



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Wednesday April 6, 2011

Chairperson Rick Grantham
Vice-Chairperson John Diodati
Commissioner Paul Nagy
Commissioner Jamie Irons
Commissioner John Solu
Rob Livick, Secretary

- I. ESTABLISH QUORUM AND CALL TO ORDER
- II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
- III. PLANNING COMMISSIONER ANNOUNCEMENTS
- IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

- V. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

- VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on March 16, 2011

- VII. 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.

- VIII. PUBLIC HEARINGS

A. *This item has been continued from the March 16, 2011 meeting.*

Case No.: S00-048/UP0-086/CP0-130

Site Location: 2400 Main Street, Northeast corner of Main and Bonita

Applicant/Project Sponsor: Morro Mist LLC. Steve and Gayla Miller / Cathy Novak

Request: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to

meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve Tentative Subdivision Map S00-048, Conditional Use Permit UP0-086 and Coastal Development Permit CP0-130.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

IX. UNFINISHED BUSINESS

- A. Current and Advanced Planning Processing List

X. NEW BUSINESS

- A. None

XI. DECLARATION OF FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday April 20, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill's ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning 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 Department 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.

RULES FOR PRESENTING TESTIMONY

Planning 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 testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.

This Agenda is available for copying at ASAP Reprographics and at the Public Library

4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of 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. The appeal form is available at the Public Services Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. 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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

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

AGENDA ITEM: VI-A

DATE: April 6, 2011

ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
March 16, 2011

Chairperson Rick Grantham

Vice-Chairperson John Diodati
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis, and Rob Schultz

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Tom Laurie led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioners expressed their appreciation for the Planners Institute training they attended recently in Pasadena and agreed it was a beneficial conference.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the March 8th meeting and for the upcoming March 22nd City Council meeting.

V. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period and hearing none closed Public Comment period.

IV. CONSENT CALENDAR

Irons asked to have both minutes corrected to reflect the Vice-Chairperson as John Diodati and not Jamie Irons.

A. Approval of minutes from Joint City Council /Planning Commission meeting held on February 22, 2011.

B. Approval of minutes from Planning Commission meeting held on March 2, 2011

MOTION: Irons moved the Planning Commission approve the Consent Calendar. Nagy seconded the motion. The motion carried unanimously (5-0).

VI. PRESENTATIONS

- A. Presentation from Tom Laurie comparing the re-birth of Cannery Row to the re-birth of Morro Bay's Embarcadero

Tom Laurie gave a presentation to the Planning Commission and spoke about the future development of the power plant area and stated the LCP needs to be re-written which is important for Morro Bay to keep up with changes. Laurie noted that Cannery Row in Monterey was a former use prior to being redeveloped into a popular tourist destination.

VII. PUBLIC HEARINGS

- A. *This item has been requested to be continued to the April 6, 2011 meeting.*

Case No.: S00-048/UP0-086/CP0-130

Site Location: 2400 Main Street, Northeast corner of Main and Bonita

Applicant/Project Sponsor: Morro Mist LLC. Steve and Gayla Miller / Cathy Novak

Request: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve Tentative Subdivision Map S00-048, Conditional Use Permit UP0-086 and Coastal Development Permit CP0-130.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

MOTION: Solu moved the Planning Commission continue the hearing to the April 6, 2011 meeting. Diodati seconded the motion. The motion carried unanimously (5-0).

- B. **Case No.:** UP0-284

Site Location: 1001 Front Street

Applicant/Project sponsor: Giovanni DeGarimore / Cathy Novak

Request: The project is located on lease sites 105.1W and 105.2W adjacent to 1001 Front Street and is zoned Harbor and is governed by the Waterfront Master Plan. The project proposes to reconfigure and expand the existing dock system. The proposal includes expanding the head-float and installation of four new finger floating docks approximately 50 feet by 4 feet 4 inches wide. The project would include the construction of a new accessible landing and gangway. The project also includes the addition of a windscreen and retractable awning over the existing general public outdoor dining area located on the wharf, this portion of the project is zoned. Parking will be accommodated within a parking lot adjacent to Front Street however; the applicant has requested that the design of this lot not conform to minimum parking standards. An exception has been requested to the minimum parking aisle standard, minimum parking stall dimensions and to waive all landscaping requirements.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Approve Concept Plan with conditions (UPO-284)

Staff Contact: Sierra Davis, Assistant Planner, (805) 772-6270

Commissioner Solu recused himself from deliberation due to a potential conflict of interest.

Davis presented the staff report.

Chairperson Grantham opened the Public Comment period:

- Cathy Novak, Representative for the Applicant, presented an overview of the project explaining each component of the project and noted her disagreement with staff regarding parking and modification of the conditions.

Hearing no further comment, Chairperson Grantham closed Public Comment period.

Commissioners had discussion with Applicant's Representative regarding:

- The condition to provide landscaping in the parking lot and the Applicant's request to remove that condition due to difficulty with irrigation;
- Whether to require the Applicant to dedicate sidewalk to the City; and
- The issue of parking spaces. Livick confirmed that the new parking circulation plan is acceptable to staff.

Chairperson Grantham called for a ten minute break.

Commissioners continued discussion on:

- The parking lot and the following issues associated with it:
 - Whether to remove or modify the landscaping conditions;
 - The existing fence and landscaping on the street frontage;
 - The parking design; and
 - The ADA handicap parking spot and its location.

Diodati noted that as approved in the February 22nd joint City Council/Planning Commission minutes, City Council has directed the Planning Commission to follow the rules and principles of the City.

Livick clarified for the Commission that pursuant to Building Code, the location of the ADA parking spot must be closest to the use that it is serving. The Commission does not have discretion over the location.

Commissioners discussed with staff how to maintain the pedestrian view shed by allowing flexibility on the landscaping such as a masonry wall with landscaping on top or a 5% landscaping requirement or demonstrate that it cannot be met.

Livick clarified that if the applicant's survey shows a portion of the sidewalk is located on private property then a dedication is required. It is not an option as the public sidewalk needs to be in the public right of way. At the time of precise plan submittal, the survey info should show on the site where the right of way occurs and the dedication will be offered at that time.

MOTION: Diodati moved the Planning Commission approve Conditional Use Permit #UP0-284 for the construction of a new dock, gangway, landing, awning and parking lot at 1001 Front Street with the attached findings and conditions as seen in Attachment 1 and 2 as amended and to include the following amendment to condition #9 of attachment 2:

- That a maximum of a three foot high masonry wall with landscaping on top in lieu of a landscaping plan or a permanent fencing material consistent with zoning ordinance 17.48.100 and a landscaping plan submitted with a precise plan that covers a minimum of 5% landscaping

unless it is demonstrated that it cannot be done otherwise. Either alternative shall maintain the pedestrian view shed to the Bay.

Irons seconded the motion. The motion carried unanimously (4-0).

VIII. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the work program.

IX. NEW BUSINESS

A. Consider Commissioner Diodati's request for absence from several Planning

Commission meetings.

MOTION: Irons moved the Planning Commission allow Commissioner Diodati's request for absenteeism for specified dates in his letter April 6th, 20th, May 4th, 18th and June 1st.

Nagy seconded the motion. Motion carried unanimously (5-0)

X. DECLARATION OF FUTURE AGENDA ITEMS

Commissioners discussed whether to agendize moving forward on Bylaws for the Planning Commission.

MOTION: Solu moved the Planning Commission appoint Commissioner Nagy and Commissioner Irons to be on a subcommittee to work with the City Attorney to start putting together Planning Commission Bylaws for the City of Morro Bay.

Diodati seconded the motion. Motion carried unanimously (5-0).

XI. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 8:15p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, April 6th, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item :	IX-A
Date:	4/6/11
Action:	

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	<i>Morro Mist 20 Lot SFR Subdivision . Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted. Revised Initial Study pending submittal of new Geotechnical study by applicant. New I.S./MND routed for review and review period completed as of November 29, 2010. Applicant preparing documents for Planning Commission hearing once submittal is received project will be scheduled. Resubmittal 1/25/11.</i>	KW	PC
2	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	<i>Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10. Incomplete Letter and Request for Addition funds 8/24/10. Staff is currently working on environmental documents. Resubmittal 1/25/11. Initial Study noticed and sent to State Clearinghouse on 2/3/2011. Scheduled for 3/16/2011 Planning Commission Meeting. Scheduled for 4/12/11 City Council Meeting.</i>	SD	PC
30 -Day Review, Incomplete or Additional Submittal Review							
3	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<i>Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.</i>	SD	PC
4	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	<i>Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10. Environmental documents sent to State Clearinghouse for thirty day review.</i>	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
5	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11.	SD	PC
6	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders.	SD	PC
7	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
8	Tauras Sulaitis	540 Fresno	11/15/10	AD0-061	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmitted 3/10/11. Deemed complete 3/22/11. Noticed 3/24/11.	SD	AD
9	Ortega	525 & 527 Atascadero	12/21/10	CP0-340 UP0-308	Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Working on environmental document.	SD	PC
10	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
11	Cotti Corporation	1700 Main Street	1/24/11	CDP-343	Coastal Development Permit for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11.	SD	AD
12	Jerry & Lane Karr	2560 Greenwood	1/28/11	CP0-344	Coastal Development Permit for a single family residence. Incomplete Letter 3/15/11. Resubmittal 3/16/11. Incomplete Letter 3/21/11. Resubmittal 3/23/11. Deemed complete 3/24/11, noticed 3/28/11.	SD	AD
13	Calandra	2749 Coral Avenue	2/8/11	CP0-346/UP0-311	Single Family in the Cloisters. Incomplete letter 3/21/10.	SD	PC
14	Salwasser	781 Market	2/23/11	UP0-312	Restaurant and Bar. Noticed 3/15/11.	KW	AD
15	Daniels	606 Agave	3/3/11	CP0-338	Minor Modification to CDP. Incomplete letter 3/29/11.	SD	AD
16	Stepelmann	361-363 Main	3/8/11	CP0-347	Tree Removal.	SD	AD
17	Esposito	520 Atascadero	3/9/11	UP0-314	Temporary Event.	SD	AD
18	Tellian	3039 Ironwood	3/11/11	CP0-348	New Single Family Residence.	SD	AD
Projects in Process							
19	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND.	JH/KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
20	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
21	City of Morro Bay	Citywide	5/1/10	AD0-047	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. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on April 12, 2011.	KW	PC/CC
Environmental Review							
22	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland) . Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 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. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
23	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes . Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11.	SD	PC
Coordinating with Other Jurisdictions							
24	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade . Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010.	RL	PC/CC/RW QCB
25	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project) . Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
26	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways . Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
27	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course . Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
28	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building . Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
29	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
30	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
31	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
32	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
33	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
34	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
35	Candy Botich	206 Main Water Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
36	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
37	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
38	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/CCC
39	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
Projects in Building Plan Check							
40	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
41	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0-299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009. Incomplete Letter 8/24/10. Resubmittal 2/9/11. Incomplete letter 2/23/11.	SD	N/A
42	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Resubmitted 3/16/11. Incomplete memo 3/28/11.	SD	N/A
43	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
44	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11.	SD	N/A
45	Henderson	675 San Joaquin	2/9/11	Building	Express Check. Repair and Expand Deck. Incomplete Memo 2/16/11.	SD	N/A
46	Lapp	1548 Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
47	Abbot	843 Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
48	Lankford	2780 Juniper	3/3/11	Building	Single Family Remodel/Addition.	SD	N/A
49	Swain	350 Bernardo	3/14/11	Building	Express Check. Incomplete letter 3/24/11.	SD	N/A
50	Hintz	445 San Joaquin	3/16/11	Building	Express Check.	SD	N/A
51	Taylor	1383 Bolton	3/23/11	Building	Express Check.	SD	N/A
52	Simone	458 Fresno	3/29/11	Building	Express Check.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
53	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
54	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
55	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
56	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
57	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
58	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
59	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
60	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
61	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
Projects & Permits with Final Action							
62	Goehring	1277 Clarabelle	3/18/11	Building	Express Check.	SD	N/A



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	5/10/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800

AGENDA ITEM: VI-A

DATE: April 6, 2011

ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
March 16, 2011

Chairperson Rick Grantham

Vice-Chairperson John Diodati
Commissioner Paul Nagy

Commissioner Jamie Irons
Commissioner John Solu

Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m. and noted all Commissioners are present.
Staff Present: Rob Livick, Kathleen Wold, Sierra Davis, and Rob Schultz

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

Tom Laurie led the pledge.

III. PLANNING COMMISSIONER ANNOUNCEMENTS

Commissioners expressed their appreciation for the Planners Institute training they attended recently in Pasadena and agreed it was a beneficial conference.

IV. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the March 8th meeting and for the upcoming March 22nd City Council meeting.

V. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period and hearing none closed Public Comment period.

IV. CONSENT CALENDAR

Irons asked to have both minutes corrected to reflect the Vice-Chairperson as John Diodati and not Jamie Irons.

A. Approval of minutes from Joint City Council /Planning Commission meeting held on February 22, 2011.

B. Approval of minutes from Planning Commission meeting held on March 2, 2011

MOTION: Irons moved the Planning Commission approve the Consent Calendar. Nagy seconded the motion. The motion carried unanimously (5-0).

VI. PRESENTATIONS

- A. Presentation from Tom Laurie comparing the re-birth of Cannery Row to the re-birth of Morro Bay's Embarcadero

Tom Laurie gave a presentation to the Planning Commission and spoke about the future development of the power plant area and stated the LCP needs to be re-written which is important for Morro Bay to keep up with changes. Laurie noted that Cannery Row in Monterey was a former use prior to being redeveloped into a popular tourist destination.

VII. PUBLIC HEARINGS

- A. *This item has been requested to be continued to the April 6, 2011 meeting.*

Case No.: S00-048/UP0-086/CP0-130

Site Location: 2400 Main Street, Northeast corner of Main and Bonita

Applicant/Project Sponsor: Morro Mist LLC. Steve and Gayla Miller / Cathy Novak

Request: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Recommended CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Conditionally approve Tentative Subdivision Map S00-048, Conditional Use Permit UP0-086 and Coastal Development Permit CP0-130.

Staff Contact: Kathleen Wold, Planning Manager, (805) 772-6211

MOTION: Solu moved the Planning Commission continue the hearing to the April 6, 2011 meeting. Diodati seconded the motion. The motion carried unanimously (5-0).

- B. **Case No.:** UP0-284

Site Location: 1001 Front Street

Applicant/Project sponsor: Giovanni DeGarimore / Cathy Novak

Request: The project is located on lease sites 105.1W and 105.2W adjacent to 1001 Front Street and is zoned Harbor and is governed by the Waterfront Master Plan. The project proposes to reconfigure and expand the existing dock system. The proposal includes expanding the head-float and installation of four new finger floating docks approximately 50 feet by 4 feet 4 inches wide. The project would include the construction of a new accessible landing and gangway. The project also includes the addition of a windscreen and retractable awning over the existing general public outdoor dining area located on the wharf, this portion of the project is zoned. Parking will be accommodated within a parking lot adjacent to Front Street however; the applicant has requested that the design of this lot not conform to minimum parking standards. An exception has been requested to the minimum parking aisle standard, minimum parking stall dimensions and to waive all landscaping requirements.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Approve Concept Plan with conditions (UPO-284)

Staff Contact: Sierra Davis, Assistant Planner, (805) 772-6270

Commissioner Solu recused himself from deliberation due to a potential conflict of interest.

Davis presented the staff report.

Chairperson Grantham opened the Public Comment period:

- Cathy Novak, Representative for the Applicant, presented an overview of the project explaining each component of the project and noted her disagreement with staff regarding parking and modification of the conditions.

Hearing no further comment, Chairperson Grantham closed Public Comment period.

Commissioners had discussion with Applicant's Representative regarding:

- The condition to provide landscaping in the parking lot and the Applicant's request to remove that condition due to difficulty with irrigation;
- Whether to require the Applicant to dedicate sidewalk to the City; and
- The issue of parking spaces. Livick confirmed that the new parking circulation plan is acceptable to staff.

Chairperson Grantham called for a ten minute break.

Commissioners continued discussion on:

- The parking lot and the following issues associated with it:
 - Whether to remove or modify the landscaping conditions;
 - The existing fence and landscaping on the street frontage;
 - The parking design; and
 - The ADA handicap parking spot and its location.

Diodati noted that as approved in the February 22nd joint City Council/Planning Commission minutes, City Council has directed the Planning Commission to follow the rules and principles of the City.

Livick clarified for the Commission that pursuant to Building Code, the location of the ADA parking spot must be closest to the use that it is serving. The Commission does not have discretion over the location.

Commissioners discussed with staff how to maintain the pedestrian view shed by allowing flexibility on the landscaping such as a masonry wall with landscaping on top or a 5% landscaping requirement or demonstrate that it cannot be met.

Livick clarified that if the applicant's survey shows a portion of the sidewalk is located on private property then a dedication is required. It is not an option as the public sidewalk needs to be in the public right of way. At the time of precise plan submittal, the survey info should show on the site where the right of way occurs and the dedication will be offered at that time.

MOTION: Diodati moved the Planning Commission approve Conditional Use Permit #UP0-284 for the construction of a new dock, gangway, landing, awning and parking lot at 1001 Front Street with the attached findings and conditions as seen in Attachment 1 and 2 as amended and to include the following amendment to condition #9 of attachment 2:

- That a maximum of a three foot high masonry wall with landscaping on top in lieu of a landscaping plan or a permanent fencing material consistent with zoning ordinance 17.48.100 and a landscaping plan submitted with a precise plan that covers a minimum of 5% landscaping

unless it is demonstrated that it cannot be done otherwise. Either alternative shall maintain the pedestrian view shed to the Bay.

Irons seconded the motion. The motion carried unanimously (4-0).

VIII. UNFINISHED BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the work program.

IX. NEW BUSINESS

A. Consider Commissioner Diodati's request for absence from several Planning

Commission meetings.

MOTION: Irons moved the Planning Commission allow Commissioner Diodati's request for absenteeism for specified dates in his letter April 6th, 20th, May 4th, 18th and June 1st.

Nagy seconded the motion. Motion carried unanimously (5-0)

X. DECLARATION OF FUTURE AGENDA ITEMS

Commissioners discussed whether to agendize moving forward on Bylaws for the Planning Commission.

MOTION: Solu moved the Planning Commission appoint Commissioner Nagy and Commissioner Irons to be on a subcommittee to work with the City Attorney to start putting together Planning Commission Bylaws for the City of Morro Bay.

Diodati seconded the motion. Motion carried unanimously (5-0).

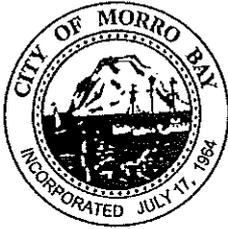
XI. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 8:15p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, April 6th, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: VIII-A
MEETING DATE: April 6, 2011

Staff Report

TO: Planning Commissioners **DATE:** March 30, 2011
FROM: Kathleen Wold, Planning Manager
SUBJECT: Request to construct a 23 unit community housing project at 2400 Main Street. The project consists of a Tentative Subdivision Map (S00-048), Use Permit (UP0-086) and Coastal Development (CP0-130).

RECOMMENDATION:

Staff recommends that the Planning Commission conditionally approved Tentative Subdivision Map (S00-048), Use Permit (UP0-086) and Coastal Development Permit (CP0-130) subject to the findings contained in Exhibit A and the Conditions of Approval in Exhibit B.

PROJECT DESCRIPTION:

Construction of a 23 unit community housing project on individual lots clustered in seven groups and one lot for common access, landscaping and general common area. The proposed project seeks exceptions for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement for mixed-use (commercial/residential) area "F". The proposal includes the provision of 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

LEGAL DESCRIPTION	Portion Lot 29, Rancho Morro Y Cayucos
APN(S)	068-020-007 & 008
ZONING	Mixed Commercial and Residential (MCR) /Multiple Residential (R-4)
GENERAL PLAN	Mixed Use Area F and North Main Street Specific Plan

APPLICANT:

Morro Mist LLC, P.O. Box 228, Cayucos, CA 93430

AGENTS:

John Macdonald, Architect and Cathy Novak, Novak Consulting

ATTACHMENTS:

- A: Graphics/Plan reductions/Applicant's description
- B: Findings
- C: Conditions
- D: August 20, 2007 Planning Commission Meeting Minutes
- E: Mitigated Negative Declaration, October 28, 2010
- F: "Morro Bay Chamber of Commerce, Out of Business Report 2008 to 2010"
- G: Letter from Jean Dueck

H: Morro Mist Packet from neighbors in opposition to project
I: Nora Baxter Letter

BACKGROUND:

In early 2006, the City received an application for a vesting tentative tract map and environmental review for a 1.14 acre site with the proposal to create a 20-unit housing development, two of which would be affordable. After several revisions the project was reviewed by the Subdivision Review Board in March of 2006 and the Planning Commission in August 2007. The Planning Commission review focused on the lack of commercial space, exceptions to open space, setbacks and parking, and scale of the project. The Commission was split on the need to provide for commercial uses on the site and was generally unfavorable to the other requested exceptions. On June 1, 2009, a revised project as described in this report was submitted to the City for review and subsequent to this submittal numerous other versions have been submitted for staff review.

A Mitigated Negative Declaration was circulated on June 14, 2007 for the original project, with a review period that ended July 20, 2007. Mitigation was recommended for Aesthetics, Geology, Hydrology/Water Quality, Land Use and Planning, Population/Housing, Recreation and Utilities. However, this document was not certified by the Planning Commission due to significant changes in the project including additional units being proposed, therefore new environmental review was conducted.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration was circulated from October 28, 2010 to November 28, 2010. Mitigations were recommended and accepted by the applicant for Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Public Services, Recreation, Transportation and Traffic and Utility/Service Systems. The mitigations contained in this document have been incorporated into the conditions of approval.

PROJECT SETTING AND DESCRIPTION:

The vacant, roughly rectangular shaped site is located at the corner of Main Street and Bonita Avenue, and includes approximately 1.14 acres. The site is relatively large for the North Main Street area, which is typified by small lots under fragmented ownership. The site is adjacent to Highway 1 which is recognized within The City's Visual Resources and Scenic Highway Element as a scenic highway. The site is slightly lower than Highway 1 by approximately 5 feet and is visible from both north and southbound State Highway 1.

The proposed development includes 23-unit residential units, clustered in seven buildings, one building with five units, one building with four units, four buildings with three units and one building with two units. All units will be separated by a narrow air space. Each of the structures will be two-story, with a maximum height of 25 feet above finished grade. Alteration to existing terrain on the project site is proposed to be minimal with slab on grade construction. The unit mix includes 8 three-bedroom units and 15 one-bedroom units. Onsite parking includes 12 stalls provided within a parking lot and 31 spaces within garages attached to the units for a total of 43 parking spaces. The table below summarized this information.

Project Characteristics							
Unit Number	Number of Bedrooms	Number of parking stalls provided in an attached garage to the unit	Size of Unit including garage	Lot Coverage	Required Private Open	Common Open Space	Size of lot
1	1	1	1393	84	167	400	925
2	1	1	1393	84	167	400	925
3	1	1	1393	74	167	400	1054
4	1	1	1393	74	167	400	1054
5	1	1	1393	84	167	400	925
6	1	1	1320	89	156	374	925
7	1	1	1271	84	167	400	925
8	1	1	1393	84	167	400	925
9	1	1	1393	84	167	400	925
10	1	1	1393	84	167	400	1202
11	1	1	1393	64	167	400	1657
12	3	2	2492	84	299	996	1875
13	3	2	2526	66	300	1003	2504
14	3	2	2435	50	297	989	1567
15	3	2	2393	89	285	952	1410
16	3	2	2254	92	264	794	1410
17	3	2	2211	92	287	958	1922
18	3	2	2340	71	278	925	1653
19	3	2	2254	86	265	794	1653
20	1	1	1393	77	167	400	1001
21	1	1	1393	74	167	400	1057
22	1	1	1393	77	167	400	1004
23	1	1	1393	61	167	400	1274

Site Characteristics	
Site Area	1.14 acres
Existing Use	Vacant
Terrain	Level
Vegetation/Wildlife	Grasses/none
Archaeological Resources	None known
Access	Main & Bonita Street

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Mixed Use Area F
Base Zone District(s)	Mixed Commercial and Residential (MCR) Multiple Residential (R-4)
Zoning Overlay District	n/a
Special Treatment Area	n/a
Combining District	Mixed-Use Combining District
Specific Plan Area	North Main Street Specific Plan, Area C
Coastal Zone	Yes, non-appealable area

Adjacent Zoning/Land Use			
North:	Motel MCR/R-4 (SP)	East:	Residential Trailer Park C-VS/R-4
South:	Commercial MCR/R-4 (SP)	West:	Hwy 1

REGULATIONS

The project was originally submitted in 2005 and therefore had vested rights to pursue development under the City's old subdivision regulations and the City's Community Housing Project Regulations (Chapter 17.49). The applicant has requested to have the project reviewed pursuant to new the Subdivision Ordinance in order to utilize provisions within the Compact infill Development chapter which allow reduced requirements.

In addition to these requirements the project is governed by the City's General Plan policies, The Local Coastal policies, Title 17 (Zoning Ordinance), Title 16 (Subdivision Ordinance), The North Main Street Specific Plan and Section 17.40.070 "Combining Mixed use Overlay Zone".

The combination of all these requirements is fairly complex with various sections providing standards while other sections providing opportunities for exceptions. Staff has attempted to simplify these requirements when possible by providing various tables.

EXCEPTIONS TO CODE REQUIREMENTS REQUESTED

The project relies upon six exceptions: 1) interior setbacks between the units (0-feet, where a minimum of 5-feet is required), 2) lot coverage 3) lot size 4) reduced common open space areas (see table below) and a reduction in the required dimensions for private open space, 5) a reduction of the parking requirements (43 spaces, 31 of which are covered, where 50 spaces with 43 covered are required), and 6) waive the requirement for a commercial component.

Setbacks	Required	Exceptions		Notes
		Project Specific/Exception requested		
Interior side setbacks	5 feet	0 feet		
Lot Coverage	60% maximum	1 lot meets coverage requirement, 22 exceed lot coverage (See "Project Characteristics")		
Lot Size	1,500 square feet minimum	15 lots below the standard with the smallest at 925 square feet.		See table on page 3 for lot size for each lot below standard.
Private Open Space	4,892 square feet minimum	8,267 square feet		Private open space required to a minimum of 6 feet or 50% of the maximum dimension. Project only meet the 6 foot requirement creating private open space that is long and narrow.
Open Space	13,390 square feet (per Title 16) 23,000 square feet (per Title 17.49).	15,787 square feet		
Parking	51 spaces/39 covered	43 spaces/31 covered		Compact infill requires an additional 8 guest spaces per code that the applicant is not providing.
Commercial Component	Section 17.40.070 requires 50% of the gross floor area shall be devoted to commercial or office uses.	No commercial provided		

PROJECT EVALUATION:

Mixed Use Issues

The site is designated in the General Plan as "Mixed-Use Area F" and is within the North Main Street Specific Plan Area C (as outlined in Section 17.40.110 of the Zoning Regulations). This area is anticipated to accommodate a mixture of commercial and residential uses allowed for in the MCR and R-4 zones, with the commercial uses restricted only as necessary for compatibility with the residential component of projects.

Both the Local Coastal Plan and the General Plan have policies which guide mixed use development. The following policies pertain to this area:

Local Coastal Plan

Mixed Uses: The mixed uses land use designation combines neighborhood and visitor-serving commercial uses, high density residential and professional uses. It recognizes those areas in the City which have existing mixed use development patterns which appear to be a positive land use function worth maintaining. Uses allowed in this designation will be those which can function compatibly and include but are not limited to apartments and condominiums, professional offices, small convenience stores and gift shops, and small capacity restaurants. Businesses which have later hours or tend to be noisy would be encouraged to locate in other areas with more appropriate land use categories.

In addition, the mixed land use designation may apply to certain vacant parcels that because of their large size can accommodate two or more types of uses with careful planning.

Mixed Use Area F: A mixture of all uses as appropriate shall be encouraged. An evaluation of appropriate uses on a parcel by parcel basis will be conducted during the implementation phase.

General Plan

Program Lu-26.4 The mixed use concept should be utilized to create a unique residential living environment for those people requiring convenient access to community services, less outdoor living space, and less dependency on auto transportation. Special development standards will be required to accomplish this and should be based upon the mixed use designations on the Land Use Plan.

Program Lu-34.1 The following areas are recognized as representing satellite commercial areas that should be improved to satisfy special commercial needs.

North Main Street Strip Commercial- A mixed use concept should be applied and commercial land uses, such as offices, neighborhood commercial and multiple family residential should be encouraged.

Program Lu-36.1. The mixed concept should be applied as follows:

North Main Street: Residential, neighborhood commercial and office.

Program LU-36.2L Mixed Use development standards should be prepared for conditions when the concept is applied to a single parcel as well as when dissimilar uses are to occur on adjacent parcels.

Program LU-36.3: Mixed uses involving residential and commercial land uses on the same parcel should focus particular attention to providing private outdoor space for the residences, maintain separate access, and generally insuring that residences are well insulated from the commercial activities.

Program LU-36.4. Residential units combined with commercial uses should be designed to accommodate residents not requiring large outdoor spaces.

Mixed Use Area F: A mixture of all uses as appropriate shall be encouraged. An evaluation of appropriate uses on a parcel by parcel basis will be conducted during the implementation phase.

Mixed Use Area F limits the reviewing body's authority to determining which uses are appropriate for compatibility purposes, not the mix or layout. Both the LCP and the General Plan policies for Mixed Use Area F indicate that an evaluation of appropriate uses on a parcel by parcel basis will be conducted during the implementation phase.

The Zoning Ordinance being the implementation tool for the General Plan and the LCP provides this direction under Section 17.40.070 "Combining Mixed Use Overlay Zone. This section states the following:

1. Mixed Use Overlay Zone Standards

In those areas of the City where the Local Coastal Land Use Plan has indicated that combinations of different, but compatible, uses may be appropriate, two or more zoning districts may be applied to the same property. In such cases, new developments may be permitted in accordance with the zoning districts and with the following provisions:

1. In mixed use areas combining two or more commercial designations, the area shall be devoted to approximately equal areas of the uses permitted in the respective commercial designations.
2. In mixed use areas combining commercial and residential designations, the Commercial District shall be the primary District and at least fifty percent of the gross floor area of the project shall be devoted to commercial or office uses. An exception is for those areas in which the Coastal Land Use Plan text specifically describes the mixed use relationship that shall be allowed.
3. Residential uses may be permitted in conjunction with the primary use, and shall be located on upper stories or to the rear of the primary use, but may be placed in separate buildings as part of an overall integrated plan for large parcels.
4. All residential uses shall be subject to a Conditional Use Permit as provided in Chapter 17.60 of this Title. The following criteria shall be considered in review of Conditional Use Permit applications for such developments:
 - a. Provisions of private outdoor space for residences;

- b. Provisions of separate access for residences; and
- c. Compatibility of the commercial use component with the residential use and the surrounding neighborhood.

The subject property is an area which combines commercial and residential designations. Subsection 2 states that in this situation the commercial district shall be the primary district and at least fifty percent of the gross floor area of the project shall be devoted to commercial or office uses. This subsection does provide that if there is an exception stated within the LCP then the mix would be as stated in this exception. As stated above, the LCP provides that the mix shall be as determined in the implementation phase which is the Zoning Ordinance therefore the requirement that commercial be a minimum of 50 percent is the controlling requirement.

There is an opportunity for the applicant to request an exception to this mix under "Exceptions for Affordable Housing" within Chapter 17.49 "Community Housing Project Regulations, Residential conversions and Demolitions." Section 17.49.080 states that: "As an incentive to provide affordable housing, the Planning Commission or the City Council may grant exception to standards E, F and G and any other standards deemed appropriate which do not affect the health and safety of the building and the occupants are not otherwise required by state law for projects which provide affordable housing pursuant to these regulations." Currently, the project is providing the minimum affordable housing units required within the General Plan under the Housing Element. If the project were to be modified to include additional affordable housing units beyond the minimum already required then an exception could be granted to modify the mixed from 50% commercial and 50% residential to a mix with a larger percentage of residential.

Staff has provided the above regulations for your information and includes an option that the Commission may utilize to allow the project to reduce the commercial component. If that option were not to be utilized then the project shall be redesigned to include at least 50% commercial uses.

The Commission should keep in mind that the subject site is one of the last large vacant parcels within the mixed use areas and as such is one of the few remaining potential sites for significant new commercial development along North Main Street. Because of the potential of the site to include commercial and that there was no offer on the applicant's part to provide additional affordable housing staff has placed a condition on the project to redesign the project to include a minimum of 50% commercial uses on site. If the applicant chose to ask for an exception to allow a reduction in the amount commercial use on site to zero based on providing an additional affordable housing unit beyond the minimum required under the Housing Element pursuant to MBMC 17.49.090(J) then the project as proposed would be in conformance with City regulations.

As a side note the applicant's representative has indicated that there is no intent to rezone the property to preclude commercial development therefore someone could purchase a unit and convert it to a commercial use. After review of the plans staff has determined that there have been no provisions made within this project to facilitate commercial use of the property including providing additional parking or structures designed for commercial use. There are also many compatibility issues which would arise between the residential uses and the commercial uses associated with parking, circulation, loading, long-term stewardship of common areas, potential operational conflicts given the current site design which would

preclude the use of portions of the proposed development for commercial activities. Additionally, even if these five units were to be converted to a commercial use, the project would still fall short of meeting the minimum requirement for 50% of the gross floor area of the project to be dedicated to commercial uses.

View Shed Issues

The applicant has provided an artist rendering of the project site as it might look if the proposed project were to be built. This is not a photo simulation and does not represent the actual scale of the project. The applicant's representative indicated that a photo simulation could not be accomplished at this site due to constraints therefore they submitted a conceptualized exhibit. Opponents of the project have also submitted an exhibit showing how the project site might look.

The North Main Street Specific Plan(SP-NM) section 17.40.110(D)(2)(b) states that flat roofs shall be discouraged wherever possible and requires that all buildings with more than one story shall include a view analysis from the residential neighborhood located east of the project. To the extent practical, significant view opportunities shall be preserved and protected through the use of view corridors and air space easements. Assessments of scenic value and preservation of scenic views shall be prepared and implemented according to the visual resources policies of the local coastal program, in particular, policies 12.01, 12.02, 12.05, 12.06.

The applicant's agent disagrees with staff's interpretation of this policy and to date has not submitted a view analysis. The applicant's agent feels that these policies only pertain to flat roofs. Planning staff has consulted with the City Attorney who agrees with staff's interpretation that a view shed analysis is required of this project.

Parking Issues

Parking continues to be an issue for this project. Various regulations pertaining to this project deal with the minimum parking requirements. The applicant feels that they have met the parking requirements. However, there are concerns in the neighborhood that adequate parking has not been provided. The Compact Infill Development section of code which is providing the opportunity for the applicant to create such small residential lots requires that a minimum of ½ parking spaces be provided for each unit as guest parking. This added to the requirement for Community Housing Projects for one space for each studio unit, one and one-half space for the units with one bedroom and two spaces for each unit with two bedrooms or more the minimum required on site would be 50 spaces. All spaces except those reserved for guest parking are required to be covered. There is an exception to reduce or eliminate the requirement for guest parking for the affordable units if the Planning Commission finds that such waiver or reduction will not have a significant adverse affect on the project or surrounding neighborhood.

Staff points out that reducing the on-site parking for this project may result in the demand for parking being accommodated on the street. In most single family projects there is a garage along with a drive way. While the driveway does not meet a requirement for required parking it often is utilized as parking by the property owner. In this case the single family project is designed more like an apartment complex with only a common access way. This drive provides access to the guest spaces as well as each individual garage. With this type of design there will be no opportunities for additional parking if the required guest's spaces are not provided at this time.

Other Project Components

The following matrix provides an overview of the project and its compliance with various zoning regulations.

MCR/R-4 Standards

<i>Development Standards</i>	<i>Proposed Plan</i>	<i>Ordinance Requirement</i>
Setbacks Main Street Bonita Street Rear (north) Interior Side (North) Interior (Internal)	<ul style="list-style-type: none"> • 6 feet • 6 feet • 5 Feet • 5 feet • 0 feet (between proposed structures) 	<ul style="list-style-type: none"> • 5 feet
Lot Coverage	50% to 92% Coverage	60% Maximum Coverage
Building Height North Main Street Specific Plan	25 feet above finished grade	25 Foot Maximum with variation in rooflines up to 30 feet with Planning Commission approval. Pursuant to the North Main Street Specific Plan.
Landscaping	A Conceptual Landscape Plan identifies perimeter landscaping including hedges, groundcovers, turf, shrubs and trees within the front setback areas and adjacent to the uncovered parking areas. Private open space landscaping not provided. Landscaping is provided within the interior parking area. Landscaping in front setback. Street trees are provided.	Plan Required. A minimum of 5% of the interior parking area must be landscaped. All front setback areas must be landscaped. Street trees are required along each street frontage.
Public Improvements North Main Street Specific Plan	The project would provide public improvements along the site frontage as required by the Public Works Department including 10 foot wide sidewalk, curb, gutter, and street trees.	Public improvements along the site frontage and intersection and landscape improvement fees will be required as part of recommended conditions of approval.
Visual Resources North Main Street Specific Plan	The project has not submitted a view analysis therefore a determination could not be made.	Projects must be consistent with Local Coastal Plan Visual Resources Policies 12.01, .02, .05, .06, .08, & .09.

Uses Mixed Use Combining District and Local Coastal Plan Area Mixed Use Area "F"	The project proposes no commercial uses.	Requires that the commercial district be the primary use on site and that the commercial uses occupy a minimum of 50% of the site.
--	--	--

Common Open Space

Community Housing Projects are required to provide at least 1,000 square feet of common space per unit, not containing any parking areas or roads, at least half of which is devoted to usable open space having less than a ten percent slope. Qualifying common open space areas include landscaped areas, gardens, pedestrian pathways, outdoor and indoor recreational facilities, and other open space areas exclusive of non-recreational buildings that are available for the use of all owners and occupants in the project.

The proposed project includes 13,387 square feet of open space with 4,767 square feet of private open space. This is less than required under the Community Housing Project Regulations but meets the requirements of a Compact Infill Development. The only amenity proposed is a picnic table.

Community Housing Standards

The Community Housing Standards are intended to provide for flexibility in the application of minimum lot sizes for proposed development. The purpose is to promote greater individual choice in the type, quality, price and location of housing, to insure a reasonable balance of rental and ownership units, to maintain the supply of housing for low and moderate income families, and to expand opportunities for homeownership to those who may not be able to afford traditional types of housing than the development standards of the underlying zone would produce without adjustment. The City expects each community housing project to be of significantly higher design quality, including more effective and attractive pedestrian orientation, environmental sensitivity, energy efficiency, and more efficient use of resources, than would be achieved through conventional design practices and standards.

