED

CONDITIONED SPACE UPSTAIRS: 607.4 S.F.  
CONDITIONED SPACE DOWNSTAIRS: 2275.0 S.F.  
TOTAL CONDITIONED SPACE: 2882.4 S.F.  
BASEMENT: 503.5 S.F.

**LEGAL DESCRIPTION:**

PARCEL 2 OF PARCEL MAP MB 08-0019, RECORDED IN BOOK 74, AT PAGE 86-88 OF PARCEL MAPS IN OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 066-251-036

**OCCUPANCY CLASSIFICATION**

GROUP: R-3 (LESS THAN 10)

**AVERAGE NATURAL GRADE:**

26.50' HIGHEST POINT BLDG INTERSECTS NATURAL GRADE  
20.45' LOWEST POINT BLDG INTERSECT NATURAL GRADE  
46.90= 23.45' ANG

**PARKING REQUIREMENT:**

2 Spaces Covered in Garage, 1 open Space @ entry

**THOMAS MARTIN**  
ARCHITECTURE . PLANNING . INTERIORS  
P.O. BOX 14128 . SAN LUIS OBISPO . CA 93401  
P.H. 805.544.4398 . E-MAIL: TMARCHS@YAHOO.COM

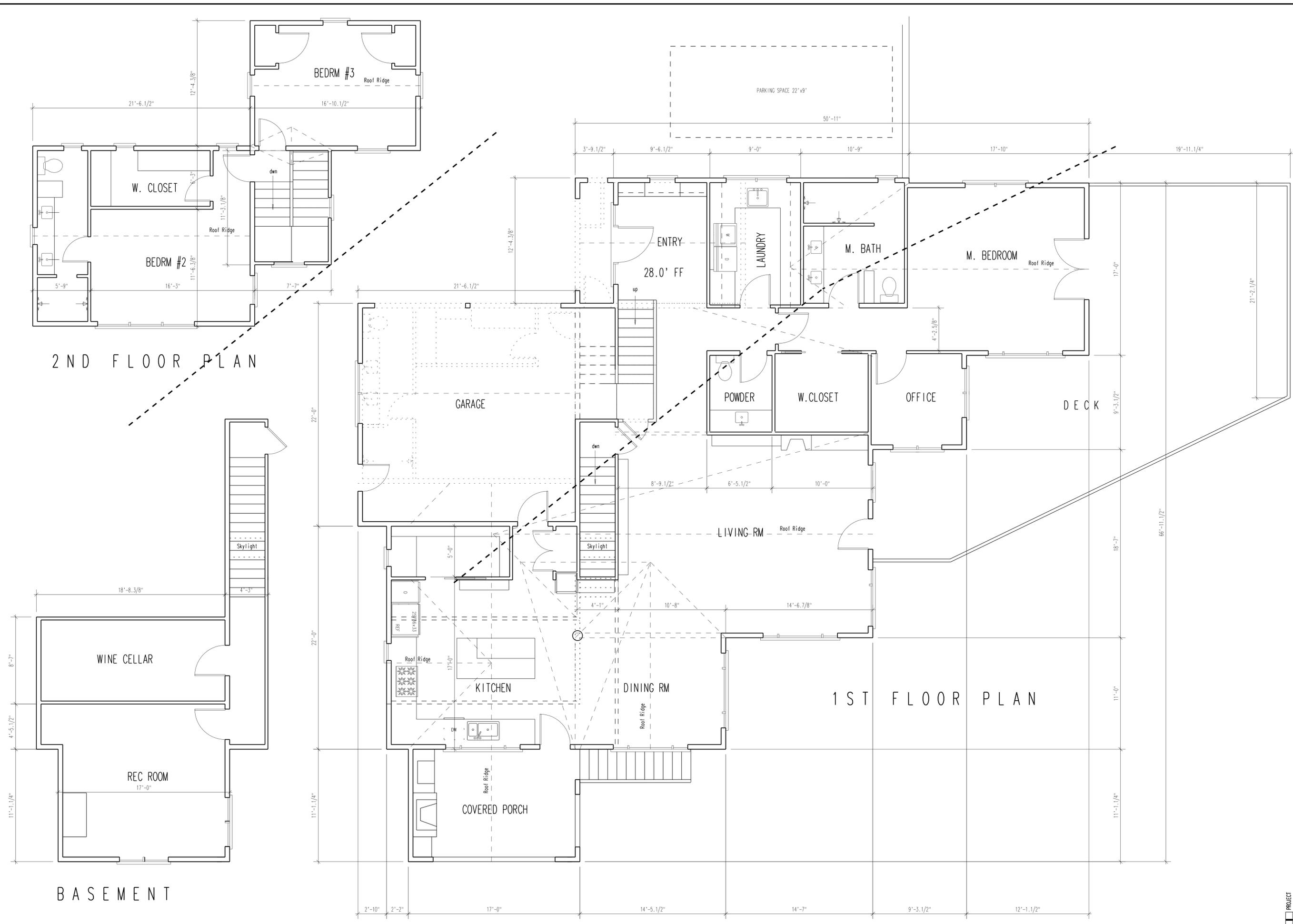
PREPARED: 20 JUN 2013  
SUBMIT PLNG. DEPT:  
REVISED:

SHEET TITLE:  
**TITLE SHEET**  
Scale 1"=10'

PROJECT ADDRESS:  
**HOUGH RESIDENCE**  
289 Main Street  
Morro Bay, CA 93442



HOUGH  
REVISED: 30 JUN 2015



**THOMAS MARTIN**  
 ARCHITECTURE · PLANNING · INTERIORS  
 869 CHURCH ST., SAN LUIS OBISPO, CA 93401  
 PH 805 544 4398 · tmartinarchitect@gmail.com

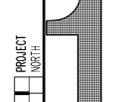
PREPARED: 25 JULY 2012  
 SUBMIT TO BLDG DEPT:  
 REVISED:  
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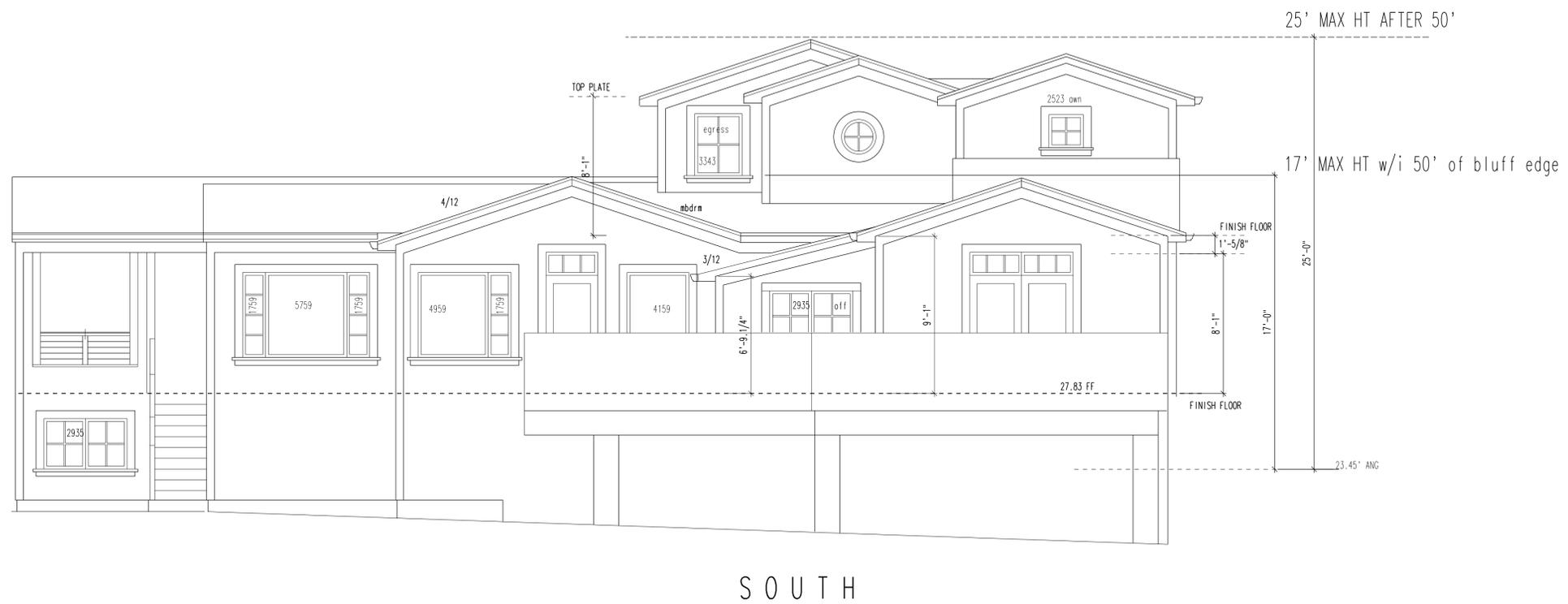
SHEET TITLE:  
**FLOOR PLAN**  
 Scale 1/4"=1'-0"

PROJECT ADDRESS:  
**HOUGH RESIDENCE**  
 289 MAIN STREET  
 MORRO BAY, CA 93442



HOUGH  
 REVISED: 8 APR 15





**THOMAS MARTIN**  
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 869 CHURCH ST., SAN LUIS OBISPO, CA 93401  
 PH 805 544 4398 · tmartinarchitect@gmail.com

PREPARED: 3 APR 15  
 SUBMIT TO BLDG DEPT:  
 REVISED:  
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SHEET TITLE:  
 ELEVATIONS  
 Scale 1/4"=1'-0"

PROJECT ADDRESS:  
 HOUGH RESIDENCE  
 289 Main Street  
 Morro Bay, CA 93442

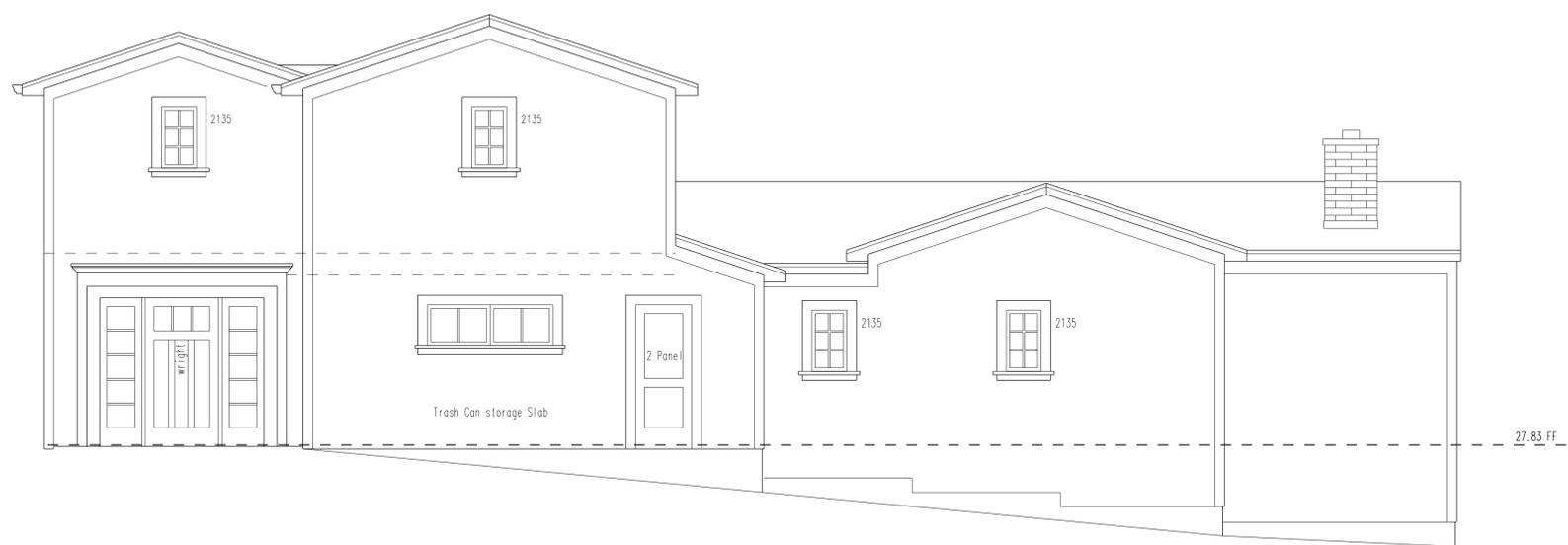


HOUGH  
 REVISED: 8 APR 15

**2**



WEST



NORTH

**THOMAS MARTIN**  
 ARCHITECTURE · PLANNING · INTERIORS  
 P.O. BOX 14128 · SAN LUIS OBISPO, CA 93401  
 PH 805 544 4398 · E-MAIL: TMARCHS@YAHOO.COM

PREPARED: 2 APR 15  
 SUBMIT TO BLDG DEPT:  
 REVISED:



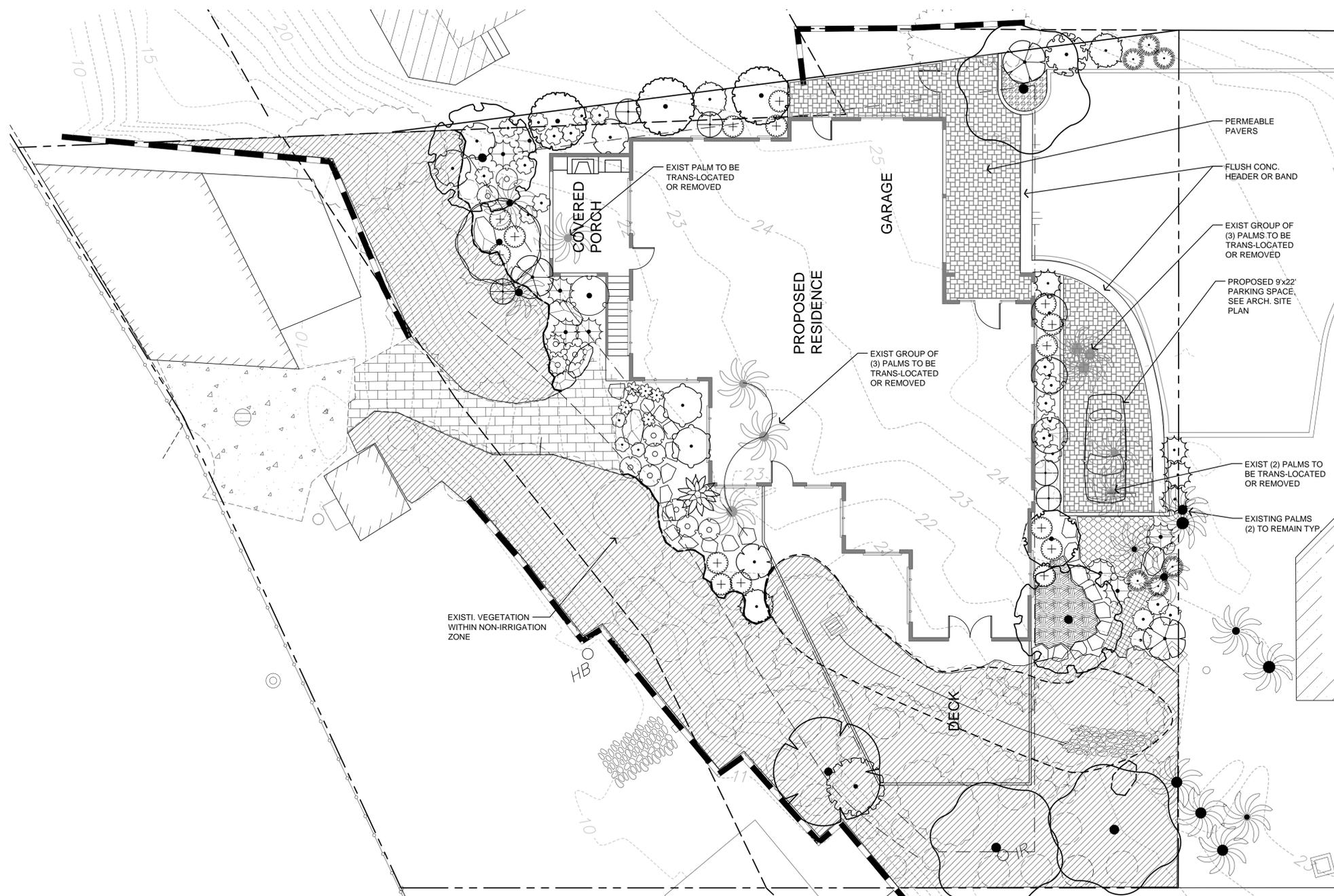
SHEET TITLE:  
 ELEVATIONS  
 Scale 1/4"=1'-0"

PROJECT ADDRESS:  
 HOUGH RESIDENCE  
 289 Main Street  
 Morro Bay, CA 93442



HOUGH  
 REVISED: 8 APR 2015





PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Agonis flexuosa 'Afterdark' / Black Peppermint Tree	15 gal	1
	Heteromeles arbutifolia / Toyon	5 gal	1
	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	15 gal	2
	Metrosideros excelsus / New Zealand Christmas Tree	15 gal	1
	Prunus ilicifolia / Holly Leaf Cherry	15 gal	3
	Tristania conferta / Bnsbane Box	15 gal	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Aloe arborescens / Tree Aloe	5 gal	1
	Anigozanthos x 'Bush Sunset' / Red Kangaroo Paw	1 gal	5
	Artostaphylos morroensis / Morro Manzanita	5 gal	3
	Bougainvillea x 'San Diego Red' / Bougainvillea	1 gal	1
	Buddleia davidii 'Black Knight' / Black Knight Butterfly Bush	5 gal	2
	Carpentaria californica / Bush Anemone	5 gal	5
	Ceanothus x 'Concha' / California Lilac	5 gal	3
	Cotinus coggygna / Smoke Tree	5 gal	3
	Euphorbia characias wulfenii 'Tiny Dancer' / Evergreen Spurge	1 gal	3
	Fremontodendron x 'California Glory' / California Glory Flannel Bush	5 gal	1
	Galvezia speciosa / Island Bush Snapdragon	1 gal	4
	Garrya elliptica / Coast Silktassel	5 gal	1
	Lochroma cyaneum / Violet Churur	5 gal	3
	Limonium californica / Coastal Statice	1 gal	9
	Mimulus longiflorus / Bush Monkey Flower	1 gal	3
	Muhlenbergia rigens / Deer Grass	1 gal	6
	Phormium x 'Dark Delight' / Purple Flax	5 gal	4
	Polystichum munitum / Western Sword Fern	5 gal	16
	Ribes viburnifolium / Evergreen Currant	1 gal	15
	Romneya coulteri / Matilija Poppy	5 gal	1
	Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	1 gal	8

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Artostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	4"pot	36" o.c.	72 sf
	Heuchera sanguinea / Coral Bells	4"pot	12" o.c.	25 sf
	Ins douglasiana 'Pacific Coast Hybrids' / PCH Ins	4"pot	12" o.c.	66 sf
	Lessingia flaginifolia 'Silver Carpet' / Branching Sea Aster	4"pot	60" o.c.	29 sf

CONCEPT PLANT SCHEDULE

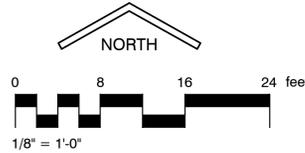
	EXISTING ESTABLISHED NON-IRRIGATED AREA	3,811 sf
	Native Shrubs and Ground Covers/ 10% Inert Materials	1,00% -

SOIL MANAGEMENT

- CONTRACTOR SHALL PROVIDE 4" OF NON-MECHANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER ABSORPTION AND ROOT GROWTH.
- THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CYDS/1,000 SF.
- PROVIDE A MINIMUM OF 2" OF SHREDDED REDWOOD "STRINGY" BARK TO ALL EXPOSED PLANTING AREA SURFACES INCLUDING CREEPING OR ROOTING GROUND COVERS AND SEEDING AREAS.

GENERAL NOTES

- ALL PLANT MATERIAL SHALL BE NATIVE LOW WATER USE WITH EXCEPTION TO MIN. USE OF A FEW ORNAMENTAL PLANTS AT THE BUILDING ENTRANCE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND APPROPRIATELY DIVIDED INTO HYDROZONES WITH DESIGNATED ETO BASED STATION RUNTIMES AT THE CONTROLLER. CONTROLLER SHALL BE EQUIPPED WITH HISTORICAL ETO PROGRAM AND "CIMIS WEATHER STATION" COMMUNICATION CAPABILITY.
- PROPOSED PLANTS IN THE EXISTING NON-IRRIGATED ZONE SHALL BE ESTABLISHED IN THE FIRST YEAR RECEIVING INDIVIDUAL DRIP EMITTERS THEN TO RELY SOLELY ON NATURAL RAINFALL.
- ALL PLANTS SHALL RECEIVE INDIVIDUAL EMITTERS OR DRIPLINE AND PROPERLY SIZED FOR THE PROPOSED HYDROZONE.
- ALL LANDSCAPE AREAS SHALL RECEIVE 4" OF NON-MECHANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER ABSORPTION AND ROOT GROWTH. THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CYDS/1,000 SF.
- PROVIDE A MINIMUM OF 3" OF SHREDDED REDWOOD "STRINGY" BARK TO ALL EXPOSED PLANTING AREA SURFACES INCLUDING CREEPING OR ROOTING GROUND COVERS AND SEEDING AREAS.



PROJECT  
**HOUGH RESIDENCE**  
289 MAIN STREET  
MORRO BAY, CA  
APN: 066-251-047

OWNERS:  
John & Alaire Hough  
281 Main Street  
Morro Bay, CA 93442



REVISIONS
△
△
△
△

DATE	7/20/2015
DRAWN BY	LGG
CHECKED	LGG
JOB NO.	LX

SHEET TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

SHEET NO.  
**L1.1**

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# EXHIBIT C

## Hough Residence

289 MAIN STREET  
MORRO BAY, CA



GLANDON  
LANDSCAPE  
ARCHITECTURE  
& PLANNING

Email: [g\\_glandon@charter.net](mailto:g_glandon@charter.net)  
[www.landscapecentralcoast.com](http://www.landscapecentralcoast.com)

PH: 805/ 801-8697  
FAX: 805/ 772-6982

### EXHIBIT #1 - VIEW FROM MAIN STREET



EXISTING



PROPOSED

# EXHIBIT C

## Hough Residence

289 MAIN STREET  
MORRO BAY, CA



GLANDON  
LANDSCAPE  
ARCHITECTURE  
& PLANNING

Email: [g\\_glandon@charter.net](mailto:g_glandon@charter.net)  
[www.landscapecentralcoast.com](http://www.landscapecentralcoast.com)

PH: 805/ 801-8697  
FAX: 805/ 772-6982

### EXHIBIT #2 - VIEW FROM TIDELANDS PARKING



EXISTING



PROPOSED

PROJECT

**HOUGH  
RESIDENCE**

289 MAIN STREET  
MORRO BAY, CA  
APN: 066-251-047

**OWNERS:**

John & Alaire Hough  
281 Main Street  
Morro Bay, CA 93442

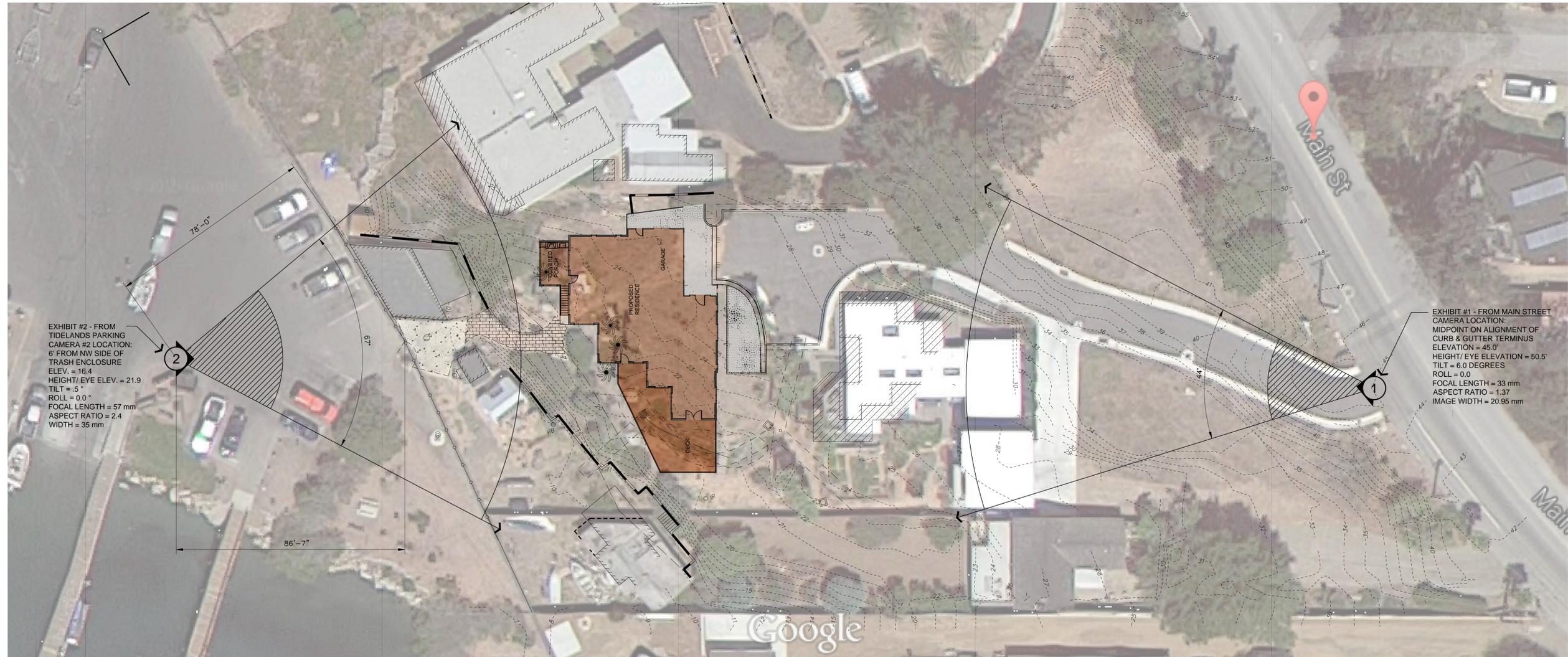


EXHIBIT #2 - FROM  
TIDELANDS PARKING  
CAMERA #2 LOCATION:  
6' FROM NW SIDE OF  
TRASH ENCLOSURE  
ELEV. = 16.4  
HEIGHT/ EYE ELEV. = 21.9  
TILT = 5 °  
ROLL = 0.0 °  
FOCAL LENGTH = 57 mm  
ASPECT RATIO = 2.4  
WIDTH = 35 mm

EXHIBIT #1 - FROM MAIN STREET  
CAMERA LOCATION:  
MIDPOINT ON ALIGNMENT OF  
CURB & GUTTER TERMINUS  
ELEVATION = 45.0'  
HEIGHT/ EYE ELEVATION = 50.5'  
TILT = 6.0 DEGREES  
ROLL = 0.0  
FOCAL LENGTH = 33 mm  
ASPECT RATIO = 1.37  
IMAGE WIDTH = 20.95 mm

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DATE: 7/20/2015  
DRAWN BY: LGG  
CHECKED: LGG  
JOB NO.: LX

SHEET TITLE  
**VISUAL STUDY  
SITE PLAN**

SHEET NO.  
**VS1.1**

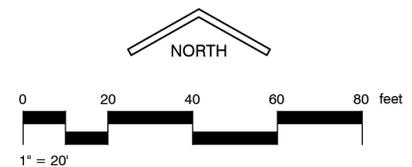


EXHIBIT E - Lighting Details



BAYPORT  
COLLECTION  
BRONZE  
"DARK SKY"



KICHLER  
HALF MOON  
BRONZE  
"DARK SKY"

HOUGH RESIDENCE  
289 MAIN ST., MORRO BAY, CA

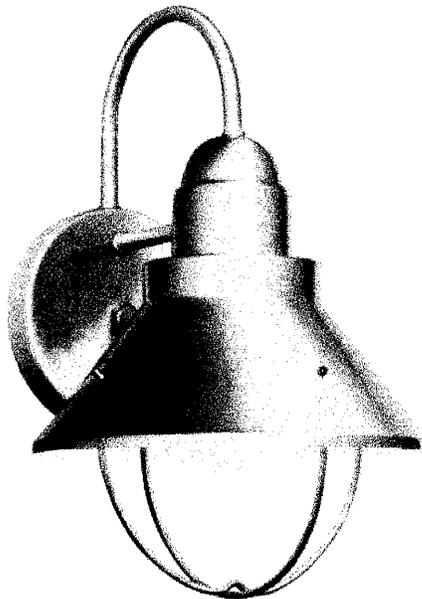
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THE NATION'S LARGEST LIGHTING RETAILER

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[< Go Back](#)



## Kichler Nickel ENERGY STAR® 12" High Outdoor Wall Sconce

Style # K8855

[Read 2 Reviews](#) [Write a Review](#)

Inspired by early lighting design, this wall sconce combines traditional style with an energy efficient design.

**\$86.91 + FREE SHIPPING & FREE RETURNS\***

[Low Price Guarantee](#)

QTY:

[Save Energy!](#) Purchase with a dimmer

[In Stock - Ships in 1 to 2 Days](#)

Need Help? [Live Chat](#) [Personal Callback](#)

Inspired by designs from lighting's early days, this distinctive outdoor wall sconce comes in a brilliant brushed nickel finish. The included CFL bulb make this fixture as energy efficient as it is stylish.

- Brushed nickel finish.
- Includes one 13 watt CFL bulb.
- ENERGY STAR® rated.
- UL listed for wet locations.
- Dark Sky compliant.
- 8" wide.
- 12" high.
- Extends 9 1/2" from the wall.



**KICHLER**

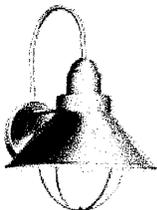
[Zoom/Full Screen](#)
[Email](#)
[Print](#)
59
[Like](#) 2

### Related Items

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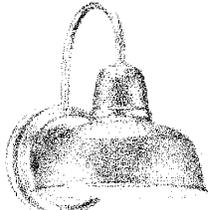
select [all](#) | [none](#)

add selected [to Cart](#) | [to Wish List](#)



Kichler ENERGY STAR® 14 1/2" High Outdoor Wall Sconce (K8854) - \$114.91

select



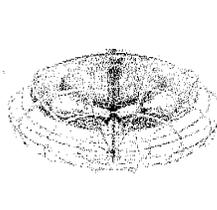
Barn Wall Urban Galvanized Outdoor Wall Sconce (W4595) - \$79.99

select



Stratus Collection 12 3/4" High Indoor - Outdoor Wall Sconce (22647) - \$99.99

select



Industrial Cage Nickel 7 1/2" High Ceiling Light Fixture (W7004) - \$169.99

select

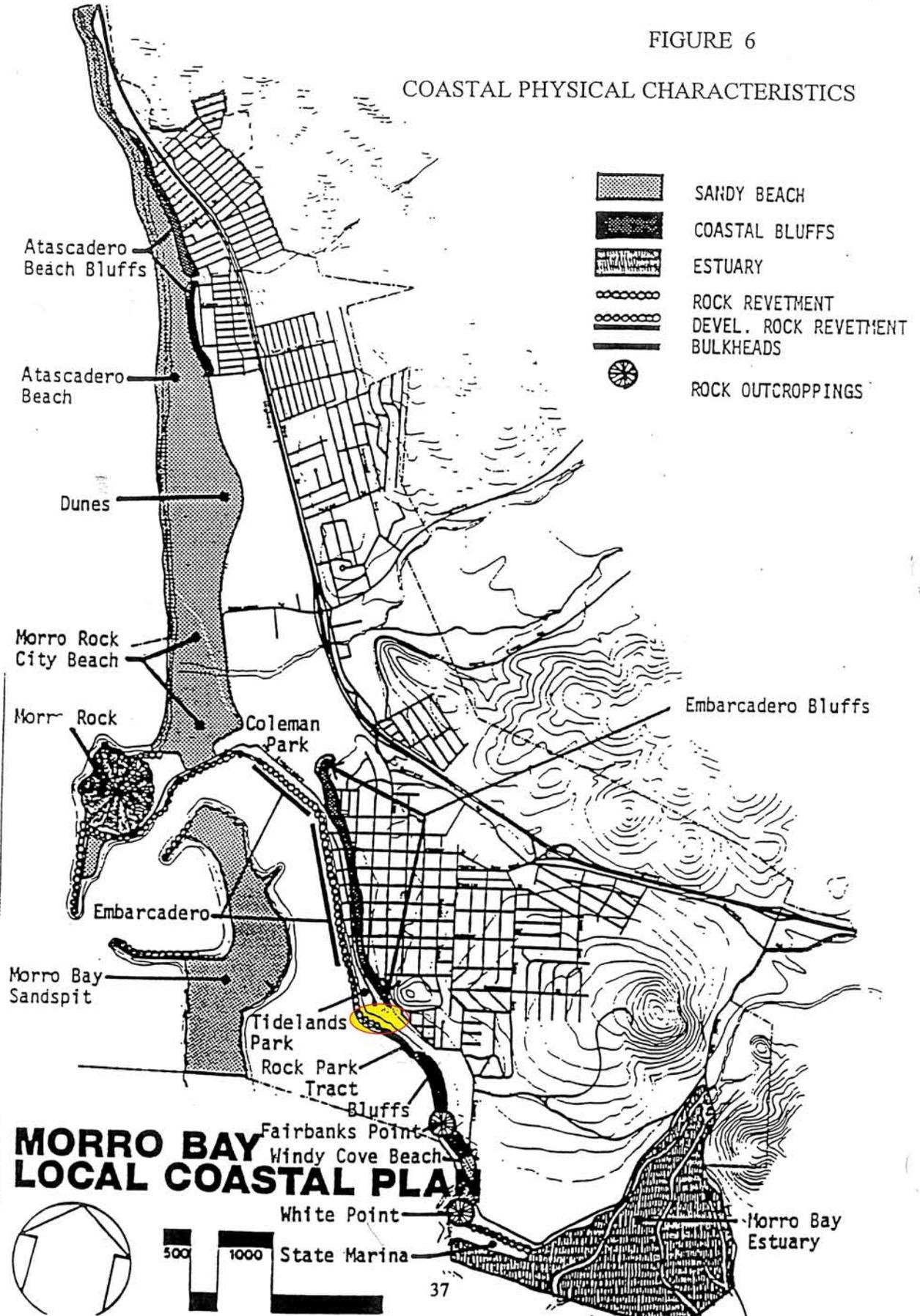
### More You May Like



Possini Euro Metzeo 33" High Rectangular Metal Mirror

(T4543) - \$169.99

City of Morro Bay  
Coastal Land Use Plan  
Chapter III





AGENDA NO: B-3

MEETING DATE: September 1, 2015

## Staff Report

**TO:** Planning Commissioners

**DATE:** August 24, 2015

**FROM:** Cindy Jacinth, Associate Planner

**SUBJECT:** Conditional Use Permit (UP0-424) to erect a Fishermen's Family Sculpture statue on Coleman Drive near Target Rock and southeast of Morro Rock.