In order to ensure a quality development and appropriate amenities in projects with less than the standard 6,000 square foot lots, the City's zoning and subdivision regulations establish requirements for private and common open space, weatherproof and lockable storage, and other amenities that would not otherwise be required. The code also identifies multiple construction standards and public improvements which would be incorporated as conditions of approval. In addition, a discretionary Conditional Use Permit (CUP) approval is required in the residential R-4 district with a parent parcel size of 6,000 square feet. The proposed project must meet all of the underlying district standards, including setbacks, lot coverage, height, and parking, in addition to the Community Housing amenities, unless granted modifications, either through a Variance or by qualifying for concessions, such as those provided for when the project provides affordable housing units.

The density allowed under Community Housing Projects is established by the base zoning designation. For R-4 zoning the minimum lot area per unit is 1,800 square feet, which on this 1.14 acre site equates to 26 residential units. The applicant is proposing 23 units. The provisions that establish development standards beyond the base district for Community Housing Projects are contained in Chapter 17.49 of the

Zoning Ordinance.

The proposed project design includes a request for exceptions to Zoning and Community Housing Project standards:

Zero-Setbacks Between Units.

Minimum interior side yard setbacks are required where real property lines exist between structures. Because the applicant has requested to subdivide the property into individual fee-ownership lots, rather than a more typical air-space condominium development, 5-foot setbacks from property lines would typically be required.

The proposed 23 units are clustered into seven buildings with multiple units within each building however each unit is separated by a narrow air space. The applicant has requested exceptions to setback standards to allow real property lines to exist between the units. Although the proposed common-wall development would be indistinguishable from a similarly designed condominium or apartment development (which would all be on one lot, and therefore not subject to internal setback requirements), it does constitute an exception to City standards and must be found appropriate for the development and a necessary component of developing a superior design than could otherwise be accomplished.

Lot Coverage

The project as proposed exceeds maximum lot coverage as required under MCR zoning. However, the project does contain a large common parcel if a portion of this parcel were to be absorbed in each individual parcel it would reduce the lot coverage but probably not to the point where it would be conforming.

Lot Size

The lots proposed do not meet the minimum lot size required under the Compact Infill Development Regulations (1500 square feet). As stated above lots could be made larger by absorbing a portion of the common parcel and then the project would meet requirements.

City Affordable Housing Requirements

All new large residential developments are required to provide a minimum of one unit or 10% of the total number of units, whichever is greater, to be sold at rates affordable to families with incomes in the very-low, low or moderate income ranges, depending on the needs of the City at the time of approval. Deed restrictions would require that the units be maintained at rates determined by the County to meet these affordability categories for a term of 30 years. Only when the developer can demonstrate to the satisfaction of the City that it is not feasible to develop the required affordable units on-site will the applicant be allowed to provide the units off-site, or to satisfy the requirement through the payment of in-lieu fees. The proposed project includes the provision of two units as affordable to moderate income level and the payment of an in-lieu fee for the remaining .3 of a unit. This affordable housing proposal is consistent with City standards, which for a 23-unit residential development would require two units be dedicated as affordable units, and an in-lieu fee paid for the value equivalent of the remaining 0.3 units.

Neighborhood Opposition

The City has received one letter from a neighborhood requesting additional parking for the project, a copy of this letter is included as an exhibit. In addition, the City has also received a package from the neighborhood in opposition to the project. This package included a petition, conceptual drawings, maps, city regulations and a letter. The letter details the points of opposition to the project. A copy is included as an exhibit.

CONCLUSION

As designed, the proposed residential development requires multiple exceptions to City standards including by not limited to elimination of commercial uses, reduced common opens space, zero-setbacks between units, reduction of parking stalls below the minimum required. The Planning Commission should discuss the design and other merits of the project along with the requested exceptions to determine if the project should be continued with instructions given to the applicant's agent to complete a view analysis, include a 50% commercial component, increase the number of parking stalls and/or add an additional affordable housing unit; or approve the project as proposed.

Report prepared by: Kathleen Wold, Planning Manager

ATTACHMENT A

APPLICANTS DESCRIPTION

Morro Mist Project Revised Project Description

Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and waives the commercial requirement in a mixed-use zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Site:

Gross site: 48,259 sq. ft.
Right-of-way abandonment: 1,433 sq. ft.
Total proposed site area: 49,692 sq.
Zoning: MCR/R-4 (SP)

Ordinance Inconsistencies: The City's Zoning Ordinance MCR District standards and chapter 17.49 which, establishes the regulations for a Community Housing project, govern this proposed project. The following is a list of items that the proposed project is seeking an exception for and a response to the applicable City codes and policies:

Lot/ Area per unit size: The Zoning Ordinance chapter 17.49 does not require a minimum lot size per unit but, does require a conditional use permit and tentative tract map. In the MCR Zoning District, residential projects are required to provide minimum lot area of 1,800 square feet. Furthermore, the current Subdivision Ordinance 16-10 requires a Compact In-Fill Development subdivision to have a minimum of 2,900 square feet for detached single family and 1,500 square feet for attached townhouses.

The project as proposed has a total of 23 unit lots ranging from 925 square feet to approximately 2,520 square feet. Each unit will be detached by a narrow air space to avoid requirements by the Department of Real Estate to become condominiums. Additionally the proposed project has integrated a 24th lot which will include the common open space, accessways, parking, landscaping and other general common areas for the complex.

Hence, the project as presented does not meet the finite requirements of the MCR District or the Compact In-Fill Development regulations. If the project was redesigned by eliminating the 24th lot with all the property boundaries connected, each individual lot would then meet the requirements in the Compact In-Fill Development section.

Lot Coverage: The Zoning Ordinance chapter 17.49 does not contain a maximum lot coverage number however; the MCR/R-4 Zoning District requires a maximum 60% coverage. As in the lot/unit area response, the units would conform to the Zoning District standards if the project was presented without the 24th lot. Furthermore, Chapter 17.49.080 allows for deviation to standards provided in this chapter when the project contains an affordable housing component.

Setbacks:

Side: The interior side yard a setback for individual fee ownership requires a five foot setback. This project is somewhat akin to a condominium styled project and proposes a minimum air space setback between units. While the Zoning Ordinance requires the setback, the City Planning Commission and City Council have the ability to deviate from the standards with the affordable housing component and when it is consistent with the General Plan density.

Rear: A five foot setback is required and provided.

Open Space: The project as presented has a total of 15,791 sq. ft. of open space that includes common area, common landscaping, private area and private landscaping.

In the City's Zoning Ordinance chapter 17.49, it requires a Community Housing project to provide at least 1,000 square feet of common open space per unit and 200 square feet of private open space. While this may be a lofty goal, it certainly goes against the grain of the General Plan to create density levels in the R-4 district. This site under the General Plan density would yield approximately 26 units. However if the 1,000 sq. ft. per unit is required for this project, then 23,000 sq. ft. or nearly one half the entire site would be placed in open space. This requirement alone makes the project infeasible to construct.

The City has the ability to grant an exception to the standard as previously stated with the affordable housing component. For policy guidelines on the acceptable amount of open space that a project should provide, one should look at the Subdivision Ordinance chapter 16-10. In this section, private and common open space requirements are better defined and based upon the percentage of the unit area. This project as presented either meets or exceeds the standards for private and common open space for the development.

Commercial requirement: The LCP, for Mixed Use Area F, states that an evaluation of appropriate uses on a site will be done on a parcel by parcel basis. However, the Combining Mixed-Use Overlay District (17.40.070)

requires that a minimum of 50% of the gross floor area be devoted to commercial or office uses.

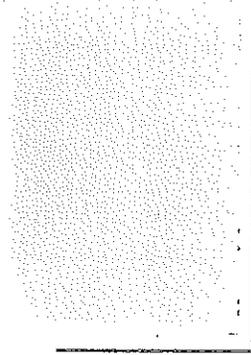
In this case, the mix of commercial uses would be those allowed by the Zoning Ordinance in the C-1 and C-2 district. In many instances this would create significant compatibility issues between the commercial and residential uses on site. This project as presented is a residential development however; it has incorporated a commercial limitation on the units. The CC & R's allow units 12 – 18 to have low intensity commercial uses and the remaining units are allowed home occupancy permits only. Please see draft CC & R's for a list of uses.

Parking: The project will provide two car garages for each of the two/three bedroom units and single car garages for the one bedroom units. A total of 43 parking spaces are required of which 39 are covered and 5 are uncovered. The proposed project proposes a total of 42 spaces of which 31 are covered and 11 are uncovered. This equates to a reduction of one overall parking space and eight spaces that would normally be required to be covered.

The project as proposed has a sufficient amount of parking provided with the covered and uncovered spaces. Any further increases to impervious space for parking coupled with the reduction of open space and dwelling sizes to accommodate additional parking will not provide for a better design or provide site amenities. Therefore, an exception to the standards should be granted for this case.

In conclusion, this proposed project contains components that are consistent with the Zoning Ordinance while some are not. It should also be noted that the project as designed is consistent with the Compact In-Fill Development standards. This project as presented provides design and improvements that produce a better community environment and livable space. As an incentive to creating a better overall community, the Planning Commission has the authority to deviate from the strict standards contained in the Zoning and Subdivision Ordinances. These regulations and policies mentioned above should be used to implement the goals set forth in the City's General Plan for this particular site and proposed development.

MORRO MIST



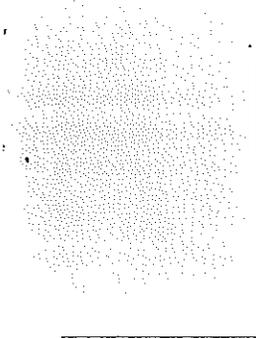
LOWER FLOOR EXTERIOR - ALL UNITS

COVENTRY GRAY



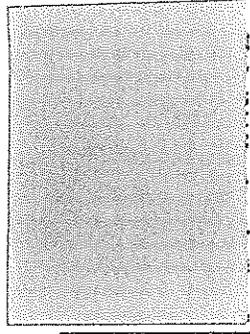
METAL ROOFING

TEMPERED STEEL



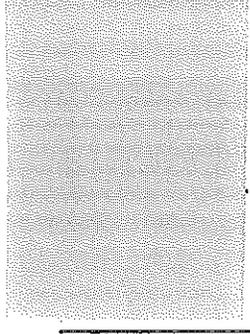
UNITS 1, 6, 15, 20

AMARETTO



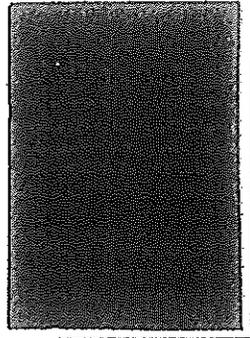
UNITS 2, 7, 14, 18, 22

CHALKY BLUE



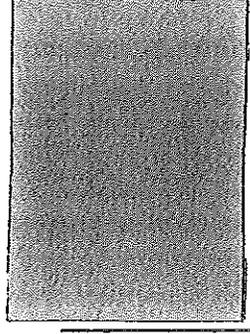
UNITS 3, 8, 11, 17

GOLD BUFF



UNITS 4, 9, 12, 19, 23

HEDGEROW BERRIES



UNITS 5, 10, 13, 16, 21

BIRCH FOREST

UPPER FLOOR EXTERIORS

RESIDENCES

AT

MORRO MIST

MAIN STREET & BONITA AVENUE, MORRO BAY



VICINITY MAP

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LOS OSOS, CA 93402
805.528.2931

PROJECT SUMMARY

AFN #	068-201-008 / 068-201-007
SITE AREA	49,937 S.F.
BUILDING FOOTPRINT (INCLUDING OVERHANGS)	19,039 S.F.
ASPHALT / CONCRETE PAVING	11,513 S.F.
COMMON OPEN SPACE	3,316 S.F.
PRIVATE YARD / LANDSCAPING (INCLUDING UPPER DECK PRIVATE SPACES)	6,824 S.F.
COMMON LANDSCAPING	2,344 S.F.
PARKING PROVIDED	15 SPACES
15 - ONE BEDROOM UNITS (COVERED)	15 SPACES
8 - TWO/THREE BEDROOM UNITS (COVERED)	12 SPACES
GUEST PARKING (OPEN)	12 SPACES
TOTAL PROVIDED	43 SPACES
BUILDING TYPE	TYPE V-N, SPRINKLED
UNITS #5 & #6 SHALL BE CONSTRUCTED AS ADAPTABLE UNITS PER CBC CHAP. 12A	

BUILDING AREAS

UNIT	FIRST FLOOR LIVING	SECOND FLOOR LIVING	TOTAL LIVING	GARAGE	LOT SIZE	LOT COVERAGE
UNIT 1	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 2	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 3	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 4	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 5	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 6	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 7	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 8	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 9	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 10	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 11	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 12	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 13	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 14	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 15 - ADAPTABLE	476 S.F.	159 S.F.	635 S.F.	450 S.F.	150 S.F.	8%
UNIT 16	476 S.F.	159 S.F.	635 S.F.	450 S.F.	150 S.F.	8%
UNIT 17	476 S.F.	159 S.F.	635 S.F.	450 S.F.	150 S.F.	8%
UNIT 18	476 S.F.	159 S.F.	635 S.F.	450 S.F.	150 S.F.	8%
UNIT 19 - ADAPTABLE	476 S.F.	159 S.F.	635 S.F.	450 S.F.	150 S.F.	8%
UNIT 20	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 21	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 22	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 23	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 24	104 S.F.	130 S.F.	234 S.F.	150 S.F.	104 S.F.	88%

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RESIDENCES AT
MORRO MIST
MAIN STREET & BONITA AVENUE, MORRO BAY

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PROJECT DATA

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1170 MAIN ST.
MORRO BAY, CA 93442
316.841.3333

DRAWN BY:	JBT
DATE:	12.26.08
REVISIONS	DATE
REVISION	12.23.08

SHEET
T-1
OF 44 SHEETS

FIRE SAFETY PLAN
 THE APPROVED PROJECT COVERED BY THIS PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO STARTING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN AND BECOME AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS. REQUIREMENTS MAY INCLUDE, FIRE SPRINKLERS / SPECIAL SAFETY GLAZING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFING / SETBACKS / DRIVEWAY/ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION

RESIDENTIAL FIRE SPRINKLERS REQUIRED
 A SEPARATE FIRE SPRINKLER PERMIT IS REQUIRED TO BE SUBMITTED AND APPROVED BY CITY PRIOR TO FRAMING INSPECTION

NOTE:
 SEE SHEET T-1 FOR LOT CALCULATIONS AND BUILDING AREAS
 SEE SHEET C-2 FOR TOPOGRAPHIC AND DRAINAGE INFORMATION

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LOT COVERAGE CALCULATIONS

LOT NUMBER	BUILDING FOOTPRINT (INCLUDING OVERSHANGS)	LOT SIZE	LOT COVERAGE
1	771 S.F.	925 S.F.	84%
2	771 S.F.	925 S.F.	84%
3	771 S.F.	1094 S.F.	71%
4	771 S.F.	1094 S.F.	71%
5	771 S.F.	925 S.F.	84%
6	631 S.F.	960 S.F.	66%
7	771 S.F.	925 S.F.	84%
8	771 S.F.	925 S.F.	84%
9	771 S.F.	925 S.F.	84%
10	771 S.F.	925 S.F.	84%
11	771 S.F.	1002 S.F.	77%
12	1638 S.F.	1631 S.F.	100%
13	1878 S.F.	1818 S.F.	103%
14	1646 S.F.	1504 S.F.	110%
15	1471 S.F.	1867 S.F.	79%
16	1094 S.F.	1410 S.F.	78%
17	290 S.F.	1410 S.F.	21%
18	1310 S.F.	1322 S.F.	99%
19	1471 S.F.	1553 S.F.	95%
20	771 S.F.	1001 S.F.	77%
21	771 S.F.	1051 S.F.	73%
22	771 S.F.	1004 S.F.	77%
23	771 S.F.	1714 S.F.	45%
24	0 S.F.	20,493 S.F.	0%
TOTAL	23,770 S.F.	49,692 S.F.	46.7%

PRIOR TO EITHER ROOF OR FRAMING INSPECTION, A LICENSED SURVEYOR IS REQUIRED TO MEASURE THE STRUCTURE AND CERTIFY IN WRITING THAT THE HEIGHT COMPLES WITH CITY OF MORRO BAY HEIGHT REQUIREMENTS, PUBLIC UTILITIES.

IF CLEARING OF LAND IS TO OCCUR DURING RAINY SEASON, NOV. 1 - MAR. 30, AN EROSION CONTROL PLAN SHALL BE SUBMITTED AND APPROVED.

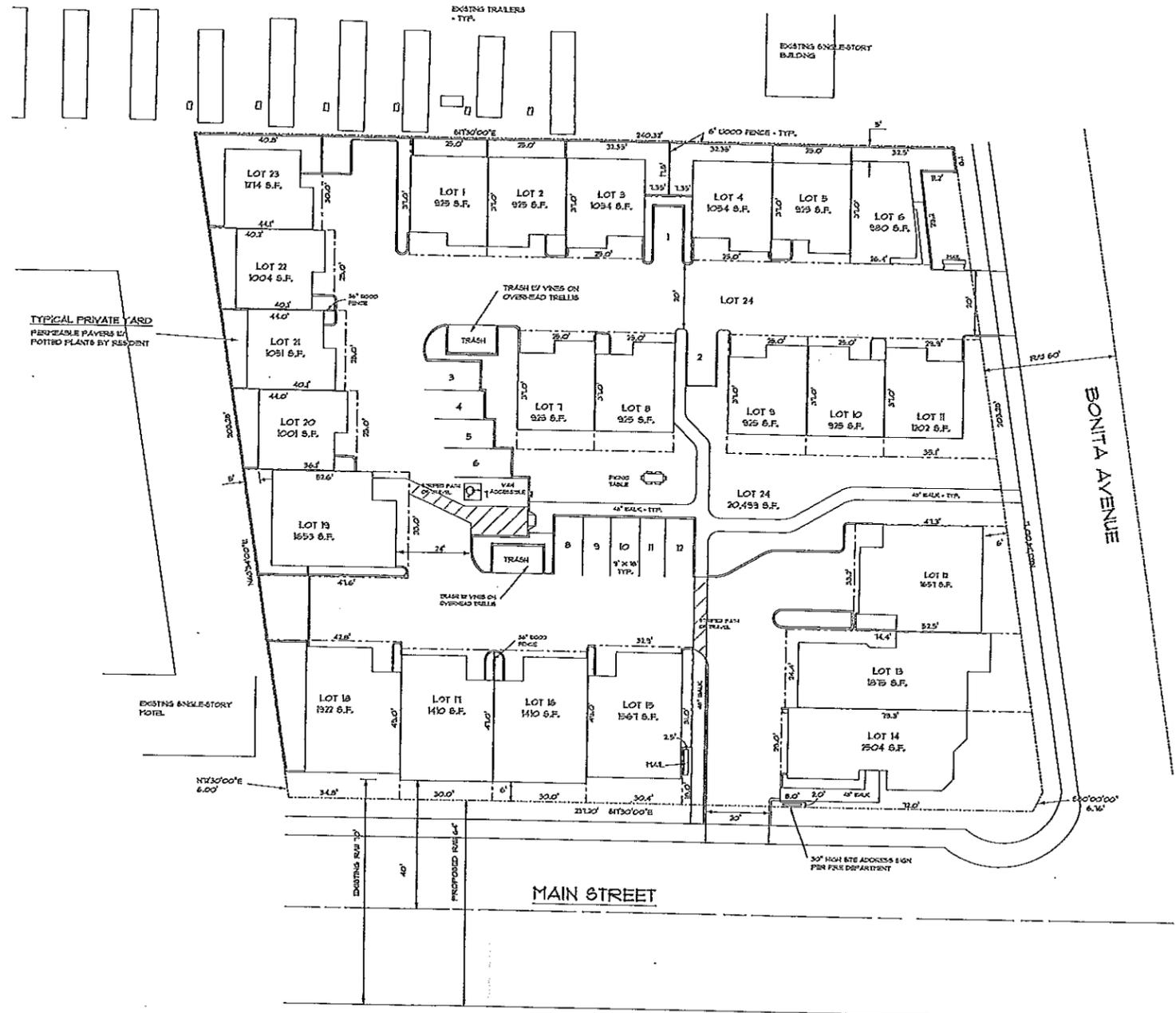
ALL UTILITIES SHALL BE UNDERGROUND IN AN APPROVED MANNER.

PROVIDES LOW FLOW PLUMBING FIXTURES:
 TOILETS - 1.6 GALS/WASH
 SHOWERS/BATHS - 2.0 GALS/WASH
 KITCHEN / BATH/WATORY FOUNTAIN FLOW 2.2 GALS/WASH

HOSE BIBBS SHALL BE PROTECTED BY APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICE.

WATER PRESSURE 80 PSI MAX.

IT IS OWNER'S RESPONSIBILITY TO VERIFY LOT LINES. PRIOR TO FOUNDATION INSPECTION LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY LICENSED PROFESSIONAL.



SITE PLAN

1" = 20'

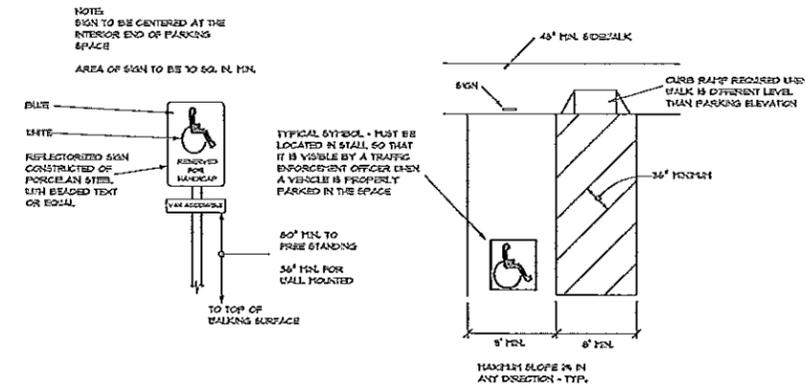
RESIDENCES AT
MORRO MIST
 MAIN STREET & BONITA AVENUE, MORRO BAY

SHEET CONTENTS:
 SITE PLAN

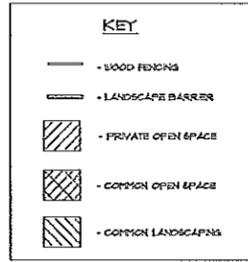
CLIENT:
 MORRO MIST, LLC
 110 MAIN ST.
 MORRO BAY, CA 93442
 316.841.3333

DRAWN BY:	JMT
DATE:	12.26.08
REVISIONS	DATE
SITE PLAN	12-16
LOT COVERAGE	12-23

SHEET
T-2
 OF 44 SHEETS



VAN ACCESSIBLE PARKING

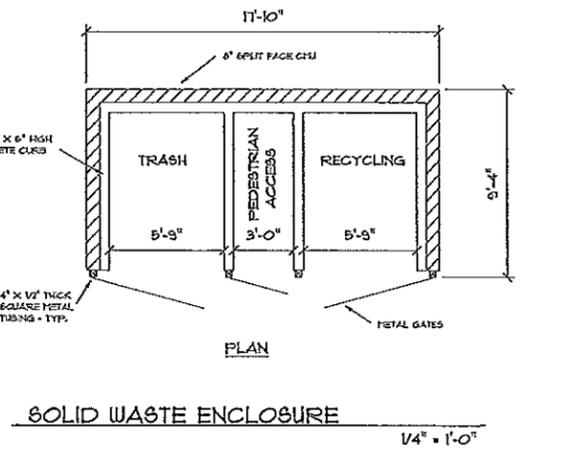
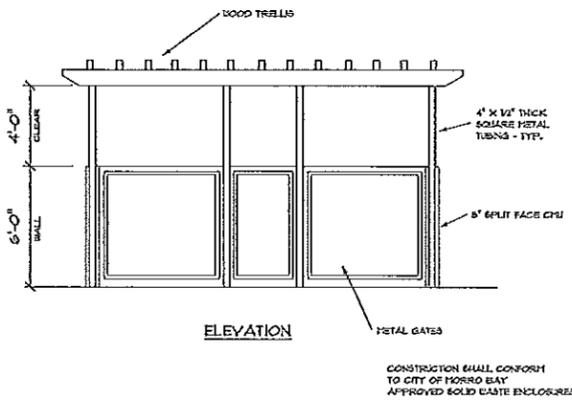


OPEN SPACE CALCULATION

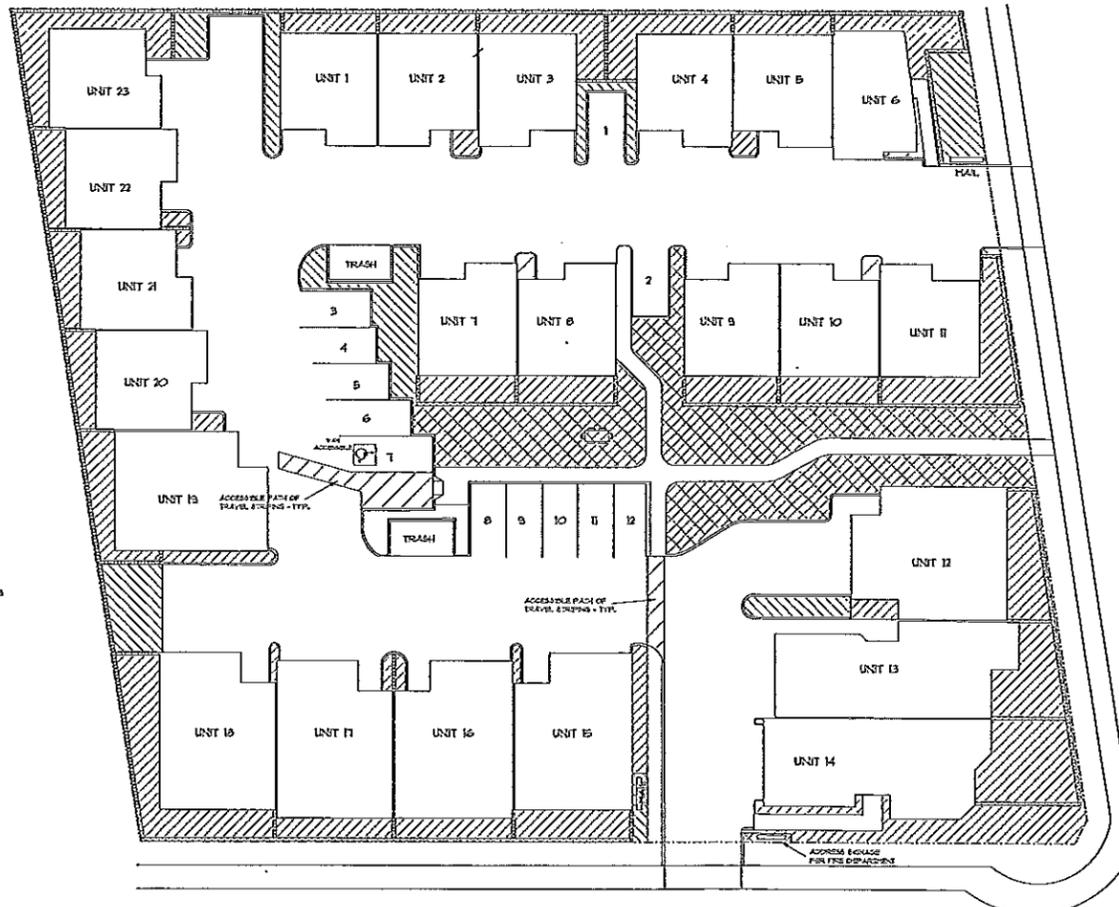
TOTAL REQUIRED OPEN SPACE	13,166 S.F.
PROVIDED OPEN SPACE	15,480 S.F.
COMMON CONTIGUOUS OPEN SPACE	3916 S.F.
PRIVATE OPEN SPACE (4,731 S.F. REQ'D)	7,970 S.F.
PRIVATE LANDSCAPING	1,260 S.F.
COMMON LANDSCAPING	2,344 S.F.
TOTAL	15,480 S.F.

REQUIRED OPEN SPACE

UNIT FLOOR AREA (S.F.)	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
LOT 1 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 2 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 3 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 4 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 5 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 6 - 1040 S.F.	1040 S.F. X 5% = 52 S.F.	1040 S.F. X 34% = 353.6 S.F.
LOT 7 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 8 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 9 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 10 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 11 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 12 - 1932 S.F.	1932 S.F. X 5% = 96.6 S.F.	1932 S.F. X 34% = 656.88 S.F.
LOT 13 - 2006 S.F.	2006 S.F. X 5% = 100.3 S.F.	2006 S.F. X 34% = 682.04 S.F.
LOT 14 - 1501 S.F.	1501 S.F. X 5% = 75.05 S.F.	1501 S.F. X 34% = 510.34 S.F.
LOT 15 - 1503 S.F.	1503 S.F. X 5% = 75.15 S.F.	1503 S.F. X 34% = 510.82 S.F.
LOT 16 - 1164 S.F.	1164 S.F. X 5% = 58.2 S.F.	1164 S.F. X 34% = 395.56 S.F.
LOT 17 - 112 S.F.	112 S.F. X 5% = 5.6 S.F.	112 S.F. X 34% = 37.88 S.F.
LOT 18 - 1550 S.F.	1550 S.F. X 5% = 77.5 S.F.	1550 S.F. X 34% = 522.5 S.F.
LOT 19 - 1164 S.F.	1164 S.F. X 5% = 58.2 S.F.	1164 S.F. X 34% = 395.56 S.F.
LOT 20 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 21 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 22 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
LOT 23 - 12 S.F.	12 S.F. X 5% = 0.6 S.F.	12 S.F. X 34% = 4.08 S.F.
TOTAL REQUIRED	4,731 S.F.	13,166 S.F.



SOLID WASTE ENCLOSURE
1/4" = 1'-0"



OPEN SPACE PLAN
1" = 20'

PROVIDED PRIVATE OPEN SPACE

LOT 1	YARD OPEN SPACE: 133 S.F.	LOT 13	YARD OPEN SPACE: 300 S.F.
DECK OPEN SPACE: 58 S.F.	TOTAL PRIVATE OPEN SPACE: 191 S.F.	DECK OPEN SPACE: 76 S.F.	TOTAL PRIVATE OPEN SPACE: 376 S.F.
LOT 2	YARD OPEN SPACE: 123 S.F.	LOT 14	YARD OPEN SPACE: 469 S.F.
DECK OPEN SPACE: 36 S.F.	TOTAL PRIVATE OPEN SPACE: 159 S.F.	DECK OPEN SPACE: 170 S.F.	TOTAL PRIVATE OPEN SPACE: 639 S.F.
LOT 3	YARD OPEN SPACE: 258 S.F.	LOT 15	YARD OPEN SPACE: 140 S.F.
DECK OPEN SPACE: 50 S.F.	TOTAL PRIVATE OPEN SPACE: 308 S.F.	DECK OPEN SPACE: 50 S.F.	TOTAL PRIVATE OPEN SPACE: 190 S.F.
LOT 4	YARD OPEN SPACE: 249 S.F.	LOT 16	YARD OPEN SPACE: 110 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 305 S.F.	DECK OPEN SPACE: 86 S.F.	TOTAL PRIVATE OPEN SPACE: 196 S.F.
LOT 5	YARD OPEN SPACE: 129 S.F.	LOT 17	YARD OPEN SPACE: 150 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 185 S.F.	DECK OPEN SPACE: 86 S.F.	TOTAL PRIVATE OPEN SPACE: 236 S.F.
LOT 6	YARD OPEN SPACE: 316 S.F.	LOT 18	YARD OPEN SPACE: 633 S.F.
DECK OPEN SPACE: 101 S.F.	TOTAL PRIVATE OPEN SPACE: 417 S.F.	DECK OPEN SPACE: 50 S.F.	TOTAL PRIVATE OPEN SPACE: 683 S.F.
LOT 7	YARD OPEN SPACE: 89 S.F.	LOT 19	YARD OPEN SPACE: 72 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 145 S.F.	DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 128 S.F.
LOT 8	YARD OPEN SPACE: 119 S.F.	LOT 20	YARD OPEN SPACE: 170 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 175 S.F.	DECK OPEN SPACE: 89 S.F.	TOTAL PRIVATE OPEN SPACE: 259 S.F.
LOT 9	YARD OPEN SPACE: 125 S.F.	LOT 21	YARD OPEN SPACE: 176 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 181 S.F.	DECK OPEN SPACE: 86 S.F.	TOTAL PRIVATE OPEN SPACE: 262 S.F.
LOT 10	YARD OPEN SPACE: 125 S.F.	LOT 22	YARD OPEN SPACE: 176 S.F.
DECK OPEN SPACE: 56 S.F.	TOTAL PRIVATE OPEN SPACE: 181 S.F.	DECK OPEN SPACE: 86 S.F.	TOTAL PRIVATE OPEN SPACE: 262 S.F.
LOT 11	YARD OPEN SPACE: 400 S.F.	LOT 23	YARD OPEN SPACE: 330 S.F.
DECK OPEN SPACE: 88 S.F.	TOTAL PRIVATE OPEN SPACE: 488 S.F.	DECK OPEN SPACE: 88 S.F.	TOTAL PRIVATE OPEN SPACE: 418 S.F.
LOT 12	YARD OPEN SPACE: 140 S.F.		
DECK OPEN SPACE: 50 S.F.	TOTAL PRIVATE OPEN SPACE: 190 S.F.		

John MacDonald, Architect
2813 Santa Barbara Avenue
Cayucos, CA 93430
Office 805.995.1398
FAX 805.995.1544

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RESIDENCES AT
MORRO MIST
MAIN STREET & BONITA AVENUE, MORRO BAY

SHEET CONTENTS:
OPEN SPACE EXHIBIT

CLIENT:
MORRO MIST, LLC
1170 MAIN ST.
MORRO BAY, CA 93442
316.841.3333

REVISIONS

REVISION	DATE
RESUBMIT	10-5-08
RESUBMIT	4-28-10
ACCESSIBILITY	1-1-11
OPEN SPACE	3-2-11

DRAWN BY: JEM
DATE: 12.26.08

SHEET T-3
OF 43 SHEETS

RESIDENCES

AT

MORRO MIST

MAIN STREET & BONITA AVENUE, MORRO BAY



VICINITY MAP

DIRECTORY

ARCHITECT
John MacDonald, Architect
2813 Santa Barbara Avenue
Cayucos, CA 93430
Office 805.995.1398
FAX 805.995.1544

CIVIL ENGINEER
TRIAD/HOLMES ASSOCIATES
555 CHORRO STREET
SAN LUIS OBISPO, CA 93401
805.544.8908

LANDSCAPE ARCHITECT
TEC - The Environmental Collaborative
3320 BULLOCK LANE
SAN LUIS OBISPO
CALIFORNIA, 93401
805.541.0953

SOILS ENGINEER
GeoSolutions
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805.543.8533

STRUCTURAL ENGINEER
TAYLOR & BYFAN
2231 BAYVIEW HEIGHTS, SUITE D
LOS OSOS, CA 93402
805.528.2931

PROJECT SUMMARY

AFN #	068-201-008 / 068-201-007
SITE AREA	49,937 S.F.
BUILDING FOOTPRINT (INCLUDING OVERHANGS)	19,039 S.F.
ASPHALT / CONCRETE PAVING	11,513 S.F.
COMMON OPEN SPACE	3,316 S.F.
PRIVATE YARD / LANDSCAPING (INCLUDING UPPER DECK PRIVATE SPACES)	6,824 S.F.
COMMON LANDSCAPING	2,344 S.F.
PARKING PROVIDED	15 SPACES
15 - ONE BEDROOM UNITS (COVERED)	15 SPACES
8 - TWO/THREE BEDROOM UNITS (COVERED)	12 SPACES
GUEST PARKING (OPEN)	12 SPACES
TOTAL PROVIDED	43 SPACES
BUILDING TYPE	TYPE V-N, SPRINKLED

UNITS #5 & #6 SHALL BE CONSTRUCTED AS ADAPTABLE UNITS PER CBC CHAP. 12A

BUILDING AREAS

UNIT	FIRST FLOOR LIVING	SECOND FLOOR LIVING	TOTAL LIVING	GARAGE	LOT SIZE	LOT COVERAGE
UNIT 1	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 2	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 3	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 4	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 5	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 6	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 7	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 8	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 9	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 10	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 11	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 12	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 13	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 14	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 15 - ADAPTABLE	476 S.F.	159 S.F.	635 S.F.	450 S.F.	1004 S.F.	75%
UNIT 16	476 S.F.	159 S.F.	635 S.F.	450 S.F.	1004 S.F.	75%
UNIT 17	476 S.F.	159 S.F.	635 S.F.	450 S.F.	1004 S.F.	75%
UNIT 18	476 S.F.	159 S.F.	635 S.F.	450 S.F.	1004 S.F.	75%
UNIT 19 - ADAPTABLE	476 S.F.	159 S.F.	635 S.F.	450 S.F.	1004 S.F.	75%
UNIT 20	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 21	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 22	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 23	375 S.F.	131 S.F.	506 S.F.	250 S.F.	225 S.F.	84%
UNIT 24	104 S.F.	130 S.F.	234 S.F.	150 S.F.	1071 S.F.	88%

John MacDonald, Architect
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RESIDENCES AT
MORRO MIST
MAIN STREET & BONITA AVENUE, MORRO BAY

SHEET CONTENTS:

PROJECT DATA

CLIENT:
MORRO MIST, LLC
1170 MAIN ST.
MORRO BAY, CA 93442
316.841.3333

DRAWN BY:	JBT
DATE:	12.26.08
REVISIONS	DATE
REVISION	12.23.08

SHEET
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OF 44 SHEETS

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FIRE SAFETY PLAN
 THE APPROVED PROJECT COVERED BY THIS PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO STARTING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN AND BECOME AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS. REQUIREMENTS MAY INCLUDE, FIRE SPROCKLERS / SPECIAL SAFETY GLAZING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFING / SETBACKS / DRIVEWAY/ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION

RESIDENTIAL FIRE SPROCKLERS REQUIRED
 A SEPARATE FIRE SPROCKLER PERMIT IS REQUIRED TO BE SUBMITTED AND APPROVED BY CITY PRIOR TO FRAMING INSPECTION

NOTE:
 SEE SHEET T-1 FOR LOT CALCULATIONS AND BUILDING AREAS
 SEE SHEET C-2 FOR TOPOGRAPHIC AND DRAINAGE INFORMATION

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LOT COVERAGE CALCULATIONS

LOT NUMBER	BUILDING FOOTPRINT (INCLUDING OVERSHANGS)	LOT SIZE	LOT COVERAGE
1	771 S.F.	925 S.F.	84%
2	771 S.F.	925 S.F.	84%
3	771 S.F.	1094 S.F.	71%
4	771 S.F.	1094 S.F.	71%
5	771 S.F.	925 S.F.	84%
6	631 S.F.	960 S.F.	66%
7	771 S.F.	925 S.F.	84%
8	771 S.F.	925 S.F.	84%
9	771 S.F.	925 S.F.	84%
10	771 S.F.	925 S.F.	84%
11	771 S.F.	1002 S.F.	77%
12	1638 S.F.	1631 S.F.	100%
13	1878 S.F.	1818 S.F.	103%
14	1646 S.F.	1504 S.F.	110%
15	1471 S.F.	1467 S.F.	100%
16	1254 S.F.	1410 S.F.	89%
17	2290 S.F.	1410 S.F.	162%
18	1310 S.F.	1322 S.F.	99%
19	1471 S.F.	1553 S.F.	95%
20	771 S.F.	1001 S.F.	77%
21	771 S.F.	1051 S.F.	73%
22	771 S.F.	1004 S.F.	77%
23	771 S.F.	1214 S.F.	63%
24	0 S.F.	20,493 S.F.	0%
TOTAL	23,270 S.F.	43,692 S.F.	46.7%

PRIOR TO EITHER ROOF OR FRAMING INSPECTION, A LICENSED SURVEYOR IS REQUIRED TO MEASURE THE STRUCTURE AND CERTIFY IN WRITING THAT THE HEIGHT COMPLES WITH CITY OF MORRO BAY HEIGHT REQUIREMENTS, PUBLIC UTILITIES.