**RECOMMENDATION:**

*Forward a favorable recommendation to the City Council to conditionally approve the project as both Concept and Precise plan by adopting a motion including the following action(s):*

- A. Adopt Planning Commission Resolution 30-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamped June 22, 2015.

**APPLICANT/AGENT:** Central Coast Women's for Fisheries, Inc.

**LEGAL DESCRIPTION/APN:** Parking lot area southeast of Morro Rock & west of Target Rock, Coleman Drive – APN#066-461-011

**PROJECT DESCRIPTION:** The Applicant is requesting conditional use permit approval to allow the erection of a life size statue, known as the Fishermen's Family Sculpture proposed near Morro Rock and "Target Rock" off Coleman Drive. Statue to include a mother, son and daughter depicted in various poses on a concrete pad facing towards the bay. Statue height to range from approximately 2 feet to 5 feet 9 inches tall with compacted base dimensions of 12 feet long by 7 feet wide. Upon project completion, applicant proposes to dedicate the statue to the



Prepared By: \_\_CJ\_\_

Department Review: \_\_\_\_\_

City of Morro Bay.

**PROJECT SETTING:**

The project is located in the unpaved parking area off Coleman Drive across from Morro Rock. The proposed location is noted in the figure below and as shown on the attached plans which is within the Commercial/Recreational Fishing (CF) zoning district with a Planned Development (PD) overlay. The statue is west of Target Rock in between existing benches and the dirt parking area. Across Coleman Drive is Morro Rock which is designated as environmental sensitive habitat area (ESHA). Pursuant to LCP ESHA requirements, the statue is proposed to be set back 100 feet from the base of Morro Rock.

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	Open Area (OA-2, PD)	South	Harbor (H)
East:	Commercial/Recreational Fishing (CF / PD)	West:	Open Area / Restricted (OA-1 / R)

<b><u>Site Characteristics</u></b>	
Overall Site Area	Statue in public parking area along Coleman Drive
Existing Use	Parking area
Terrain	Mostly flat, unpaved
Vegetation/Wildlife	None/ unpaved parking area
Access	Coleman Drive
Archaeological Resources	Statue location itself not within 300 feet of a known archaeological resource though Morro Rock has well documented history. Placement of the concrete pad as foundation for statue will be in previously disturbed dirt parking lot which is composed of compacted fill.

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Commercial / Recreational Fishing
Base Zone District	C-F
Zoning Overlay District	PD
Special Treatment Area	N/A
Combining District	N/A

Specific Plan Area	N/A
Coastal Zone	Located within original jurisdiction of the Coastal Commission.

**PROJECT ANALYSIS:**

Background / Discussion:

The Fishermen’s Family Sculpture as a memorial statue was previously reviewed by Recreation & Parks Commission and the Harbor Advisory Board as early as 2008. The Recreation & Parks Commission approved the concept of a memorial at their February 7, 2008 meeting. On January 13, 2015, the City Council reviewed and approved a request for a fee waiver of the conditional use permit.

The goal of the project is to create a sculpture as a tribute to the families of all mariners, notably commercial fishing families who wish their loved ones a bountiful trip and await their safe return. The statue consists of a mother and wife waving good-bye; a daughter standing with arm outstretched tugging on mother’s coat while a son sits next to the mother and baits a fishing pole while sitting on a rock (Exhibit C – Applicant’s Project Summary).

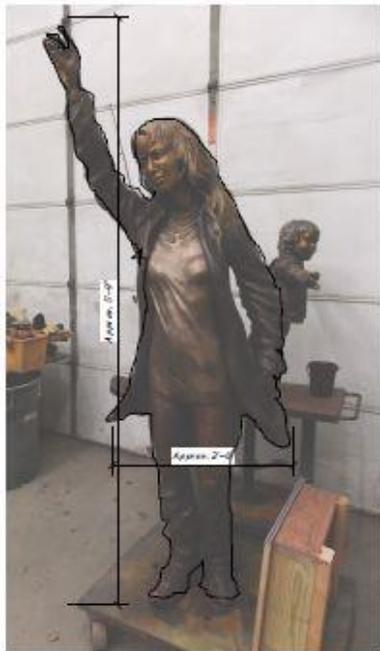
Coastal Commission

The project is located in the original jurisdiction of the Coastal Commission which has authority for issuance of coastal development permits. Applicant has contacted Coastal Commission staff regarding a request for a coastal development permit waiver. Coastal Commission staff has indicated a waiver may be possible subject to maintaining a 100 foot ESHA buffer from the base of Morro Rock.

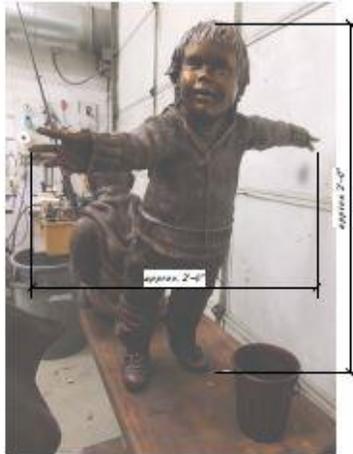
Project Specifics:

Plans show the various figures of mother, daughter and son in various poses and sizes. The mother is positioned in a standing position at 5 feet 4 inches tall with outstretched hand height total of 5 feet 9 inches. To the left of the mother will be the daughter also standing and 2 feet in height. The son will be placed to the left of the daughter in a sitting position holding a fishing pole. The height of the son is approximately 2 feet tall with fishing pole height of 5 feet. Statue pieces are proposed to be bronze.

The family statue will be mounted on a colored concrete foundation base 12 feet by 7 feet with pad approximately 10 feet by 5 feet as shown on sheet S-1. The face of the foundation pad will be 1 foot 6 inches tall to allow space for 12” x 12” black granite sponsor tiles (sheet S-1).



**MOTHER**  
-connected to daughter at front right side of coat



**2 YR OLD DAUGHTER**  
-left hand pulls right side of mothers coat



**SON WITH FISHING POLE**  
-sits on rock

General Plan / LCP Consistency / Zoning  
Environmentally Sensitive Habitat (ESHA)

The statue is located within Area 5 of the Coastal Land Use Plan. This area is located west of State Highway One and south of Atascadero Beach Planning Area, and includes the PG&E Morro Bay Power plant property line as the southernmost boundary. The LCP discusses potential development in this Planning area as varied and could include increase commercial fishing uses, increased energy development-related uses. Access to Morro Rock would not be hindered or precluded from the placement of this statue.

General Plan policy Program LU-55.4 states that “buffering setback areas a minimum of 100 feet from sensitive habitat areas shall be required. LCP Policy 11.06 contains this setback requirement.

Access and Recreation

The Land Use Element of the General Plan discusses the visitor-serving facilities with attention to Morro Rock as the City’s major landmark and visual focus for the entire area. It states that emphasis is placed on the provision of tourism related services. Visitor-serving facilities together with public parks and beaches, provide major opportunities for public access and recreation in the coastal area. The land causeway (Coleman Drive) that connects the Embarcadero to Morro Rock provides visitors as well as residents the opportunity for picnicking and other passive activities and view of the ocean

and bay. The addition of the memorial statue will serve to enhance these passive recreational opportunities.

Policy LU-65 states that public access and recreational opportunities shall be maximized along the waterfront. The applicant is proposing to dedicate the statue to the City. With existing nearby public benches, the statue would offer a passive opportunity for viewing whether by pedestrians walking or seated nearby, or motorists driving back along Coleman Drive.

Zoning / Planned Development (PD) overlay

Section 17.40.030 of the Municipal Code requires a Concept plan for projects on publicly owned land. Since both a Concept plan and a Precise plan are required for this project, staff is processing them concurrently. Staff has decided to process the project in this manner to expedite the processing and because the project has been fully designed at the Concept level and no further refinement will occur between the Concept Plan and the Precise Plan.

**ENVIRONMENTAL DETERMINATION**

Environmental review was performed for this project. The statue is proposed to be sited a minimum of 100 feet from Morro Rock on a dirt parking lot created from fill. As such, staff has determined the project is eligible for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (e), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment. 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 August 22, 2015, and mailed directly to all property owners and occupants of record within 500 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, as proposed, would provide a lasting memorial tribute for families of mariners as well as be consistent with the fishing village character and heritage of Morro Bay. The project is appropriately set back from identified Morro Rock ESHA and offers a passive recreational opportunity for passers-by, whether pedestrians or motorists. The project will not obstruct or detract from views of the bay or Morro Rock. As proposed, the project is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

Staff recommends that the Planning Commission forward a favorable recommendation to the City

Council to approve the requested Conditional Use Permit for the Fishermen's Family Sculpture with the incorporation of the conditions of approval attached herein.

**EXHIBITS:**

Exhibit A – Planning Commission Resolution 30-15

Exhibit B – Graphics/Plan Reductions dated June 22, 2015

Exhibit C – Applicant's Project Description summary

Link to City Council staff report for January 13, 2015 meeting, agenda item A-7:

**<http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2301>**

## RESOLUTION NO. PC 30-15

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION  
FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL  
RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT (UP0-424) TO ALLOW THE  
ERECTION OF A LIFE SIZE STATUE, THE “FISHERMEN’S FAMILY SCULPTURE” PROPOSED  
ON COLEMAN DRIVE, 100 FEET FROM THE BASE OF MORRO ROCK AND WEST OF TARGET  
ROCK. STATUE TO INCLUDE A MOTHER, SON AND DAUGHTER FACING THE BAY AS A  
TRIBUTE TO FAMILIES OF MARINERS.

**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 September 1, 2015, for the purpose of considering Conditional Use Permit UP0-424 for a proposed statue on Coleman Drive, 100 feet from the base of Morro Rock and west of Target Rock in an unpaved parking area within the original jurisdiction of the California Coastal Commission; 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 15303, Class 3(a), for construction of a limited number of new structures in an urbanized area. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Conditional Use Permit Findings

1. As conditioned, the project is consistent with the General Plan and Local Coastal Program regarding a memorial statue in the Morro Rock area that is placed a minimum of 100 feet from the base of Morro Rock.
2. 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 Fishermen’s Family Sculpture is small in scale and intended to be a memorial dedicated to the City as a passive recreational use and 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.
3. The project will not be injurious or detrimental to property and improvements in the area nor to the general welfare of the City because the Fishermen’s Family Sculpture 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 Conditional Use Permit UPO-424 for the Fishermen's Family Sculpture located on Coleman Drive, 100 feet from Morro Rock and west of Target Rock subject to the following conditions:

## **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated August 24, 2015, for the Fishermen's Family Sculpture statue to be placed on Coleman Drive 100 feet from the base of Morro Rock and west of Target Rock as depicted on plans dated June 22, 2015, as part of Conditional Use Permit UPO-424, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all statue structure 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 "Manager"), 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 Manager, 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 Manager or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Manager, 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 Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
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 on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Statue color and materials shall be as shown on plans approved by the Planning Commission and to the satisfaction of the Community Development Manager.
6. ESHA Buffer: The Fishermen's Family Sculpture statue, including foundation base, shall maintain a minimum buffer setback of 100 feet from the base of Morro Rock. The Applicant is responsible for verification of maintaining the required 100 foot ESHA setback from Morro Rock. Prior to concrete pouring of the foundation base, a licensed land surveyor shall submit verification of ESHA buffer setbacks to the satisfaction of the Community Development Manager.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1<sup>st</sup> day of September, 2015 on the following vote:

# EXHIBIT A

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Chairperson Robert Tefft

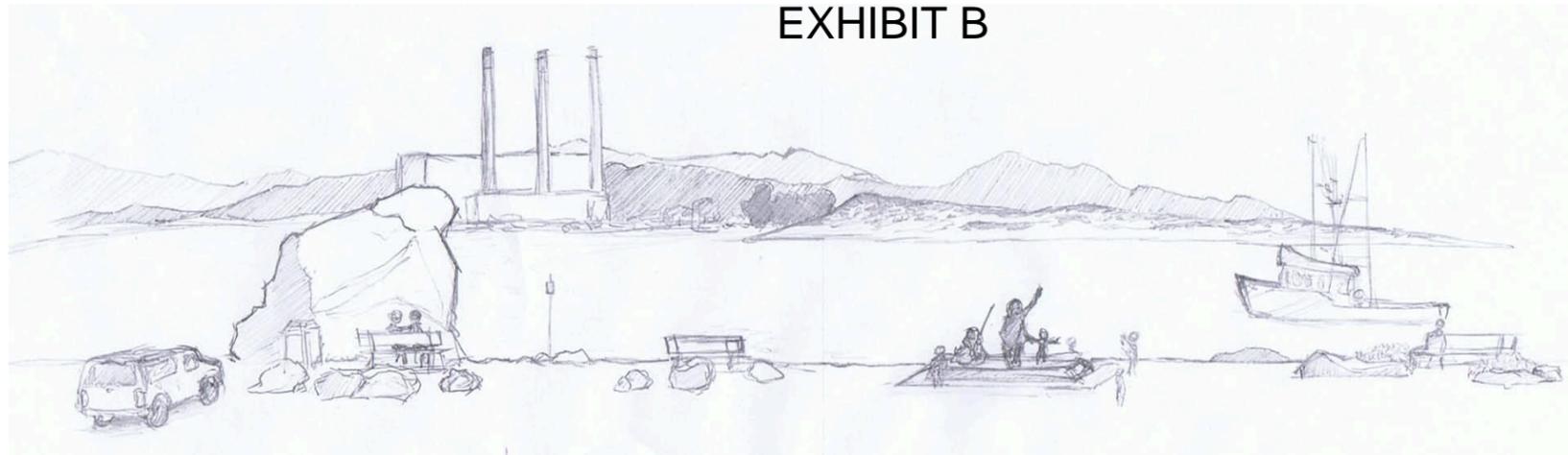
ATTEST

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Scot Graham, Community Development Manager

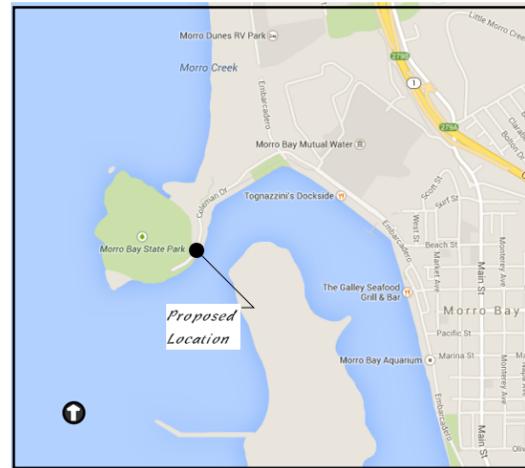
The foregoing resolution was passed and adopted this 1<sup>st</sup> day of September, 2015.

# EXHIBIT B



## Fisherman's Family Sculpture Morro Bay, CA

### Vicinity Map



### Project Data

#### SCOPE OF PROJECT:

Proposed Fisherman's Family Sculpture featuring a wife waving good-bye to her husband, along with her two kids, as he heads out to sea on a fishing trip.

There will be an area on the concrete pad to display 12" x 12" black granite tiles with the names of the sponsors.

### Sheet Index

- T-1 Title Sheet
- C-1 Site Plan
- A-1 Statue Dimensions
- S-1 Foundation

### Consultants

#### Owner:

Central Coast Women for Fisheries Inc  
785 Quintana Rd. #106  
Morro Bay, CA. 93442

#### Designer:

Crizer Design Company, Inc.  
P.O. Box 6952  
Los Osos, CA 93412  
(805) 528-4812  
(805) 528-2325 (Fax)

#### Agent:

Cathy Novak Consulting  
P.O. Box 296  
Morro Bay, CA  
805-772-9499

Revisions:	
A	xx/xx/xx
B	
C	
D	

Legal Description:  
APN: .106  
TR: Lot  
City of Morro Bay

Fisherman's Family Sculpture  
Morro Bay, CA

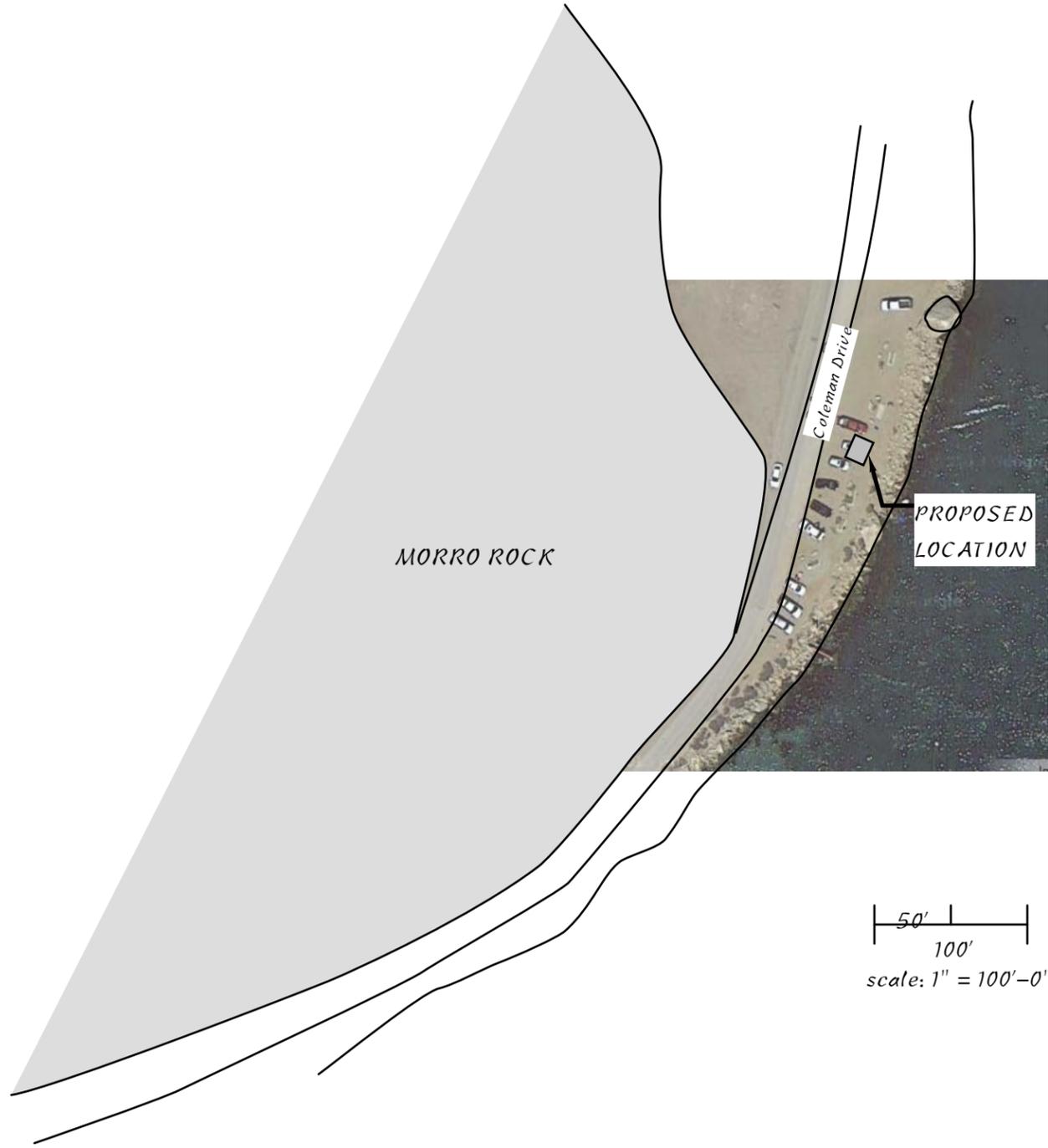
Owner:  
Central Coast Women  
for Fisheries Inc.  
785 Quintana Rd. #106  
Morro Bay, CA 93442

Crizer Design  
Company, Inc.  
P.O. Box 6952 Los Osos, CA 93412  
Ph. (805) 528-4812 Fax 528-2325

Date:  
6/12/15  
Scale: 1/4" = 1'-0"  
U.N.D.  
Drawn By:  
KDB, RCC  
Sht.

T-1

EXHIBIT B



SITE PLAN

Revisions:

A	xx/xx/xx
B	
C	
D	

Legal Description:  
 APN: .Lot  
 TR: City of Morro Bay

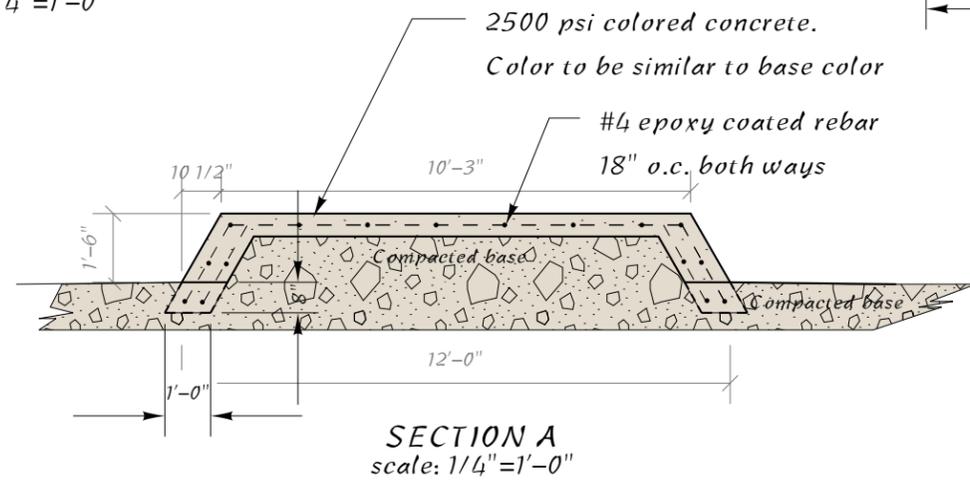
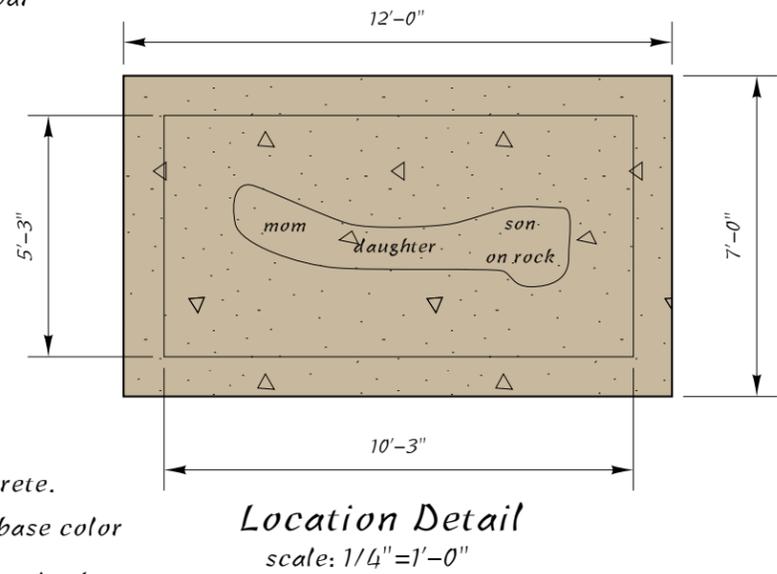
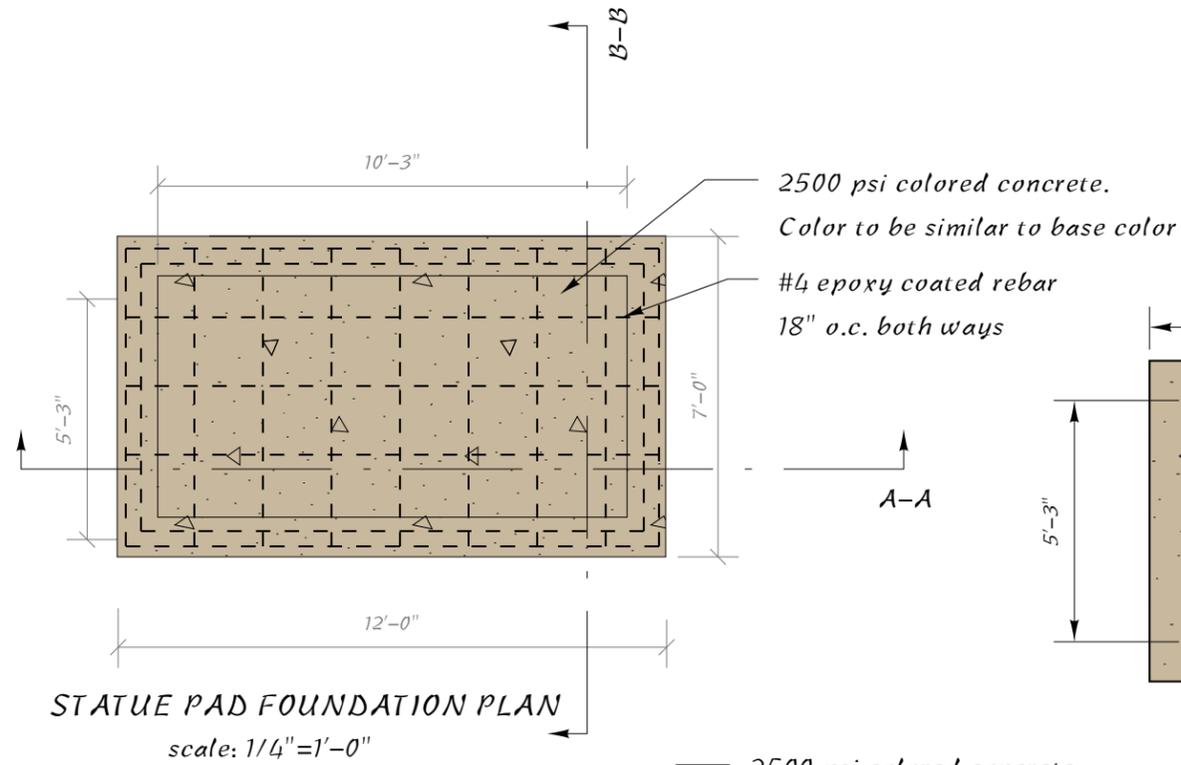
*Fisherman's Family Sculpture*  
 Morro Bay, CA

Owner:  
 Central Coast Women  
 Fisheries Inc.  
 78 Quinana Rd. #106  
 Morro Bay, CA 93442

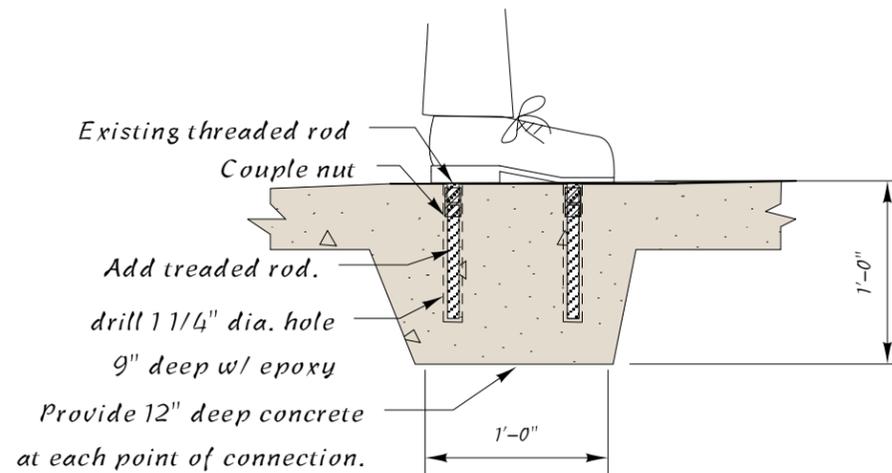
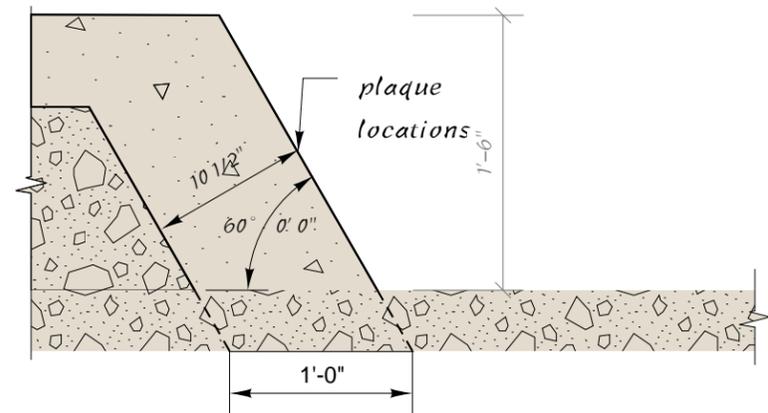
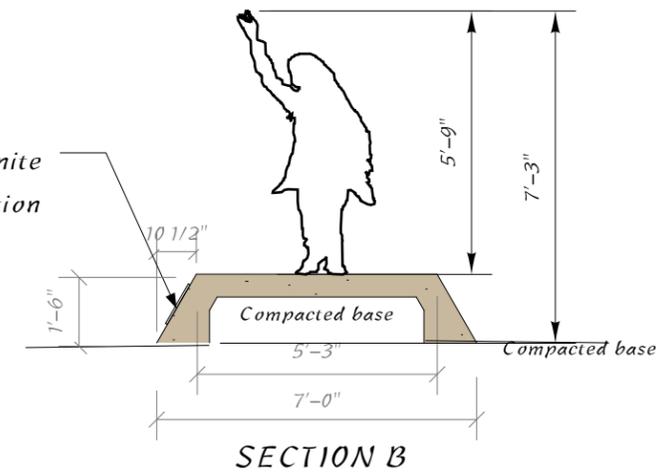
**Crizer Design Company, Inc.**  
 P.O. Box 6952 Los Osos, CA 93412  
 Ph. (805) 528-4812 Fax 528-2325

Date: 6/12/15  
 Scale: 1/4" = 1'-0"  
 U.N.D.  
 Drawn By: KDB, RCC  
 Sht. C-1

# EXHIBIT B



12" x 12" Black Granite  
Sponsor Tiles Location



FOUNDATION  
scale: Noted

Revisions:	
A	xx/xx/xx
B	
C	
D	

Legal Description:  
APN: . Lot  
TR: City of Morro Bay

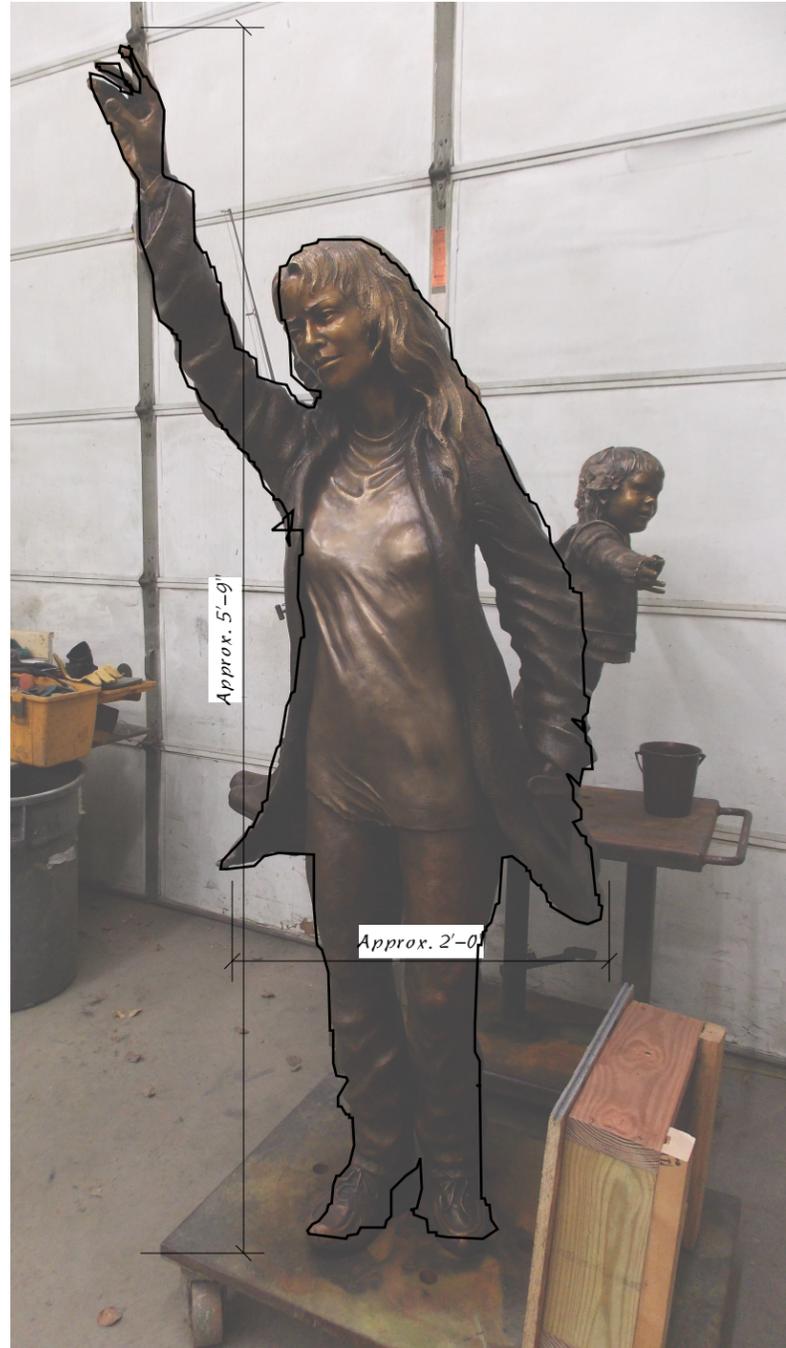
Fisherman's Family Sculpture  
Morro Bay, CA

Owner:  
Central Coast Women  
Fisheries Inc.  
785 Quinana Rd. #106  
Morro Bay, CA 93442

Crizer Design  
Company, Inc.  
P.O. Box 6952 Los Osos, CA 93412  
Ph. (805) 528-4812 Fax 528-2325