IF CLEARING OF LAND IS TO OCCUR DURING RAINY SEASON, NOV. 1 - MAR. 30, AN EROSION CONTROL PLAN SHALL BE SUBMITTED AND APPROVED.

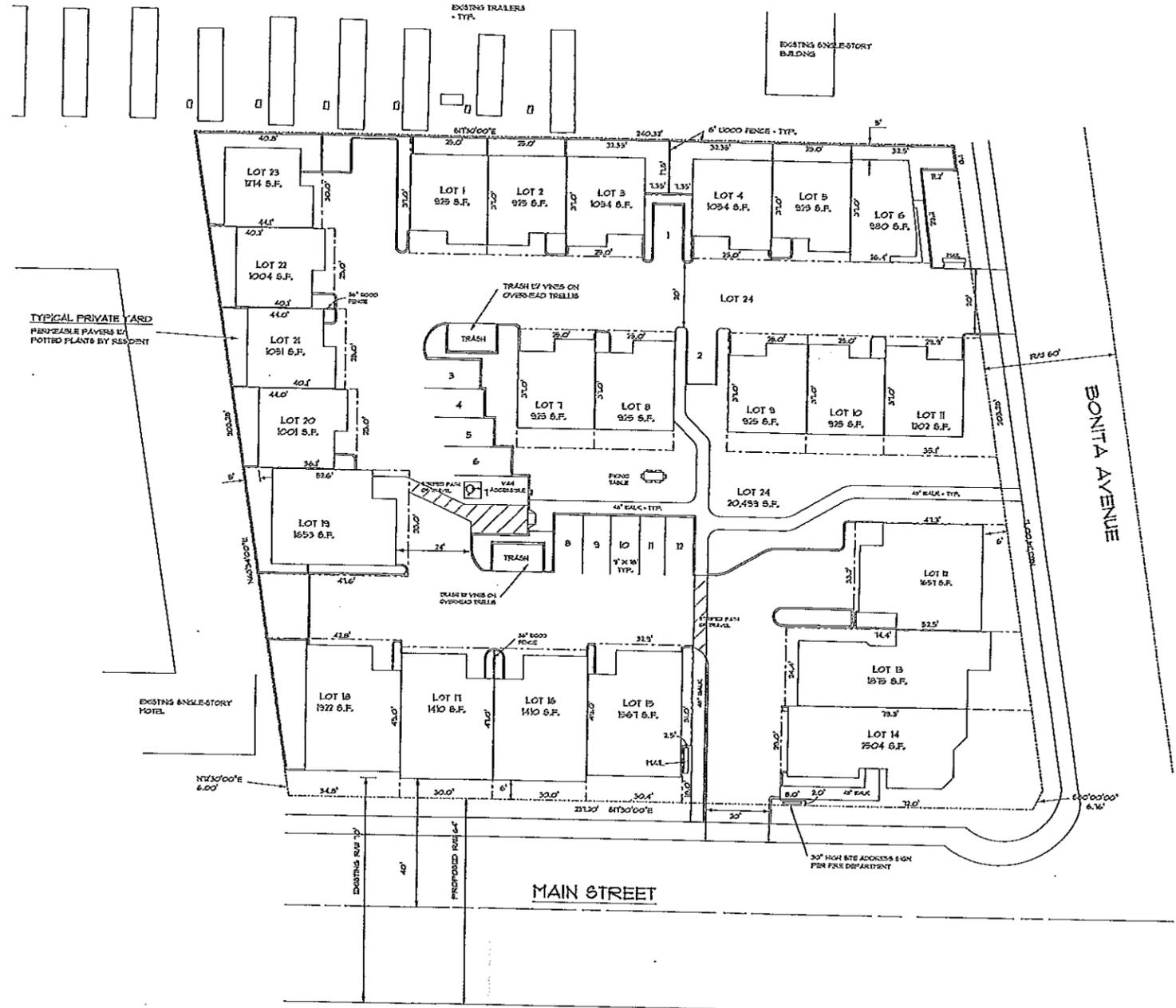
ALL UTILITIES SHALL BE UNDERGROUND IN AN APPROVED MANNER.

PROVIDES 100 FLOO PLUMBING FIXTURES:
 TOILETS - 15 GAL/FLUSH
 SHOWERS/BATHS - 2.5 GAL/MIN
 KITCHEN / BATH/LAVATORY / SINKET
 FLOO 2.1 GAL/MIN

HOSE BIBBS SHALL BE PROTECTED BY APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICE.

WATER PRESSURE 80 PSI MAX.

IT IS OWNER'S RESPONSIBILITY TO VERIFY LOT LINES. PRIOR TO FOUNDATION INSPECTION LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY LICENSED PROFESSIONAL.



SITE PLAN

1" = 20'

RESIDENCES AT
MORRO MIST
 MAIN STREET & BONITA AVENUE, MORRO BAY

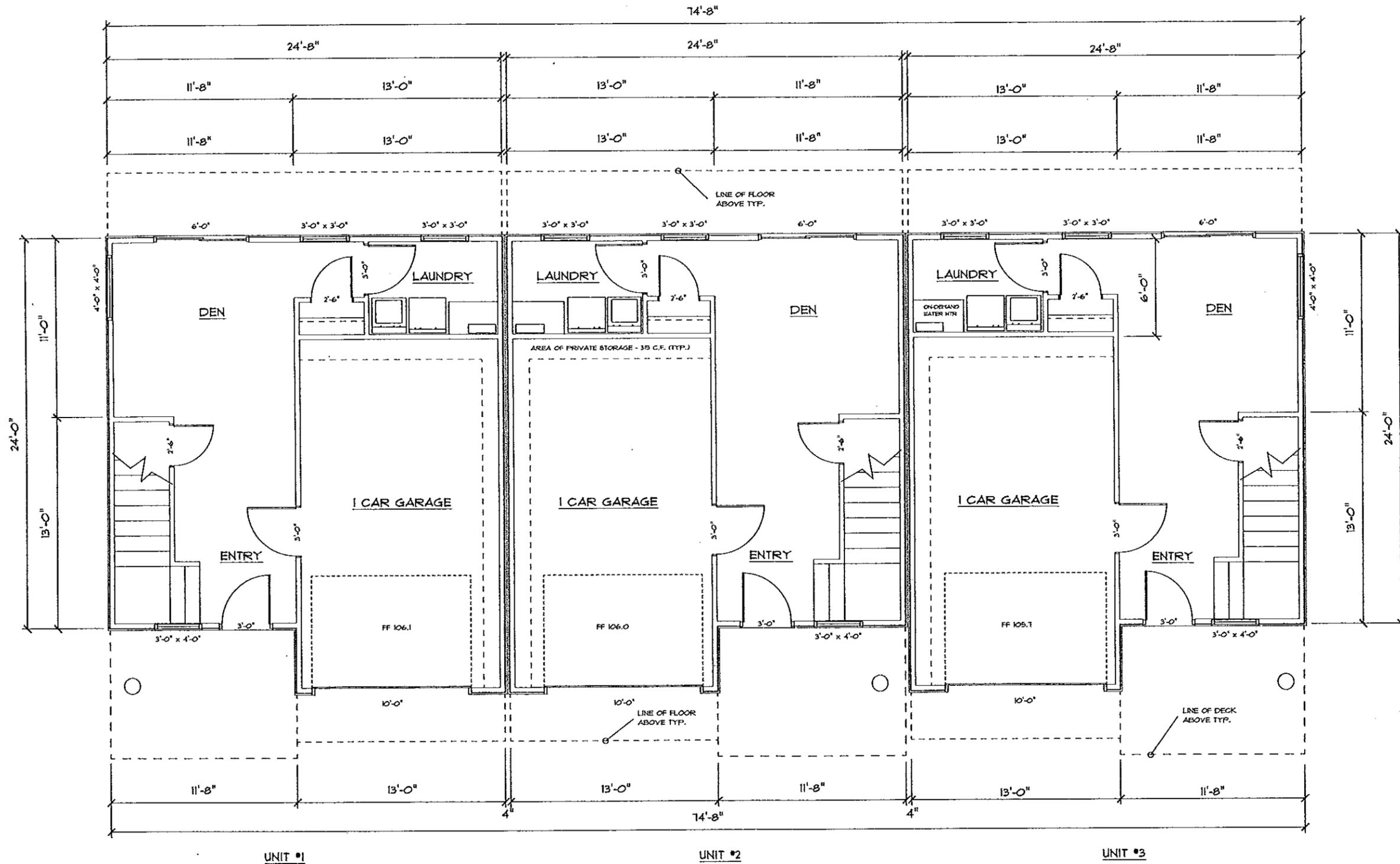
SHEET CONTENTS:
 SITE PLAN

CLIENT:
 MORRO MIST, LLC
 110 MAIN ST.
 MORRO BAY, CA 93442
 316.841.3333

DRAWN BY:	JMT
DATE:	12.26.08
REVISIONS	DATE
SITE PLAN	12.16
LOT COVERAGE	12.23

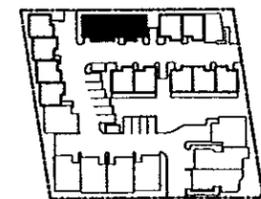
SHEET
T-2
 OF 44 SHEETS





LOWER FLOOR PLANS - UNITS 1-3

1/4" = 1'-0"

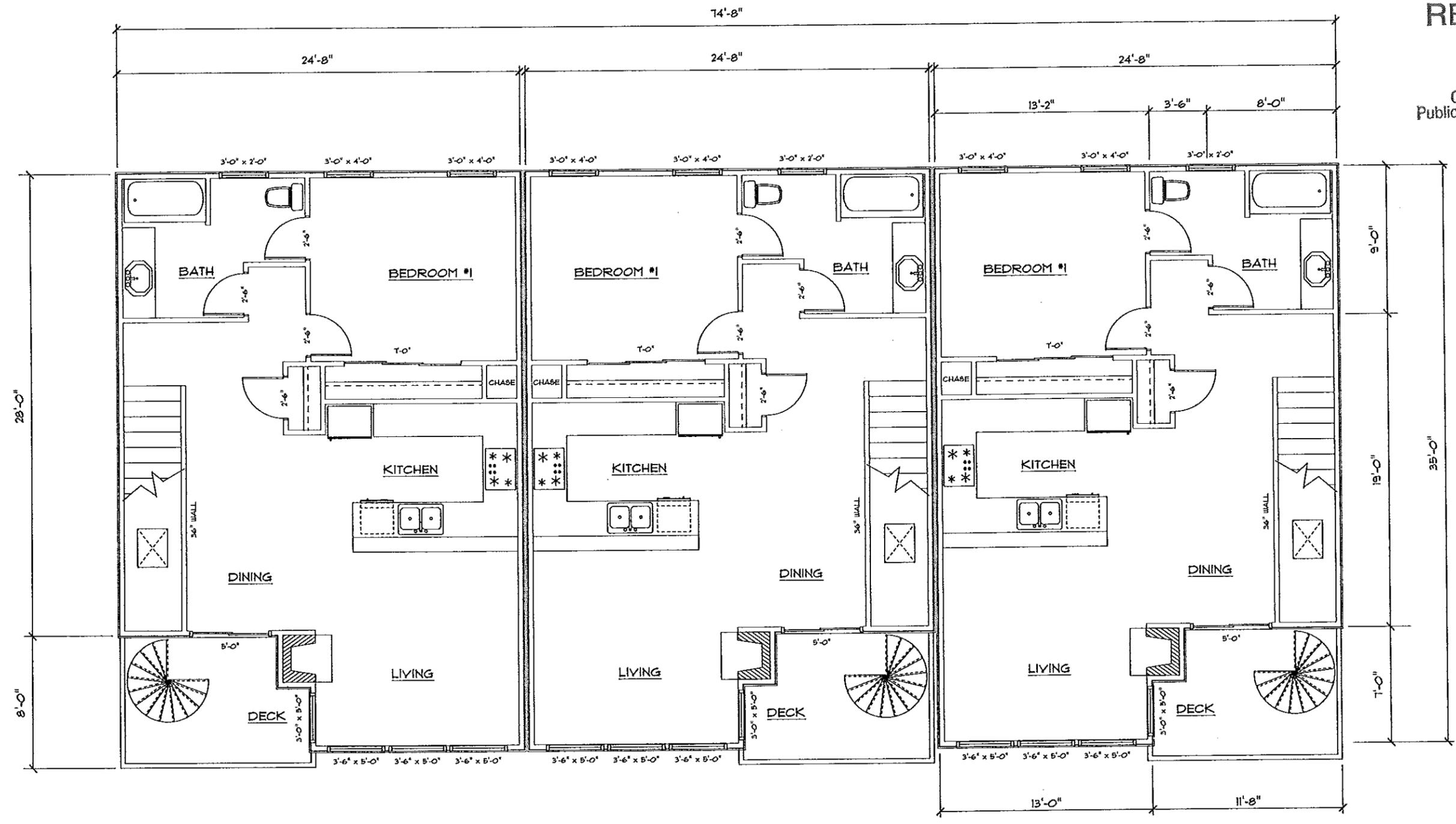


KEY PLAN

RECEIVED

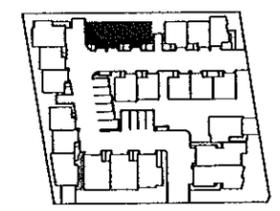
JUN 29 2010

City of Modesto
Public Services Department

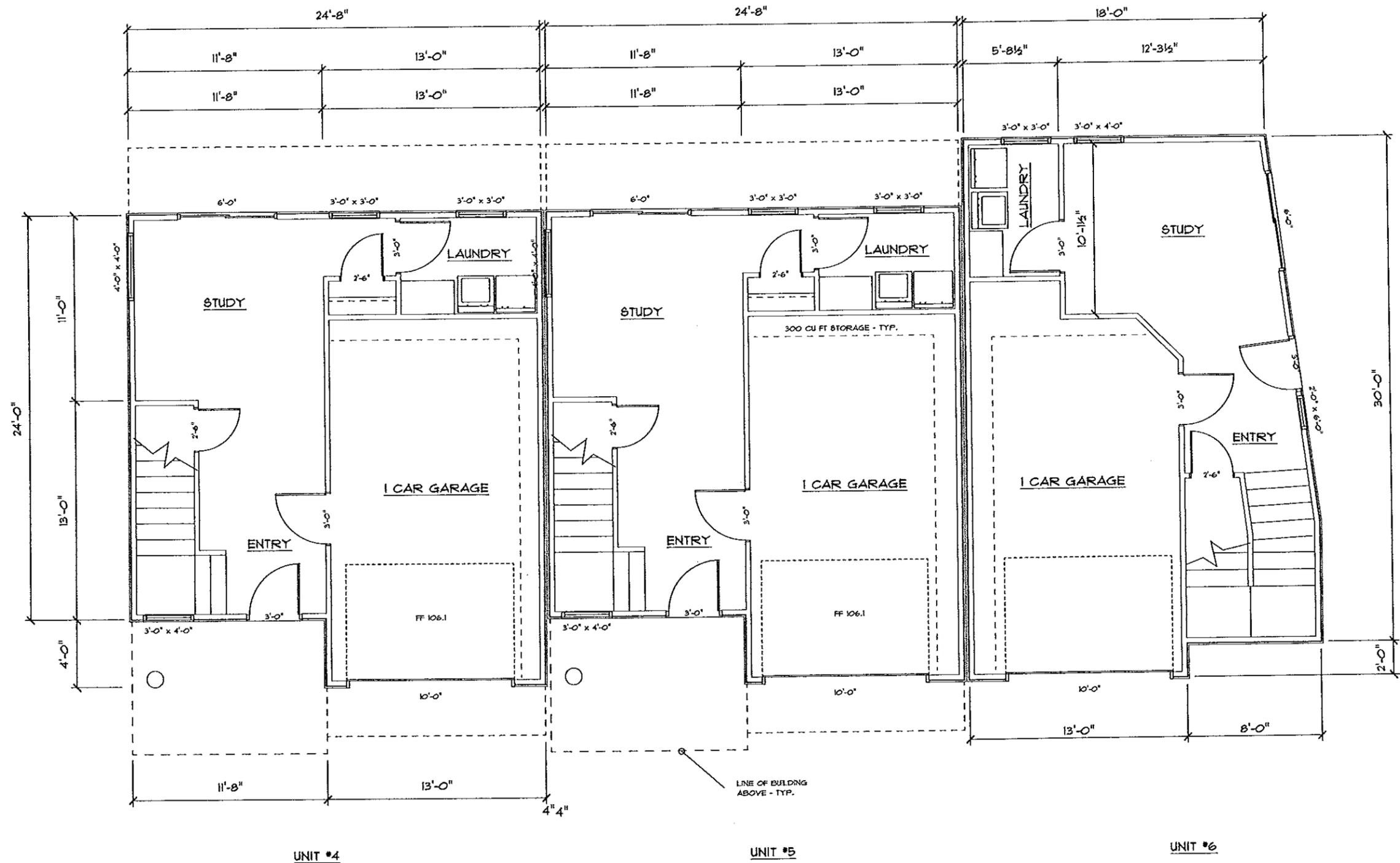


UPPER FLOOR PLANS - UNITS 1-3

1/4" = 1'-0"

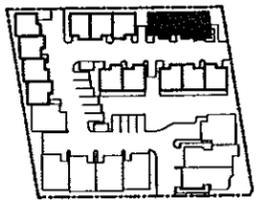


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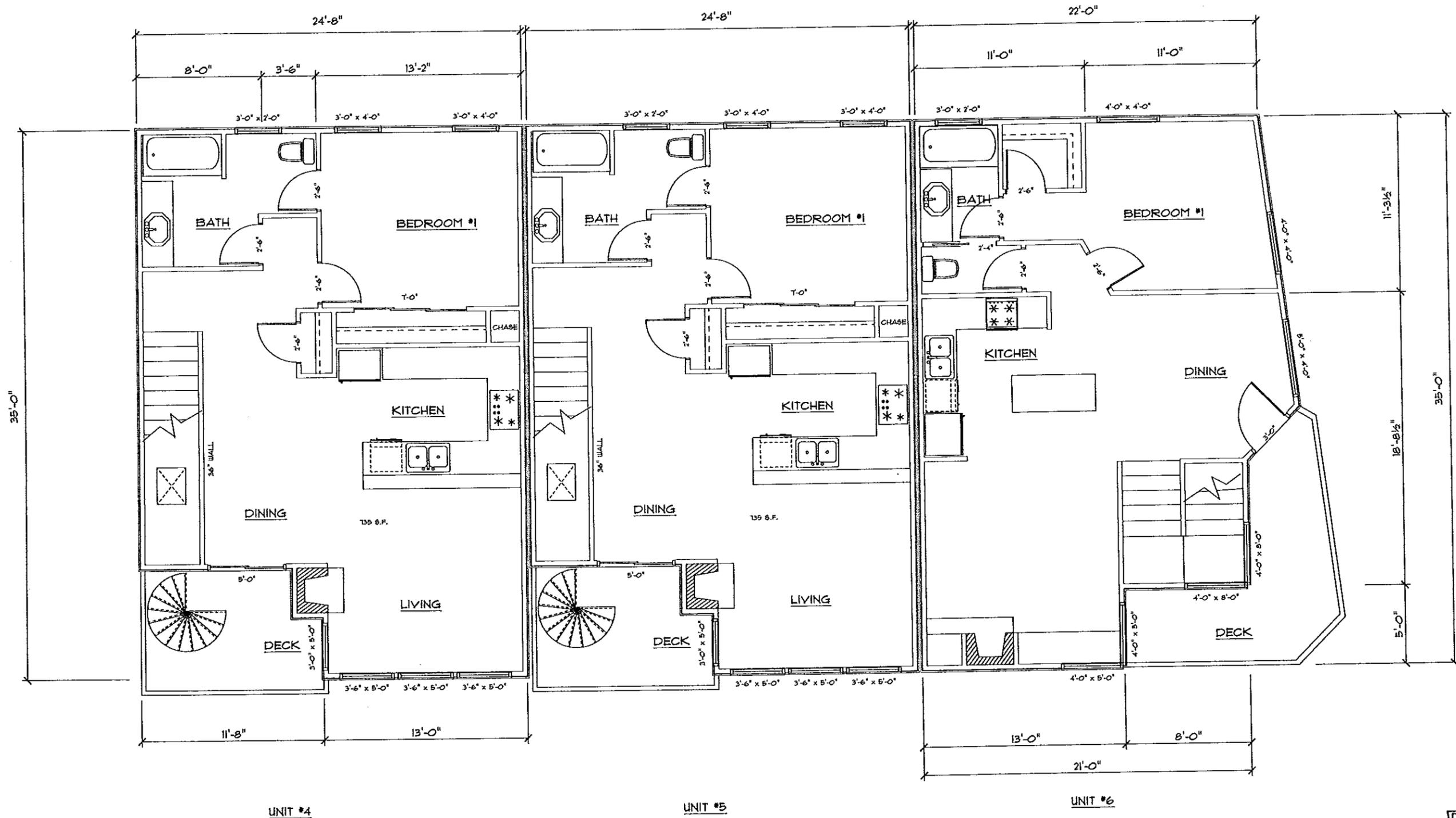


LOWER FLOOR PLAN - UNITS 4 - 6

1/4" = 1'-0"

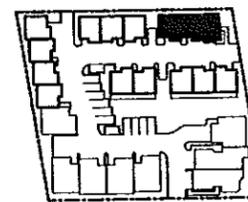


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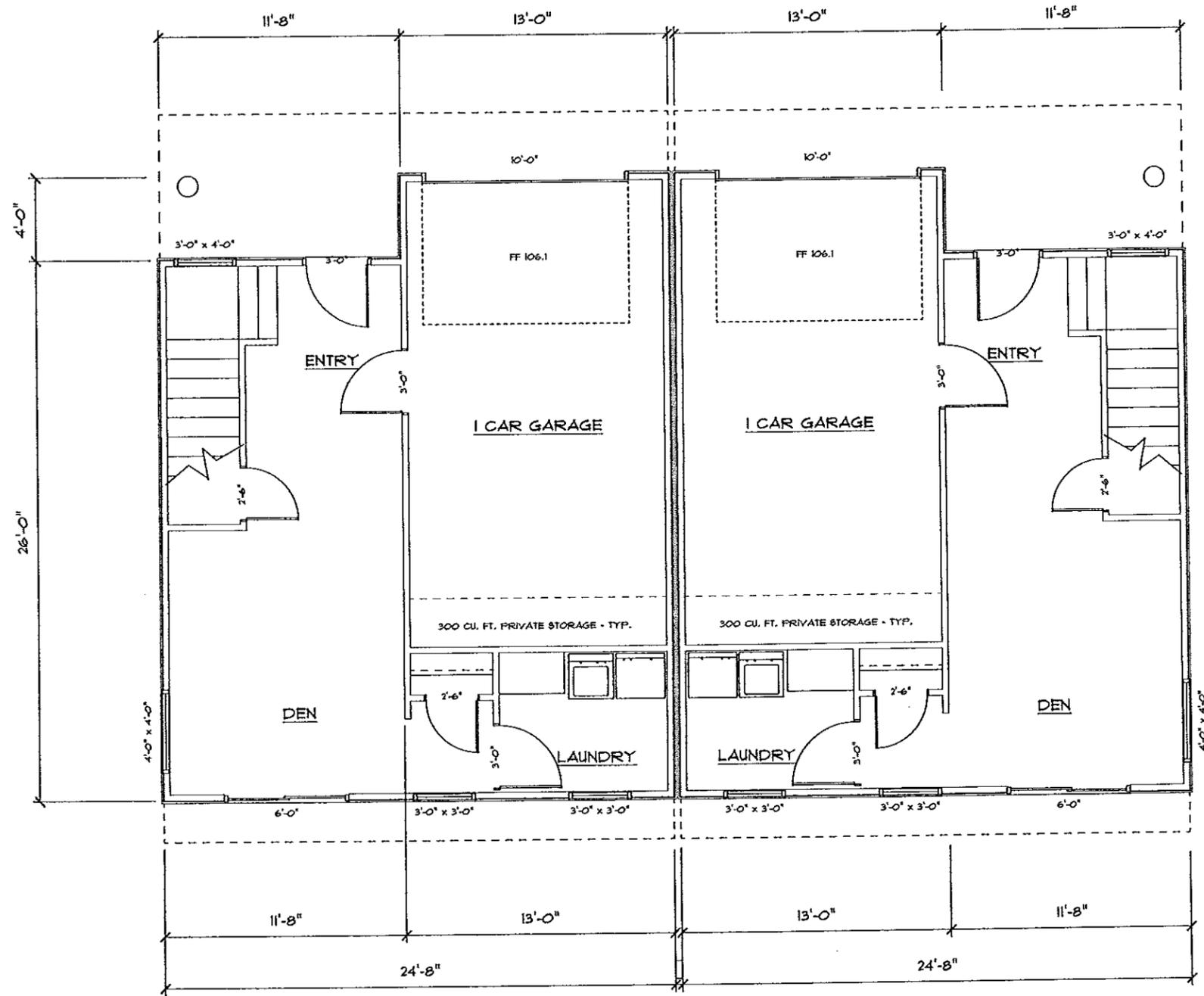


UPPER FLOOR PLANS - UNITS 4 - 6

1/4" = 1'-0"



KEY PLAN

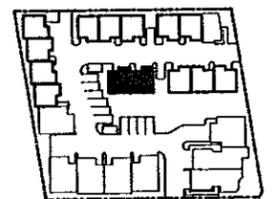


UNIT #7

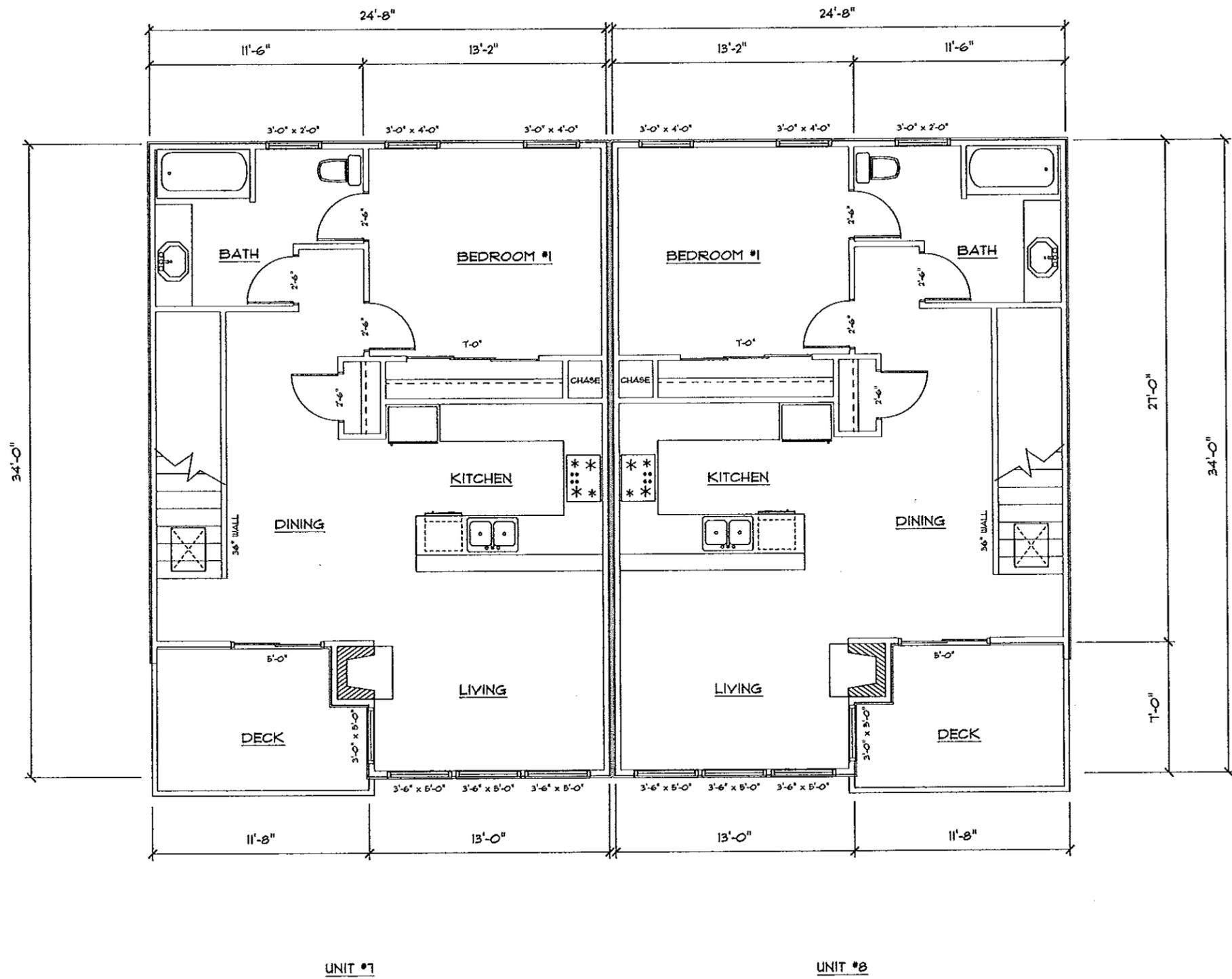
UNIT #8

LOWER FLOOR PLANS - UNITS 7 - 8

1/4" = 1'-0"

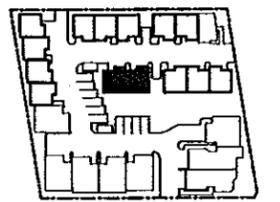


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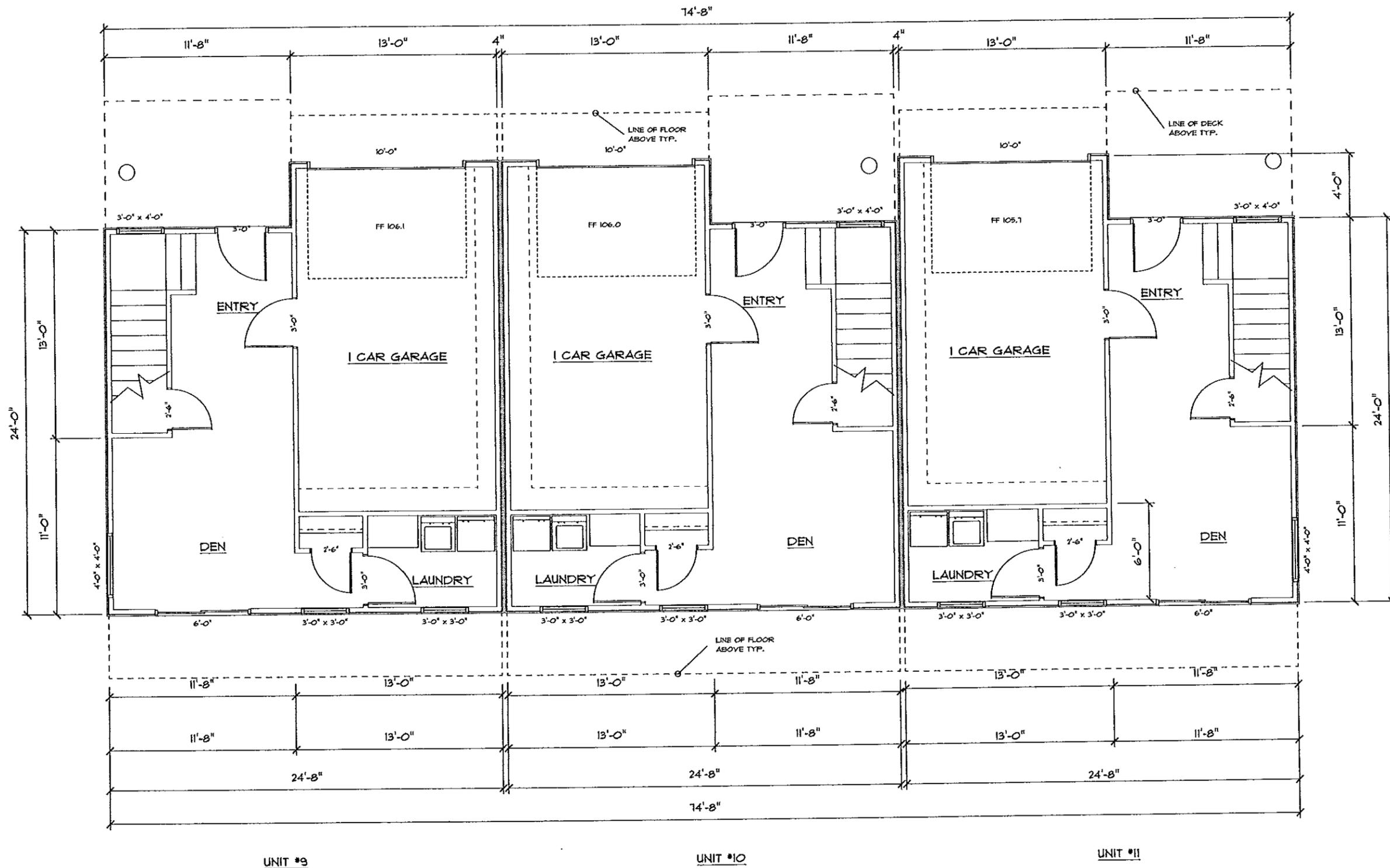


UPPER FLOOR PLANS - UNITS 7 - 8

1/4" = 1'-0"

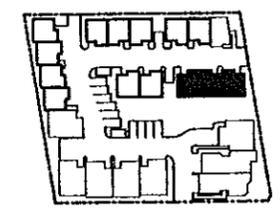


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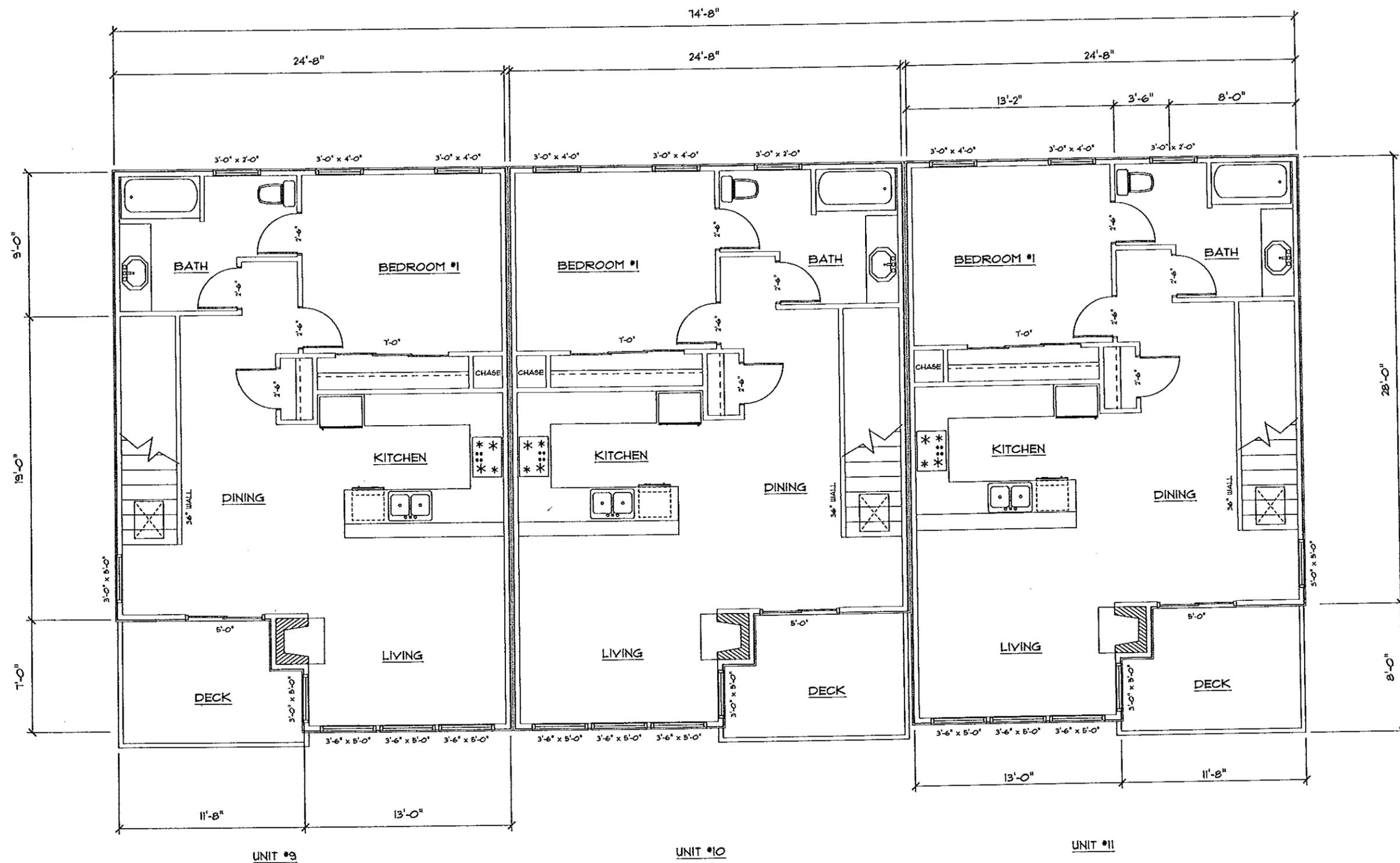


LOWER FLOOR PLANS - UNITS 9 - 11

1/4" = 1'-0"

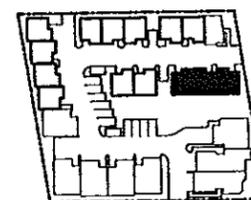


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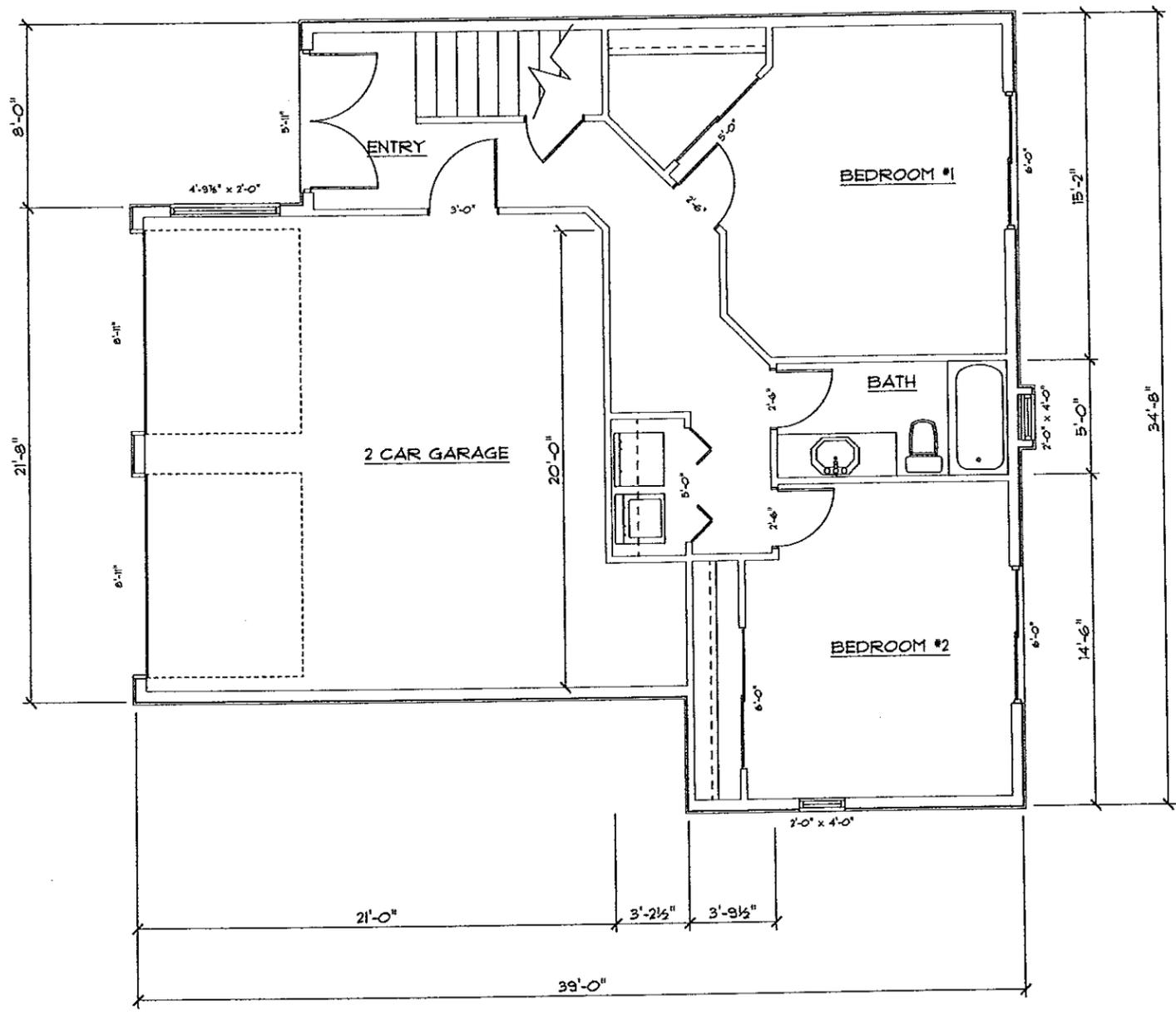


UPPER FLOOR PLANS - UNITS 9-11

1/4" = 1'-0"



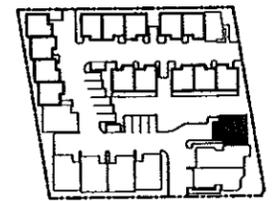
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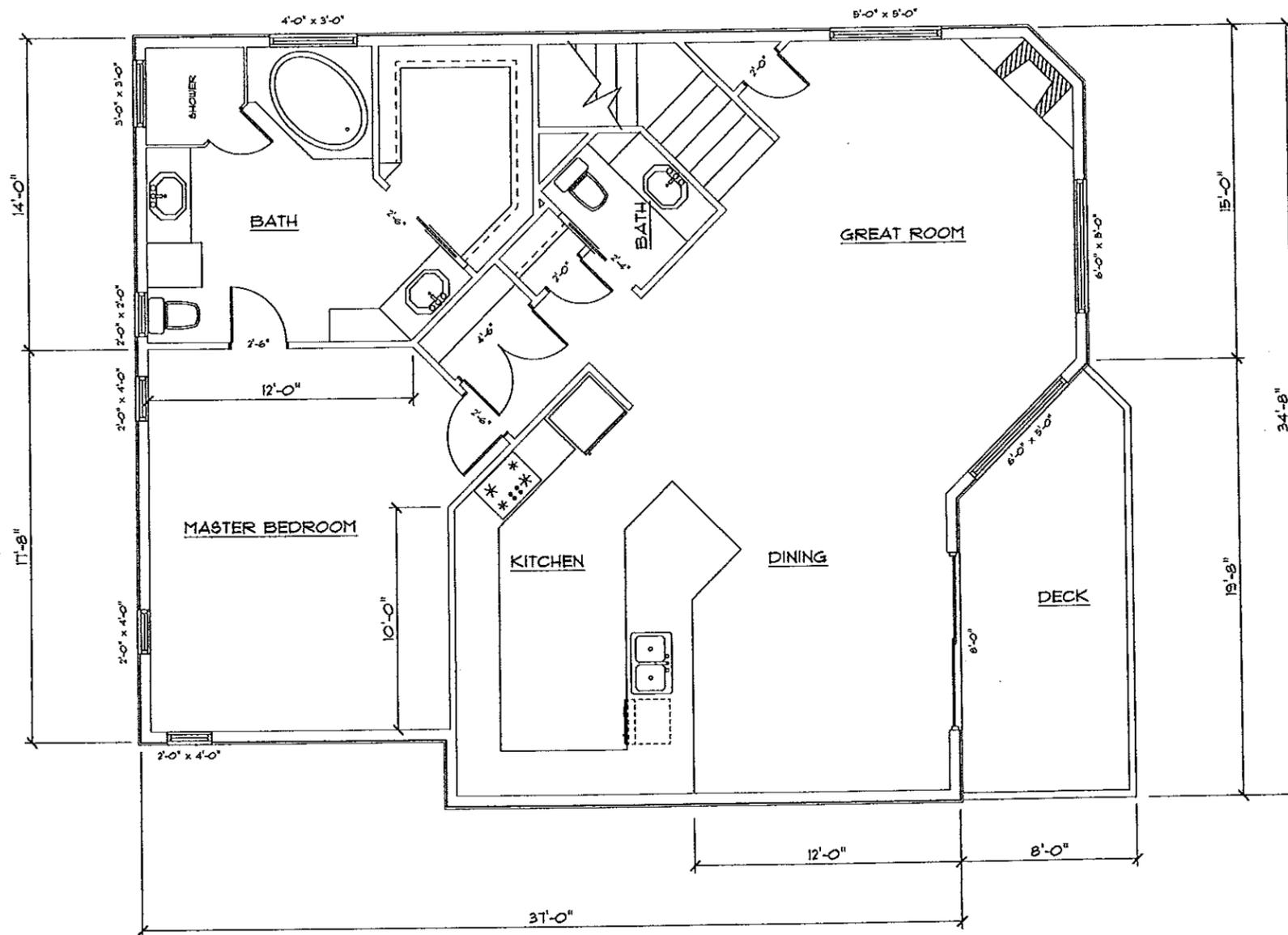
UNIT 12

LOWER FLOOR PLAN

1/4" = 1'-0"



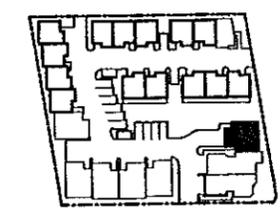
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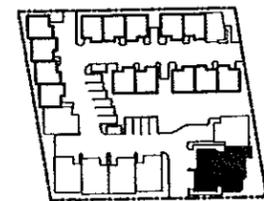
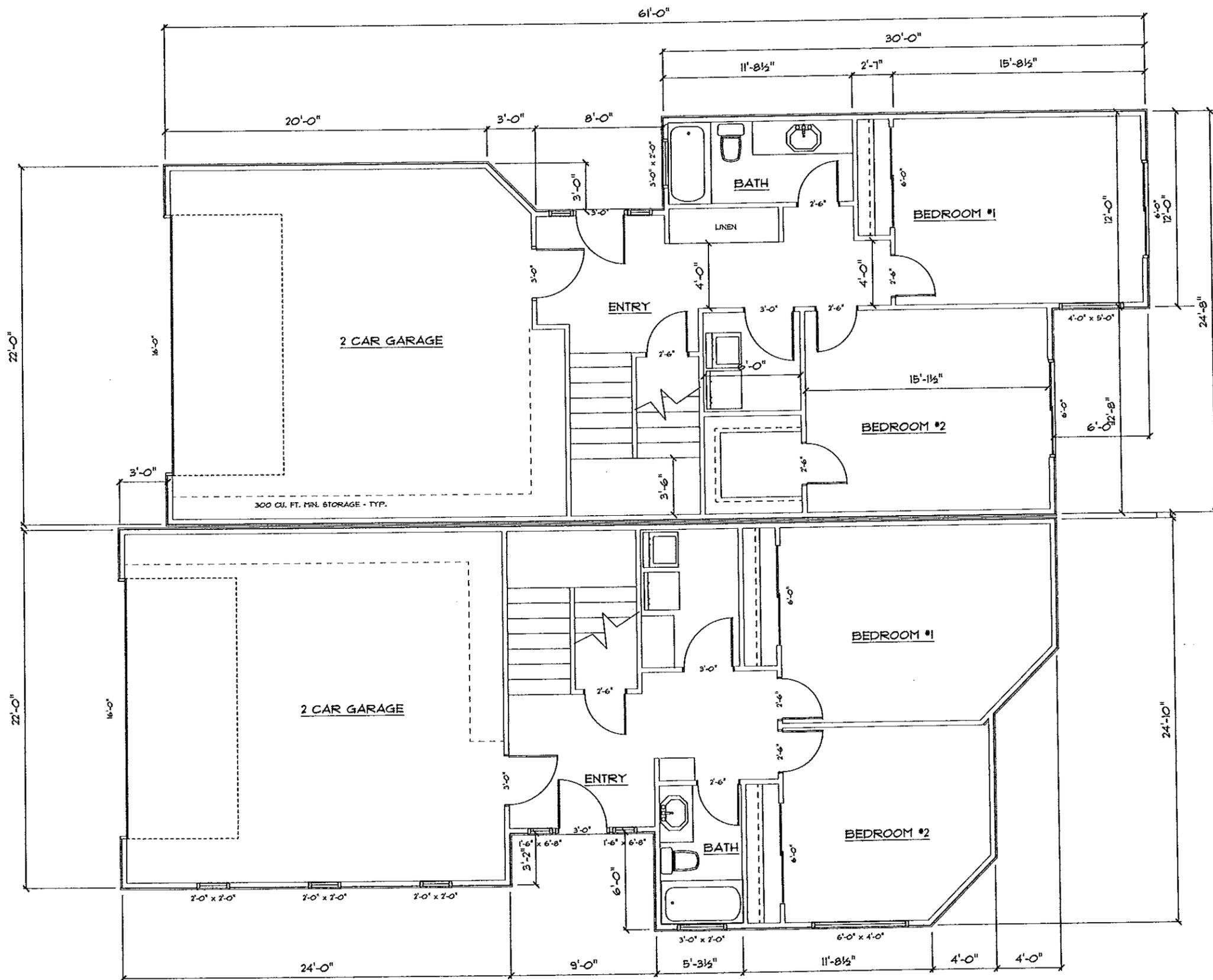
UNIT 12

UPPER FLOOR PLAN UNIT-12

1/4" = 1'-0"



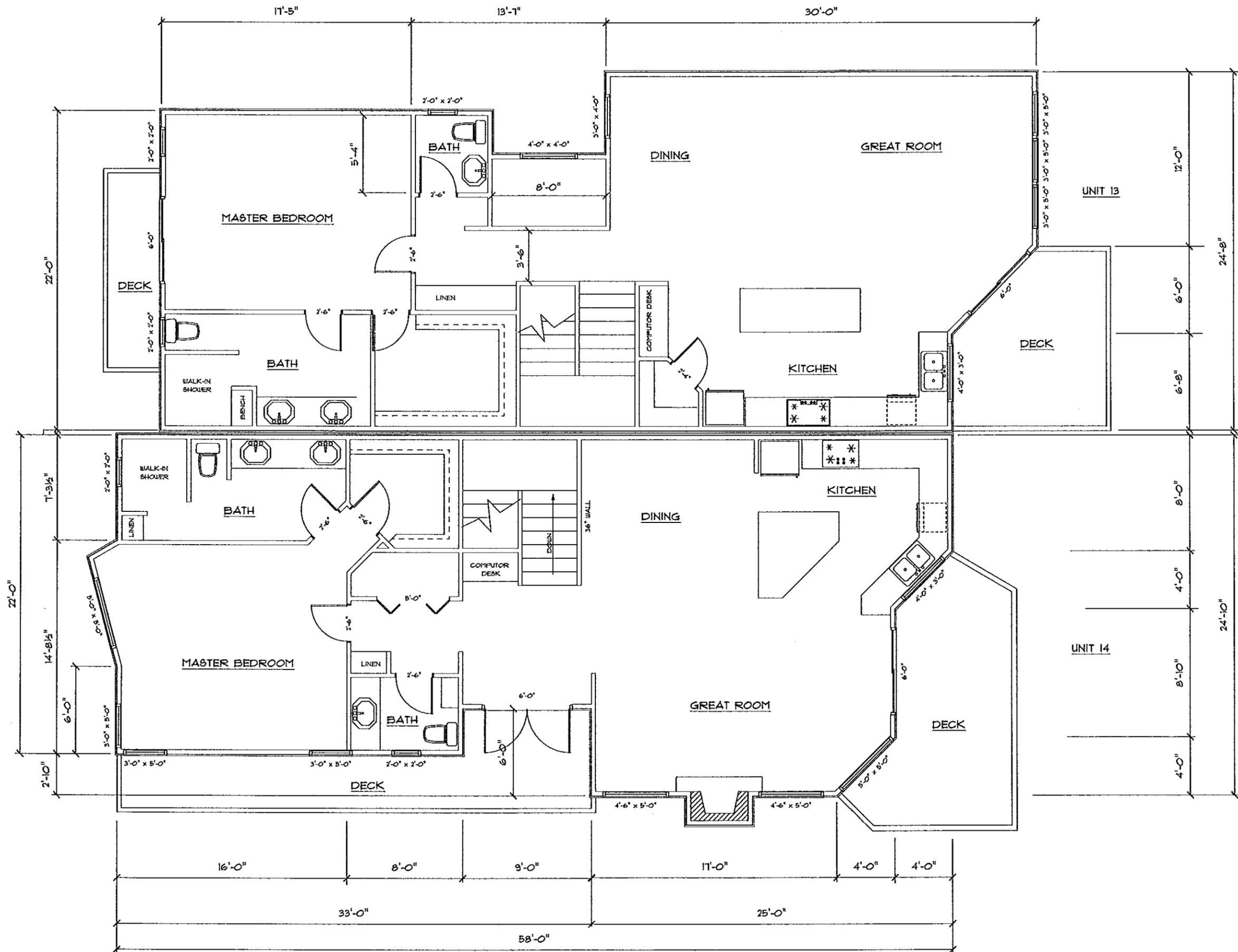
SITE KEY



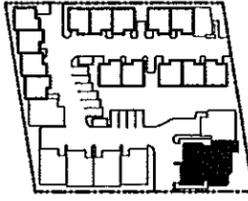
KEY PLAN

LOWER FLOOR PLAN - UNITS 13-14

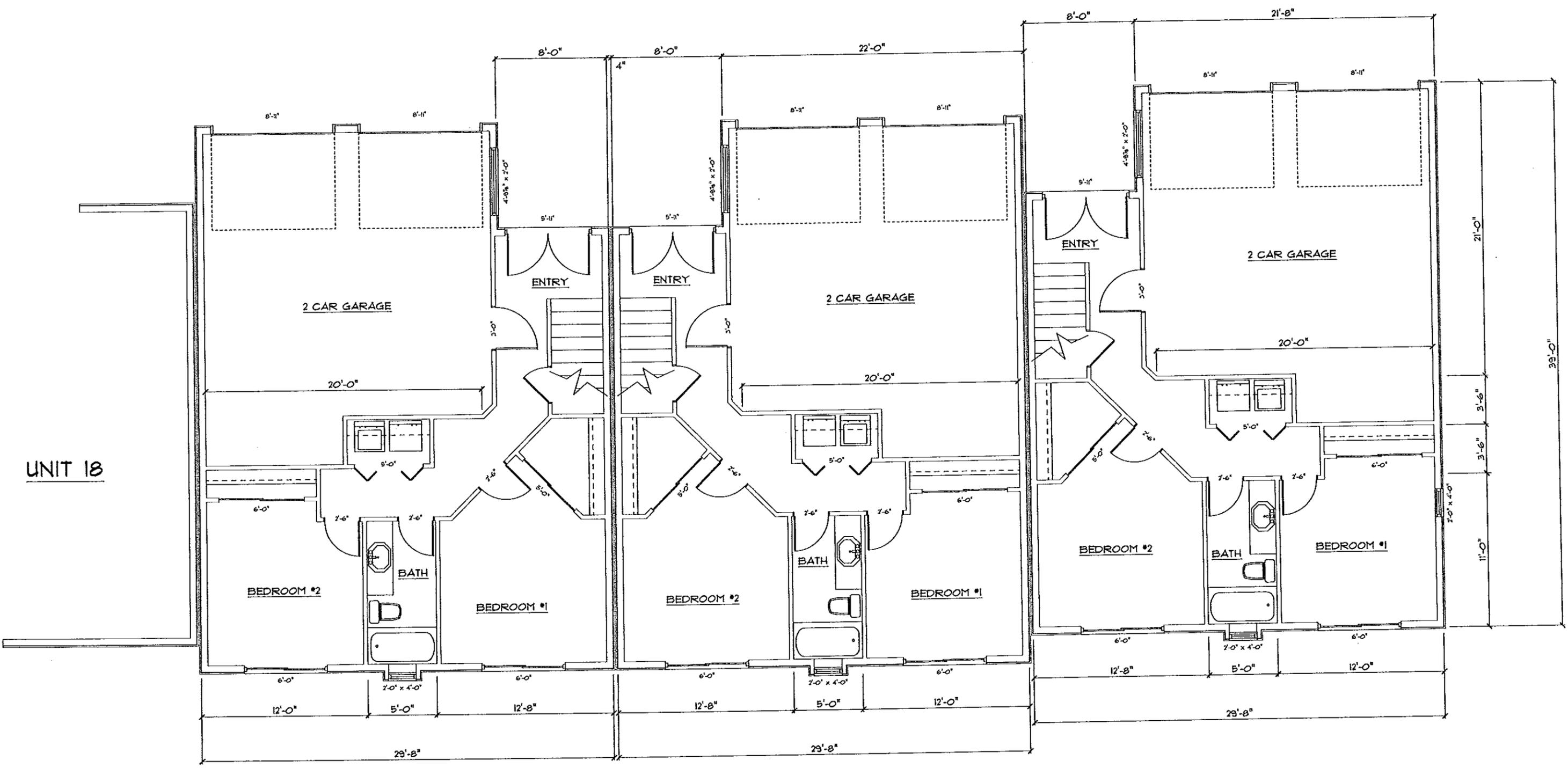
1/4" = 1'-0"



UPPER FLOOR PLAN - UNITS 13-14



KEY PLAN

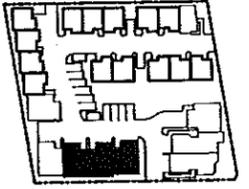


UNIT 18

UNIT 17

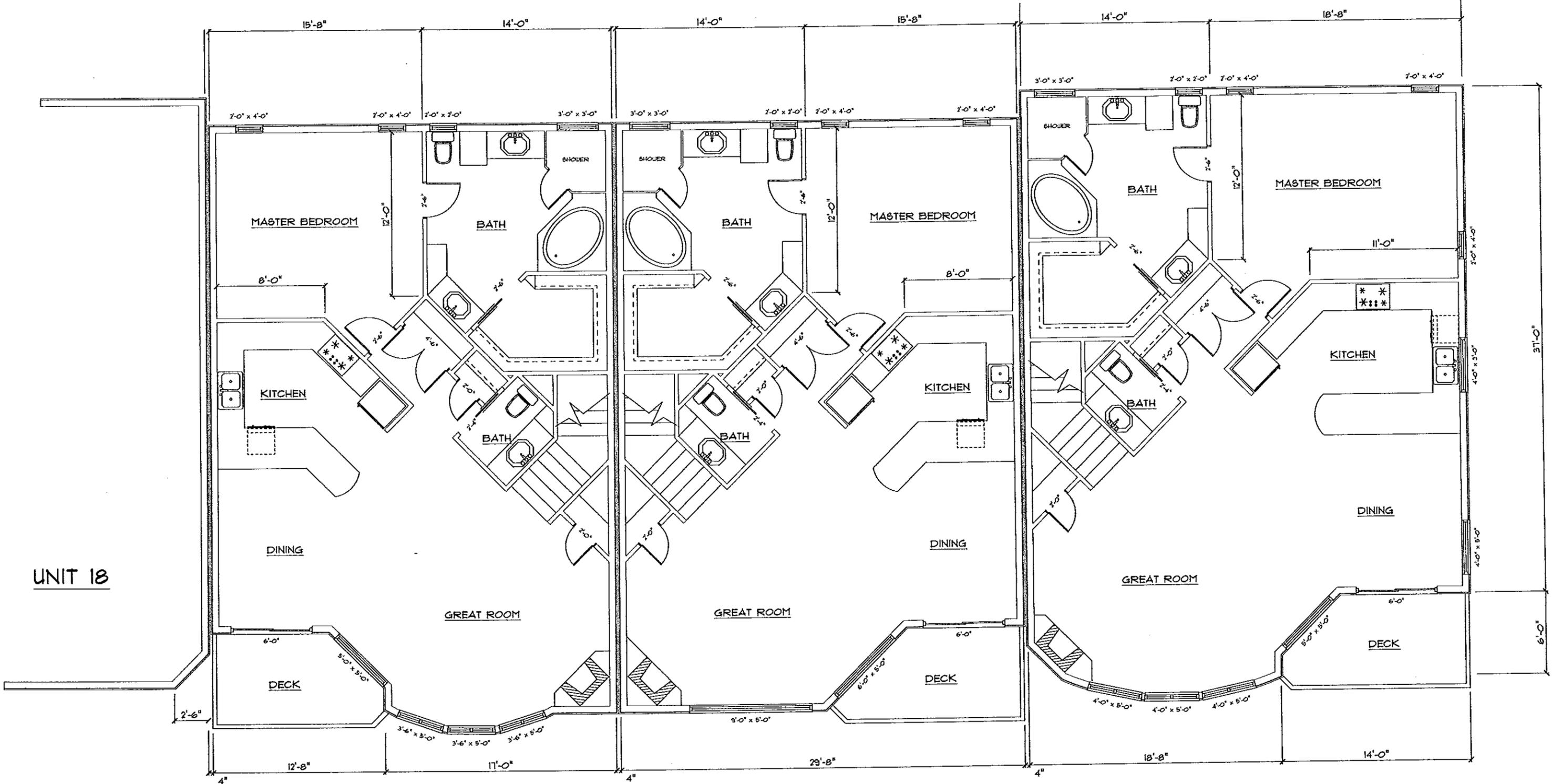
UNIT 16

UNIT 15



KEY PLAN

LOWER FLOOR PLAN - UNITS 15 - 17

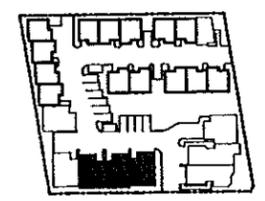


UNIT 18

UNIT 17

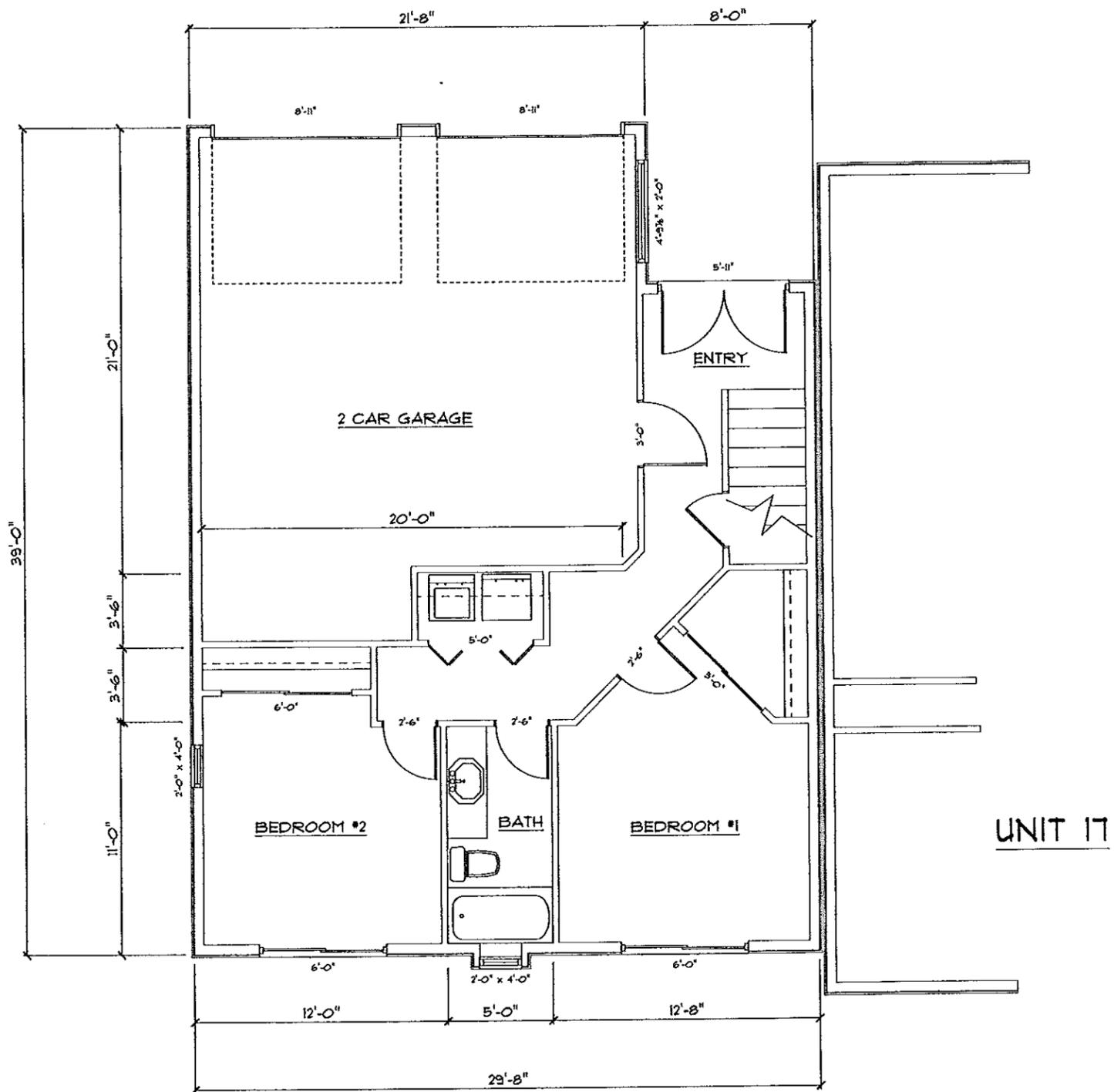
UNIT 16

UNIT 15



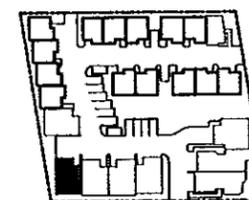
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UPPER FLOOR PLAN - UNITS 15 - 17



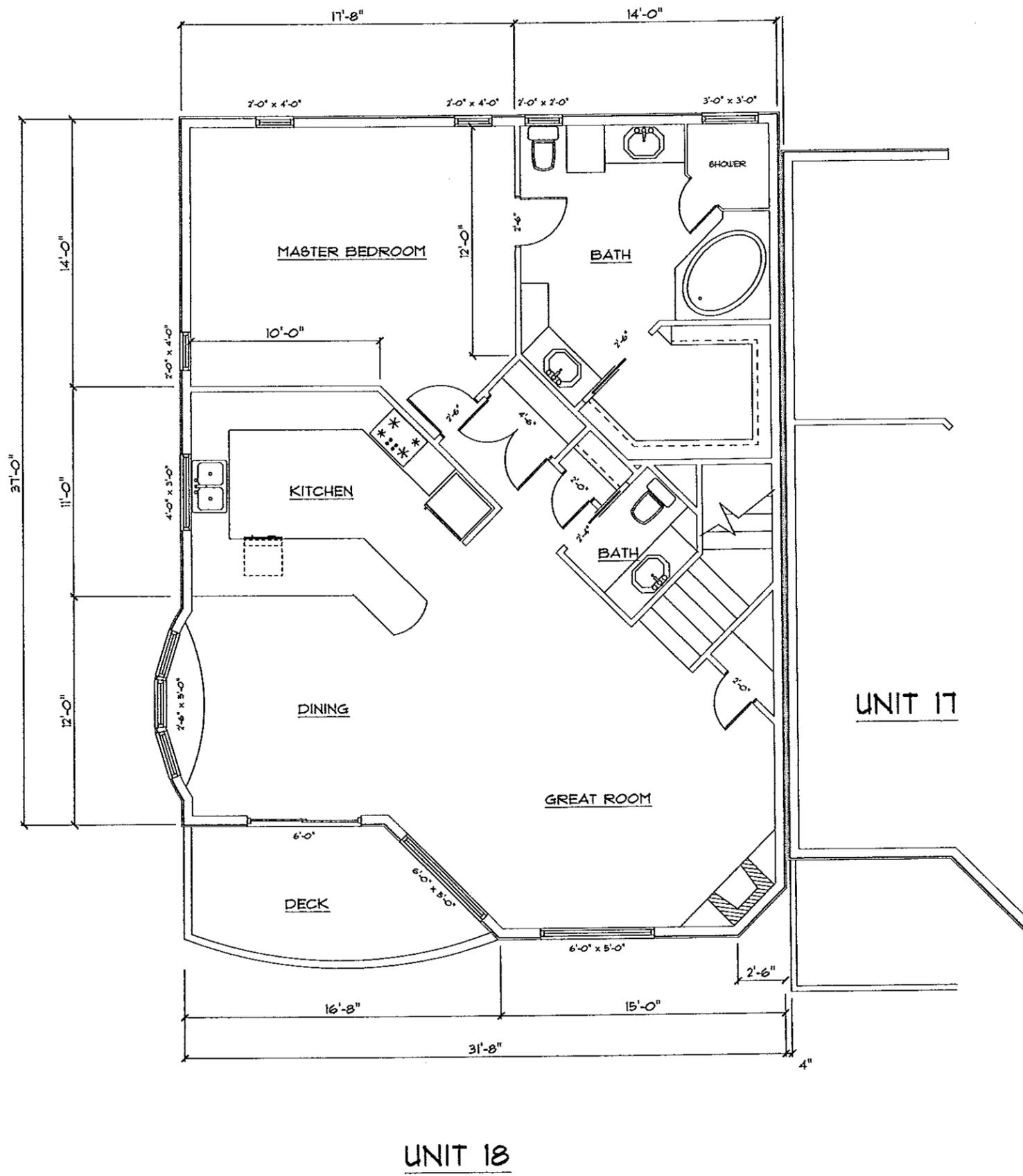
UNIT 18

UNIT 17



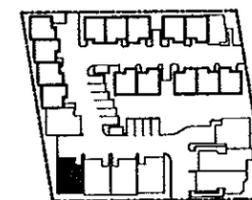
KEY PLAN

LOWER FLOOR PLAN - UNIT 18



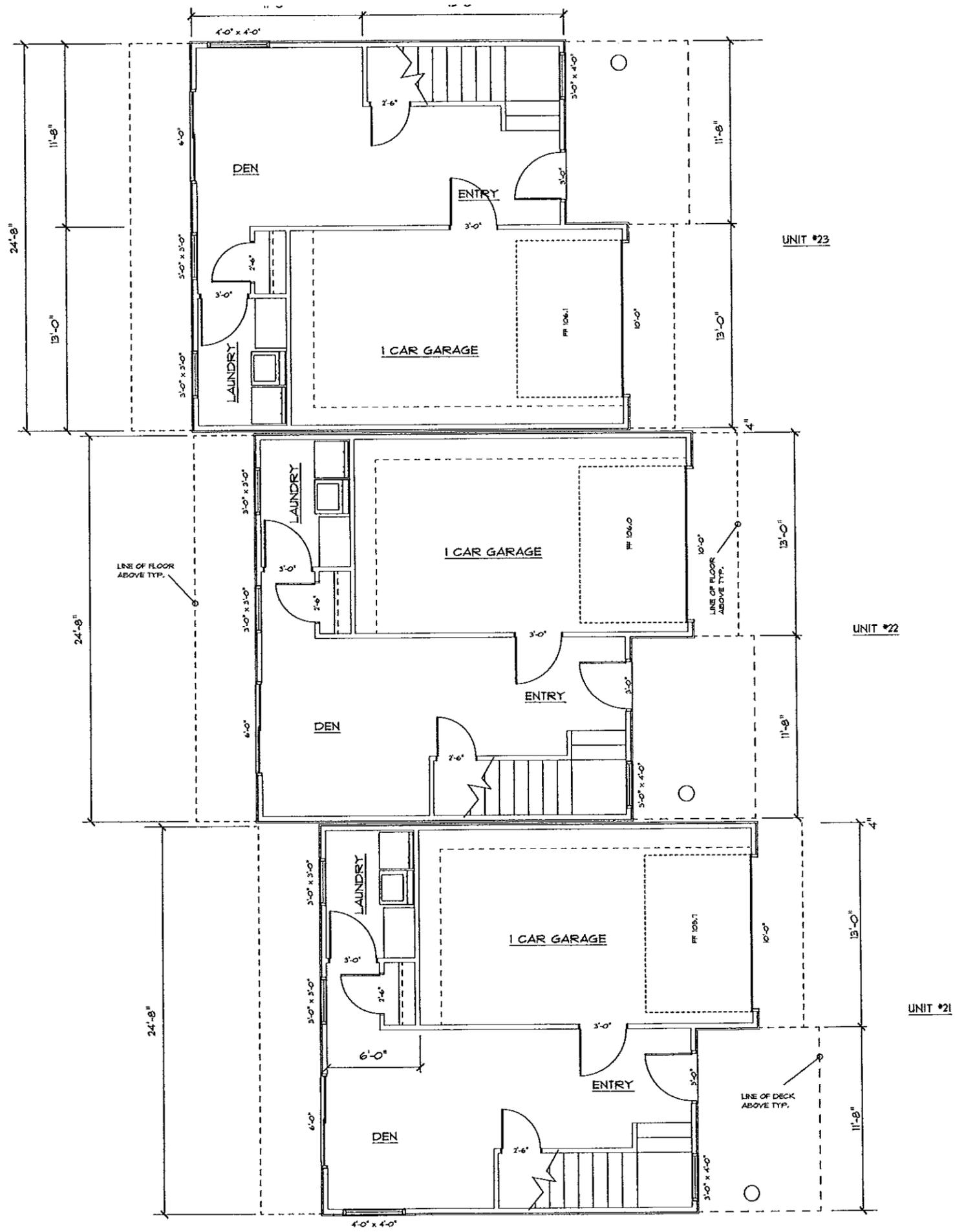
UNIT 18

UNIT 17

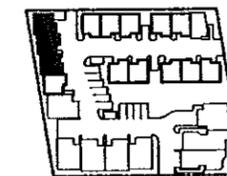


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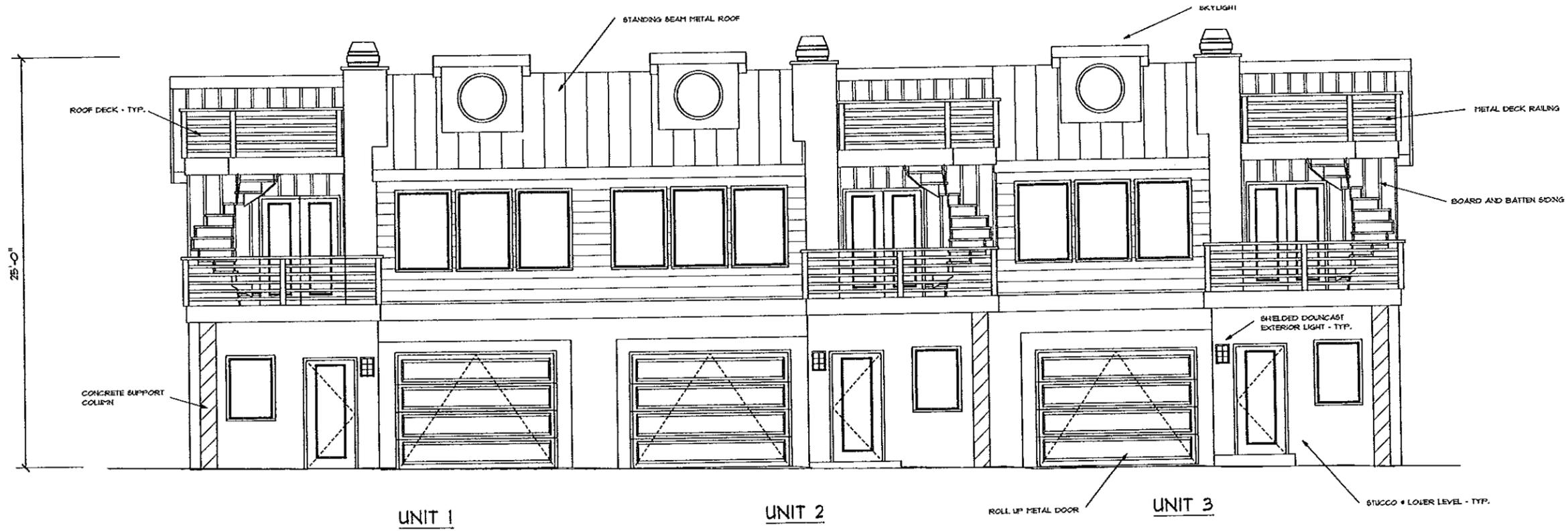
UPPER FLOOR PLAN - UNIT 18