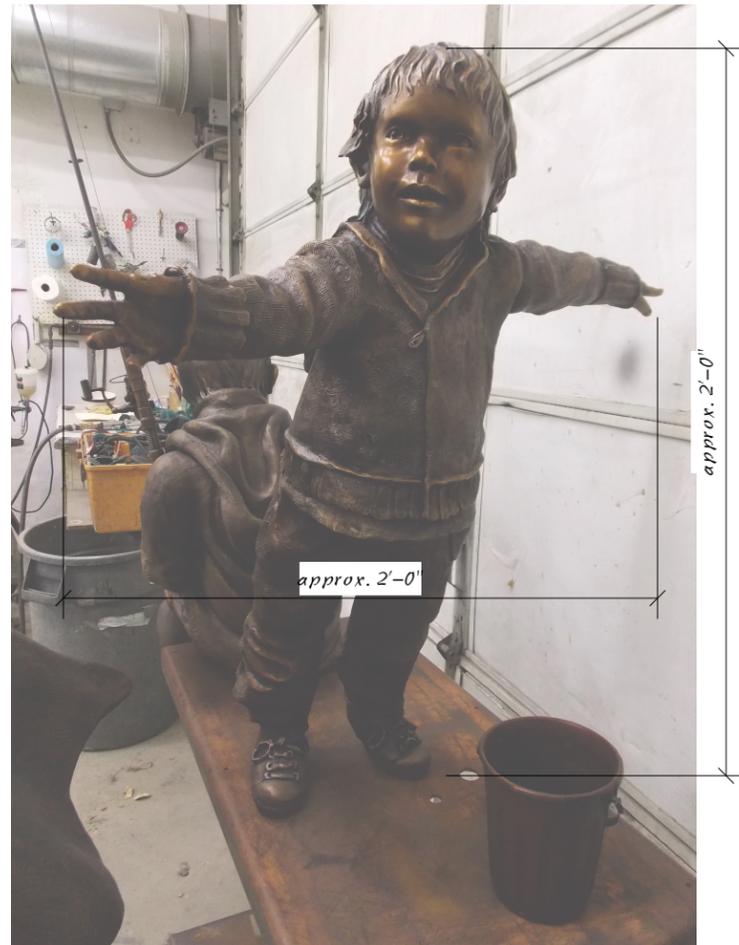
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6/12/15  
Scale: 1/4"=1'-0"  
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Drawn By:  
KDB.RCC  
Sht. S-1

EXHIBIT B



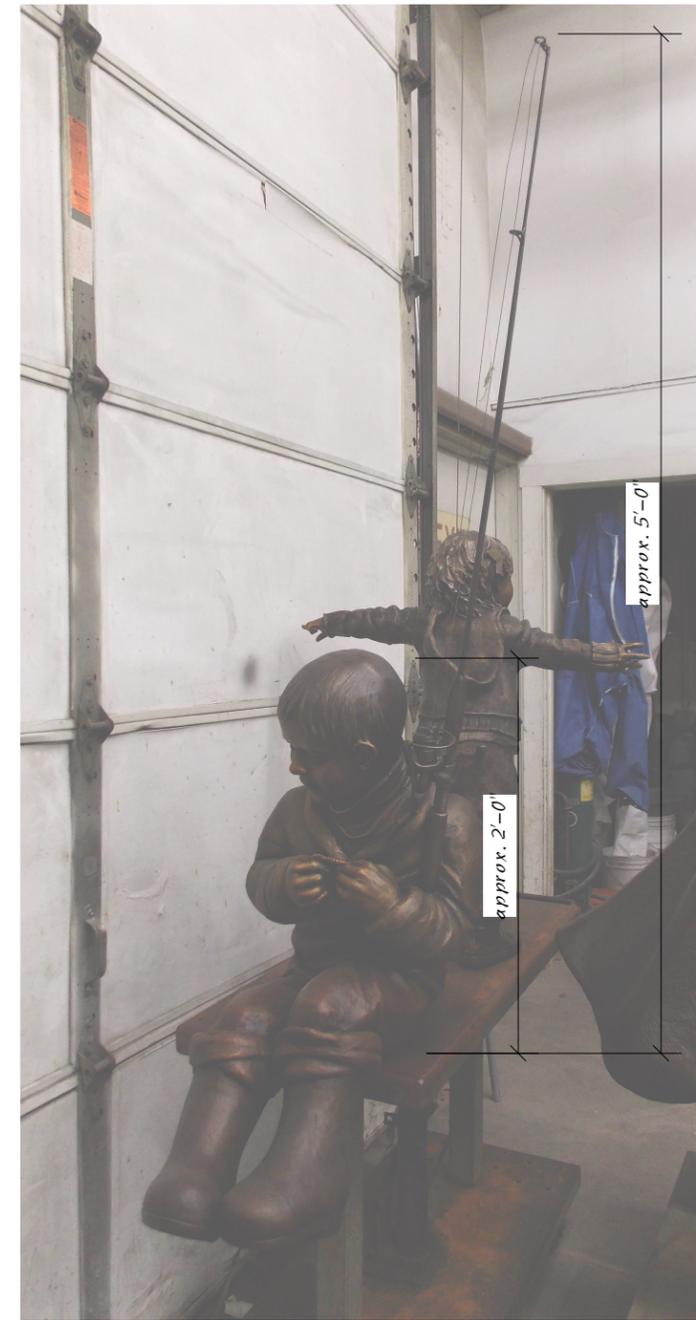
**MOTHER**

-connected to daughter at front right side of coat



**2 YR OLD DAUGHTER**

-left hand pulls right side of mothers coat



**SON WITH FISHING POLE**

-sits on rock

**STATUE DIMENSIONS**  
NOT TO SCALE

Revisions:	
A	xx/xx/xx
B	
C	
D	

Legal Description:  
APN: .106  
TR: City of Morro Bay

*Fisherman's Family Sculpture*  
Morro Bay, CA

Owner:  
Central Coast Women  
Fisheries Inc.  
785 Quinana Rd #106  
Morro Bay, CA 93442

**Crizer Design  
Company, Inc.**  
P.O. Box 6952 Los Osos, CA 93412  
Ph. (805) 528-4812 Fax 528-2325

Date:  
6/12/15  
Scale: 1/4" = 1'-0"  
U.N.D.  
Drawn By:  
KDB, RCC  
Sht.  
**A-1**

# EXHIBIT C

**Project Description for:  
Fishermen's Family Sculpture  
June 19, 2015**

The Fishermen's Family Sculpture is proposed near Morro Rock and "Target Rock" off Coleman Drive. The sculpture work is being presented by the Central Coast Women for Fisheries, a non-profit organization, as a tribute to the families of all mariners, notably commercial fishing families who wish their loved ones a bountiful trip and then await their safe return. The bronze statue pieces include a wife waving good-bye to her husband as he heads out to sea for a fishing trip while her daughter lovingly tugs on her coat and her son baits his fishing pole while sitting on a rock.

The life size statue pieces (Mother approximately 5' 4" and with outstretched hand approximately 5' 9", daughter approximately 2' and son approximately 2' and with fishing pole approximately 5') will be permanently mounted on a concrete base. The foundation base is approximately 12' by 7'; statue pad is approximately 10' by 5' and approximately 1' high. The concrete will be colored such that it will blend in with the natural surrounds of the dirt area. The statue pad will be set at an approximate 60 degree angle from the foundation base to allow the installation of the sponsorship tiles around all four sides. Each of these tiles will be 12" by 12" black granite with the sponsor names etched into the tile. The entire site will be approximately 84 sq. ft.

The location of the sculpture will have a subtle change to the existing features and view around this particular location since the area is all dirt and used for parking. There are no other structures near the sculpture but, we believe at some time the City may extend the Harborwalk to this area and add benches. This proposal does not include any of these amenities and it will be left up to the City for a future project if they so desire.

Since the sculpture is proposed near Morro Rock, designated ESHA, the project has been sited to maintain a 100' buffer from the base of the rock. An illustration of this is on plan sheet C-1. This makes the project consistent with the LCP Policies requiring buffers from the ESHA area. In addition there are no lights or other project components that would have an effect on the surrounding environment.

In conclusion this statue will be an asset to the community, visitors and also sends a message that the City supports and recognizes the hard working men and women and the importance of the commercial fishing industry to Morro Bay. Ultimately and after the project is completed, the statue will be dedicated to the City of Morro Bay and will become part of the public art program.



AGENDA NO: B-4

MEETING DATE: September 1, 2015

## Staff Report

**TO:** Planning Commissioners

**DATE:** August 28, 2015

**FROM:** Cindy Jacinth, Associate Planner

**SUBJECT:** Coastal Development (CP0-471) to construct a 2,058sf single family residence with 480sf subterranean garage on a vacant lot in the S-2A overlay zoning district. This project is located inside the Coastal Commission appeals jurisdiction.

**RECOMMENDATION:**

*CONDITIONALLY APPROVE THE PROJECT* by adopting Planning Commission Resolution 31-15 which includes the Findings and Conditions of Approval for the project depicted on revised site development plans date stamped August 3, 2015.

**APPLICANT/AGENT:**

Travis Robson, Owner  
Don Doubledee, Designer

**LEGAL DESCRIPTION/APN:**

065-111-030

**PROJECT DESCRIPTION:**

The project proposes construction of a 2,058.5 square foot new single family residence with attached 480 square foot subterranean garage and 202 square foot deck on a vacant 6,609 square foot lot.



**PROJECT SETTING:**

The project is located in north Morro Bay in the Beach Tract neighborhood. The proposed construction is on a vacant westward-sloping triangular-shaped lot surrounded by mixed non-native woodland habitat adjacent to a drainage that runs from the southeast to the northwestern corner of the property. A combination of myoporum, cypress tree and eucalyptus tree line the western property boundary. A 16 foot wide City drainage easement runs along the west side of the property. To the south of the property to which a portion fronts onto Mindoro, is a raised sewer manhole.

Prepared By:  CJ

Department Review:  SG

Orcas Street is a dead-end street accessed directly from Highway One. Though the road deadends into the Beachcomber Drive right of way, which creates a bridge over the Orcas Street right of way, there is informal pedestrian access under Beachcomber Drive. This access leads under Beachcomber Drive to the State Park campground area.

**Zoning Ordinance Compliance**

<b><u>Adjacent Zoning/Land Use</u></b>			
North:	R-1/S.2A Single-Family Residential	South	R-1/S.2A Single-Family Residential
East:	R-1/S.2A Single-Family Residential	West:	CVS/PD/S-4 Vacant (parking lot)

<b><u>Site Characteristics</u></b>	
Overall Site Area	6,609 Square Feet
Existing Use	Single Family Residential
Terrain	Moderately Sloping
Vegetation	Mix of ruderal, iceplant and non-native woodland habitat
Access	Orcas Street

<b><u>General Plan, Zoning Ordinance &amp; Local Coastal Plan Designations</u></b>	
General Plan/Coastal Plan Land Use Designation	Moderate Density Residential
Base Zone District	Single-Family Residential (R-1)
Zoning Overlay District	n/a
Special Treatment Area	S.2A Overlay Zone
Coastal Zone	Located in the Coastal Commission Appeals Jurisdiction
Bluff Property	n/a

**Site Zoning.** The project is in a Single Family Residential (R-1) zone. It is also subject to the provisions of a special treatment overlay zones: the S.2A overlay. Special treatment overlay zones require additional review and analysis for new development in unique areas of the city.

**S.2A Overlay Zone.** The S.2A overlay zone applies specific setback and height standards for properties in north Morro Bay west of Highway One and north of Azure Street.

<b><u>Zoning Ordinance Standards</u></b>		
	<b>Standards</b>	<b>Proposed</b>
<b>Front-Yard Setback</b>	15 feet, including garage	15 feet
<b>Side-Yard Setback</b>	5 feet	5 feet on the east side +16 feet on the west
<b>Rear-Yard Setback</b>	5 feet	23 feet
<b>Lot Coverage</b>	50% allowed	31%
<b>Height</b>	14' for flat roofs and top of deck railing; for peaked roofs (4 in 12 or greater pitch & other architectural features, up to 17 feet may be permitted	16.81 feet
<b>Parking</b>	2 covered and enclosed spaces	2 covered and enclosed spaces
<b>2 Story Construction</b>	Prohibited in the S.2A overlay zone.	Single-story proposed; subterranean garage not a story per the California Building Code (refer to project analysis)

**PROJECT ANALYSIS:**

**Beach Tract S.2A overlay – Two Story Construction Prohibited**

In 2000, the City adopted Ordinance 483 which was submitted as a Local Coastal Plan amendment to the Zoning Ordinance that was then certified by the Coastal Commission. This amendment prohibited two story construction in the Beach Tract neighborhood. The purpose of the amendment was in response to concerns of area residents regarding a 1997 Zoning change to the Zoning Ordinance that resulted in elimination of the implied prohibition on second story construction in the Beach Tract neighborhood for many decades and which was even reflected in some private deed restrictions applicable to property in this area. The intent of these deed restrictions and the City Ordinance in effect from 1985 to 1997 was to restrict single family residences to a single story while encouraging sloping roofs over flat roofs. These restrictions were designed to maintain the existing character of the Beach Tract area as it had developed since 1917. When the Zoning Code was modified in 1997, the height requirement read as:

*1997 Zoning Ordinance:*

*“Dwelling height limit, fourteen feet for flat roofs and top of deck railing; provided, however, that for peaked roofs (4 in 12 or greater pitch) and other architectural features, a*

*height of up to seventeen feet may be permitted.”*

Several building permits were subsequently issued under the new rules which resulted in some homes with second story additions or new residences with second stories in this area. This occurred because under certain topographic conditions and/or in conjunction with slight excavations of finished grade, second stories could be constructed within the 17 foot height limit. It became clear that as a result of the 1997 amendment, the S.2A overlay standards no longer mirrored the private deed restrictions of three of the four beach tracts with respect to height restrictions, prompting concerns from neighborhood residents that the unique character of the Beach Tracts was being compromised.

From 1997 to 2001, the Planning Commission and the City Council, based on resident requests, reevaluated the Zoning Code in order to eliminate the ambiguity regarding height requirements. Ultimately, the City Council adopted Ordinance No. 483 which sought to obtain clarity on height requirements which reads:

*2000 LCP Amendment*

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

In reviewing the California Building Code for the definition of a “story”, the Building Code defines a story as:

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

Building Codes Illustrated discusses this in the Definitions section which states that:

*“Story is intended to mean occupiable or usable space located inside the building contained by a floor below and a plane (next story or roof) above.”*

Staff review of the project plans and consultation with the Building Division determined that in reviewing both the Zoning Code requirements and the Building Code definitions, that the project as proposed does not constitute two-story construction.

The S.2A overlay zoning height limitations were approved to preserve the small-scale beach character of the Beach Tract area. The project as proposed is situated on a unique lot in the northern area of the Beach Tract which does have topographic conditions that are not characteristic of the majority of the Beach Tract properties. This topography combined with the drainage features do lend itself more suitably to a compact home footprint such as is proposed. Many of the properties in the Beach Tract are small, relatively-flat lots. Such topography on a flat lot would not permit a subterranean garage design due to the overall height requirement of 14 feet for flat roof or 17 feet for pitched roofs from average natural grade.

**Neighborhood Compatibility: Architectural Design & Landscaping**

The project architecture is considered a mid-century contemporary design with a sloped roof with mid-century contemporary architectural features. A stucco and lapsiding exterior is proposed with seafoam green for the exterior siding, cream for the exterior plaster and copper green for garage door and accent trim. A conceptual landscape plan submitted for the project preliminarily shows plantings of native drought-tolerant species along the front of the property with the rear of the property and drainage area left undisturbed.

Housing styles and sizes vary on both Orcas Street and Orcas Way, ranging from 1,000 to 2,300 square feet with an average of 1,700 square feet mostly all built before 1975. The project with the proposed subterranean garage is similar to the home across the street which also has a subterranean level, though that home fronts onto Beachcomber Street with its garage access on Orcas Street. This street as it dead ends into Beachcomber slopes downward which creates this topographic condition. The other surrounding homes on Orcas Street are all single story homes, with varying architectural styles and materials including stucco, wood siding, and stone materials. A few of the surrounding homes also features roof decks. The project's design blends into the neighborhood and minimizes lot coverage and site disturbance to the nearby drainage.

The project is consistent with the Residential Design Guidelines for scale and massing as a new home. By placing the garage subterranean, it makes effective use of the site topography and is of similar profile to other homes in the neighborhood. The proposed roof is sloped away from the closest neighboring home to the east.

**Biological Resources Analysis & Wetlands Delineation – LCP Consistency**

Although the property is not mapped as located within or near an Environmentally Sensitive Habitat (ESH) overlay, pursuant to the City's Local Coastal Plan (LCP), Policy 11.01 requires that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses dependent on such resources shall be allowed within such areas. It further states that all proposed development located within 1000 feet of the mapped wetland boundaries shall be required to submit additional mapping by a qualified biologist.

Policy 11.05 requires initial environment assessment for areas of the City where sensitive habitats are suspected to exist but are not presently mapped or identified in the City's Land Use Plan. Pursuant to this requirement, a biological resources constraints analysis and wetlands was prepared by Rincon Consultants in December 2013. The analysis included a field survey, literature review and a wetlands evaluation.

The report reviewed special status plant species, special status wildlife species, nesting birds, and jurisdictional areas. The report noted that the property's dominant habitat type present is mixed non-native woodland. This habitat is generally associated with the drainage that flows through the study area and is composed of non-native and invasive species. No riparian plant species were observed within this habitat. Regarding special status plant species known by USGS in this vicinity, the report concluded that implementation of the proposed project is not expected to result in direct or indirect effects to special status plant species.