LOWER FLOOR PLANS - UNITS 21 - 23

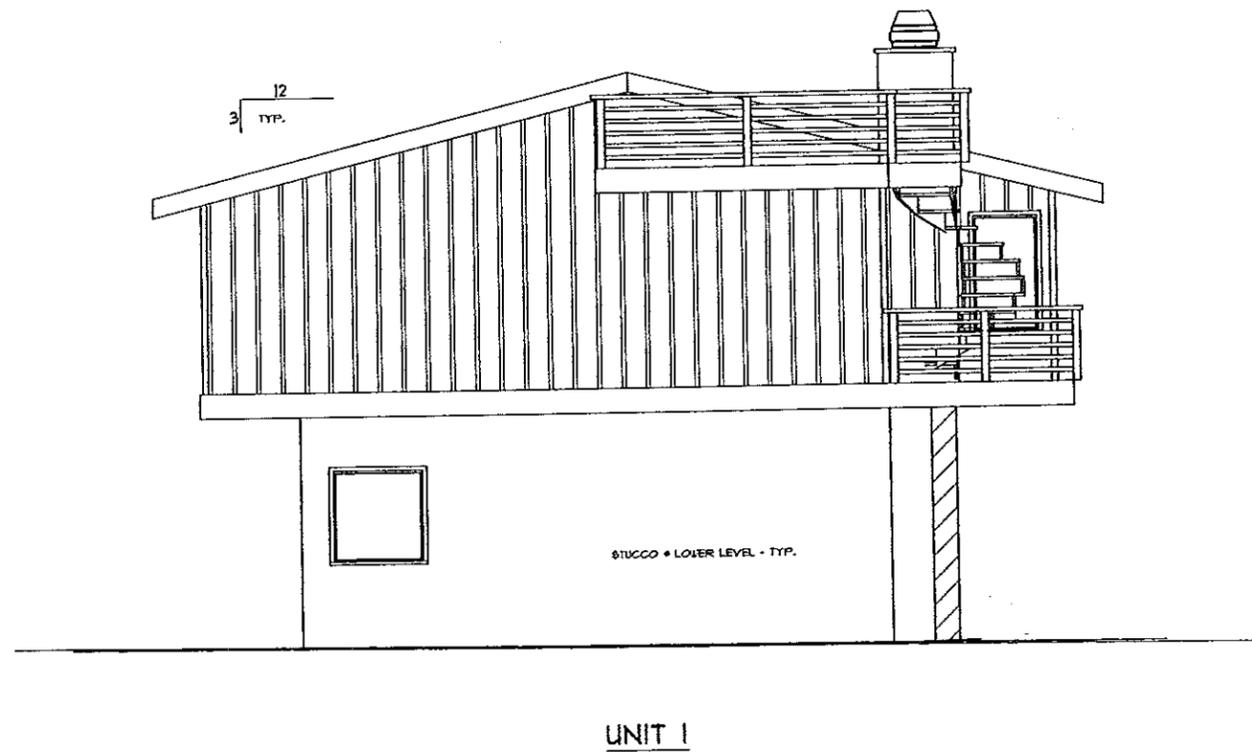


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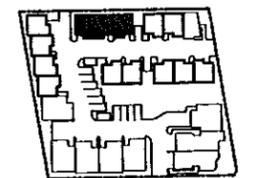
WEST ELEVATION - UNITS 1-3

1/4" = 1'-0"

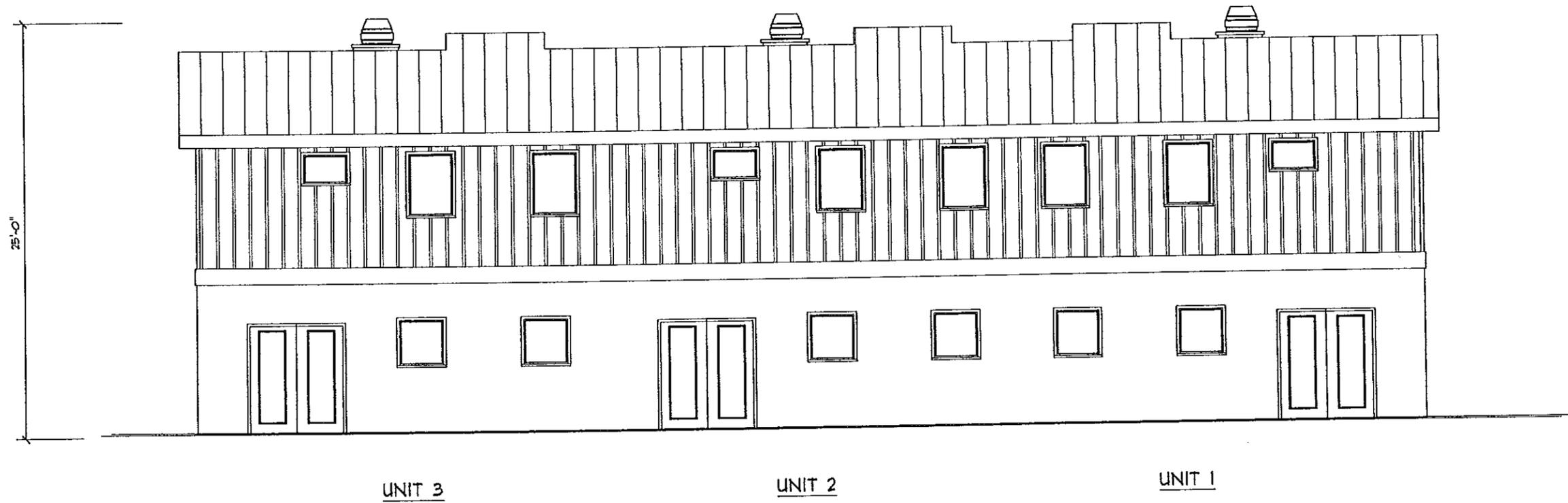


NORTH ELEVATION - UNITS 1-3

1/4" = 1'-0"

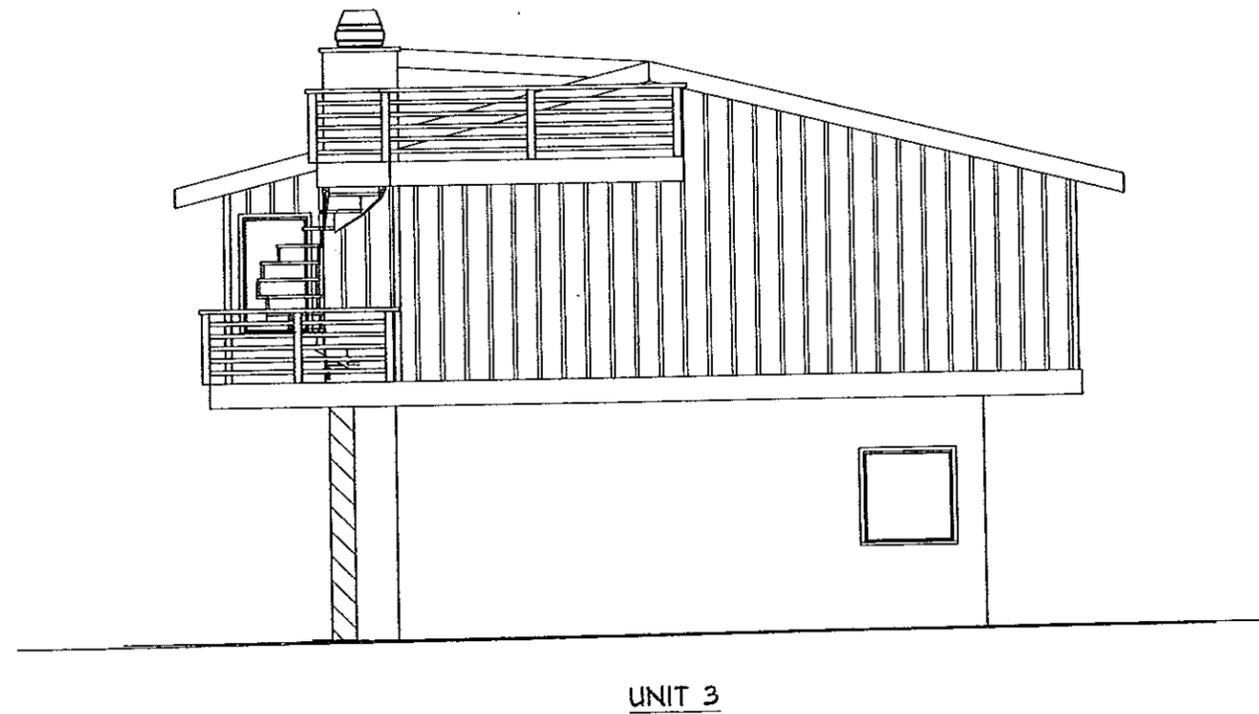


KEY PLAN



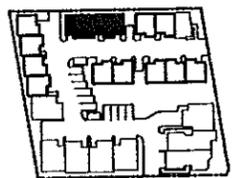
EAST ELEVATION - UNITS 1-3

1/4" = 1'-0"

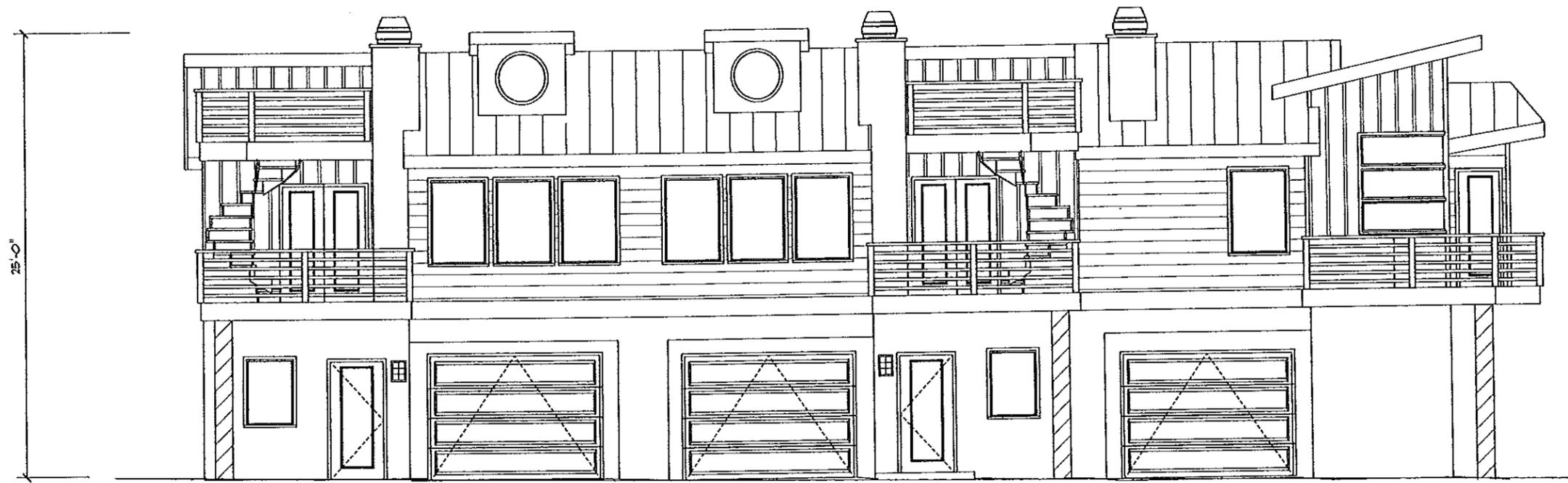


SOUTH ELEVATION - UNITS 1-3

1/4" = 1'-0"



KEY PLAN



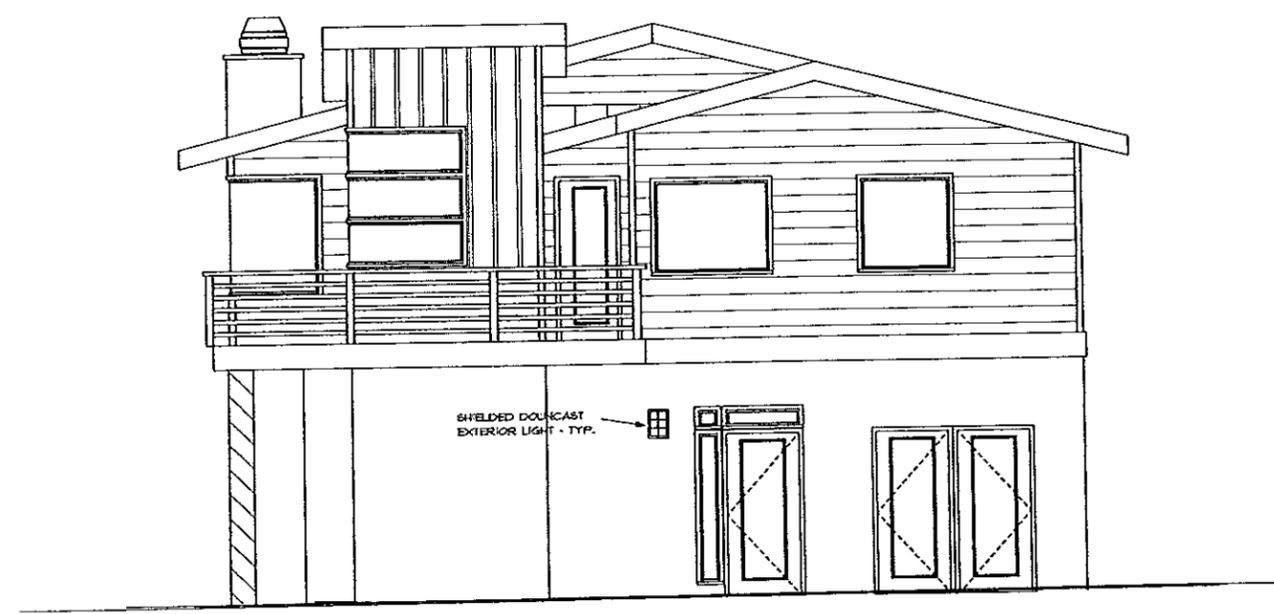
UNIT 4

UNIT 5

UNIT 6

WEST ELEVATION - UNITS 4-6

1/4" = 1'-0"

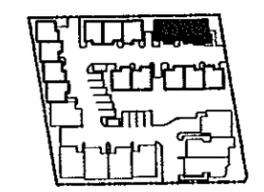


SHIELDED DOWNCAST EXTERIOR LIGHT - TYP.

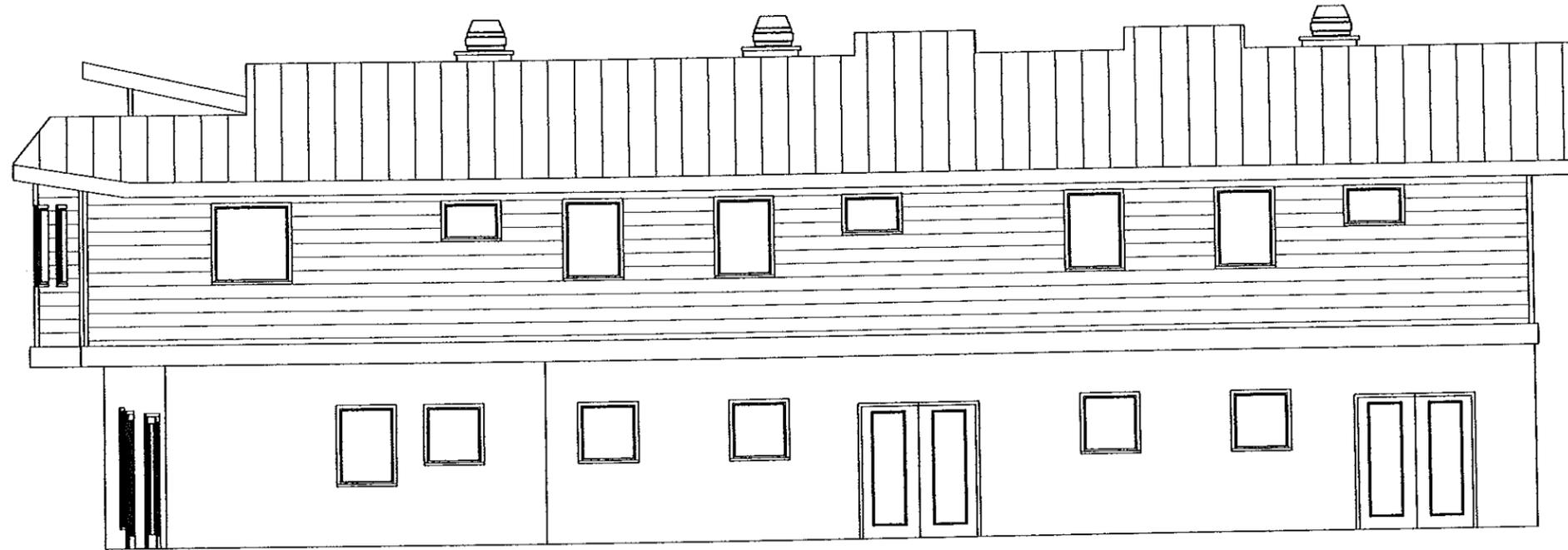
UNIT 6

SOUTH ELEVATION - UNITS 4-6

1/4" = 1'-0"



KEY PLAN



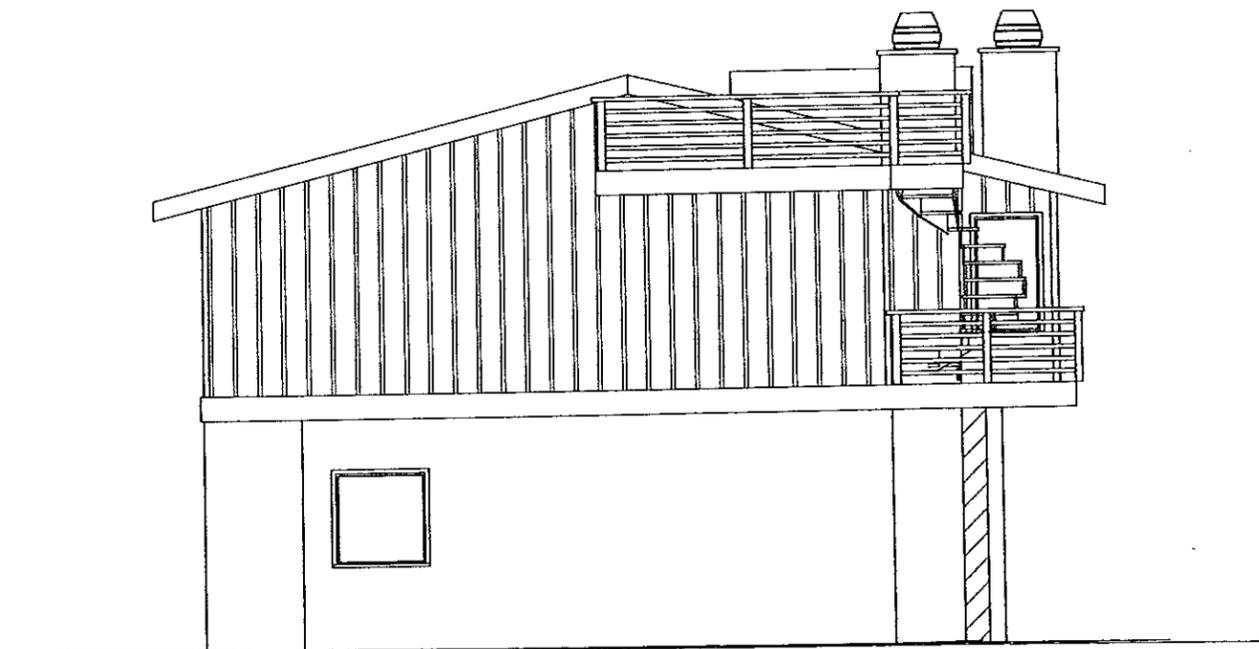
UNIT 6

UNIT 5

UNIT 4

EAST ELEVATION - UNITS 4-6

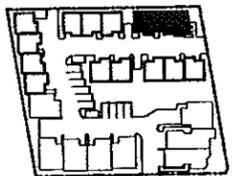
1/4" = 1'-0"



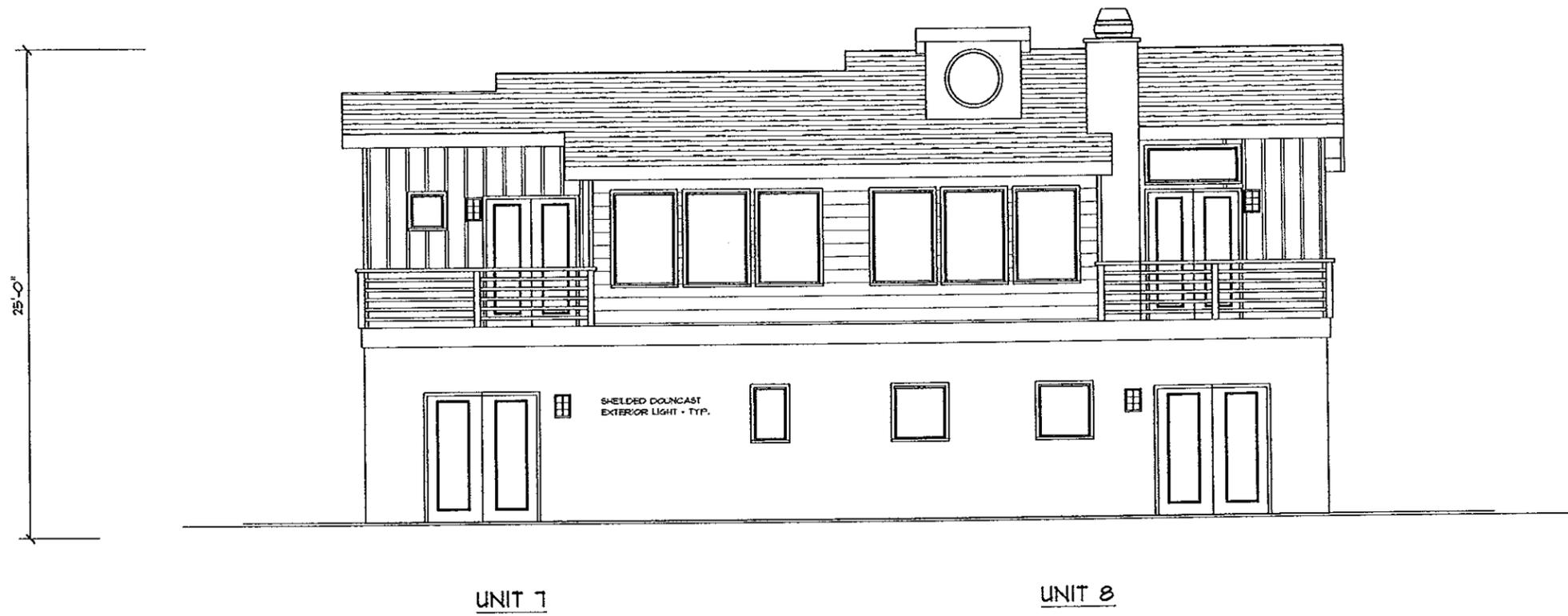
UNIT 4

NORTH ELEVATION - UNITS 4-6

1/4" = 1'-0"

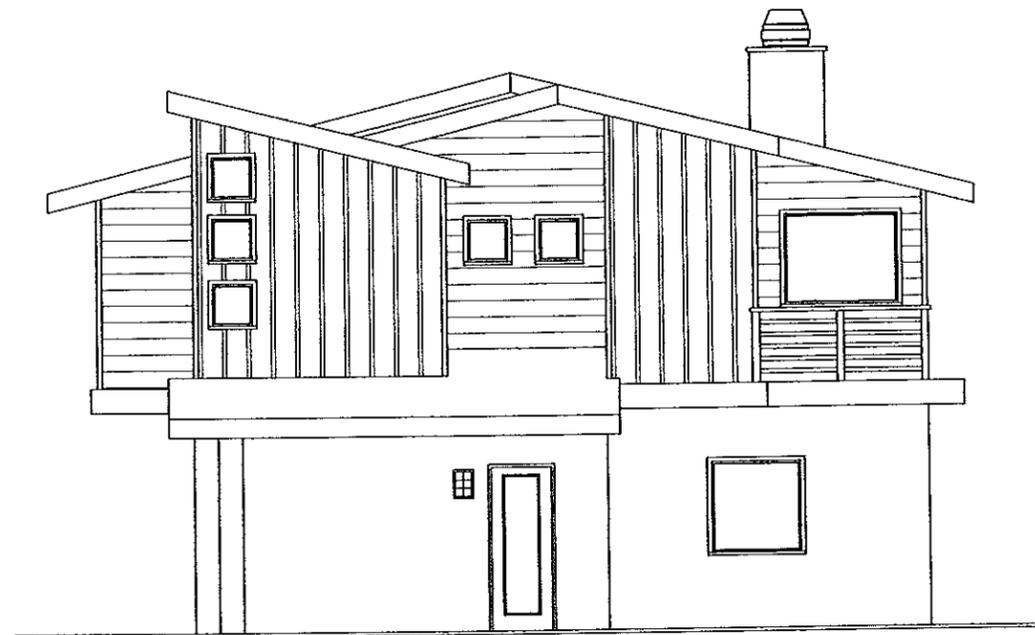


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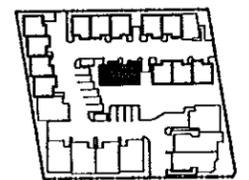
WEST ELEVATION - UNITS 7-8

1/4" = 1'-0"

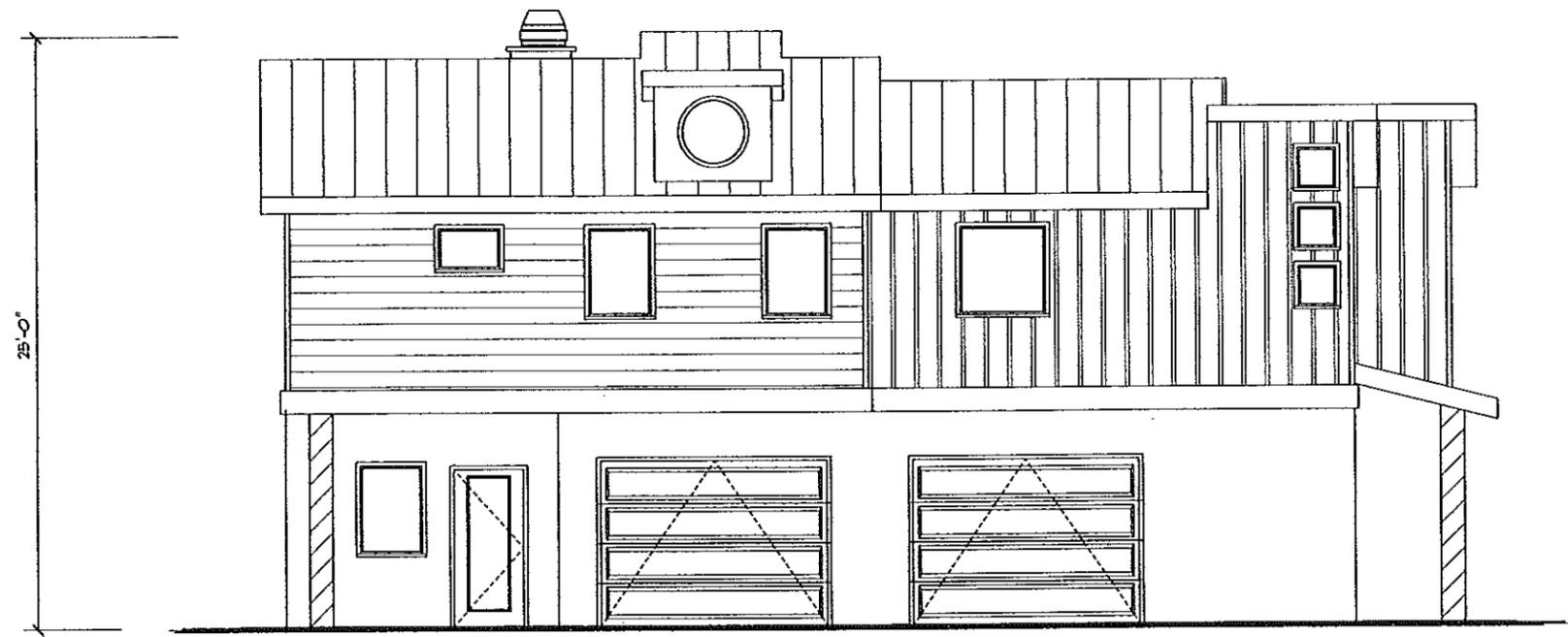


NORTH ELEVATION - UNITS 7-8

1/4" = 1'-0"



KEY PLAN

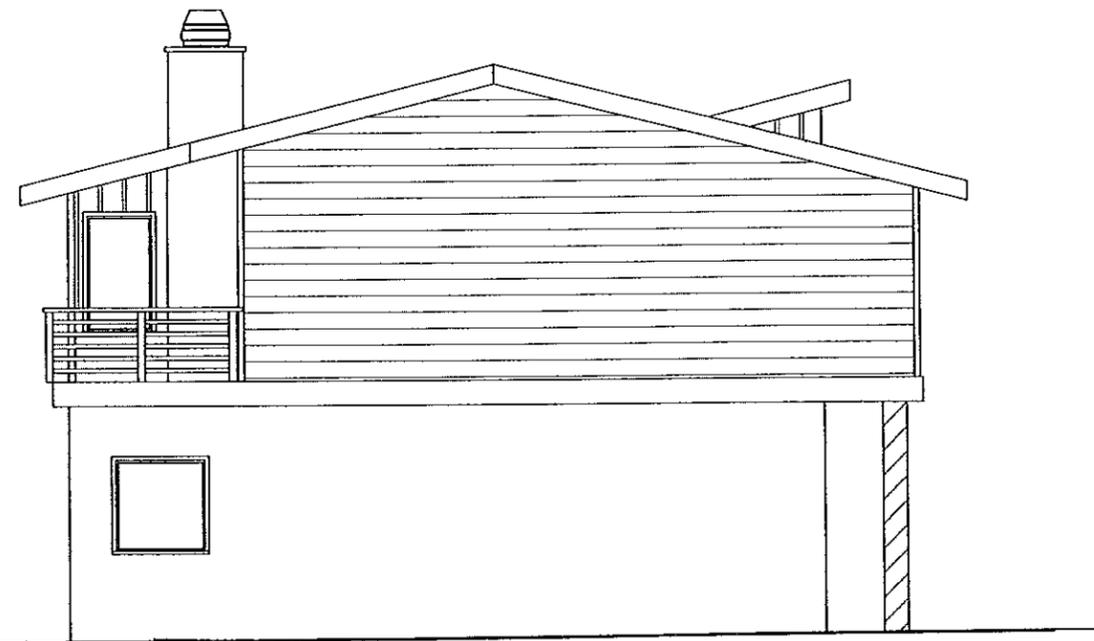


UNIT 8

UNIT 7

EAST ELEVATION - UNITS 7-8

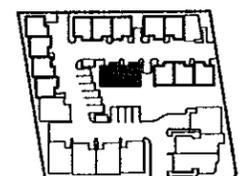
1/4" = 1'-0"



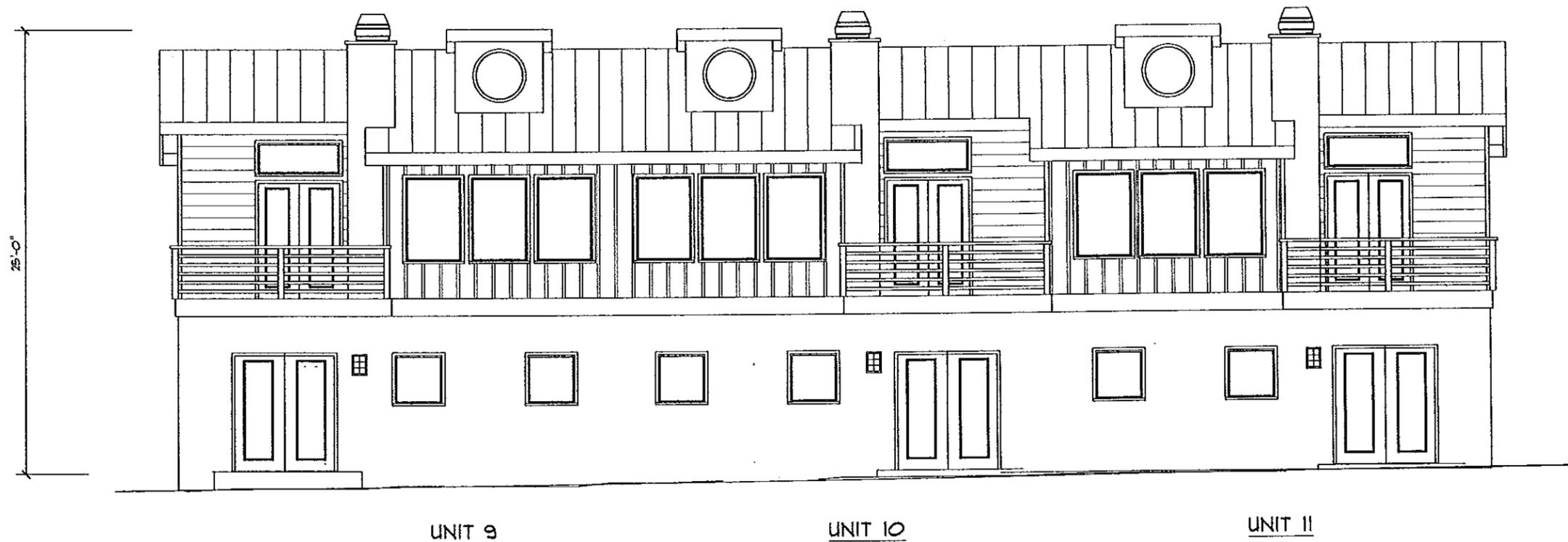
UNIT 8

SOUTH ELEVATION - UNITS 7-8

1/4" = 1'-0"

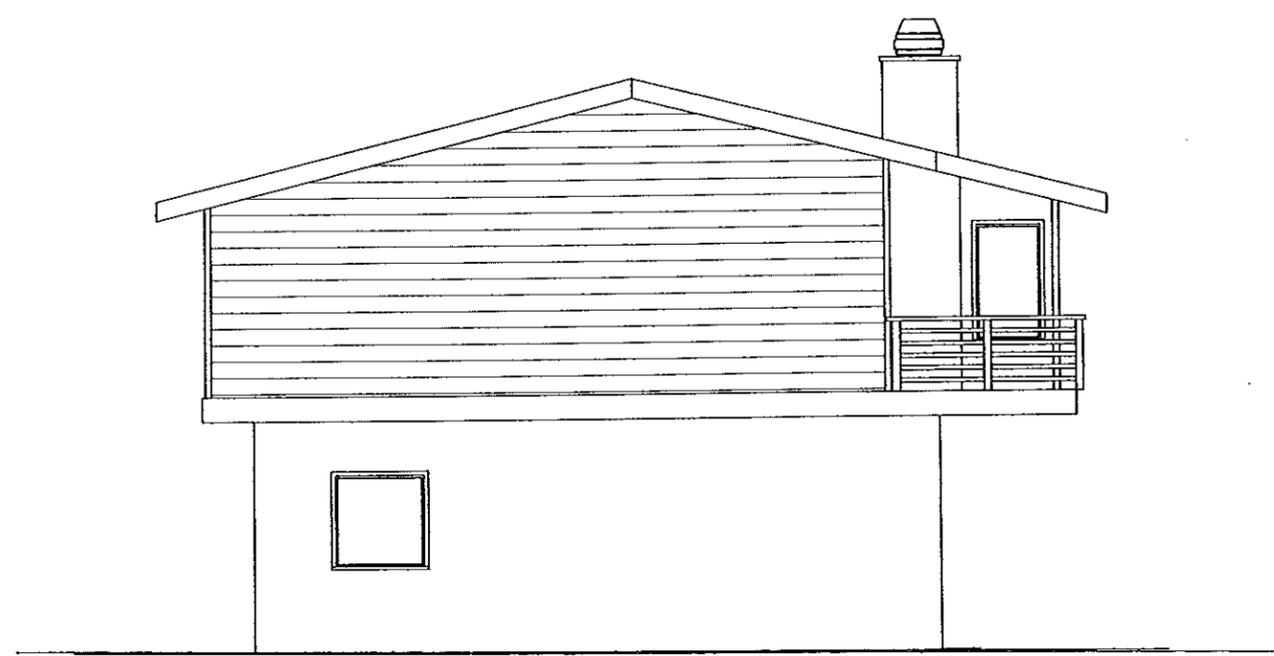


KEY PLAN



WEST ELEVATION - UNITS 9, 10 & 11

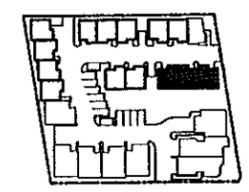
1/4" = 1'-0"



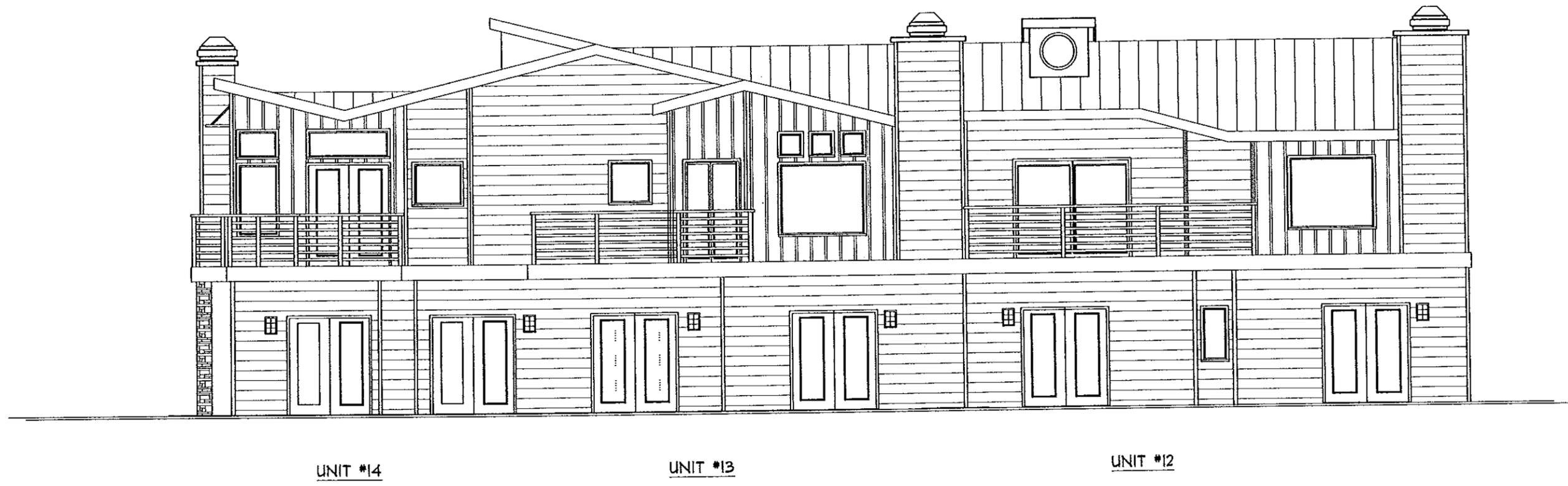
UNIT 9

NORTH ELEVATION - UNITS 9, 10 & 11

1/4" = 1'-0"