Also, regarding special status wildlife species, the review concluded that the study area does not provide suitable habitat for any special status wildlife species recorded within the CNDDDB that are known occurrences within the vicinity of this area. The report also noted there is no suitable breeding habitat or CNDDDB records of California red-legged frogs upstream of the study area, therefore California red-legged frogs are not expected to move through the study area as a transient. Implementation of the proposed project is not expected to result in direct or indirect effects to California red-legged frogs.

In regards to nesting birds, the mixed non-native woodland habitat within the study area provide suitable nesting habitat for a variety of bird and raptor species. No occupied or unoccupied bird nests were observed within the study during the reconnaissance-level field survey. The biological report concluded that implementation of the proposed project may result in direct or indirect effects to nesting bird species, should they be present within the project site and/or immediate surrounding vicinity. Conditions of approval as recommended by the biologist have been added to the project to recommend nesting bird surveys be performed prior to issuance of a building permit with orange construction flagging to be determined by a biologist.

The unnamed drainage that flows through the study area does not meet wetland criteria. The reports states that the drainage likely falls under the jurisdiction of USACE, RWQCB and CDFW due to the presence of Ordinary High Water Mark (OHWM) indicators, a clear bed and bank, and the potential to provide habitat for various aquatic, semi-aquatic and terrestrial wildlife species. The report states that the project as proposed will not impact the drainage and recommends installation of high visibility orange construction fencing between the jurisdictional areas and the construction activities to avoid all potential impacts to the jurisdictional areas.

Subsequent email consultation between staff and Rincon Consultants in March 2014 provided additional clarification on the project regarding the wetlands delineation which stated the

property does not meet any of the 5 criteria identified by the Coastal Act, because there are no unique, rare or fragile communities; specialized wildlife habitat; outstanding representative natural communities; or areas with outstanding educational values within the property limits. Further the property does not contain any wetlands, estuary, open coastal waters, stream/riparian habitat, or rare or unusual native plant communities. It also does not meet the definition of stream habitat, nor is it a blue line creek on the USGS map. The conclusion is that the property is not considered ESHA, environmentally sensitive habitat and therefore not subject to buffer setback requirements. The last plan sheet (Exhibit E) illustrates the proposed home footprint outside of the drainage area. The drainage is illustrated with a blue and green line and the three habitats of ice plant, ruderal and mixed non-native woodland are also shown in color. This illustration extends beyond the west boundary of the property for purposes of showing both sides of the drainage.

**ENVIRONMENTAL DETERMINATION:**

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. That exemption applies to new construction of a single family residence and based on the conclusions of the Rincon Consultants Biological Resources Constraints Analysis and Wetlands Evaluations dated December 13, 2013.

**PUBLIC NOTICE:**

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on August 21, 2015, and all property owners of record and occupants within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

**CONCLUSION:**

The project, as proposed, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval. Staff recommends that the Planning Commission conditionally approve the requested Coastal Development Permit (CP0-471) for the project at 110 Orcas as shown on the project plans date stamped August 3, 2015 by adopting Planning Commission Resolution 31-15.

**EXHIBITS:**

- Exhibit A – Planning Commission Resolution 31-15
- Exhibit B – Street View Simulation of Proposed Residence
- Exhibit C – Proposed Color & Materials Board
- Exhibit D – Conceptual Landscape Plan
- Exhibit E – Plan Reductions date stamped August 3, 2015

## RESOLUTION NO. PC 31-15

### A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-471) TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING ON A VACANT LOT LOCATED IN THE COASTAL COMMISSION APPEAL JURISDICTION AT 110 ORCAS

**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 September 1, 2015, for the purpose of considering Coastal Development Permit CP0-471 for a proposed new construction of a single-family home at 110 Orcas, on a vacant lot in the Coastal Commission appeal jurisdiction; 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 15303, Class 3(a), for new construction of a limited number of new structures in an urbanized area for which the construction of a single family residence does apply. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

#### Coastal Development Finding

1. The Planning Commission finds that the project is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for new construction of a single family home on a vacant lot.
2. The Planning Commission finds the project, as conditioned, is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density residential development; has similar bulk and scale as nearby structures.

**Section 2. Action.** The Planning Commission does hereby approve Coastal Development Permit CP0-471 for property located at 110 Orcas subject to the following conditions:

#### **STANDARD CONDITIONS**

1. This permit is granted for the land described in the staff report dated August 28, 2015, for the project at 110 Orcas depicted on plans date stamped August 3, 2015, as part of Coastal Development Permit CP0-471, 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 "Manager"), 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 Manager, 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 Manager or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Manager, 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 Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
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 on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Manager Manager.
6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Manager. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Manager certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and complies with the maximum height requirements of 14 for flat roofs or 17 feet (for 4 in 12 or greater pitch), maximum above the average natural grade of the building footprint.
8. Landscaping: Plans shall be revised to provide a conceptual landscaping plan. Provide a landscaping plan which uses native, drought tolerant plants for erosion control and screening. In addition to lower growing shrubs and groundcover, the landscape plan submitted with plans for a building permit shall include a selection of larger native shrubs

to soften the appearance of the garage to the satisfaction of the Community Development Manager.

9. A nesting bird survey shall be conducted by a qualified biologist no more than two weeks prior to the onset of construction activities. The nesting bird survey shall be conducted within any and all suitable habitat that occurs within the project site, within 300 feet of its immediate vicinity for raptors and 100 feet for all other bird species (as is feasible). If no active nests are found, no further action shall be required.
10. If active bird nests are found, then an appropriately sized avoidance buffer shall be established by the biologist in consultation with the California Department of Fish and Wildlife (CDFW) and all construction work within the buffer shall be delayed until after the nesting season has ended or until the biologist has determined that the young have fledged. Alternately, the qualified biologist can continuously monitor the nest while construction occurs to ensure construction activities do not disturb the nest. Monitoring shall continue until the young have fledged.
11. Applicant shall install high visibility orange construction fencing between the drainage and the project construction sited in a location as determined by a qualified biologist.
12. Changes to the project design that impact jurisdictional areas, as determined by a qualified biologist, shall be subject to regulatory permits from US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife prior to construction.
13. Assessor's Parcel Number (APN): The applicant shall include on the plans submitted for Building Permit approval, the accurate APN Number for the property. The property APN is 065-111-030.

## **PUBLIC WORKS CONDITIONS**

1. Site Plan: Update site plan with building plan submission to include the following information:
  - a) Base Flood Elevation (BFE).
  - b) Indicate existing sewer easement on grading plans.
  - c) Clearly illustrate the impact of grading on the existing above grade sanitary sewer manhole.
  - d) Orcas Road and Beachcomber Ave. do not intersect as shown on plans.
  - e) Indicate existing Beachcomber Drive bridge overpass.
2. Flood Zone Requirements: A Flood Hazard Development Permit is required. The City's Flood Hazard Prevention Ordinance describes the requirements to obtain

- this permit. Pertinent requirements include, but are not limited to:
- a) Per Section 14.72.050 A.3.a., the lowest floor, including basement, shall be at least two foot above the base flood elevation. Elevation data shall be based on NAVD 1988. Garage must be designed to meet the requirement of section 14.72.050 A.3.e.i.
  - b) Submit a FEMA Elevation Certificate which will indicate the base flood elevation to be used with the proposed construction drawings. FEMA Elevation Certificate will also indicate the finish elevations of the completed building
  - c) Verify that all mechanical and electrical machinery and controls (heating, A/C, etc.) is above BFE or flood proofed.
3. Grading and Drainage: Submit grading and drainage plan that is stamped and signed by registered Civil Engineer.
  4. Prior to Construction: The applicant shall submit a complete grading and utility plan set for plan review in order to obtain the required Building Permit. Grading plan shall include driveway plan and profile
  5. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway removal; the sidewalk, curb and gutter shall comply with City Standard drawings B-1 and B-5.
  6. Sewer Lateral: Note and show sewer laterals on the utility plan. If a new lateral(s) is/are being proposed, include a note on the plans and abandon existing sewer lateral(s), per City Standard, if necessary.
  7. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral.
  8. 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. Please indicate on the plans.
  9. Sewer Encroachment Permits: A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.
  10. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope:

- a) Provide a standard erosion and sediment control plan: The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

11. **Storm water Management:** The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Engineering Standards. Projects with more than 2,500 sq. ft. of new or redeveloped impervious area are subject to these requirements. Therefore, provide an Impervious Area Calculation on the title sheet or sheet C-1.

- a. The Stormwater Management Performance Requirement Determination Form needs to be submitted in order to obtain the required Building Permit; therefore, complete the Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements, EZ Manual.

Add the following Notes to the Plans:

1. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.
2. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.

### **Building Conditions:**

1. Prior to construction, the applicant shall submit a complete building permit application along with plans designed by a California licensed architect or engineer when required by Business & Professions Code, except as otherwise approved by the Building Manager.
2. A soils investigation performed by a qualified professional shall be required for this project, prior to issuance of a building permit. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1<sup>st</sup> day of September, 2015 on the following vote:

# EXHIBIT A

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Chairperson Robert Tefft

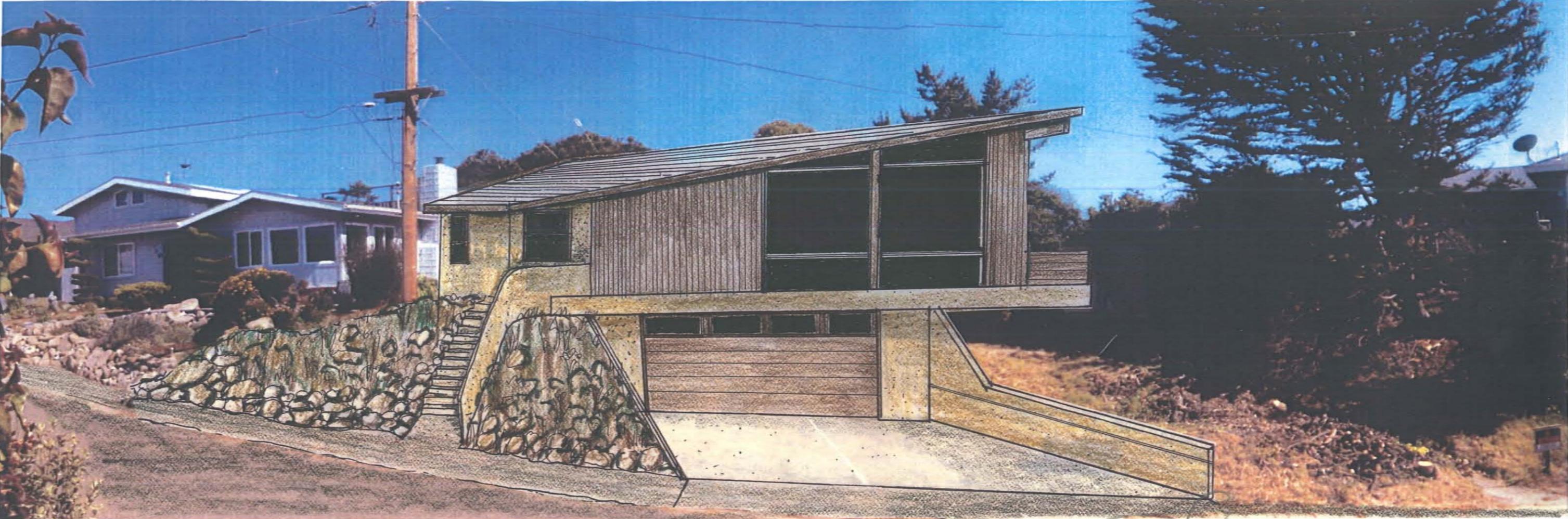
ATTEST

---

Scot Graham, Community Development Manager

The foregoing resolution was passed and adopted this 1<sup>st</sup> day of September, 2015.

EXHIBIT B



ROBSON RESIDENCE

*[Handwritten signature]* — DON DOUBLEDAY '15

EXHIBIT B



ROBSON RESIDENCE

*U. C. ...* — DON DOUBLEDAY '15

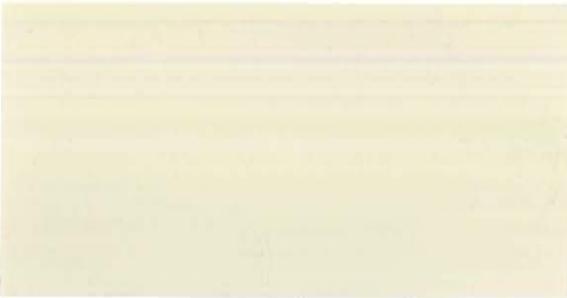
# EXHIBIT C

## PROPOSED EXTERIOR MATERIAL COLORS



**ROOFING – DARK GREY ASPHALT SHINGLES**

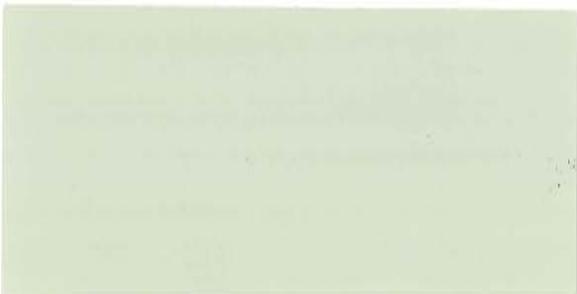
**FASCIA AND TRIM – WHITE**



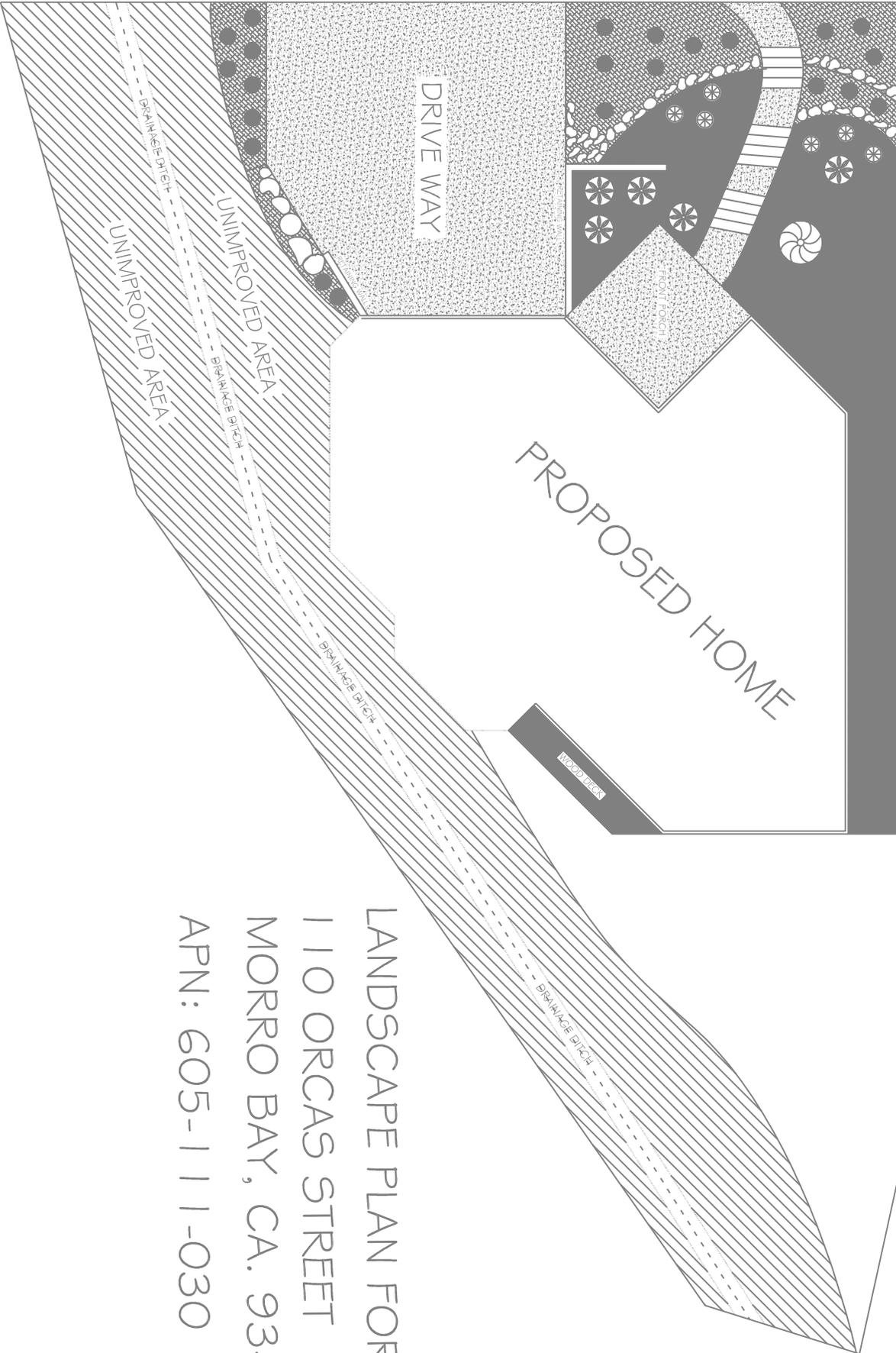
**EXTERIOR PLASTER - "CREAM"**



**ACCENT TRIM GARAGE AND ENTRY DOORS – "COPPER GREEN"**

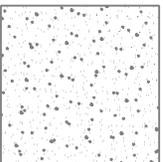


**EXTERIOR SIDING - "SEAFOAM GREEN"**

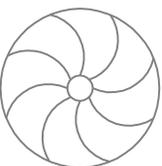


LANDSCAPE PLAN FOR  
110 ORCAS STREET  
MORRO BAY, CA. 93442  
APN: 605-111-030

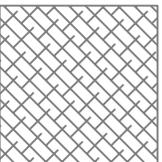
# LANDSCAPE LEGEND



CONCRETE



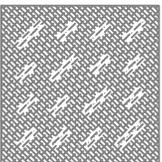
Toyon Tree  
Pineapple Guava Tree  
Bottle Palm Tree  
Kentia Palm Tree



RIVER ROCK 2" TO 8"



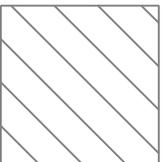
Ceanothus  
Lavender  
Rhus  
Rosemary  
Cistus  
Artemisia  
Senecio



PEA GRAVEL-VARIGATED  
EARTH TONE COLORS



Dymondia  
Moss (Scottish/ Irish)  
Drought Tolerant Low-Lying Plant Life



UNIMPROVED AREA



Muhlenbergia Rigens  
Carex  
Other Drought Tolerant Grasses



DRAINAGE DITCH



Landscape Boulder 24" to 36" Various Shapes

# NEW RESIDENCE For TRAVIS ROBSON 110 ORCAS STREET, Morro Bay, Ca.

OWNER: Travis Robson  
165 Vashon Street  
Morro Bay, Ca 92442

DESIGNER: Don Doubledee  
P.O. Box 519  
Morro Bay, Ca 93443

VICINITY MAP



LEGAL DESCRIPTION

OWNER: TRAVIS ROBSON  
ADDRESS: 110 ORCAS STREET  
MORRO BAY, CA 93442  
ACCESSORS PARCEL NUMBER: 040-223-003  
LEGAL DESCRIPTION: LOT 2 BLOCK 6  
OF TRACT 81  
COUNTY OF SAN LUIS OBISPO  
STATE OF CALIFORNIA

PROJECT DATA

CONSTRUCTION TYPE: V-B  
OCCUPANCY GROUP: R

PROJECT SUMMARY

CONSTRUCTION OF A NEW 2058.5 SQUARE FOOT RESIDENCE WITH ATTACHED 480 SQUARE FOOT SUBTERRANEAN GARAGE, LANDSCAPING AND SITE WORK AS PLANNED AND REQUIRED TO SATISFY ALL CITY AND COUNTY STANDARDS.

APPLICABLE CODES

CONSTRUCTION IS INTENDED TO COMPLY WITH ALL CODES AND ORDINANCES IN FORCE AT THE TIME OF CONSTRUCTION INCLUDING:  
 UBC: CURRENT EDITION OF THE CALIFORNIA BUILDING CODE  
 UPC: CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE  
 UMC: CURRENT EDITION OF THE CALIFORNIA MECHANICAL CODE  
 UEC: CURRENT EDITIONS OF THE CALIFORNIA ELECTRIC CODE TITLE 24, CHAPTER 53 AND TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 1 OF THE CALIFORNIA ADMINISTRATIVE CODE.

TABULATIONS

RESIDENTIAL AREA (MAIN FLOOR)	2058.5 S.F.
ATTACHED SUBTERRANEAN GARAGE	480.0 S.F.
<b>TOTAL PROPOSED AREA</b>	<b>2538.5 S.F.</b>
DECK	202.0 S.F.
PROPOSED LOT COVERAGE	
NEW BUILDING FOOT PRINT:	2058.5 S.F. (31.2%)
NEW HARDSCAPE/PAVING:	1600.0 S.F. (24.2%)
NEW LANDSCAPING:	2950.5 S.F. (44.6%)
<b>TOTAL LOT:</b>	<b>6609 S.F. (100%)</b>

PERMITS:

A PERMIT SHALL BE OBTAINED FOR ANY WORK DONE WITHIN A STREET OR OTHER PUBLIC RIGHT OF WAY. ALL STATE, COUNTY AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO FINAL OCCUPANCY APPROVAL INSPECTIONS AND APPROVALS. ALL WORK SHALL BE APPROVED AND INSPECTED BY THE CITY OF MORRO BAY BUILDING DEPARTMENT AND ANY OTHER AGENCY HAVING JURISDICTION.

DRAWING INDEX

NUM.	SHT.	SHEET TITLE
1	T1.1	TITLE SHEET AND SITE PLAN
2	G1	EXISTING SURVEY
3	A1.1	GARAGE PLAN
4	A1.2	FIRST FLOOR PLAN
5	A3.1	EXTERIOR ELEVATIONS
6	A4.1	BUILDING SECTION

APPROVALS

DON DOUBLEDEE DESIGN



805-801-5911  
P.O. Box 519  
Morro Bay, Ca 93443  
dondoubledee@gmail.com

NEW RESIDENCE  
For  
Mr. TRAVIS ROBSON  
110 ORCAS STREET  
Morro Bay, California

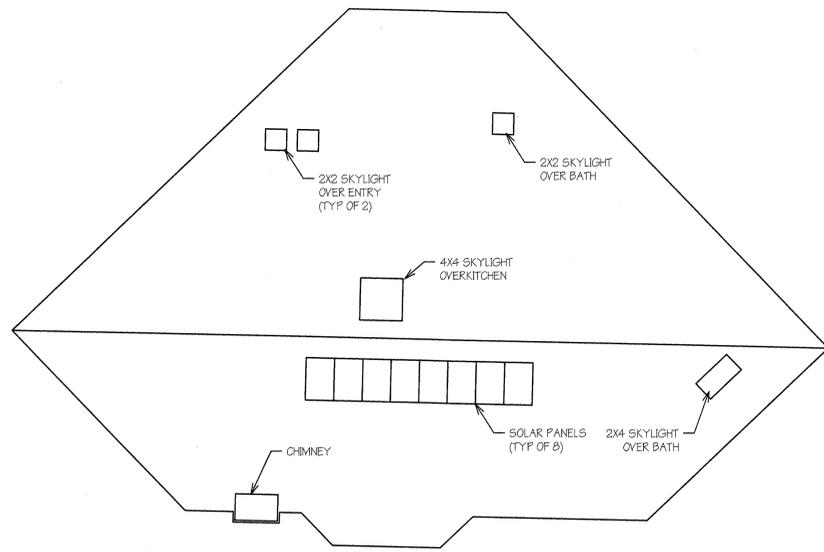
TITLE SHEET  
SITE PLAN

JOB NUMBER  
502-A-15

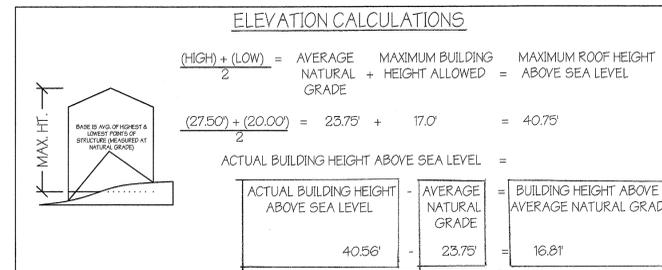
DATE: 4 DEC 2009  
REVISED: 10 FEB 2015

T1.1

1 OF 6



ROOF PLAN  
SCALE: 1/8" = 1'-0"



**BUILDING HEIGHT REQUIREMENTS:**

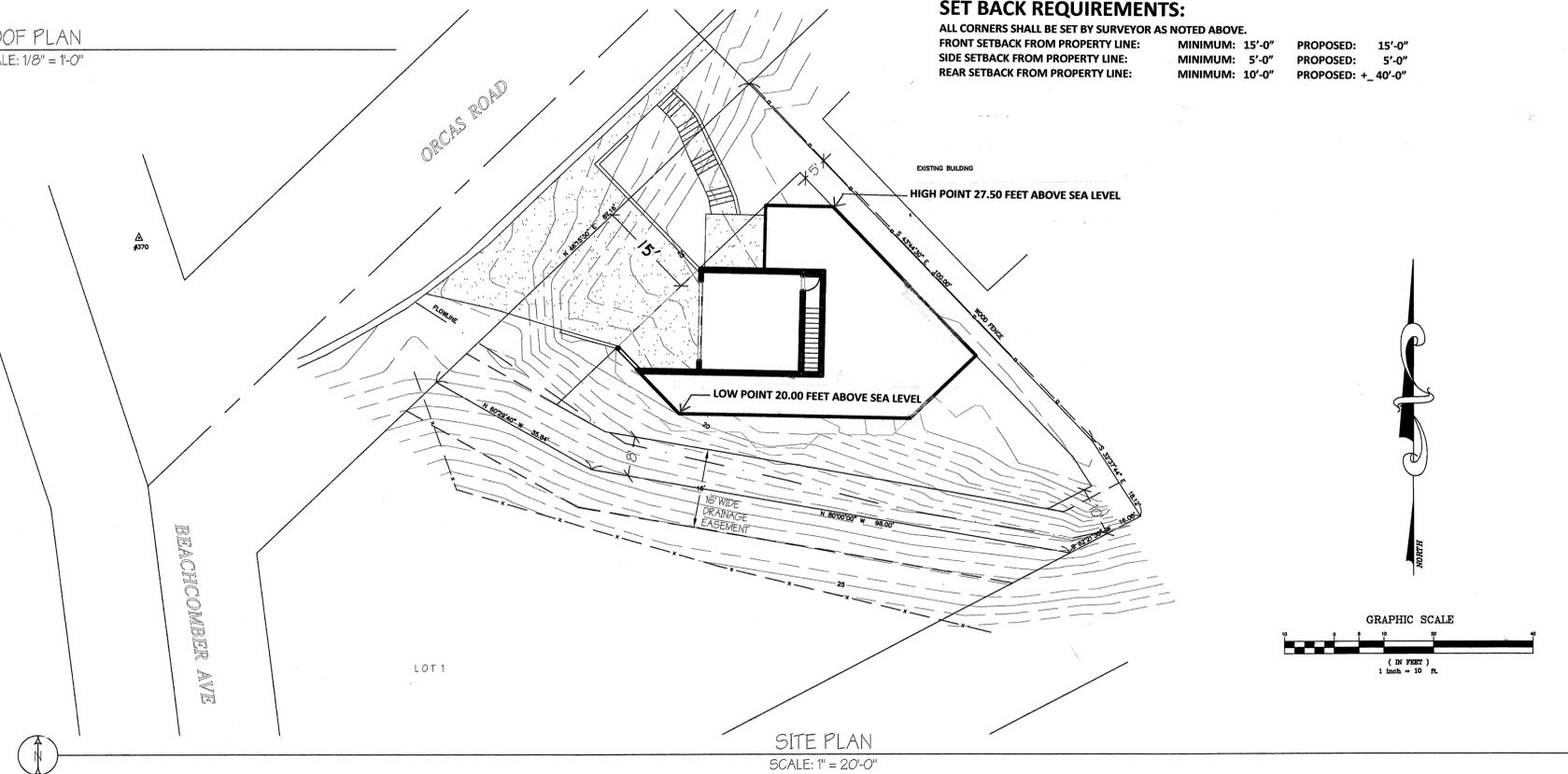
ALL GRADES CALCULATED ARE BASED ON SURVEYED GRADES ABOVE SEA LEVEL AS SHOWN ON THE SITE PLAN.  
 AVERAGE NATURAL GRADE = 23.75 FEET  
 BUILDING HEIGHT = 16.81 FEET  
 HEIGHT OF BUILDING ABOVE SEA LEVEL = 40.56 FEET

**BUILDING HEIGHT CONTROLS:**

PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE AS CALCULATED AND SET A REFERENCE POINT, (BENCHMARK) IN A PLACED NOT TO BE DISTURBED UNTIL FRAMING IS COMPLETE. AFTER FRAMING IS IN PLACE, SURVEYOR TO VERIFY THAT CONSTRUCTION COMPLYS WITH THE HEIGHT AS CALCULATED AND APPROVED.

**SET BACK REQUIREMENTS:**

ALL CORNERS SHALL BE SET BY SURVEYOR AS NOTED ABOVE.  
 FRONT SETBACK FROM PROPERTY LINE: MINIMUM: 15'-0" PROPOSED: 15'-0"  
 SIDE SETBACK FROM PROPERTY LINE: MINIMUM: 5'-0" PROPOSED: 5'-0"  
 REAR SETBACK FROM PROPERTY LINE: MINIMUM: 10'-0" PROPOSED: + 40'-0"



SITE PLAN  
SCALE: 1" = 20'-0"

DRAWING: C:\Documents and Settings\Rebecca Doubledee\Desktop\1107-09\15\T1.1\1107.dwg DATE: Dec 03, 2009, 5:07PM XREF: A:\FLPN\GRAG-1107.dwg XREF: A:\FLPN\FR51-1107.dwg

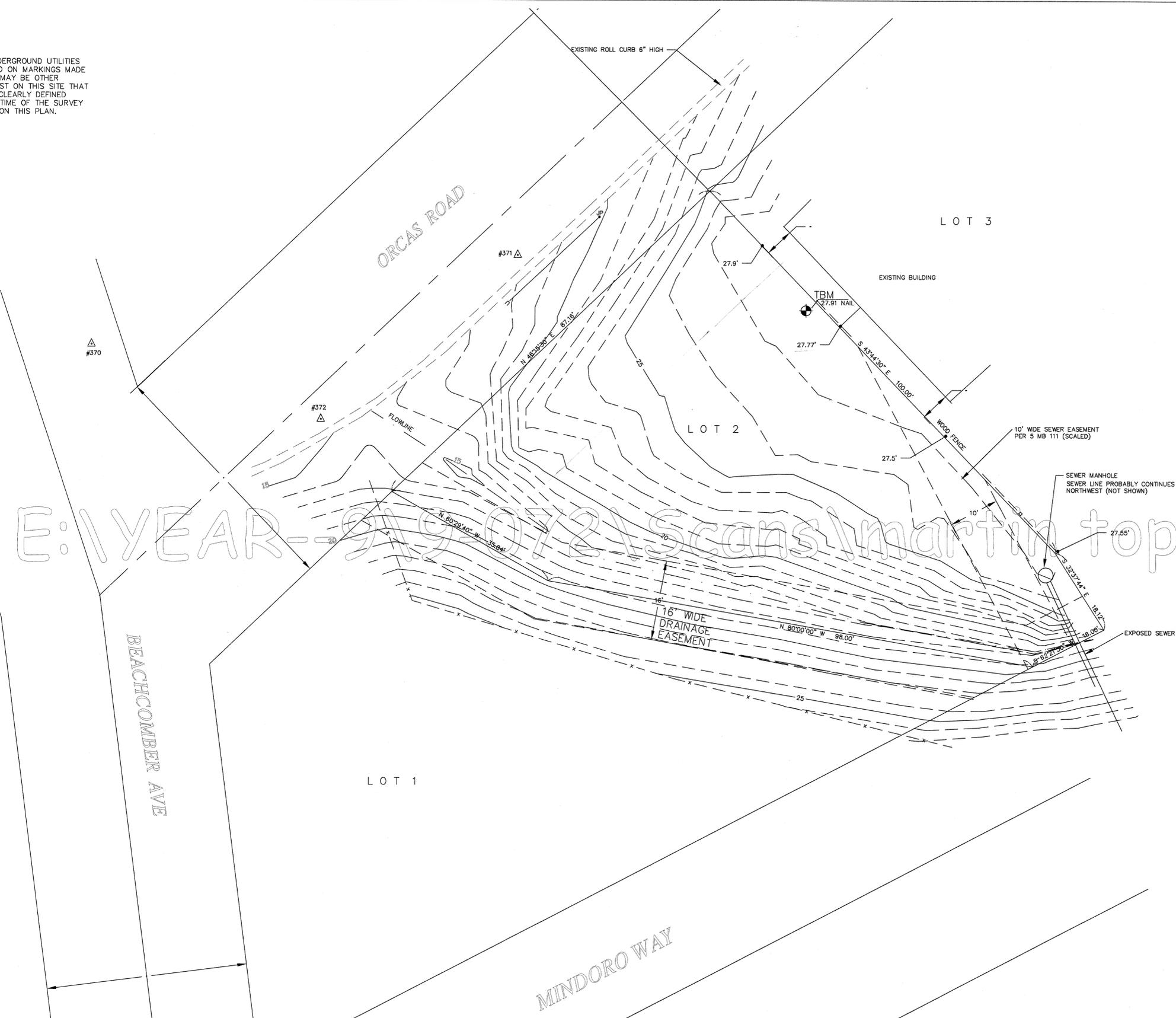
NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. CLEARLY DEFINED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.  
 Copyright © 2005 Kenneth D. Wilson, Wilson Land Surveys. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Atascadero, CA"

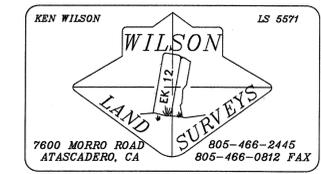
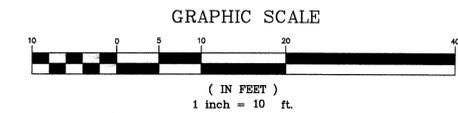
THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