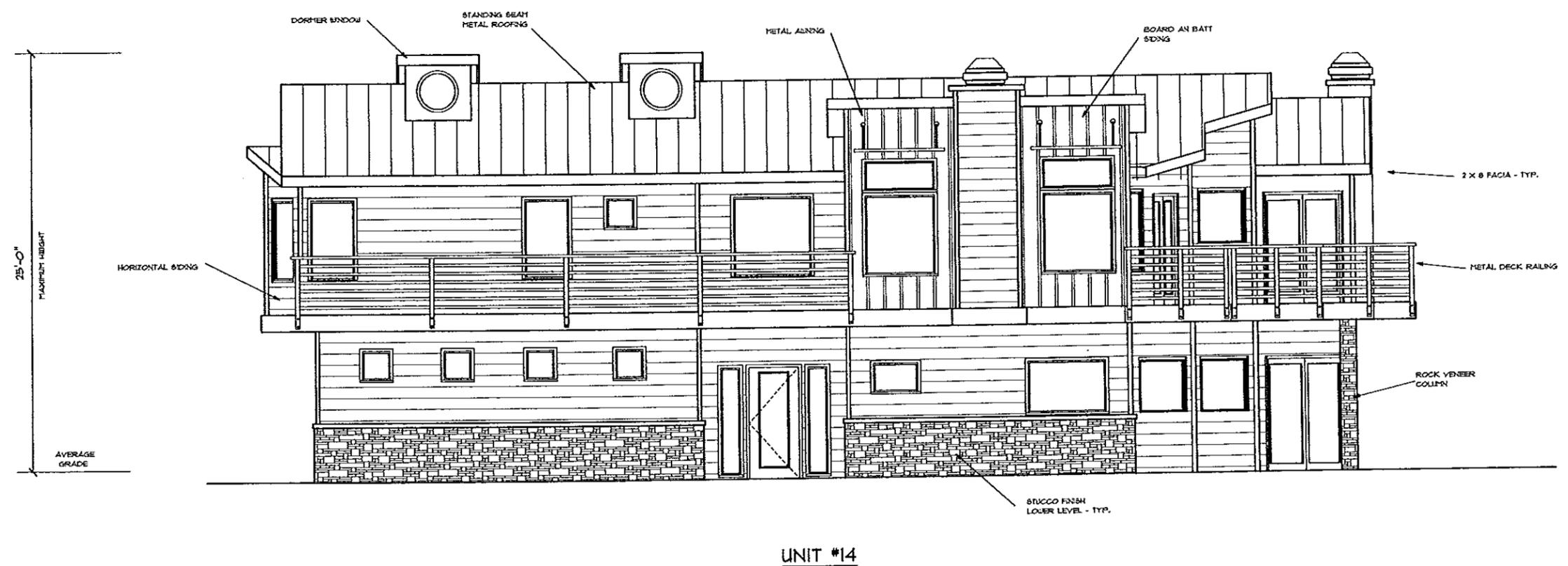


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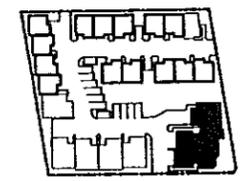
SOUTH ELEVATION - UNITS 12-14

1/4" = 1'-0"



WEST ELEVATION - UNITS 12-14

1/4" = 1'-0"



KEY PLAN



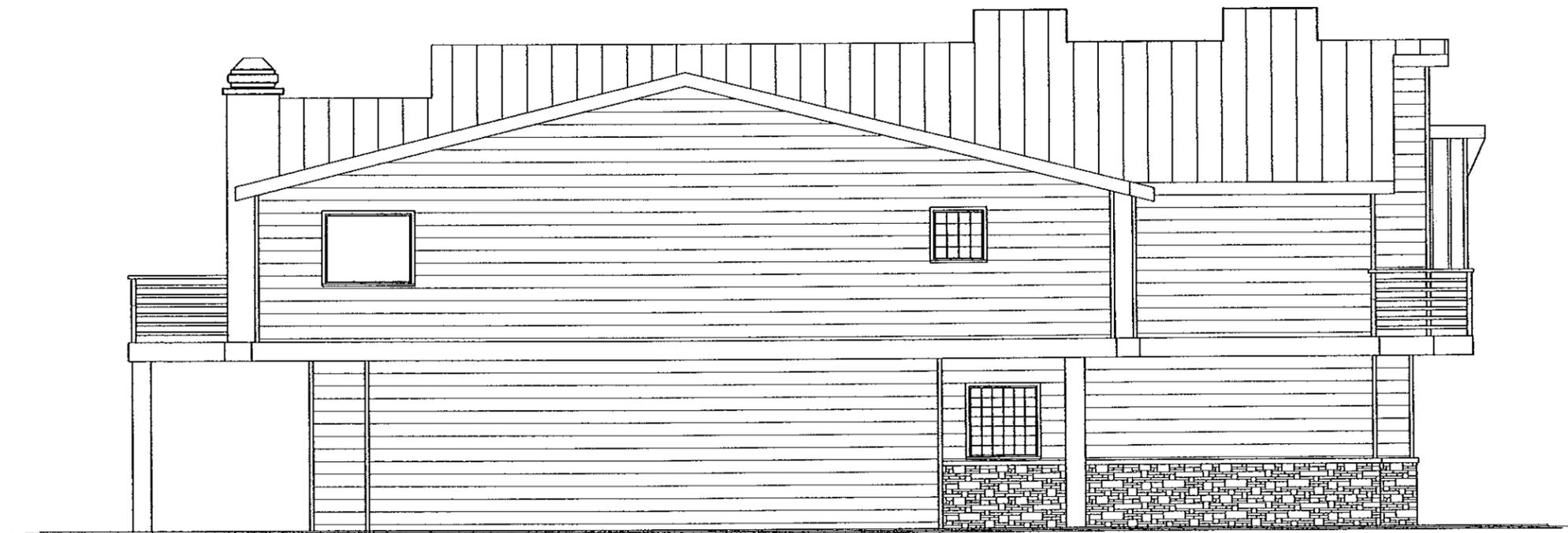
UNIT #12

UNIT #13

UNIT #14

NORTH ELEVATION - UNITS 12-14

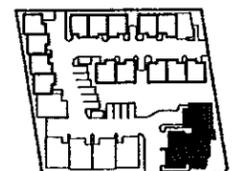
1/4" = 1'-0"



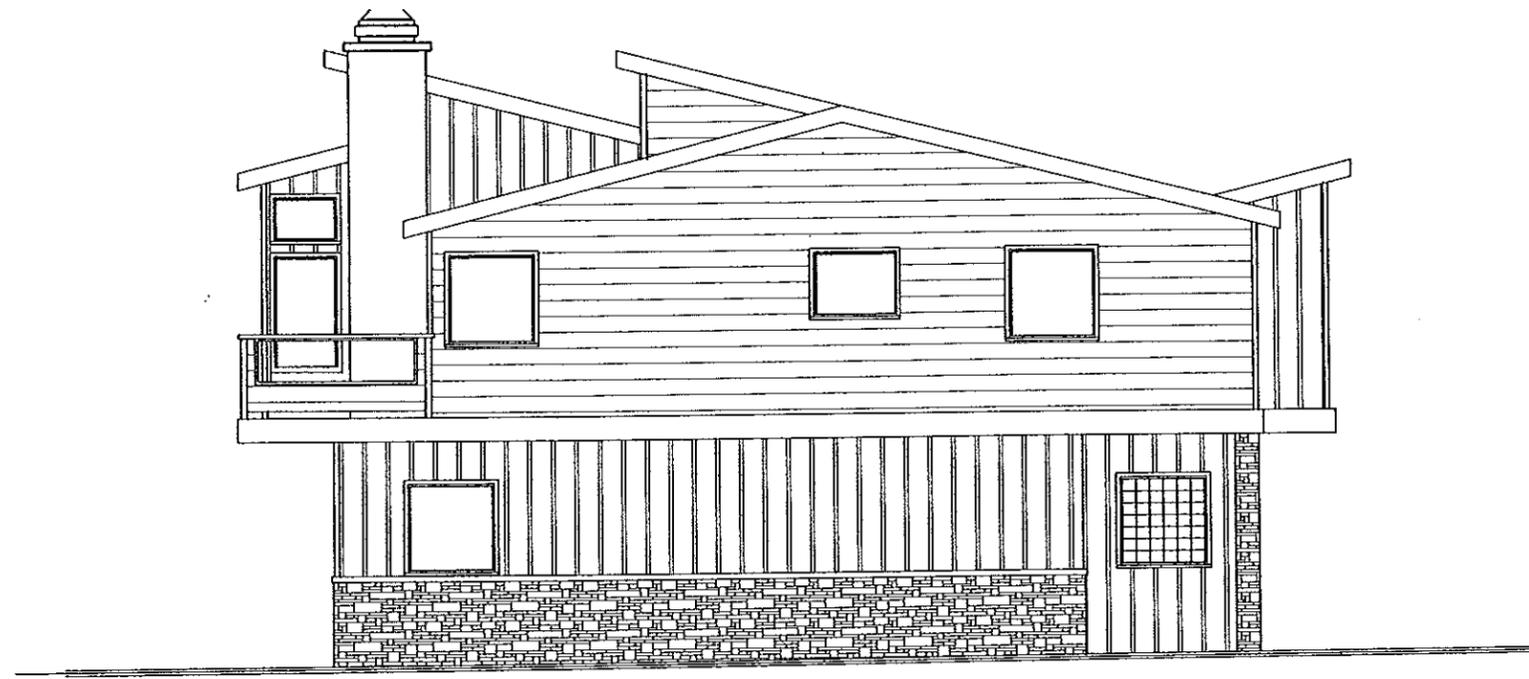
UNIT #12

EAST ELEVATION - UNITS 12-14

1/4" = 1'-0"



KEY PLAN



UNIT #15

SOUTH ELEVATIONS - UNITS 15 - 17

1/4" = 1'-0"



UNIT #18
(SEE SHEET #33)

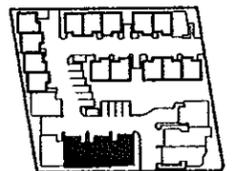
UNIT #17

UNIT #16

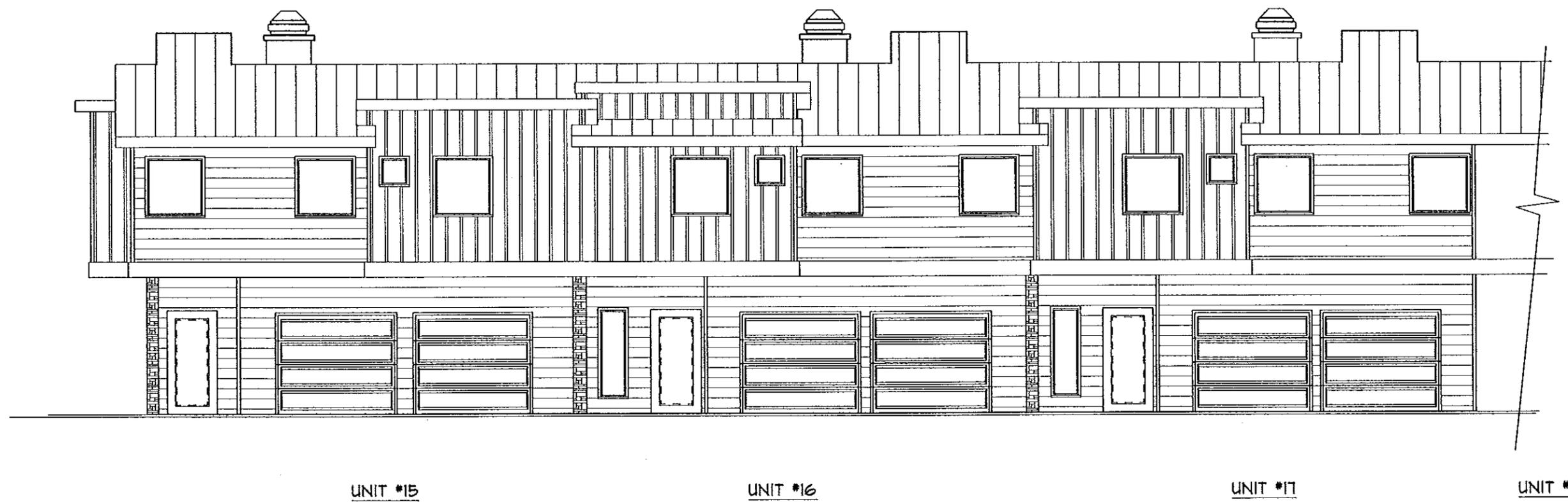
UNIT #15

MAIN STREET (WEST) ELEVATIONS - UNITS 15 - 17

1/4" = 1'-0"



KEY PLAN



UNIT #15

UNIT #16

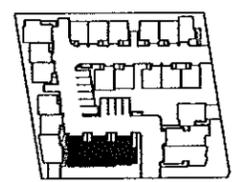
UNIT #17

UNIT #17

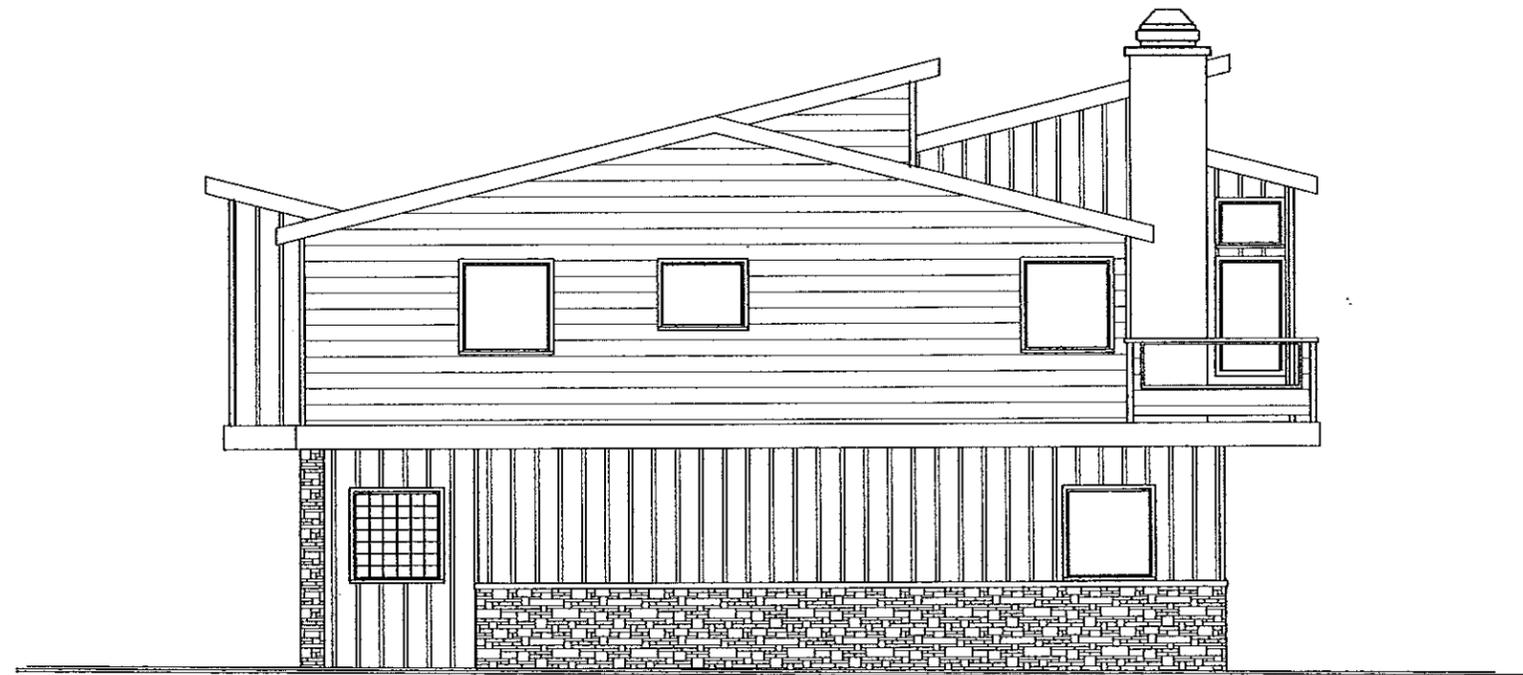
(SEE SHEET 133)

EAST ELEVATIONS - UNITS 15 - 17

1/4" = 1'-0"



KEY PLAN



UNIT #18

NORTH ELEVATION - UNIT 18

1/4" = 1'-0"



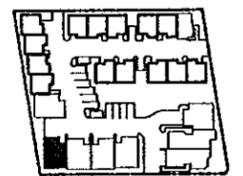
UNIT #18

UNIT #17

(SEE SHEET #30)

MAIN STREET (WEST) ELEVATION - UNIT 18

1/4" = 1'-0"



KEY PLAN



UNIT #19

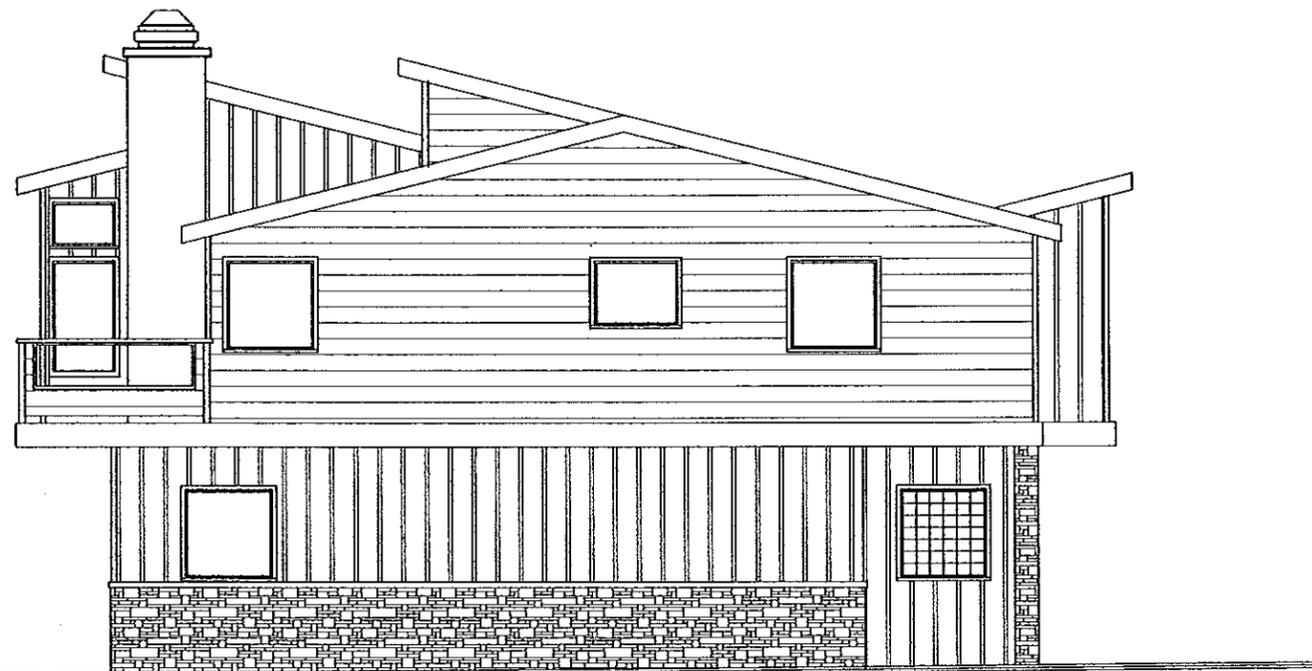
UNIT 20

UNIT 21

(SEE SHEET 136)

SOUTH ELEVATION - UNITS 19 - 20

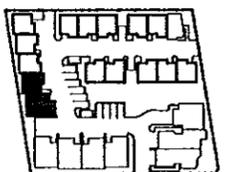
1/4" = 1'-0"



UNIT #19

WEST ELEVATION - UNIT 19

1/4" = 1'-0"



KEY PLAN



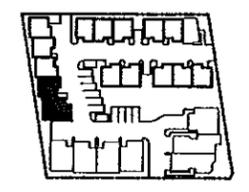
UNIT 21
(SEE SHEET 136)

UNIT 20

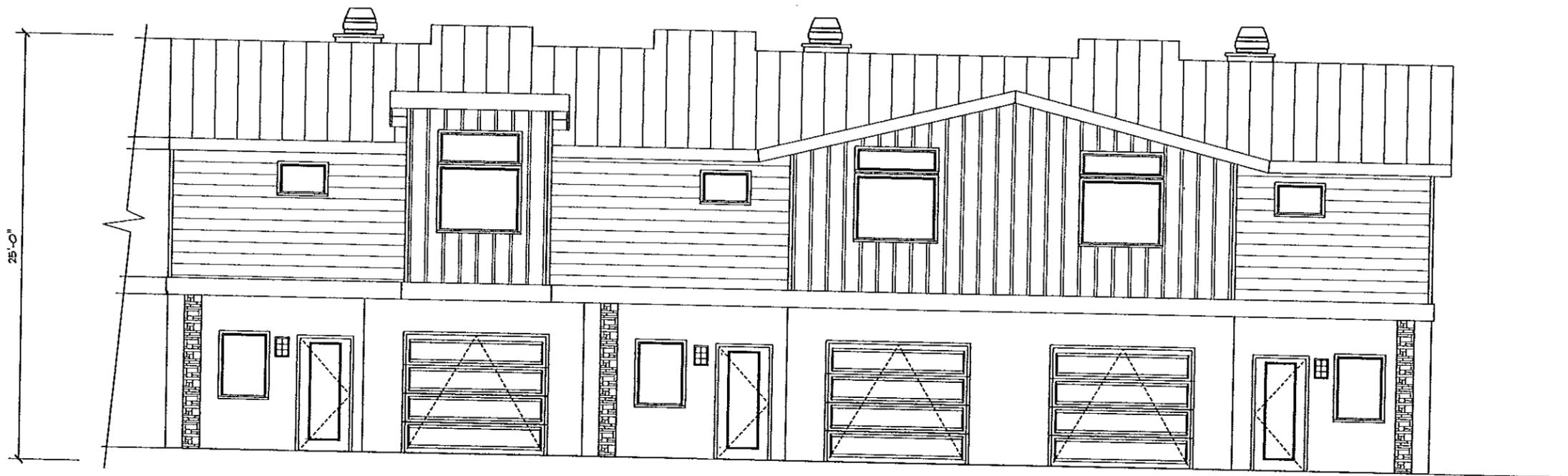
UNIT #19

NORTH ELEVATIONS - UNITS 19 - 20

1/4" = 1'-0"



KEY PLAN



UNIT 20
(SEE SHEET #34)

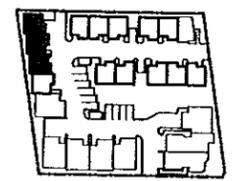
UNIT 21

UNIT 22

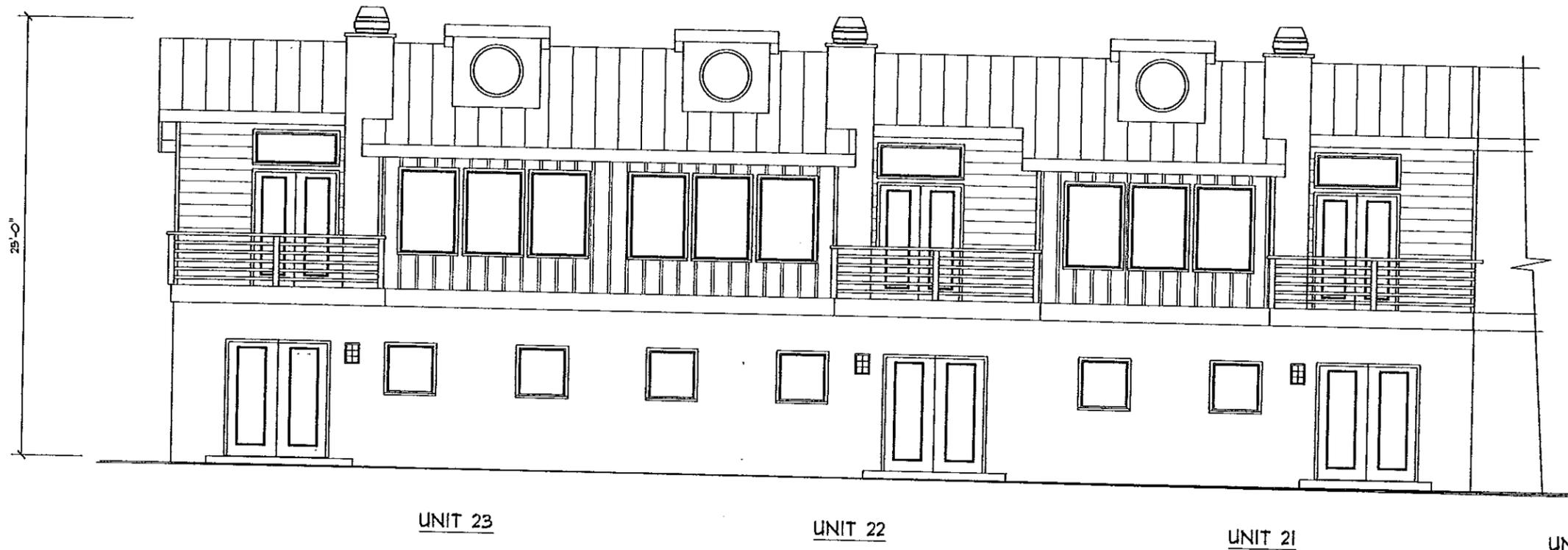
UNIT 23

SOUTH ELEVATION - UNITS 21-22-23

1/4" = 1'-0"



KEY PLAN



UNIT 23

UNIT 22

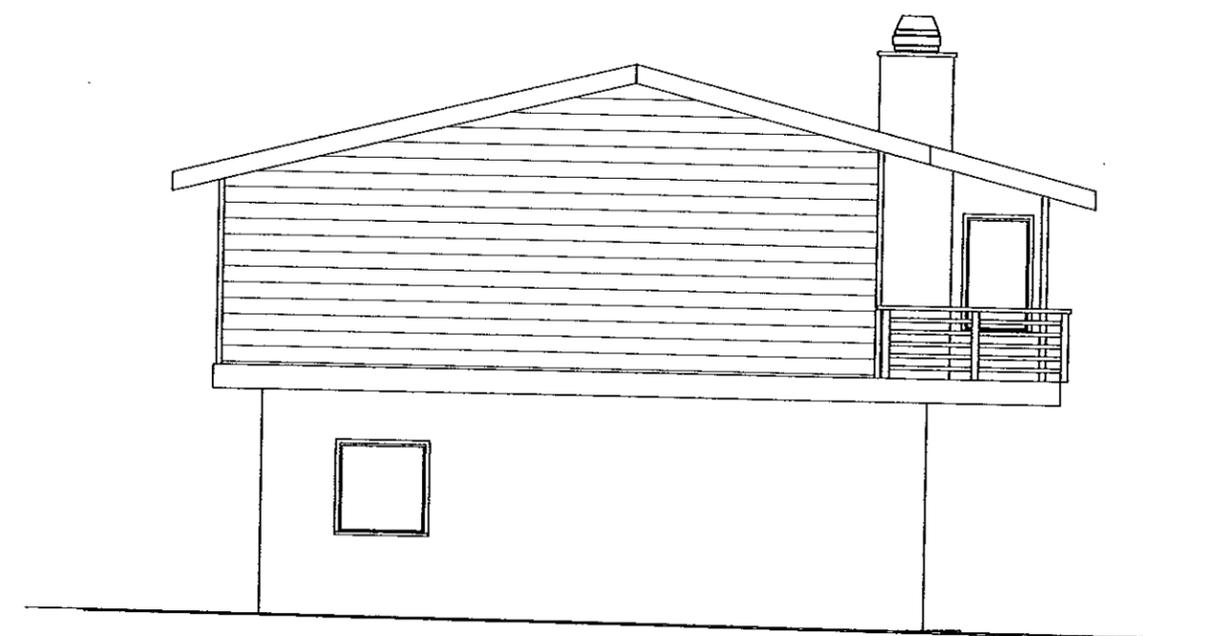
UNIT 21

UNIT 20

(SEE SHEET 134)

NORTH ELEVATIONS - UNITS 21 - 22 - 23

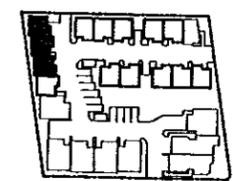
1/4" = 1'-0"



UNIT 23

EAST ELEVATION - UNITS 21 - 22 - 23

1/4" = 1'-0"



KEY PLAN

ATTACHMENT B

EXHIBIT A FINDINGS FOR APPROVAL

Tentative Subdivision Map (S00-048), Use Permit (UP0-086) and Coastal Development (CP0-130).

California Environmental Quality Act (CEQA)

That for purposes of the California Environmental Quality Act, for the project described as Morro Mist -- Tentative Subdivision Map (S00-048), Use Permit (UP0-086) and Coastal Development Permit (CP0-130) a Mitigated Negative Declaration has been adopted finding that with the incorporation of mitigations the project will not have a significant effect on the environment.

Conditional Use Permit (UP0-086) and Coastal Development Permit (CPO-130).

- A. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay based on the analysis; and
- B. 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 is consistent with all applicable zoning and planning requirements; and
- C. 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; and
- D. That the Planning Commission has reviewed the Mixed Use project and considered the following criteria in that review. Provisions of private outdoor space for residences; provision of separate access for residences; and the compatibility of the commercial use component with the residential use and the surrounding neighborhood.

Community Housing Project Findings

- A. All provisions of the Community Housing Project and the Zoning Ordinance have been met. The project as conditioned and after approval of all requested exceptions will meet the provisions of the Zoning Ordinance including Section 17.49 "Community Housing Project".
- B. The proposed project is consistent with the General Plan and the Coastal Land Use Plan. The project has been conditioned and with the inclusion of these conditions will be consistent with the General Plan and Local Coastal Plan.
- C. There exists facts adequate to make the findings required under Government Code Sections 66473.5 and 66474. The project's tentative map is consistent with the General Plan, Local Coastal Plan and the North Main Street Specific Plan.
- D. Project characteristics requirements are met: the overall design and physical condition of the project will result in a project which is aesthetically attractive, safe, and of quality construction and; the project design results in a project which is attractive, safe and will meet all minimum requirements for construction.
- E. Affordable housing (Section 17.50.020) requirements are met: The City requirements for the provision of affordable housing contained in Section 17.50.020 have been met.

Compact In-fill Development

- A. Modification of development standards is warranted to promote orderly and harmonious development. The modifications of development standards promotes a creative design which provides for maximation of the site.
- B. Modification of development standards will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area. The project as designed will provide home ownership opportunities in a type of housing not common in the area and allows the site to accommodate a larger number of units thereby fully utilizing the vacant parcel.

Subdivision Map Act Findings

- D. The proposed Vesting Tentative Tract Map to create 23 residential lots and one common lot is consistent with General Plan, Local Coastal Plan and the North Main Street Specific plans.
- E. The site is physically suitable for the type and density of development proposed because the site is zoned for MCR/R4 which allows for up to 31 units on a 1.14 acre parcel. The project as proposed exceeds the minimum but not the maximum density allowed.
- F. The design of the subdivision and related improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all precautions will be implemented to catch and direct all runoff.
- G. The design of the subdivision and improvements will not cause serious public health problems.
- H. The design of the subdivision and related improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because no easements are required for the public.
- I. As conditioned, the design, architectural treatment, and general appearance of all buildings and open space areas will be in keeping with the character of the surrounding area pursuant to 17.48.200, and will not be incompatible with the uses permitted in the surrounding areas and zoning district.
- J. The City has available adequate water to serve the proposed subdivision based upon the water regulations and the annual water report, enforced at the time of approval of the Vesting Tentative Parcel Map pursuant to the certified Water Management Plan and General Plan LU-22.1.

ATTACHMENT C

EXHIBIT B CONDITIONS OF APPROVAL

Tentative Subdivision Map (S00-048), Use Permit (UP0-086) and Coastal Development (CP0-130).
Morro Mist

STANDARD CONDITIONS

1. This Conditional Use /Concept Plan permit is granted for the use as described in the staff report and the plans received by the Public Services Department, ("Exhibit " of the staff reports) and subject to these conditions of approval. The Vesting Tentative Tract Map 2812 dated February 14, 2011 is granted approval subject to these conditions of approval..
2. Inaugurate Within Two Years: If the approved use is not established within two (2) years of the effective date of this approval, this approval will automatically become null and void. However, upon written request by the applicant prior to the expiration date of this approval, up to two (2) one-year time extensions may be granted. Said extensions may be granted by the Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
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 not to be minor by the Director shall require the filing of an amendment subject to Planning Commission review. Minor changes will be subject to Minor Amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval. This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
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. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use and/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 Public Services Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Utility Services: All water and sewer impact fees shall be paid at the time the building permit is issued.
8. Property Line Verification. It is owner's responsibility to verify lot lines. Prior to foundation inspection the lot corners shall be staked and setbacks marked by a licensed professional.

9. Park In-lieu Fee. Prior to recordation of the Final Map requirements of the City of Morro Bay for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met (MBMC Section 16.13.005).

PUBLIC WORKS CONDITIONS

1. Tract Map: The City Master Fee Schedule requires the Applicant/Developer pay a Tract Map Fee. The final map shall be furnished on mylar and in electric format. The files need to be in the format of .dwg or .dxf. PDFs are not required but may be submitted in addition to confirm record of original drawings.
2. Landscape Improvement Fee: \$480.64 prior to map recordation. Pursuant to Section 17.71.050C a Landscape Improvement fee of two dollars per linear foot of Main Street frontage shall be paid and placed in a special fund to be used for the implementation of landscaping projects on North Main Street. $\$2.00/\text{ft} \times 240.32\text{ft} = \480.64
3. Traffic Impact Fee: \$12,016 prior to map recordation. Pursuant to the Circulation Element of the General Plan, Applicant/Developer is responsible for circulation system improvements on the basis of the development's impact. A fee shall be paid proportionate to the percentage increase in daily traffic flows at the Main San Jacinto, Highway 41 Main Street and Radcliff Main Street intersection areas which have an identified cost of \$620,000, \$980,000, and \$1,000,000 respectively for construction of future intersection and channelization improvements. The fee is proportionate to the increased in daily traffic flows at the intersections as generated by the proposed project as determined by the Engineering Division per Institute of Transportation Engineers Handbook data.
4. Sewer and Water Master Plan Impact Fees: Municipal sewer improvements are found to be at capacity, as determined by the Engineering Division in accordance with the Water and Sewer System Master Plan, the developer shall build the improvements and enter into an agreement for reimbursement. Or if the upgrades are performed by the City the Developer shall pay their pro-rate fair share to the City as an impact fee toward the municipal sewer improvements.
5. Public Improvements: \$411 Plan Check Fee deposit with improvement plan submittal. Public Improvements are required as set forth in MBMC Chapter 16 – Subdivisions. All improvement work shall conform to the City's Standard Drawings and Specifications. The Applicant/Developer shall: (1) submit \$411 minimum Plan Check Fee with public improvement plans designed by a civil engineer registered in California. Existing improvements may remain except for portions in need of repair, or which do not meet City standards. (2) include the City's general notes on the improvement plans. (3) submit Engineering Cost Estimate. (4) complete the City's improvement agreement and it's insurance requirements, (5) deposit a financial security with the City in the amount of 150% of the estimated construction cost of the public improvements. (6) acquire encroachment permits. (7) prior to project completion sign off by Public Works, asbuilt drawings shall be furnished on mylar and in electronic format CD. The files need to be in the format of .dwg or .dxf. PDFs are not required but may be submitted in addition to confirm record of original drawings. The Applicant/Developer shall pay any additional costs incurred for Public Works staff services which exceed two site visits/inspections and four total hours for plan check, office/counter meetings, telephone, copies, email, etc.
6. Applicant/Developer is responsible for undergrounding of utilities on Bonita and Main. The underground utilities shall extend to the extent of the property lines. If new power poles have to be set they shall be set on the adjacent properties. Street frontages, concrete curb, gutter, handicap ramp, sidewalk, street trees and driveway; required a.c. street section (provide a street section for Main and Bonita St.), striping, street signs, street and cross walk striping.

7. Driveway approaches: All driveway approaches used for 2-way traffic shall be a minimum of 24 ft wide.
8. Abandonment: The proposed right-of-way abandonment on Main St. shall include a dedication for 5 ft Public Utility Easement (PUE).
9. Submit Grading & Drainage Plans to the Building Division: Per separate package, please submit on site grading, drainage, retaining wall, and other related plans to the Building Division for review and approval. The Public Works division reviews the public improvement plans which are approved by the City Engineer.
10. Stormwater Pollution Prevention Plan (SWPPP): The SWPPP is required because the site is over one acre in size. Prior to the issuance of a grading or building permit the owner shall submit an Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) and develop a SWPPP according to the requirements of section A of the Construction General Permit. A copy of the SWPPP with the referenced WDID shall be submitted.
11. Encroachment Permits: The Applicant/Developer is responsible for acquiring encroachment permits. The permits are required and issued by Public Works Department prior to any construction in or use of land in the City right-of-way including traffic and erosion control plans.
12. Post Construction Stormwater Controls: To reduce pollution to creek, bay and ocean waters, the Applicant/Developer shall conform to MBMC section 14.48 – stormwater control. Stormwater runoff from all improved areas of a development or redevelopment site resulting in two thousand five hundred square feet of impervious surface shall be treated in accordance with the Best Management Practices (BMP) published in the most current edition of the California Stormwater Quality Association's Best Management Practices Handbook. For the purpose of water quality design, peak flows BMPs shall be designed to treat the runoff from twenty-eight percent of the two-year storm event and volumetric BMPs shall be designed to treat the runoff from a one-inch/twenty-four hour storm event. For the purposes of water quantity design, peak runoff shall be managed to prevent any significant increase in downstream peak flows, including two-year, ten-year, fifty-year, and one hundred year events. Significant is an increase of over five percent at and immediately downstream of the project site. Provide drainage analysis, runoff calculations, and justification of drainage facilities prepared by a Registered Civil Engineer. The responsible Soils Engineer shall review and submit a letter of approval for all proposed underground storage and infiltration systems.
13. Street Tree: Street trees shall be planted at a minimum of 10 ft behind the back of the sidewalks along Main St and Bonita St. Omit the tree cut outs at the back of the sidewalks. One street tree is required per 50 ft of frontage.
14. Repair & Replacement of Public Improvements: Prior to project completion the Applicant/Developer shall repair curb, street, sewer line, water line, or any public improvements which were damaged as a result of construction operations for this project.