KENNETH D. WILSON LS 5571 EXP. 9-30-07

NOTE: THIS MAP IS A REPRODUCTION OF THE TOPOGRAPHIC SURVEY DONE BY WILSON LAND SURVEYS AT THE REQUEST OF RICHARD POHNER IN SEPTEMBER 1994. THIS REPRODUCTION IS MADE AT THE REQUEST OF CHARLES MARTIN THE PRESENT OWNER. THIS MAP REPRESENTS CONDITIONS AT THE TIME OF THE SURVEY (1994) EXCEPT THAT TREES SHOWN ON THE ORIGINAL MAP ARE NOT SHOWN. NO CURRENT FIELDWORK HAS BEEN DONE TO PRODUCE THIS MAP. (SEE NOTE 2)



E:\YEAR--9\9-0721\Scans\martin topo.TIF



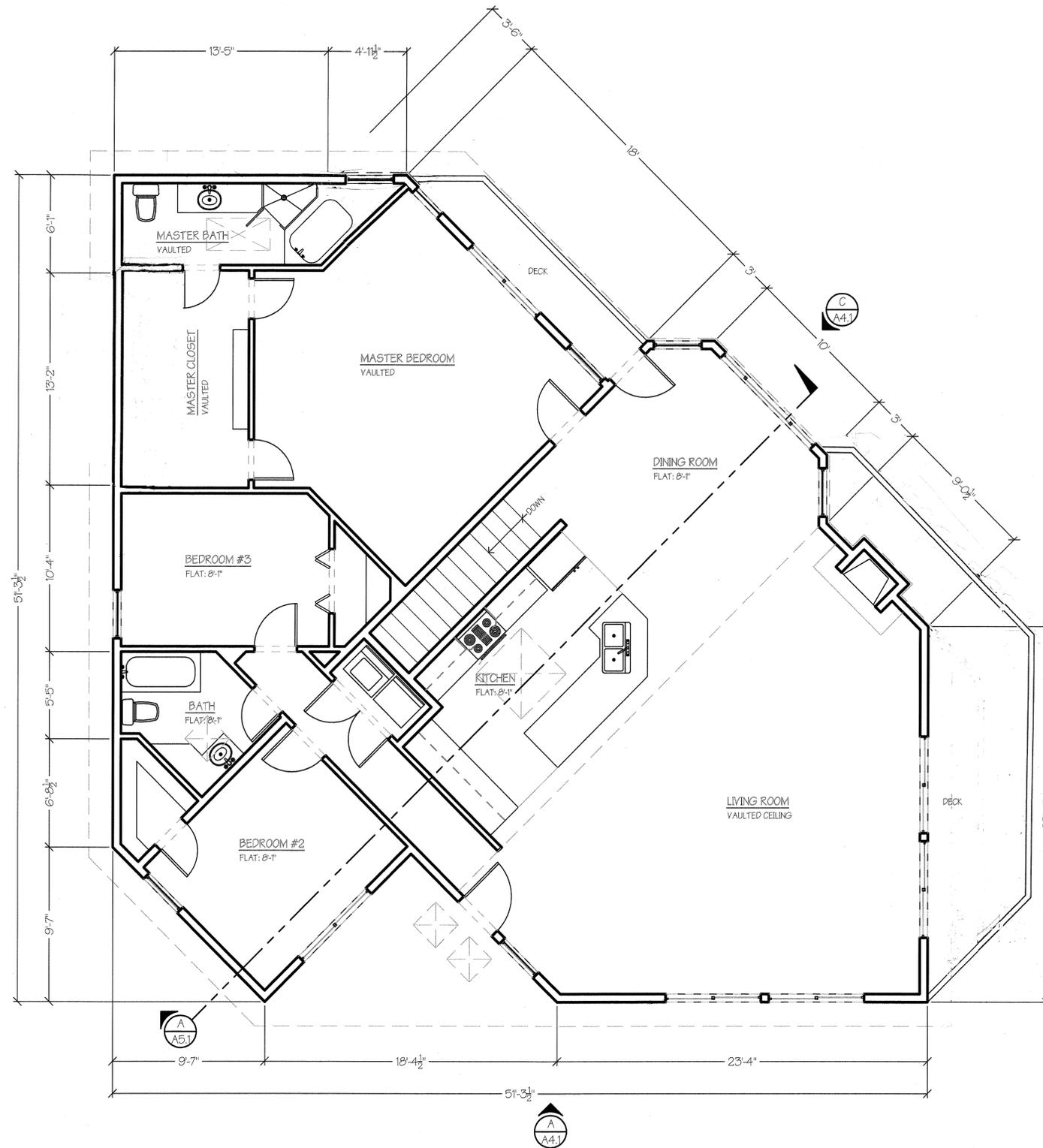
BASIS OF ELEVATIONS FOR THIS SURVEY IS MBBM A-116 BEING A BRASS DISK AT THE TOP OF A CONCRETE HEADWALL 150.00 FEET SOUTH OF LUZON STREET ON THE EAST SIDE OF MAIN STREET HAVING AN ELEVATION OF 37.26 FEET. SAID BENCHMARK IS ALSO DESCRIBED AS RM4 PER FLOOD INSURANCE RATE MAP FOR THE CITY OF MORRO BAY (FEMA MAP).

TOPOGRAPHIC SURVEY	
CHARLES MARTIN	
	LEGAL DESCRIPTION: LOT 2 BLOCK 6 OF TRACT 81 CITY OF MORRO BAY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
	APN: 040-223-003 DATE: MARCH 2007/ revised June 2007 FILENAME: 9-072 PLOT.DWG
KENNETH D. WILSON LS 5571	DRAWN BY: K/W/CD/MD SCALE: 1"=10' PROJECT: 9-072 JOB NUMBER: X-032 SHEET: 1 OF 1



FLOOR PLAN NOTES

1. SEE SHEETS T11, G11 AND G12 FOR ADDITIONAL INFORMATION ON ALL WORK.
2. ALL WORK TO COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 THE 2007 CALIFORNIA BUILDING CODE, 2007 UMG, 2007 UPC, THE 2007 NEC AND THE CITY OF MORRO BAY MUNICIPAL CODE.
3. ON SITE DIMENSIONS/CONDITIONS ARE THE RESPONSIBILITY OF CONTRACTOR OR SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. TYPICAL DETAILS AND GENERAL NOTES ARE MIN. REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND PROJECT DRAWINGS AND SPECIFICATIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
5. INSTALL NEW 1/2" GYPSUM BOARD AT ALL WALLS AND 5/8" GYPSUM BOARD AT ALL CEILINGS, USE TYPE X FIRE RATED GYPSUM BOARD AT GARAGE WALL AND CEILING.
6. USE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS.
7. AT ALL EXTERIOR WALLS AND WALL SURROUNDING BATHROOMS, INSTALL NEW R-11 BATT INSULATION, AND R-19 BATT INSULATION AT ROOF. INSULATION CERTIFICATE TO BE POSTED @ GUEST CLOSET UPON COMPLETION.
8. PROVIDE FINISHES SELECTED BY OWNER. SEE T1 FOR SPECIFIC INTERIOR FINISHES & APPLIANCES.
9. ALL GLASS OR GLAZING WITHIN 18 INCHES OF FLOOR OR DOORS SHALL BE TEMPERED GLASS.
10. LOCATE A 110 VOLT OPERATED SMOKE DETECTOR IN THE CEILING OF ALL HALLS LEADING TO BEDROOMS.
11. WATER CLOSETS TO BE WATER SAVER TYPE, AND SHALL HAVE A MAX. FLUSH NOT TO EXCEED 1.6 GALLONS. SEE MECHANICAL PLAN.
12. ALL EXTERIOR DOORS TO BE FULLY WEATHER-STRIPPED INCLUDING DOORS BETWEEN HOUSE AND GARAGE. VINYL CLAD WOOD WINDOWS TO BE FULLY WEATHER STRIPPED AND INCLUDE SCREENS WITH OBSCURE GLAZING AT BATHS U.O.N.
13. PROVIDE RODENT/INSECT PROTECTION WHERE PLUMBING, WIRING, AND VENTS PASS THROUGH STRUCTURE.
14. FLAME AND ANY SPARK GENERATING DEVICE OF W.H. AND F.A.U. TO BE 18" ABOVE FLOOR.
15. ALL F.A.U. DUCTS PENETRATING WALLS AND CEILINGS TO BE 26GA. GALVANIZED IRON.
16. PROVIDE A 15# BLDG. FELT UNDER ALL SIDING & AT ALL EXTERIOR OPENINGS, VALLEYS AND OTHER AREAS NOTED ON SPINGS. USE 26GA. FLASHING FLASH AROUND ALL OPENINGS IN EXTERIOR WALL WITH SIGAL KRAFT PAPER OR EQUAL.
17. ALL OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" DIAMETER CANNOT PASS THROUGH.
18. FIRE STOPS SHALL BE INSTALLED IN CONCEALED SPACES OF STUD WALLS, WHICH INCLUDES FURRED SPACES AT CEILING / FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH. ALSO INCLUDE FIRE STOPS IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.



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

**DON DOUBLEDDEE DESIGN**  
 805-801-5911  
 P.O. Box 519  
 Morro Bay, Ca 93443  
 dondoubledee@gmail.com

**NEW RESIDENCE**  
 For  
**Mr. TRAVIS ROBSON**  
 110 ORCAS STREET  
 Morro Bay, California

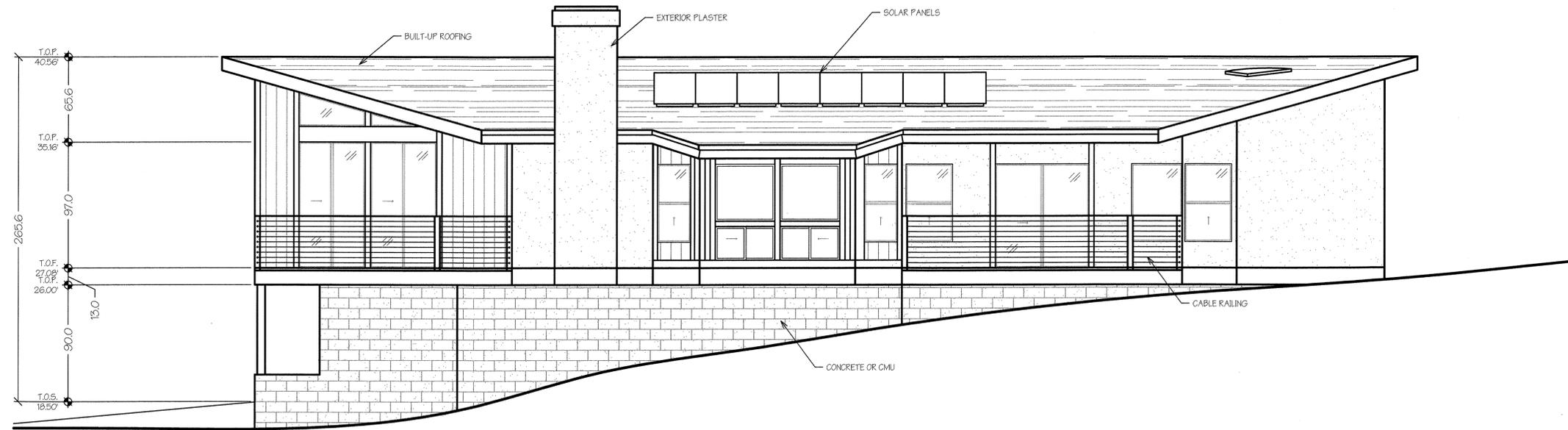
**FIRST FLOOR PLAN**

JOB NUMBER  
**502-A-15**

DATE: 4 DEC 2009  
 REVISED: 10 FEB 2015

**A1.2**

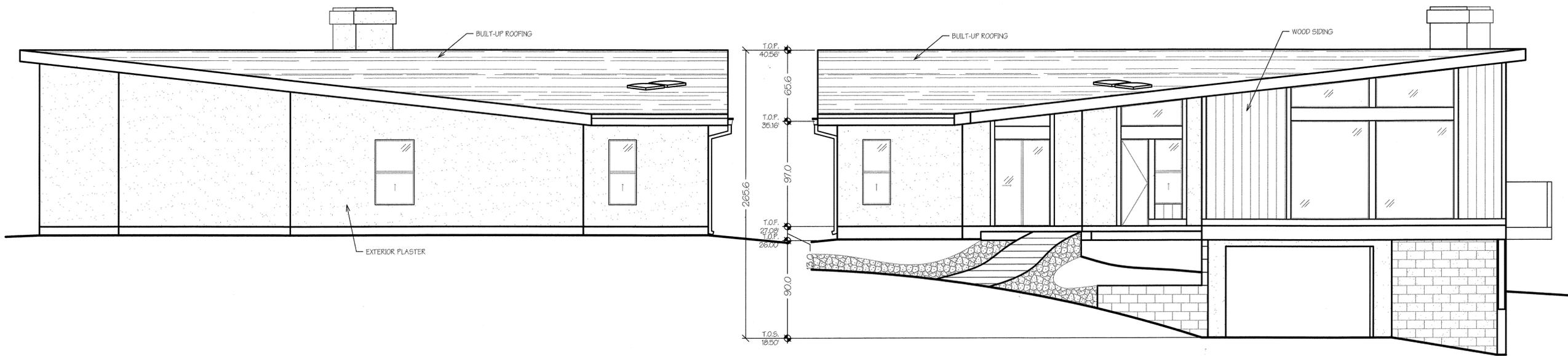
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C

SOUTH EXTERIOR ELEVATION

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



B

EAST EXTERIOR ELEVATION

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

A

NORTH EXTERIOR ELEVATION

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

DON  
DOUBLEE  
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EXTERIOR ELEVATIONS

JOB NUMBER  
502-A-15

DATE: 4 DEC 2009  
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A3.1

5 OF 6

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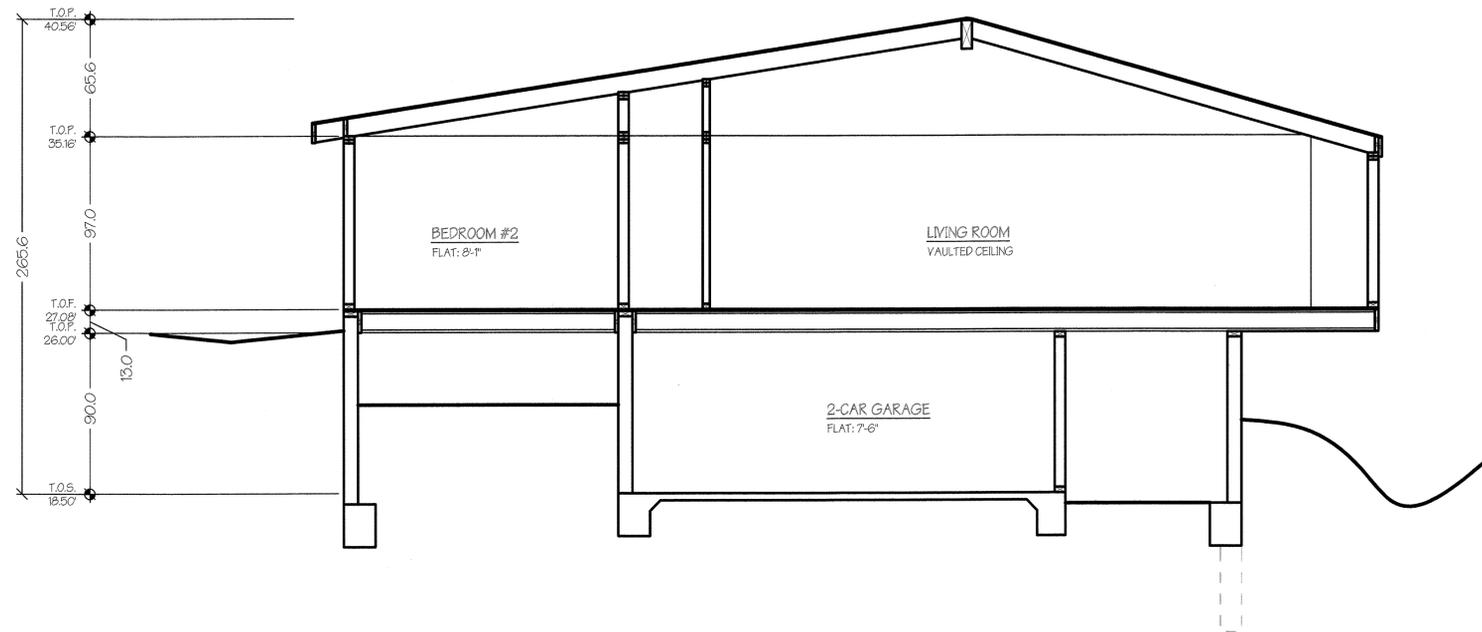
BUILDING SECTION

JOB NUMBER  
502-A-15

DATE: 4 DEC 2009  
REVISED: 10 FEB 2015

**A4.1**

6 OF 6



(A)

BUILDING CROSS SECTION  
SCALE: 1/4" = 1'-0"

DRAWING: C:\Documents and Settings\Rebecca Doubledee\Desktop\107-C919-SHEET 15-A-1\107214.dwg DATE: Dec 09, 2009 5:39PM XREF-A-ELEV-107.dwg

RECEIVED

AUG 27 2015

City of Morro Bay  
Community Development Dept.

BIOLOGICAL RESOURCES CONSTRAINTS ANALYSIS AND WETLAND ANALYSIS  
SHOWN WITH PROPOSED HOME

110 ORCAS STREET  
MORRO BAY, CA. 93442  
APN: 605-111-030

SCALE : 1" = 10'