FIRE CONDITIONS

1. Project Address. Building Plan submittal shall include project addresses. Provide premises (address) identification of all 23 structures.
2. Building Type. Identify the appropriate type of building construction, Type V-A or V-B (Sprinklered).

3. Occupancy Classification. Please classify the buildings into one or more occupancy groups. (CBC 302.1)
4. Solid Waste Enclosure. The trellis shall be constructed of noncombustible construction materials, in accordance with 2007 California Fire Code (Section 304.3.3).
5. Fire Lanes-Turning Radius. Turns in fire lanes shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line. (NFPA 1141 Section 5.4.3)
6. Fire Hydrants. Three (3) private fire hydrants shall be provided by applicant, and as a condition of the SRB meeting on 3/15/2006. One fire hydrant shall be installed at the Bonita Street entrance to the project site. (See Sheet C-3 #7)
7. Access Roadway. Fire apparatus access roads shall be designed, constructed, and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (CFC 503 and NFPA 1141 Sec. 5.2.1)
8. Access Roadways. Fire apparatus roads shall have an unobstructed width of not less than 20 feet; preferably, 24 feet to allow passing and 26 feet in the vicinity of fire hydrants or points of aerial access, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
9. Fire Lane Parking. Fire apparatus roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. (CFC 503.4)
10. Fire Lane Markings. Approved signs or other notices (painted curbs) shall be provided for fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs or notices (painted curbs) shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (CFC 503.3)

PLANNING CONDITIONS

11. 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 and implementation of any protective measures as determined by the Director of Public Services.
12. Maintenance of Common Area: Provision for an Home Owners Association (HOA) or similar entity to hold responsibility for maintenance of common areas. Maintenance responsibilities, schedules, routine and standards, and fee sharing shall be established in the maintenance agreements. Agreements shall include provisions to maintain all common facilities by qualified professionals including roads, drainage and detention structures, tract landscaping, and mitigation and monitoring for conservation areas.
13. Undergrounding of Utilities: Pursuant to MBMC Section 17.48.050, prior to final occupancy clearance, all on-site utilities including electrical, telephone and cable television shall be installed underground.

14. Common Driveway Access and Maintenance: An easement or covenant consistent with Section 17.44.030 E shall be recorded for all parcels to have access to the common driveway and backing areas over parcels to allow for access to the parking provided. The easement or covenant shall include the responsibilities of maintaining the roadway.
15. Landscape and Irrigation Plan: Prior to the issuance of a building permit, a final tract landscaping plan, prepared and stamped by a licensed Landscape Professional, (i.e., Landscape Architect, Architect, or Landscape Contractor) shall be submitted for review and approval by the Director of Public Services in accordance with all requirements of Section 17.48.290 of the MBMC. Said plan shall be consistent with the preliminary landscape plan and include a planting plan showing the species, number, size, water usage, and location of all plant materials. An irrigation plan shall include the proposed method and location of irrigation. Native and/or drought tolerant plant and tree species shall be used to the maximum extent feasible. Street trees shall be selected from the Master City Street Tree List prepared by the Public Works Department. The landscape plans shall also include fencing details.
16. Timing of Landscaping: Prior to issuance of any final Certificate of Occupancy associated with the project all required landscaping and irrigation systems associated with the common areas shall be installed. Landscaping associated with each individual unit shall be installed prior to the issuance of the Certificate of Occupancy for that unit.
17. Occupancy of a Unit: No unit shall be occupied until a Certificate of Occupancy has been issued by the City.
18. Maintenance of Landscaping: All landscaping shall be cared for, maintained, watered, pruned and kept in a healthy growing condition for the life of the project. Where required plant(s) have not survived, it shall be promptly replaced with new plant materials of similar species, functional, size, and characteristics as specified in the approved landscape plant notes.
19. 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.
20. Bicycle Facilities: The project shall provide lockable bicycle facilities for the accommodation of 2 bicycles. These facilities shall be located in the common area.
21. Affordable Housing Units: The project shall provide 3 affordable housing units or if approved by City Council 2 full housing units and the payment of .3 of a unit in-lieu fees. The payment of fees shall be paid prior to issuance of a building permit (MBMC 17.50.060). All affordable units shall be deed restricted for Moderate Income and for a minimum of 30 years. Said restriction shall be reviewed and approved by the City Attorney prior to recordation and recordation shall occur prior to the issuance of a certificate of occupancy for any unit.
22. Private Open Space: Each private open space shall have at least two weatherproofed electrical outlets.
23. Facades: Façades facing the street (Main or Bonita) shall be designed as the front facades with all appropriate design features. (MBMC 16.-10.003(J))
24. Affordable Housing Units: A deed restriction shall be recorded on the property indicating that no further subdivision of the property can occur (MBMC-16-10.003(K))

25. Smoke Detectors: Each unit shall be furnished with approved smoke detectors mounted on the ceiling or wall at a point centrally located in the area giving access to rooms used for sleeping purposes.
26. Fire Protection Systems: All fire hydrants, fire alarm systems, portable fire extinguishers and other fire protection appliances shall be retained in an operable condition at all times and shall otherwise comply with current City standards.
27. Sound Transmission/Shock Mounting of Mechanical Equipment: All permanent mechanical equipment determined by the building official to be a source of structural vibration or structureborne noise shall be shock mounted with inertial blocks or bases and/or vibration isolators, as approved.
28. Noise Standards: Walls and floor/ceiling assemblies between units and common or service areas shall be capable of achieving a sound reduction equivalent to a sound transmission class of thirty. Such reduction of sound transmission may be demonstrated by reference to accepted published material relating sound transmission loss to the type of construction or by field measurement by a qualified acoustical technician or engineer.
29. Thermal Insulation: Exterior walls and ceiling/roof assemblies of occupied portions of dwellings shall have thermal insulation in compliance with the current California Energy Standards.
30. Utility Metering: The consumption of gas, electricity, and water within each unit shall be separately metered and there shall be circuit breakers and shutoff valves for each unit.
31. Storage: Each unit shall be provided with at least three hundred cubic feet of enclosed, weatherproofed, and lockable private storage space, exclusive of cabinets and closets within the unit. This space shall be for the sole use of the unit owner.
32. Laundry Facilities: A laundry area shall be provided in each unit or in common laundry areas. Common laundry facilities shall consist of at least one washer and dryer for each five units or fraction thereof.
33. Storage Space: Prior to the issuance of a building permit plans shall be submitted which show the provision of one hundred fifty cubic feet of enclosed storage space for each residential unit having only a one car garage. The storage space shall be on ground floor and not within the habitable space of the residential unit.
34. Mixed Use: Unless an exception is granted to eliminate all commercial use on site, the project shall be redesigned to include a minimum of 50% commercial use. This redesigned site plan shall include all necessary improvement including parking and circulation to meet code for a commercial/residential project.

ENVIRONMENTAL CONDITIONS

Aesthetics

Mitigation and Residual Impact:

1-1. Mitigations Aesthetics c-d. The project shall receive approval on a Conditional Use Permit and adhere to all conditions of approval as well as complying with all code requirements relating to lighting and glare. A photometric plan shall be submitted at the time of building plan submittal to demonstrate that the project's light meets all code requirements and project conditions. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. The Public Services Planning Divisions shall be responsible for review and approval of these details prior to issuance of permits for any site or construction work, as applicable and that the resulting lighting and building constructed on site as shown on the approved building plans prior to the granting a final approval.

Air Quality

Mitigation and Residual Impact:

- 3-1. The project construction has the potential to exceed APCD thresholds for the emission of ROG, NOx, Diesel Particulate Matter, and Fugitive Particulate Matter (PM10). The following are the standard mitigation measures required to be in compliance with the San Luis Obispo APCD Clean Air Plan:
- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - b. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.
 - d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
 - e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance.
 - f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
 - g. Diesel idling within 1,000 feet of sensitive receptors is not permitted.
 - h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.
 - i. Electrify equipment when feasible.
 - j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible.
 - k. Use alternatively fueled construction equipment on-site where feasible.
 - l. Reduce the amount of disturbed area where possible.
 - m. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used if available.
 - n. All dirt stock-pile areas shall be sprayed daily as needed.
 - o. All access ways to be paved shall be completed in the initial project phases, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - p. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

With the implementation of these mitigation measures potential impacts to air quality resulting from the project would be reduced to less than significant levels.

Monitoring: All required mitigation measures shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections

Cultural Resources

Mitigation and Residual Impact:

- 5-1. If archeological resources are discovered during construction all activities shall cease, resuming only once the Public Service Director makes findings established in Section 17.48.310 of the Municipal Code.

With the implementation of this mitigation measure potential impacts to cultural resources would be reduced to less than significant levels.

Monitoring: No monitoring required unless resources are discovered. If resources are discovered the City will ensure that the project is in compliance with Section 17.48.310 and all State requirements.

Geology/Soils

Mitigation and Residual Impact:

6-1. The applicant shall apply to the Regional Water Quality control Board for a Construction General Permit which requires the developer to develop a Storm water Pollution Prevention Plan (SWPPP). A SWPPP identifies all potential sources of pollution, identifies control measures to provide protection against erosion and prevention of sedimentation or debris from entering the City right of way, adjacent properties, and any harbor, waterway or ecological sensitive area. After the Regional Water Quality Control Board issues the permit, the applicant shall submit the SWPPP to the City of Morro Bay for review and approval prior to issuance of a building permit. All recommendations of the Soils Engineering Update Report prepared by Geosolutions, Inc. (October 10, 2008) shall be incorporated into the project design. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Works and Building divisions shall be responsible for reviewing and approval of all permits and plans and including site inspections to ensure compliance.

Greenhouse Gas Emissions

Mitigation and Residual Impact:

7-1 Compliance with Municipal Code standards and mitigation measures included in Section 3: Air Quality, pertaining to vehicle maintenance and operations, will reduce any potential impacts to a level of insignificance.

Monitoring: All required mitigation measures for air quality and green house gas mitigation shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections.

Hydrology and Water Quality

Mitigation and Residual Impact:

9.1 A storm water drainage plan demonstrating the control runoff rates and volumes and to prevent negative impacts caused by quantity and the quality of the runoff prior to the issuance of any building permit. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Public Services will review and approve the plan prior issuance of a building permit and perform inspections during construction to ensure that construction activities are in conformance with the approved plan.

Noise

Mitigation and Residual Impact:

12-1. Prior to issuance of any building permit for the project, the applicant shall submit a noise report which details the project's compliance with Table N-4 including the noise exposure limit to the outdoor activity areas as well as the interior noise levels. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Services Department will review the above required mitigation and inspect the project as built to ensure compliance with all recommendations of the noise report.

Public Services

Mitigation and Residual Impact:

14-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

Recreation

Mitigation and Residual Impact:

15-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

Transportation and Traffic

Mitigation and Residual Impact:

16-1. Prior to issuance of a building permit the applicant shall pay all traffic impact fees including those associated with the North Main Street Specific Plan. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. Public Services will ensure the payment of all traffic fees at the time of building permit issuance.

Utility/Service Systems

Mitigation and Residual Impact:

17.1. The developer shall make the upgrades identified in the master plan or if the upgrades are performed by the City, The developer shall pay their fair share for the improvements prior to issuance of a building permit. Improvements shall be in place prior to the occupancy of any dwelling unit. The developer shall enter into an agreement for the reimbursement pursuant to Municipal Code Section 16-14.008 (Over sizing improvements Reimbursements) of the Morro Bay Municipal Code and pay their fair share of the remaining downstream sewer collection improvements identified in the City of Morro Bay *Sewer Collection System Master Plan update* dated May 2006. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring

Public Services shall ensure that the necessary sewer collection improvements have been completed.

ATTACHMENT D

CITY OF MORRO BAY PLANNING COMMISSION SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
Monday, August 20, 2007

Chairperson Nancy Johnson
Vice-Chairperson Bill Woodson Commissioner Michael Lucas
Commissioner Gerald Luhr Commissioner Gary Ream
Michael Prater, Secretary

I. CALL MEETING TO ORDER

Johnson called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Luhr led the pledge.

III. ROLL CALL

Johnson asked that the record show all Commissioners were present.

Staff Present: Bruce Ambo, Rob Livick, Mike Prater, Rachel Grossman, and Kimberly Peeples

IV. ACCEPTANCE OF AGENDA

MOTION: Ream, Woodson 2nd to approve the agenda. Vote: 5-0.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Ambo reported at the August 13, 2007, City Council:

- Awarded a preliminary design contract for lift station 3
- Heard the second reading of the Administrative Citation Ordinance, which will go into effect in 30 days
- Adopted a resolution of intent to annex the property in the Chorro Valley
- Heard a report on transit options for the community and rejected the proposals
- Heard the first reading for the ordinance to amend the construction hours
- Gave the staff direction on the financing plan for the WWTP, rate increases in which there will be a public hearing on November 12th regarding the proposed rate increases
- Heard a report on water issues
- Approved the nitrate notification plan
- Heard a report on water resources, availability, what our conservation measures are and provided some additional recommendations for putting up additional signage in the community to alert people to conserve water
- Continued the hearing on the water report update
- State parks commission is meeting in Morro Bay this Friday and they authorized the Mayor to write a letter to express what the community's interests are with the State Parks property

At the August 27, 2007 meeting, Ambo said Council would:

- Hear the appeal of the Planning Commissions denial of 735 Cabrillo
- Hear a study on Corp Yard space needs design contract
- Hear a concept review on 571 and 575 Embarcadero
- Discussion of the Medical Marijuana Dispensary moratorium
- Hear a future agenda item on a policy on refunding appeal fees
- Hear a future agenda item on amending the zoning ordinance regarding condo conversions
- Hear a future agenda item on Public Comment policies
- Discussion on policies of council members having conversations with other agencies

Woodson inquired about the Parking Study joint Meeting. Ambo confirmed the joint meeting for that item would be on September 17th. Ambo also confirmed the next Neighborhood Compatibility Meeting will be on September 15th.

VI. PUBLIC COMMENT

Johnson announced the Morro Bay Garden Clubs Dahlia Days event, which will be held on September 13th, and the Tomato Extravaganza, which will be held on September 8th.

VII. CONSENT CALENDAR

A. Approval of minutes from hearing held on August 6, 2007

Woodson asked for an addition to page two under item X-D in the paragraph before the motion. He asked for the second sentence to be revised to read *"During discussion, concerns were expressed about the loss of trees, number of lots, hammerhead street design, questionable use of available land, questioned the ability to build on PG & E underground right-of-way adjacent to the property, ability for the lots to be built on as shown, the lack of a showing on the drawings for the San Jacinto sound barrier wall, concern was expressed about the 17' height, and the hammerhead sidewalks substantially reducing available land for buildable footprints."*

MOTION: Ream, Woodson 2nd to approve the minutes as amended. VOTE: 5-0.

B. Approval of cell site for wireless Internet located at terminus of Radcliff and Hillcrest.

Lucas questioned if there was a cap on the number of apparatuses that can be added to this tower or when that can be limited. Prater expressed that all apparatuses would be brought before the Commission and they can use their discretion at any time to reject a proposal.

MOTION: Woodson, Luhr 2nd to approve the item as presented. VOTE: 5-0.

VIII. PRESENTATIONS

A. Clarification regarding sidewalk requirements city-wide (MBMC 14.44).

Livick made his power point presentation noting the dollar amount that triggers these improvements. Luhr expressed concern about the low dollar amount that triggers these very expensive improvements, which may cause many people to not be able to do minor remodels. Lucas commented on Commercial Area improvements and how bulb-outs and sidewalk improvements would be a long-term benefit to the downtown area. Woodson expressed concern that this item is an attempt at getting at the future agenda item of Pedestrian pathway and circulation plan and does not feel this item tonight gets at that topic. Luhr agreed this topic does not get at the future agenda item, but would like to see the dollar amount lowered or changed to a percentage.

Livick clarified that R1 and R2 zoning is not exempt and it is required. Ambo explained why this is being brought before the Commission tonight.

IX. FUTURE AGENDA ITEMS

Ream asked to have the Uhaul permit on Main Street on the next meeting agenda, as they have repeatedly not followed the terms of the permit. Ambo explained that there is an enforcement procedure in place to address his concerns and Staff will begin those procedures immediately and report back to the Commission on the process.

Woodson asked to have an item added to the next agenda to discuss noticing procedures for the Planning Commission Meetings and how those procedures can be improved. Ambo said he would forward information provided to the City Council on this same topic to address how Staff currently notices meeting more than is required.

A. Pedestrian pathway and circulation plan.

B. Secondary unit design competition and consideration to waive development fees for secondary units.

X. PUBLIC HEARINGS

A. Site Location: 545 Shasta Avenue in the Duplex Residential (R-2) Zone District. Applicant: Sprint together with Nextel. The applicant requests Conditional Use Permit and Coastal Development Permit approvals for the installation of an un-staffed telecommunications facility (i.e. cell site) that would include a steeple extension, new cross and 10' by 20' equipment storage area. This site is located outside the appeals jurisdiction of the California Coastal Commission. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Approve the project as conditioned Staff Contact: Rachel Grossman, Associate Planner, 772-6261

Grossman presented the Staff report. Lucas questioned what St. Peters review process was to approve this project and the proportion of the cross in the photo renderings. Woodson expressed concern about the earthquake and wind load requirements not being included in the project tonight. Grossman addressed his concern noting those items would be addressed in the building permit process.

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission. Tricia Knight, agent for the applicant addressed the following concerns from the Commission:

- If a study was done to determine the range deduction if the height remained as it is currently existing
- If both frequencies would be addressed by this addition
- Why the cross had to be bulked up
- Clarified what process St. Peters used to review this process.

Ann Travers spoke against the project noting this is a residential only area and that they can co-locate 1 mile down the road at the Twin Dolphins Motel, also as there are unknown health questions with telecommunications sites.

Barbara Norton spoke against the project noting the 10' height increase would be an eyesore and she also believes there are too many unknown health issues.

Johnson closed the Public Hearing and then reopened the Public Hearing inviting the applicant back to address the Publics concerns. Tricia Knight addressed the concerns of the members of the public, specifically noting their attempts since 2004 at locating this antenna in another location. Luhr confirmed the project would still move forward if the height extension were not approved. Woodson asked if they actively looked for a commercial location for this antenna.

Johnson closed the Public Hearing and brought it back to the Commission for discussion.

Ream and Johnson spoke in favor of the project as presented. Lucas expressed concern about the potential for health concerns in a residential area, even with the agency meeting the regulations. Luhr spoke in favor of the project without the 4' height increase and with an emergency power back up added to the project. Woodson spoke in favor of the project without the 4' height increase, but isn't concerned about the emergency power back up. Lucas asked if a private resident could contract with one of the cell phone companies to put an antenna up on their private residence. Grossman confirmed that was a possibility. Ream asked Luhr why he wanted additional backup beyond the 12-hour battery backup and why he had concern with the height extension. Luhr explained he felt in an earthquake emergency that 72 hours would be more beneficial and the existing height would fit better in the neighborhood.

MOTION: Ream, Johnson 2nd to approve the project as presented. VOTE: 2-3 (Lucas, Luhr and Woodson opposed)

AMENDED MOTION: Luhr, Woodson 2nd to approve the project with added conditions to add backup generation (either battery or alternate means) for 72 hours and having the height limited to the existing height of the existing cross.
VOTE: 4-1 (Lucas opposed)

B. Site Location: 833 Embarcadero in the WF/H/S.4 (PD) District. Applicant and Leaseholder: Violet Leage. The applicant requests a Concept Plan approval to start the Conditional Use Permit process to demolish and replace the existing restaurant, floating dock and remove the outdoor dining while remodeling the front half of the building keeping two commercial lease spaces on the first floor and adding a six-unit inn on the second floor. On the street level the proposed project will include approximately 1,316 square feet of commercial lease space, along with a restaurant, fish market and additional space for bathrooms, elevator, stairs, for a total street level area of approximately 5,800 square feet. On the upper level are six inn rooms comprising approximately 4,000 square feet. This site is located in the Coastal Commission's Original Jurisdiction. (CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Conditionally Approve the Concept Plan. Staff Contact: Mike Prater

Prater presented his staff report noting the elimination of the following items:

- In Exhibit A Condition F of the Waterfront Master Plan Findings "stone veneer" should be removed
- Delete Condition 20 of Exhibit B regarding the oil-water separator
- No street trees should be required as to stay consistent with the other Embarcadero properties

The following items were questioned by the Commissioners and addressed by Staff:

- The proposed public access is not currently existing
- Potential location of the electrical equipment
- Height of the wind block element
- An 8' sidewalk improvement will be included with this project
- Current lease negotiations, which are taking place on this site, will not affect this project as this applicant is the current lease holder with time left on their current lease
- This property extends out further into the bay than any of the other surrounding properties
- The front of the building will be remodeled
- The large green box on the property is the transformer that will be under grounded

Johnson opened the Public Hearing asking the agent for the applicant to address the Commission. Cathy Novak, agent for the applicant addressed the Commission highlighting the changes proposed by the applicant and addressing some of the Commission's concerns. She then addressed the following additional questions:

- Size of potential signage
- How the general public will know the boardwalk is for public access
- If the outside area will be available for private or public use
- Clear signage denoting the restrooms are public ADA restrooms
- What equipment will potentially be on the roof
- If an enclosed stairwell will be necessary due to building code

The Commissioners also made the following suggestions:

- Opening up the front of the courtyard to make it more welcoming for the general public
- Use a metal roof to stay with the fishing village appearance
- Keep the view shed clear
- Retaining 3 children's play structures

Chuck Reasor expressed concern about the grandfathered parking and the need for onsite parking for the rental units.

Roger Ewing spoke favorably about this project but expressed concern over the lack of parking for this project.

Cathy Novak addressed the parking concern by noting the valet service that will be provided for the hotel guests. Woodson asked if all of the studies that will be required have been done. Luhr asked about the lease negotiations and if this project were approved would it go with the leaseholder or the project. Novak addressed their concerns.

Johnson closed the Public Hearing and commented on the potential of this project influencing the lease proposals. Prater addressed her concern and reminded the Commission the applicant is the current leaseholder and still has life on her lease. Luhr asked for confirmation if this project would run with the land or the leaseholder. Prater said projects usually run with the land, but the design is owned by the leaseholder so the leaseholder would have the opportunity to sell the project to a new leaseholder. Lucas commented on the benefit for the site having a concept plan approval and felt that parking requirements on the Embarcadero should be reduced on these properties so the parking is someplace else. Ream spoke in favor of the project. Woodson commented on the new paradigm they are entering with parking. Woodson also asked if the emergency door on the boardwalk could be moved to allow more public access to the boardwalk. Novak said they would address that concern with the fire department to determine if that is an option and bring it back at the Precise Plan.

MOTION: Ream, to approve the project as amended.

AMENDED MOTION: Ream, Woodson 2nd to approve the project with no street trees, delete condition 20 of Exhibit B and "stone veneer" will not be used in the project. VOTE: 5-0

C. Site Location: Intersection of Main and Bonita in the MCR/R-4 (SP) District. Applicant: Steve & Gayla Miller. The applicant requests a Conditional Use Permit, Coastal Development Permit and Tentative Tract Map to construct a 21-unit community housing project with attached houses in 3 clusters requiring an exception for interior setbacks between the units, lack of open space, and waive the commercial requirement in a mixed-use zone. The proposal includes affordable housing units to meet the City's inclusionary requirements and Government Code 65915 Density Bonus. This site is located outside of the Coastal Original appeals Jurisdiction. (Recommended CEQA Determination: A Mitigated Negative Declaration has been prepared). Staff Recommendation: Continue the request and direct the applicant to redesign. Staff Contact: Mike Prater, Planning Manager, 772-6261.

Prater presented the project noting the specific questions before the Commission tonight are:

- 1) Should 100% residential be allowed on this site
- 2) Is the bulk and scale of this site appropriate for visual appearance from Highway 101
- 3) Is the density appropriate
- 4) Are the exceptions/concessions that are being requested appropriate for the benefit they are providing
- 5) Are the mitigation measures for utilities and the sewer collection system appropriate
- 6) Consider other possible regulatory options

Prater reviewed the outline of the exceptions and the concessions for this project and Staff's recommendations.

The following items were questioned by the Commissioners and addressed by Staff:

- The number of Commissioners that need to vote in favor of the project for a two-thirds approval vote is 4
- If parking is currently allowed on Main Street in front of this project
- If all utility poles along the property lines would be under-grounded
- The apparent proposed reduction of the right-of-way
- The CEQA documents and the items that seem to be missing

Johnson opened the Public Hearing asking the applicant or their agent to address the Commission. John MacDonald, agent for the applicant addressed the Commission, noting the client's thought process for not including Commercial in this project. The applicant, Gayla Miller noted the number of commercial buildings located on Main Street from Highway 41 north to the north end of Morro Bay and the approximate 30% vacancy rate of those buildings.

Roger Ewing, Bill Peiser, Chuck Reasor and Russ Gear spoke against this project noting, amongst other items, the bulk and scale of the project and the current parking problem on Main Street at this location, the North Main Street plan that should apply to this project and the potential view loss for some properties.

John Belcher spoke in favor of the project noting the ordinances that allow this type of project.

Johnson closed the Public Hearing.

Luhr confirmed with Staff that the North Main Street plan does not apply to this project.

Woodson felt 100% residential at this site is appropriate due to the large amount of vacant commercial sites in the City. He would like to ask for public open space in the project, make the under grounding of all the power poles clear in the findings, no parking on Main Street, and he is ok with the reduced side yard setbacks.

Luhr would like to see commercial along Main Street, he felt 21000 square foot open space is excessive but would like to see some open space, he is ok with the reduced setbacks and the exterior articulation, he is against the reduced parking, the interior articulation should be improved, and the under grounding of the utilities should be specific in the conditions.

Ream felt it was too big, but was not concerned about the lack of commercial. He felt there should be open space and was offended by what they offered as the affordable units. He wanted to be sure all utilities were under grounded and would like to see the frontage on Main Street be only one story to reduce the bulk and scale.

Lucas liked the architecture on this project and he was ok with this site as 100% residential if the open space is provided. He felt that these units would be mostly vacation rentals, which would impact the collection system less, but there will still be impacts. He would ideally like to see a mixed-use project on this site with slightly different planning massing.

Johnson spoke against the project. She wants affordable commercial on this site, parking in the rear with large windows on the front and she would consider the concept of mixed use with small apartments or condos.

Lucas wanted archeological monitoring required on this site during construction.

MOTION: Lucas, Luhr 2nd to continue the item to a date to be determined. VOTE: 4-1 (Johnson opposed)

XI. OLD BUSINESS

A. Current Planning Processing List

Projects submitted for Administrative Approval (not single-family residential unless in MCR)

1. None

Woodson asked if something can be added to the list that indicates which projects will be seen at the Planning Commission level or just at Staff level. Prater said that Staff could add a column that indicates review level.

Woodson asked if there would be a tree ordinance brought forth in the future. Prater said he thought that item was now a sub-part to the Urban Forest Management Plan.

XII. NEW BUSINESS – None.

XIII. ADJOURNMENT

Johnson adjourned the meeting at 9:59 p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Tuesday, September 4, 2007, at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Michael Prater, Secretary

ATTACHMENT E

City of Morro Bay
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
805-772-6261

Public Notice of Availability
Document Type: Mitigated Negative Declaration

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT
CITY OF MORRO BAY

The City has determined that the following proposal qualifies for a

Negative Declaration Mitigated Negative Declaration.

PROJECT TITLE: Morro Mist Housing Project

PROJECT LOCATION: 2400 Main Street, Northeast corner of Main and Bonita

CITY: Morro Bay COUNTY: San Luis Obispo

CASE NO.: S00-048/UP0-086/CP0-130

PROJECT DESCRIPTION: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

SPONSOR: Cathy Novak, Novak Consulting.

LEAD AGENCY: City of Morro Bay

CONTACT PERSON: Kathleen Wold, Planning Manager

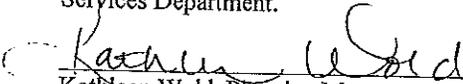
TELEPHONE: (805) 772-6211

ADDRESS WHERE DOCUMENT MAY BE OBTAINED:

Public Services Department
955 Shasta Avenue
Morro Bay, California 93442
(805) 772-6261

PUBLIC REVIEW PERIOD: October 28, 2010-November 28, 2010

Anyone interested in this matter is invited to comment on the document by written response or contacting the Public Services Department.


Kathleen Wold, Planning Manager

City of Morro Bay
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
805-772-6261

D R A F T M I T I G A T E D N E G A T I V E D E C L A R A T I O N

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF MORRO BAY
955 Shasta Avenue
Morro Bay, California 93442
805-772-6210

The State of California and the City of Morro Bay require, prior to the approval of any project, which is not exempt under CEQA, that a determination be made whether or not that project may have any significant effects on the environment. In the case of the project described below, the City has determined that the proposal qualifies for a Mitigated Negative Declaration.

CASE NO.: S00-048/UP0-086/CP0-130

PROJECT TITLE: Morro Mist Housing Project

PROJECT LOCATION: 2400 Main Street (Northeast corner of Main and Bonita)

APPLICANT / PROJECT SPONSOR: Cathy Novak, Novak Consulting and Morro Mist LLC

PROJECT DESCRIPTION: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

FINDINGS OF THE: Environmental Coordinator

It has been found that the project described above will not have a significant effect on the environment. The Initial Study includes the reasons in support of this finding. Mitigation measures, if necessary and required to assure that there will not be a significant effect in this case, are described in the attached Initial Study and Checklist and have been added to the permit conditions of approval.

INITIAL STUDY AND CHECKLIST –
CASE NO. S00-048/UP0-086/CP0-130
DATE: October 26, 2010

City of Morro Bay
PUBLIC SERVICES DEPARTMENT
955 SHASTA AVENUE ♦ MORRO BAY, CA 93442
805-772-6261

INITIAL STUDY AND CHECKLIST

I. PROJECT INFORMATION

Project Title:	<u>Morro Mist Housing Project</u>	
Case Number:	<u>S00-048/UP0-086/CP0-130</u>	
LEAD AGENCY:	<u>City of Morro Bay</u> <u>955 Shasta Ave</u> <u>Morro Bay, CA 93442</u>	Phone: <u>(805) 772-6261</u> Fax: <u>(805) 772-6268</u>
Project Applicant:	<u>Morro Mist LLC,</u> <u>1170 Main Street</u> <u>Morro Bay, CA 93442</u>	Phone: <u>(805) 772-0300</u> Fax: _____
Project Agent:	<u>Cathy Novak</u> <u>PO Box 296</u> <u>Morro Bay, CA 93443</u>	Phone: <u>(805) 772-9499</u> Fax: _____
Project Landowner:	<u>Morro Mist LLC,</u> <u>1170 Main Street</u> <u>Morro Bay, Ca 93442</u>	Phone: <u>(805)-772-0300</u>
Project Designer	<u>John McDonald, Architect</u> <u>2813 Santa Barbara</u> <u>Cayucos, Ca 93430</u>	Phone: <u>(805) 995-1398</u> Fax: _____

Project Description: Construction of a 23 unit community housing project on individual lots clustered in six areas and one common lot for access, common landscaping and general common area. The proposed project seeks an exception for the following: interior yard setbacks between units, lot coverage, lot size, reduced open space, reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone. The proposal includes 2.3 units of affordable housing to meet the City's inclusionary requirements with two affordable units at the moderate rate and the .3 unit to be provided via the City's in-lieu fee program.

Project Location:	2400 Main Street (Northeast corner of Main and Bonita)
Assessor Parcel Number(s)	068-201-007 & 08
General Plan Designation:	Mixed Use Area F
Zoning:	MCR/R-4 (SP)
Permit and appeal Jurisdictions	Project site outside California coastal Commission original jurisdiction and the appeals jurisdiction

II. ENVIRONMENTAL SETTING AND IMPACTS

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Less Than Significant with Mitigation Incorporated", as indicated by the Environmental Checklist:

X	1. Aesthetics		10. Land Use and Planning
	2. Agriculture and Forestry Resources		11. Mineral Resources
X	3. Air Quality	X	12. Noise
	4. Biological Resources		13. Population and Housing
X	5. Cultural Resources	X	14. Public Services
X	6. Geology/Soils	X	15. Recreation
X	7. Greenhouse Gas Emissions	X	16. Transportation and Traffic
	8. Hazards and Hazardous Materials	X	17. Utility/Service Systems
X	9. Hydrology and Water Quality		V. Mandatory Findings of Significance

Surrounding Land Use

North:	MCR/R-4 (SP), Motel	East:	C-VS/R-4, Trailer Park
South:	MCR/R-4 (SP), Retail and residential	West:	California State Highway 1

III. ENVIRONMENTAL CHECKLIST

1 AESTHETICS:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		X		

Environmental Discussion: The City's General Plan defines a scenic vista as a sweeping views of large visually attractive areas. Policies contained within the Local Coastal Plan and General Plan also address other scenic values including scenic views, scenic corridors, scenic backdrops and the scenic highway. The site (Main and Bonita) is adjacent to Highway 1 and surrounded by urban development. The site location does not meet the criteria of a scenic vista or scenic view and it is not in an area where there are outcroppings. The project site is visible from State Highway 1 (a scenic highway) both north and southbound. The site is slightly lower than Highway 1 by approximately 5 feet. The proposed development is two-story, with a maximum height of 25 feet above average natural grade. Alteration to existing terrain on the project site is proposed to be minimal with slab on grade construction. Development on the site will result in a new source of light and glare. Section 17.48.190 of the Zoning Ordinance requires "protection of visual resources" and "compatible design" as such particular attention will be paid to the site layout, architecture and landscaping of the project to ensure these goals are met.

INITIAL STUDY AND CHECKLIST –
CASE NO. S00-048/UP0-086/CP0-130
DATE: October 26, 2010

Impact Discussion:

- a. The site and /or development would not block a publicly recognized scenic vista nor are there scenic resources on the site itself that would be impacted by development.
- b. The project site is not adjacent to any rock outcropping or other scenic resources. There are no trees on site or none proposed for removal or trimming. The nearest historic building to the proposed site is the Criddle house at 2738 Main Street which is located adjacent to Highway 1 within an urbanized area. The project is proposed on one of the remaining vacant parcels in the vicinity but it will not substantially alter the area or potentially damage the historic buildings within view of the state scenic highway.
- c. The project will not substantially degrade the existing visual character or the quality of the site and its surroundings. The site is zoned for the proposed use, the size and intensity of the project is consistent with the General Plan Designation. The design of the project is similar in type and scale as to others in the surrounding area; therefore there should be no degradation of the project vicinity as a result of the project. The project will be subject to review and approval of a Conditional Use Permit which will evaluate the design.
- d. The project will create a new source of light and glare but it will not be substantial so that it would adversely affect day or nighttime views in the area as the project must meet the adopted performance standards within the Zoning Ordinance. The standards prohibit illumination from being directed toward the adjacent residential uses and onto the streets, requires glare to be screened from the residences, hotels, streets and other glare sensitive uses and further requires project to control all sky-reflected glare from buildings or portions thereof by reasonable means to the end that said sky reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs. The project is located within an urban area already lit at night therefore the addition of the proposed lighting will be a minor addition. The project will be subject to review and approval of a Conditional Use Permit which will consider the lighting of the project and its impact to the area.

Mitigation and Residual Impact:

1-1. Mitigations Aesthetics c-d. The project shall receive approval on a Conditional Use Permit and adhere to all conditions of approval as well as complying with all code requirements relating to lighting and glare. A photometric plan shall be submitted at the time of building plan submittal to demonstrate that the project's light meets all code requirements and project conditions. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. The Public Services Planning Divisions shall be responsible for review and approval of these details prior to issuance of permits for any site or construction work, as applicable and that the resulting lighting and building constructed on site as shown on the approved building plans prior to the granting a final approval.

2 AGRICULTURAL AND FORESTRY RESOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p>				
<p>a. Convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>				X
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>e. Involve other changes in the existing environment, which, due to their location or nature could result in conversion of farmland, to non-agricultural use?</p>				X

Environmental Discussion:

a-e. The project consists of the construction of 23 residential units on individual lots clustered in six areas and one common lot for access, common landscaping and general common area on a 1 acre parcel zoned MCR/R-4/SP and is located within an urbanized area with the incorporated city limits. The site is recognized on The San Luis Obispo County Important Farmland Map of 2006 as Urban and Built up land therefore there will be no conversion of farmland of any status. There are no properties adjacent to the subject parcel under agricultural use or under Williamson Act therefore no conflicts will occur. The subject site and the adjacent properties are not zoned for forest land, timberland or timberland production therefore there will be no conflicts or loss of forestland through conversion.

Impact Discussion:

(a-b) The project site and the surrounding parcels are not zoned or used for prime farmland, unique farmland, or farmland of statewide importance, nor are they covered by a Williamson Act contract.

INITIAL STUDY AND CHECKLIST –
CASE NO. S00-048/UP0-086/CP0-130
DATE: October 26, 2010

c-e. The project site and the surrounding parcels are not zoned or used for forest land, timberland, or timberland zoned timberland production or result in the loss of forest land or conversion of forest land to non-forest use, as the site is not suitable for those uses due to the natural topography, soil type, and existing vegetation, and potential for conflicts with existing surrounding uses.

Mitigation and Residual Impact: There are no identified impacts therefore no mitigation measures are required.

3 AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?		X		
b. Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)?		X		
c. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
d. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?		X		
e. Create objectionable smoke, ash, dust or odors affecting a substantial number of people?		X		

Environmental Setting: The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and a portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline. Atmospheric pollutant concentrations in the SCCAB are generally moderate, due to persistent west-to-northwesterly winds that blow off the Pacific Ocean and enhance atmospheric mixing. Although meteorological conditions in the project area are usually conducive to pollutant dispersal, pollution can sometimes accumulate during the fall and summer months when the Eastern Pacific High can combine with high pressure over the continent to produce light winds and extended inversion conditions in the region. As a result, state ambient air quality standards for ozone and particulate matter less than 10 microns in diameter (PM10) are sometimes exceeded in the County. However, Morro Bay is a clean air area. With rare exceptions, Morro Bay does not exceed any state or federal standards.

Impact Discussion: Site work and construction activities will result in minor, short-term fugitive dust and exhaust emissions from construction equipment and vehicles. However, the proposed project would not be a substantial source of diesel particulate matter, which is typically assessed over long periods of time. Ongoing activities at the site would be limited to residential uses, which would not typically impact local air quality. The site is in close proximity to existing services, and access to the site will be paved, minimizing dust and vehicle emissions from typical residential trips.

a, b, c, e. San Luis Obispo County is a non-attainment area for the State PM10 (fine particulate matter 10 microns or less in diameter) air quality standards. State law requires that emissions of non-attainment pollutants and their precursors be reduced by at least 5% per year until the standards are attained. The Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District (APCD) to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. According to the APCD "CEQA Air Quality Handbook" (2009), both construction activities and ongoing activities of land uses can generate air quality impacts. The APCD has established the threshold of significance as project construction activities

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lasting more than one quarter and land uses that generate 1.25 or more pounds per day (PPD) of diesel particulate matter, 25 PPD of reactive organic gases, oxides or nitrogen, sulfur dioxide, or fine particulate matter, or more than 550 PPD of carbon monoxide, as having the potential to affect air quality significantly. The proposed residential structures and uses are of a size that is below APCD's air quality significance thresholds for new land uses (2009 CEQA guide). Therefore, the project will not generate a significant impact on long-term air quality. However, construction operations would potentially result in the emission of ROG, NOx, Diesel Particulate Matter, and Fugitive Particulate Matter (PM10). Standard construction mitigation measures required by the APCD are recommended.

The project would generate significant roadway traffic only during construction, when workers and trucks would be traveling to and from the project site. Ongoing use of the site for residential uses would be minor and consistent with traffic generation anticipated by the General Plan. Considering this, the project would not be expected to create or contribute substantially to the violation of air standards.

- d. The project includes 23 new residential uses and the supporting driveways, landscaping, open space areas and parking. Neither the proposed uses nor the construction equipment used will create objectionable odors under normal operating circumstances.

Mitigation and Residual Impact:

- 3-1. The project construction has the potential to exceed APCD thresholds for the emission of ROG, NOx, Diesel Particulate Matter, and Fugitive Particulate Matter (PM10). The following are the standard mitigation measures required to be in compliance with the San Luis Obispo APCD Clean Air Plan:
- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - b. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.
 - d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
 - e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance.
 - f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
 - g. Diesel idling within 1,000 feet of sensitive receptors is not permitted.
 - h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.
 - i. Electrify equipment when feasible.
 - j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible.
 - k. Use alternatively fueled construction equipment on-site where feasible.
 - l. Reduce the amount of disturbed area where possible.
 - m. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used if available.
 - n. All dirt stock-pile areas shall be sprayed daily as needed.
 - o. All access ways to be paved shall be completed in the initial project phases, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - p. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

With the implementation of these mitigation measures potential impacts to air quality resulting from the project would be reduced to less than significant levels.

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Monitoring: All required mitigation measures shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections.

4 BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of fish and Game or U.S. Fish and Wildlife service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			X	

Environmental Setting

The Center for Natural Diversity Data Base (CNDDDB) identified 7 species of special concern, 2 plants listed as endangered, 2 endangered species and 3 species that are identified as threatened in the North Morro Bay Quadrant. The project consists of the development of 23 residential units on approximately an acre site within an urbanized area. There are no trees or vegetation on the project site and it is not located in close proximity to creek or an Environmentally Sensitive Habitat (ESH) area.

Impact Discussion:

- a-b. Due to the location and the characteristics of the site the project will have no substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U.S. Fish and Wildlife Service or have a substantial adverse effect on any riparian habitat or other sensitive natural community. The City of Morro Bay does not have an adopted Habitat Conservation Plan
- c. The site is an upland area with no wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), therefore there is no potential for impacts to wetlands.

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- d. The site is within an urbanized area of the city with no vegetation, creeks or wetland areas, therefore the potential for interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors is less than significant.
- e. There are no identified biological resources on site and no trees therefore the project will not conflict with the implementation of any policies protecting these resources.
- f. No known habitat conservation plans exist that would be impacted by the project, therefore the proposed project would not conflict with local, regional, or state plans.

Mitigation: None

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

Environmental Setting: The City of Morro Bay’s General Plan includes policies on the protection of Archaeological resources. The City maintains mapping which identifies culturally sensitive sites within the city limits. An archaeological reconnaissance is required as part of the permit review process when project are within three hundred feet of a mapped site. The General Plan also contains policies if resources were to be found during construction activities. The project site is not located within 300 feet of a recognized archeological site and therefore was not required to conduct a Phase I archaeological report.

Impact Discussion:

- a. No known significant historical resource on site or adjacent to project site, therefore the project’s potential impact on a historical resource will be less than significant.
- b-d. No identified archaeological resources are identified either on the site or within 300 feet of the project site. No known unique paleontological resources or geologic features are known to be on site or in the adjacent area, therefore project potential to affect these resources is less than significant. There are no known human remains interred on site, if remains where to be discovered the project is required to comply with the mitigation described below.

Mitigation and Residual Impact:

5-1. If archeological resources are discovered during construction all activities shall cease, resuming only once the Public Service Director makes findings established in Section 17.48.310 of the Municipal Code.

With the implementation of this mitigation measure potential impacts to cultural resources would be reduced to less than significant levels.

Monitoring: No monitoring required unless resources are discovered. If resources are discovered the City will ensure that the project is in compliance with Section 17.48.310 and all State requirements.

6 GEOLOGY/SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the are or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)			X	
ii. Strong Seismic ground shaking?			X	
iii. Seismic-related ground failure, including liquefaction?			X	
iv. Landslides?			X	
b. Result in substantial erosion or the loss of topsoil?		X		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

Environmental Setting: The project consists of the construction of 23 residential units on a site approximately 1+ acre in size within an urbanized area of the city. A soils engineering report was prepared by Geosolutions, Inc. dated October 14, 2010 and a separate soils engineering report prepared by Geosolutions dated May 19, 2005. The report indicates that the site is relatively level with a slight slope to the west. Drainage follows the topography to the west toward Main Street and Estero Bay. The report also notes that the concerns for this site are: The potential for groundwater seepage, the presence of loose surface material, the potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with the report.

Seismic Design Considerations

Major earthquakes have affected the region in the past and can be expected to occur again in the near future on one of the active faults within the vicinity of Morro Bay. The principal active faults in the region include the Los Osos and Hosgri faults. Potentially active faults include the Cambria and Rinconada faults. Significant earthquakes have occurred within a fifty mile radius of the project site as recently as five years ago (USGS, 2009). The project site is bound by the Cambria and Rinconada fault to the east, the Los Osos fault to the south, and the Hosgri fault to the west.

The 45-kilometer Los Osos fault zone is comprised of a complex set of fault segments, with normal, reverse, and thrust faulting all occurring. The eastern half of the zone is sometimes referred to as the Edna fault zone, an older zone of faulting that branches off where the two faults cross Highway 101. This zone eventually terminates in a complex intersection involving the West Huasna fault zone and the Oceanic fault zone. The western half of the Los Osos fault zone may extend offshore and intersect the Hosgri fault zone.

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The Los Osos fault zone is the closest active fault zone to the project site at approximately 4 miles to the south. It is characterized by uplift of marine terraces and assumed fault dip of 30–60 degrees. Although no significant earthquakes have occurred along the fault within the last 200 years, it is considered active and a seismic event could potentially take place (USGS, 2008).

The Hosgri fault zone contains 140 kilometers of interlaced and parallel fault segments that dip to the northeast. It is located almost entirely offshore with the exception of the San Simeon fault segment, which is mapped 30 miles north of the site. On November 4, 1927, a magnitude 7.3 earthquake occurred, most likely along the Hosgri fault that produced a sea-quake and seismic sea wave resulting in one of the most powerful shocks in southern California during that century (USGS, 2003; Jennings, 1994). On December 22, 2003, the magnitude 6.5 San Simeon Earthquake occurred in the Santa Lucia mountains north of the City of Cambria, approximately 10 km northeast of the Hosgri-San Simeon fault system (USGS, 2009).

Surface Fault Rupture

Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake’s seismic waves. The magnitude and nature of fault rupture can vary for different faults, or even along different strands of the same fault. Ground rupture is considered more likely along active faults.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone, as designated by the Alquist-Priolo Earthquake Fault Zoning Act, and no mapped active faults are known to pass through the immediate project region (CGS, 2009). Therefore, the risk of ground rupture at the project site is very low.

Soil Profile Type	SD-Stiff Soil
Seismic Source Type	Greater than 15 kilometers from an A fault Approximately 9 kilometers of a B fault
Seismic Zone	Seismic Zone 4 Z-4
Near Source Factor	$N_a=1$, $N_v= 1.04$
Seismic Coefficient	$C_a=0.44N_a=.44 (1.0) = .44$ $C_v= 0.64N_v= 0.64 (1.04) = 0.67$

Liquefaction Potential

According to the City of Morro Bay 1988 General Plan Safety Element, the project site is not located within an area with moderate to high liquefaction hazard (City of Morro Bay, 1988). Liquefaction occurs when saturated, cohesion less soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength usually results from this phenomenon.

Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking and confining pressures on the potentially liquefiable soil unit. Fine, well-sorted loose sand, shallow groundwater, high intensity earthquakes and long duration of ground shaking are the principal factors leading to liquefaction. Based on the density of the soils, recent seismic activity, the very fine particle size, and the knowledge of the site geology, the potential for seismic liquefaction of soils appears to be low. Assuming that the recommendations of the Soils Engineering Report are implement, the potential for seismically induced settlement and differential settlement is considered to be low. (Geosoultions study for project site dated October 14, 2010).

The City of Morro Bay’s 1988 General Plan Safety Element indicates that the project site is not located in an area that is considered susceptible to a High landslide Risk (City of Morro Bay, 1988).

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General soil-foundation discussion

Given the presence of loose surface material and the topography of the building areas, it is anticipated that graded engineered fill pads will be constructed with all foundations excavated into engineered fill. As an alternative since competent material was encountered at 3.5 feet below ground surface (BGS) in most areas during the sub-surface investigation, the proposed structures may be constructed utilizing continuous footings founded in uniform competent native material as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in uniform competent native material. This alternative is included in the report. All foundations are to be excavated into uniform competent material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Natural seepage at the interface of two materials with different densities is very common. This interface occurs at the site and may require sub-surface drains. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined during grading by a representative of GeoSolutions, Inc.

Impact Discussion:

a-i. The site is not located across the trace of an active fault, as designated by the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault. Therefore, no significant impacts would occur in association with rupture of a known earthquake fault.

a-ii – iv, c. The San Andreas Fault is located approximately 41 miles at its closest point from the City. The project site is not subject to landslides or other types of slope failure, and is not within the area for potential ground shaking according to the Safety Element of the General Plan figure S-2. Additionally, the Safety Element of the General Plan figure S-4 does not identify the site as a location of high landslide risk. Therefore the potential for strong seismic ground shaking slope failure is less than significant.

b. Any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre shall acquire a General Permit for stormwater discharges associated with construction activities (Construction General Permit) from the Region Water Quality Control Board.

d. According to the Soils Engineering Update Report prepared by Geosolutions, Inc. (October 14, 2010) the site is suitable for the proposed development provided the recommendations presented therein are incorporated into the project plans and specifications. These recommendations, which include details for the preparation of the building pad and paved areas, pavement design, foundations, and retaining walls, will reduce the potential for creating soil instability which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. A mitigation measure has been recommended to ensure that the recommendations of the Soils Engineering Update Report are incorporated into the final project design.

e. The project will be served by the municipal sewer, with all connections running beneath the proposed access way. As neither septic tanks nor alternative wastewater disposal systems are proposed.

Mitigation and Residual Impact:

6-1. The applicant shall apply to the Regional Water Quality Control Board for a Construction General Permit which requires the developer to develop a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP identifies all potential sources of pollution, identifies control measures to provide protection against erosion and prevention of sedimentation or debris from entering the City right of way, adjacent properties, and any harbor, waterway or ecological sensitive area. After the Regional Water Quality Control Board issues the permit, the applicant shall submit the SWPPP to the City of Morro Bay for review and approval prior to issuance of a building permit.

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All recommendations of the Soils Engineering Update Report prepared by Geosolutions, Inc. (October 10, 2008) shall be incorporated into the project design. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Works and Building divisions shall be responsible for reviewing and approval of all permits and plans and including site inspections to ensure compliance.

7 GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

Environmental Setting: The project area is located in the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo County and that portion of Santa Barbara County north of the Santa Ynez Mountain ridgeline.

The United States EPA is the federal agency responsible for implementing the Clean Air Act (CAA). Prior to 2007, the EPA did not have regulations addressing GHGs. The U.S. Supreme Court ruled on April 2, 2007 that Carbon Dioxide (CO2) is an air pollutant as defined under the CAA, and that EPA has the authority to regulate emissions of GHGs. However, there are no federal regulations or policies regarding GHG emissions applicable at the time of writing. The state has, however, passed several bills related to greenhouse gas emissions and climate change including AB 1493 (passenger vehicle GHG emission reductions), AB 32 (the California Global Warming Solutions Act of 2006), SB 1368 (utility GHG emission reductions), SB 97 (requiring climate change analysis under CEQA), the California Climate Action Registry, SB 1078 (electricity from renewable sources), SB 375 (land use and transportation planning), Executive Order S-3-05 (acknowledges potential impacts of climate change on state), and Executive Order S-13-08 (the Climate Adaptation and Sea Level Rise Planning Directive).

To date, no state agencies in California have identified a significance threshold for GHG emissions or a methodology for analyzing increased GHG emissions related to climate change. However, in June of 2005, Governor Schwarzenegger issued a landmark Executive Order establishing progressive greenhouse gas emissions targets for the entire state, including reducing GHG emissions to 2000 levels by 2010; to 1990 levels by 2020, and; to 80% below 1990 levels by 2050. To support these reduction targets, the California legislature adopted the California Global Warming Solutions Act of 2006, also known as AB 32. The law requires the California Air Resources Board (CARB) to develop regulatory and market mechanisms that will reduce greenhouse gas emissions to 1990 levels by 2020. In December 2008, CARB approved the AB 32 Scoping Plan outlining regulatory and market mechanisms to achieve the goal of AB 32. The plan cites local government action as an integral partner to achieving the State's goals. Additional bills targeting climate change include SB 97 (Dutton, Chapter 185, Statutes of 2008), which requires the Governor's Office of Planning and Research (OPR) to develop guidelines for the California Environmental Quality Act (CEQA) pertaining to the mitigation of GHG emissions or the effects of GHG emissions.

Impact Discussion:

a. Site work and construction activities will result in the emission of a relatively minor amount of greenhouse gases (GHGs) potentially contributing to global climate change, predominantly related to fuel usage by construction equipment. Mitigation measures recommended in Section 3: Air Quality, stipulate the maintenance and operation of construction equipment that would result in minimized emissions of greenhouse gasses. Ongoing activities at the site would be limited to residential uses, which would not typically impact global climate conditions. Because the site is

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in close proximity to existing urban services, vehicle emissions from typical residential trips would be relatively minor.

b. No Federal, state, regional or local regulatory agency has adopted a plan, policy or regulation for the purpose of reducing emissions of greenhouse gases, or provided methodology or criteria to determine the significance of local greenhouse gas emissions on global climate change. Therefore, the lead agency is unable to provide a scientific or regulatory-based conclusion regarding whether the project's contribution to climate change is cumulatively considerable. In the short-term, the proposed project could result in minor increases in emission of greenhouse gases. Such an increase would not individually contribute to global climate change; however, it could contribute considerably to the cumulative or global emission of GHGs. The proposed project is consistent with the land use diagram and policy provisions of the City's General Plan. Ongoing residential activities would not result in a significant long-term source of greenhouse gas emissions, as all structures will be required to comply with building codes in effect at the time, including California Building Code Title 24, which prescribes construction techniques to reduce energy use and the associated greenhouse gas emissions. Additionally, the project site is an infill location, in close proximity to existing infrastructure and services, which reduces the travel distance required for many daily necessities. During construction the project is required to adhere to all mitigations identified in the San Luis Obispo APCD Clean Air Plan and the Morro Bay Municipal Code, compliance with these mitigations ensures the project is not in conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation and Residual Impact:

7-1 Compliance with Municipal Code standards and mitigation measures included in Section 3: Air Quality, pertaining to vehicle maintenance and operations, will reduce any potential impacts to a level of insignificance.

Monitoring: All required mitigation measures for air quality and green house gas mitigation shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections.

8 HAZARDS/HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?			X	
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

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f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
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Environmental Setting:

This section assesses potential hazardous materials that may arise as a result of the proposed project. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. Chemical and physical properties cause a substance to be considered hazardous, including the properties of toxicity, ignitability, corrosively and reactivity. These properties are defined in California Code of Regulations, Title 22, Sections 66261.20 to 66261.24. Common materials that are considered hazardous include fuels, motor oil, grease, various lubricants, solvents, soldering equipment and glues. A “hazardous waste” is any hazardous material that is discarded, abandoned, or recycled. The criteria that render a material hazardous also make a waste hazardous (California Health and Safety Code, Section 25117).

The residents of Morro Bay are subject to a variety of natural and human-caused hazards. Natural hazards are processes such as earthquakes, landslides, and flooding, and have been occurring for thousands, even millions of years. These natural processes have played an essential role in shaping the topography and landscape of Morro Bay, and become “hazards” when they disrupt or otherwise affect the lives and property of people. Human caused hazards often occur as a result of modern activities and technologies. These potential hazards can include the use of hazardous materials and buildings that may be unsafe during a strong earthquake.

Impact Discussion:

a-c. Project involves the construction of a construction of a 23 unit community housing project on individual lots clustered in six areas and one common parking lot for access, common landscaping and general common area 2 and the associated improvements such as access, parking, and other development-related site work, which under normal occurrences would not entail the upset, transport, use or disposal of hazardous materials. The project will not result in the creation of any potential public health or safety hazard, or include any activities which could result in contamination of a public water supply. No hazardous materials or other such hazardous conditions exist on-site nor are any proposed.

- d. The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5.
- e. The project is located on a privately held parcel, with access taken from a developed right-of-way. This development will not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan .
- f. The site is located within an urbanized area of the city and not immediately adjacent to any area designated wildland.

Mitigation and Residual Impact: None

9. HYDROLOGY/WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	

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b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?		X		
d.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?		X		
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f.	Otherwise substantially degrade water quality?		X		
g.	Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i.	Inundation by seiche, tsunami, or mudflow?				X

Environmental Setting: The site is located in the southwestern portion of the Morro Hydrologic Subarea (Morro Basin) of San Luis Obispo County. The Morro Basin is an 810-acre area, extending from the coastline to the convergence of the Morro and Little Morro Valleys. Morro Creek, an ephemeral stream with headwaters in the Santa Lucia Range, is the primary stream draining Morro Basin. Basin recharge is infiltration of precipitation and from tributary watersheds upstream on the Morro and Little Morro Creeks.

The project will use city water which has been principally supplied by the State Water Project since 1997. However, alternative sources of water can be derived for limited periods of time from groundwater from the Morro and Chorro Basins and/or the City of Morro Bay desalination plant. The City Council designates the amount of water equivalent units which may be issued on an annual basis. These water equivalent units are issued on a first come first serve basis upon issuance of a building permit. For the 2010 year the Council granted 50 WEUs for residential uses at a ratio of 60% single family and 40% multiple family. This would provide 30 WEUs available for residential projects such as this.

The project site is not located within the 100 year floodplains defined by Figure S-1 in the City of Morro Bay's Safety Element of the General Plan.

Impact Discussion:

a. The project as proposed would not violate any water quality standards or waste discharge requirements with the implementation of standard storm runoff conditions.

b. The proposed residential uses would be served with public utilities and would not involve extraction from local groundwater basins or changes in quantity or quality of water in local groundwater basins. The project would not

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deplete groundwater supplies or interfere substantially with groundwater recharge. The project would not be allowed to pull building permits unless sufficient water equivalent units were available as designated by the City Council in the annual water report.

c.-f. The project shall meet the Morro Bay Municipal Code section 14.48, which purpose is to prevents water quality degradation and prevent erosion and sedimentation of creeks, streams, bay and other water bodies. The site shall be required to control runoff rates and volumes and to prevent negative impact caused by quantity of runoff and the quality of runoff.

g.-h. The National Flood Insurance Rate Map for the City of Morro Bay (Panel No. 060307 0005 C, November 1, 1985), prepared by the Federal Emergency Management Agency (FEMA), identifies the Applicant’s project as not being within a 100-year Flood Zone (A-15). There are no levees or dams located in Morro Bay or in close proximity that failure of these structures would affect the project site.

i. California Emergency Management Agency’s California Geological Survey map dated 2009 indicates that this site is outside the run up areas created by a tsunami.

Mitigation and Residual Impact:

9.1 A storm water drainage plan demonstrating the control runoff rates and volumes to prevent negative impacts caused by quantity and quality of the runoff prior to the issuance of any building permit. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Public Services will review and approve the plan prior issuance of a building permit and perform inspections during construction to ensure that construction activities are in conformance with the approved plan.

10 LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Environmental Setting: The project site is on a vacant site already surrounded by developed streets and infrastructure. There is no proposal to create new obstruct existing circulation routes, as such there would not be any circulation changes that would result in a division of the community. The project as proposed will not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The City of Morro Bay does not have an adopted Habitat Conservation Plan.

Impact Discussion:

a. The project site is a vacant site already served by developed streets and infrastructure and there is no proposal to block or divide these streets so as to divide the community.

b. The project is proposed on an urban site and will be required to comply with all current Municipal Code requirements, the potential for conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect will be less than significant.

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c. The proposed project would not conflict with any known habitat conservation plan or natural community conservation plan.

Mitigation and Residual Impact: None

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Environmental Setting:

The California Geological Survey (CGS) classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975. Mineral Resource Zones (MRZ) have been designated to indicate the significance of mineral deposits. The MRZ categories are as follows:

MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.

MRZ-2: Areas where adequate information indicates significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

MRZ-3: Areas containing mineral deposits the significance of which cannot be evaluated from available data.

MRZ-4: Areas where available information is inadequate for assignment to any other MRZ.

Impact Discussion:

a, b. There are no known significant mineral depositions within the City of Morro Bay (General Plan 1988).

Mitigation and Residual Impact:

None.

12 NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?		X		
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?			X	
c. Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Environmental Setting:

The City of Morro Bay is considered a relatively quiet environment, the most significant sources of noise being related to traffic and transportation. The main source of noise related to traffic would be Highway 1. The City

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utilizes a set of noise contour maps prepared in 1990 to identify the noise levels present at sites adjacent to Highway One.

Impact Discussion:

- a, The project is located approximately 60 feet from Highway 1 and directly adjacent to Main Street which would result some noise issues related to traffic. The City’s noise contour maps indicated that the project site first fifteen feet is within the 70 dB contour and the next 150 feet is within the 65 dB contour line and the remaining portion of the site is within the 60 dB contour line. As a sensitive land use (residential) the project must comply with the maximum noise exposure levels as stated in Table N-4 of the City’s General Plan. In this case the project must demonstrate that interior noise levels are at or below 45 Ldn/CNEL, dB and the Outdoor Activity area is at 60 Ldn/CNEL. There is a provision which provides that where it is not possible to reduce noise in outdoor activity areas to 60 Ldn/CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with table N-4.
- b, d. Activity and equipment associated with site work and construction activities will temporarily increase ambient noise levels. The Municipal Code restricts construction hours to 7:00 am - 7:00 pm Monday thru Friday, and 8:00 am - 7:00 pm Saturday and Sunday. This standard was established to reduce impacts to adjacent residential uses related to noise.
- c. The proposed project would not permanently increase noise levels in the vicinity, as use of the site would be limited to residential uses similar to those on adjacent properties.

Mitigation and Residual Impact:

12-1. Prior to issuance of any building permit for the project, the applicant shall submit a noise report which details the project’s compliance with Table N-4 including the noise exposure limit to the outdoor activity areas as well as the interior noise levels. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Services Department will review the above required mitigation and inspect the project as built to ensure compliance with all recommendations of the noise report.

13 POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X

Environmental Setting:

The project is proposed on a vacant site within an urbanized area, there will be no removal of structures or displacement of people associated with this project. The increase of 23 housing units has been anticipated with the City’s General Plan and is therefore not considered the introduction of substantial growth into the area.

Impact Discussion:

- a, b. & c. The site is currently undeveloped and would not displace any existing housing or persons, which would necessitate the construction of replacement housing elsewhere. The number of unit proposed is consistent with

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the approved density provided for under the General Plan. There is no extension of utilities which would then result in other non-urbanized areas being developed.

Mitigation and Residual Impact:

None.

14 PUBLIC SERVICES Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks or other recreational facilities?		X		
e. Other governmental services?			X	

Environmental Setting:

The project site lies within the sphere of influence of the City of Morro Bay; therefore the City of Morro Bay provides the majority of the public services; The Morro Bay Fire Department (MBFD) provides fire response and prevention services as well as responding to chemical spills, injuries, and vehicle accidents for the City of Morro Bay, and Police protection services are provided by the Morro Bay Police Department (MBPD). The San Luis Coastal Unified School District operates an elementary school and a high school within the City.

Impact Discussion:

- a. The proposed project is not expected to require additional fire protection services beyond that necessitated by similar developments, nor is it anticipated that the MBFD would be substantially affected servicing the site.
- b. Police protection services for the site during construction and occupation would be provided by the Morro Bay Police Department. Vandalism, theft of materials and equipment and burglary would be of potential concern. However, the proposed project is not expected to require additional police protection services beyond that necessitated by similar developments, nor is it anticipated that the MBPD would be substantially affected servicing the site.
- c. School services for residents of the site would be provided by the San Luis Coastal Unified School District. The number of school-age children that would be anticipated to live within the proposed project area would be a minor increase and could easily be accommodated at existing school facilities.
- d. Residents of the proposed 23 unit project would contribute minimally to the use of existing nearby parks and open space areas the project will be required to pay a park-in-lieu fee to offset any impact the project has on existing parks and recreation facilities.
- e. Residents of the proposed project would contribute minimally to the service demands of other governmental services.

Mitigation and Residual Impact:

14-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

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Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

15 RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X		
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

Environmental Setting: There are numerous recreational areas within the Morro Bay City limits and nearby vicinity. Available amenities include both passive and active facilities, such as over 10 miles of ocean and bay front shoreline, much of which is publicly-owned with laterally accessed, boat launches, piers, the Black Mountain Golf Course, Morro Bay State Park, Chorro Willows Camp Ground, the Morro Bay Community Center and the Veterans Memorial Building.

Impact Discussion:

- a. Residents of the proposed project will make a small contribution to the use of existing recreational facilities. Ample facilities exist in the vicinity which would be available to accept the additional activity without negligible effect. The project will be required to pay a park in-lieu fee in accordance with the Subdivision Ordinance to offset the minor increase in use of all recreational facilities.
- b. The proposed project does not include the development of any recreational facilities although there will be a common area.

Mitigation and Residual Impact:

15-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

16 TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the city congestion management agency for designated roads or highways?		X		

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c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d.	Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
e.	Result in inadequate emergency access?			X	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Environmental Setting: The project site is located at the corner of Main Street and Bonita north of the 41 and Main Street intersection the area. The area is noted on Figure 16 of the General Plan as an area with average weekday traffic of approximately 6500 trips. The General Plan notes that through traffic is concentrated primarily on Highway I and Atascadero Road-Highway 41 as well as on Morro Bay Boulevard and Main Street. The intersection of Highway 41 and North Main Street is noted as being one of the intersections carrying the greatest amount of traffic volume.

Impact Discussion: The project will add a minimal amount of increase in traffic to the area associated with the addition of 23 units. The project is within the North Main Street Specific Plan Area and is required to pay road improvements fees to mitigate any cumulative impacts to traffic. This project does not add sufficient amounts of traffic to exceed any level of service standard. The project site is not located within area in close proximity to an airport and will not have the potential to impact air traffic patterns. The project site has the public street infrastructure in place and the design of the project does not impede the existing circulation patterns and will not create traffic hazards. The project has provided adequate emergency service access throughout the project site. The parking provided by the applicant meet the minimum requirements. The project does not conflict with policies

Mitigation and Residual Impact:

16-1. Prior to issuance of a building permit the applicant shall pay all traffic impact fees including those associated with the North Main Street Specific Plan. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. Public Services will ensure the payment of all traffic fees at the time of building permit issuance.

17 UTILITIES & SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		

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d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X		
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental Setting:

The project proposes to development 23 units on a parcel approximately 1+ acre in size, which will utilize the City's water and wastewater services. The residential sewage that will be generated by this project is not expected to be unusually high however according to the sewer System Master Plan prepared by Wallace Group in 2006 indicates the current collection system in this area exceeds the capacity conditions during wet weather periods for the 12" and 15" joint line along Main Street. In the TP basin, which includes the 18" Atascadero line, the current conditions are already over capacity during dry conditions. The City has adequate water allocations (WEUs). The Wastewater Treatment plant has adequate capacity for full build out of the General Plan area. The City of Morro Bay's solid waste is taken to the Cold canyon Landfill. This landfill has been expanded to handle an increase in the amount of solid waste. The city also has an ongoing recycle program which helps to offset any increase in solid waste occurring through an increase in housing units. Waste and recycling generated during construction and by the residential uses would be collected by Morro Bay Garbage.

Impact Discussion:

a. A minimal increase in the amount of water used and wastewater generated at the site would result from the proposed residential uses. Adequate capacity in the plant exists, therefore the project would not exceed Regional Water Quality Control Board wastewater treatment requirements.

b. The project will be utilizing the already impacted 12" and 15" joint line along Main Street as well as the 18" Atascadero line. The City of Morro Bay *Sewer Collection System Master Plan update* dated May 2006 identifies existing deficiencies in segments of the sewer main located in Main Street and Atascadero Road, between the project site and the Waste Water Treatment Plant. These deficiencies indicate that the sewer collections system doesn't have the capacity for additional sewer flows. Since these lines are at capacity the project will not be able to be constructed until such time as these lines are improved

c. The project will be required to meet the Morro Bay Municipal Code Section 14.48 (Storm water control). The purpose of this section is to prevent water quality degradation and prevent erosion and sedimentation of creeks, streams, bay and other water bodies. The site will be required to control runoff rates and volumes and to prevent negative impacts caused by quantity of runoff and the quality of runoff. A part of the project's compliance with this section the project will be required to construct new onsite storm water drainage facilities.

d. The proposed residential units would result in an incrementally increased water demand. State water is available to the site, and water impact fees associated with meter size will be required at time of construction. Flow test rates have verified that water pressure at the site will be adequate for domestic and fire suppression purposes, and no ancillary water storage tank facility will be necessary.

e. In accordance with "b" (above) it has been determined that there is not adequate capacity in the line from the project site to the actual plant. There is however, capacity at the plant to handle the additional wastewater produced by the proposed project. The mitigation proposed to satisfy impact "b" will also mitigate impact "e."

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f.,g. The majority of waste generated in Morro Bay is transferred to Cold Canyon Landfill, with a minor portion going to Chicago Grade. The amount of solid waste generated by construction activities and the proposed residences would be minimal and could be accommodated at these facilities without significant impact. Pursuant to State and local policies, 50% or more of construction materials (by weight) must be diverted from the landfill, by recycling or reuse.

Mitigation and Residual Impact:

17.1. The developer shall make the upgrades identified in the master plan or if the upgrades are performed by the City, The developer shall pay their fair share for the improvements prior to issuance of a building permit. Improvements shall be in place prior to the occupancy of any dwelling unit. The developer shall enter into an agreement for the reimbursement pursuant to Municipal Code Section 16-14.008 (Over sizing improvements Reimbursements) of the Morro Bay Municipal Code and pay their fair share of the remaining downstream sewer collection improvements identified in the City of Morro Bay *Sewer Collection System Master Plan update* dated May 2006. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring

Public Services shall ensure that the necessary sewer collection improvements have been completed.

IV. INFORMATION SOURCES:

A. City / County / Federal Departments Consulted :

City of Morro Bay Public Services Department (Public Works, Building and Planning Divisions), and the Fire Department

B. General Plan

<input checked="" type="checkbox"/>	Land Use Element	<input checked="" type="checkbox"/>	Conservation Element
<input checked="" type="checkbox"/>	Circulation Element	<input checked="" type="checkbox"/>	Noise Element
<input checked="" type="checkbox"/>	Seismic Safety/Safety Element	<input checked="" type="checkbox"/>	Local Coastal Plan and Maps
<input checked="" type="checkbox"/>	Zoning Ordinance		

C. Other Sources of Information

<input checked="" type="checkbox"/>	Field Work / Site Visit	<input checked="" type="checkbox"/>	Flood Control Maps
	Calculations	<input checked="" type="checkbox"/>	Zoning Maps
<input checked="" type="checkbox"/>	Project Plans / Description	<input checked="" type="checkbox"/>	Archeological Maps
	Traffic Study	<input checked="" type="checkbox"/>	Soils Engineering Report: prepared by GeoSolutions, Inc., dated October 14, 2010.
<input checked="" type="checkbox"/>	Grading Plans	<input checked="" type="checkbox"/>	Soils Engineering Report: prepared by GeoSolutions, Inc., dated May 19, 2005..
<input checked="" type="checkbox"/>	Elevations /Architectural Renderings	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Published Geological Maps	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Topographic Maps	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	AG Preserve Maps	<input checked="" type="checkbox"/>	

V. MANDATORY FINDINGS OF SIGNIFICANCE

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA Sec. 15065):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Potential to degrade:</i> Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<i>Cumulative:</i> Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<i>Substantial adverse:</i> Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Impact Discussion: Several potentially significant impacts associated with the project design and construction activities have been identified, where local resources, health or safety could be degraded if specific practices are not employed in the project activities. The recommended mitigation measures address protection of aesthetic, air quality, cultural resources, geology/soils, greenhouse gas emission, hydrology and water quality, noise, public services, recreation, transportation and traffic, utility/service systems, and will reduce any potentially significant impacts to a less than significant level when implemented. Because the impacts have been reduced to less than significant with incorporation of mitigations, no significant cumulative impacts are anticipated. The applicant has agreed to incorporate the mitigation measures and monitoring plan presented herein into the project description.

VI. DETERMINATION

On the basis of this initial evaluation:

The Public Services Director has found that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

The Public Services Director has found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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The Public Services Director has found that the proposed project MAY have limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

The Public Services Director has found that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

With Public Hearing

Without Public Hearing

Previous Document : Mitigated Negative Declaration dated March 2, 2007

Project Evaluator : Kathleen Wold, Planning Manager


Signature

October 26, 2010
Initial Study Date

Kathleen Wold
Printed Name

On behalf of Rob Livick, Public Services Director

City of Morro Bay
Lead Agency

VII Attachments

Attachment A – Summary of Mitigation Measures

VII. ATTACHMENTS

Attachment "A"

SUMMARY OF REQUIRED MITIGATION MEASURES

Acceptance of Mitigation Measures by Project Applicant:

Cathy Novak for Steve Miller 10/26/10
Applicant As Agent Date

Aesthetics

Mitigation and Residual Impact:

1-1. Mitigations Aesthetics c-d. The project shall receive approval on a Conditional Use Permit and adhere to all conditions of approval as well as complying with all code requirements relating to lighting and glare. A photometric plan shall be submitted at the time of building plan submittal to demonstrate that the project's light meets all code requirements and project conditions. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. The Public Services Planning Divisions shall be responsible for review and approval of these details prior to issuance of permits for any site or construction work, as applicable and that the resulting lighting and building constructed on site as shown on the approved building plans prior to the granting a final approval.

Air Quality

Mitigation and Residual Impact:

3-2. The project construction has the potential to exceed APCD thresholds for the emission of ROG, NOx, Diesel Particulate Matter, and Fugitive Particulate Matter (PM10). The following are the standard mitigation measures required to be in compliance with the San Luis Obispo APCD Clean Air Plan:

- q. Maintain all construction equipment in proper tune according to manufacturer's specifications.
- r. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- s. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.
- t. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
- u. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance.

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- v. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
- w. Diesel idling within 1,000 feet of sensitive receptors is not permitted.
- x. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.
- y. Electrify equipment when feasible.
- z. Substitute gasoline-powered in place of diesel-powered equipment, where feasible.
- aa. Use alternatively fueled construction equipment on-site where feasible.
- bb. Reduce the amount of disturbed area where possible.
- cc. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used if available.
- dd. All dirt stock-pile areas shall be sprayed daily as needed.
- ee. All access ways to be paved shall be completed in the initial project phases, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- ff. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

With the implementation of these mitigation measures potential impacts to air quality resulting from the project would be reduced to less than significant levels.

Monitoring: All required mitigation measures shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections

Cultural Resources

Mitigation and Residual Impact:

5-1. If archeological resources are discovered during construction all activities shall cease, resuming only once the Public Service Director makes findings established in Section 17.48.310 of the Municipal Code.

With the implementation of this mitigation measure potential impacts to cultural resources would be reduced to less than significant levels.

Monitoring: No monitoring required unless resources are discovered. If resources are discovered the City will ensure that the project is in compliance with Section 17.48.310 and all State requirements.

Geology/Soils

Mitigation and Residual Impact:

6-1. The applicant shall apply to the Regional Water Quality control Board for a Construction General Permit which requires the developer to develop a Storm water Pollution Prevention Plan (SWPPP). A SWPPP identifies all potential sources of pollution, identifies control measures to provide protection against erosion and prevention of sedimentation or debris from entering the City right of way, adjacent properties, and any harbor, waterway or ecological sensitive area. After the Regional Water Quality Control Board issues the permit, the applicant shall submit the SWPPP to the City of Morro Bay for review and approval prior to issuance of a building permit. All recommendations of the Soils Engineering Update Report prepared by Geosolutions, Inc. (October 10, 2008) shall be incorporated into the project design. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Works and Building divisions shall be responsible for reviewing and approval of all permits and plans and including site inspections to ensure compliance.

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Greenhouse Gas Emissions

Mitigation and Residual Impact:

7-1 Compliance with Municipal Code standards and mitigation measures included in Section 3: Air Quality, pertaining to vehicle maintenance and operations, will reduce any potential impacts to a level of insignificance.

Monitoring: All required mitigation measures for air quality and green house gas mitigation shall be included as notes on project-related plans, to the satisfaction of the Public Services Department. Public Services staff shall verify compliance during routine site inspections.

Hydrology and Water Quality

Mitigation and Residual Impact:

9.1 A storm water drainage plan demonstrating the control runoff rates and volumes and to prevent negative impacts caused by quantity and the quality of the runoff prior to the issuance of any building permit. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Public Services will review and approve the plan prior issuance of a building permit and perform inspections during construction to ensure that construction activities are in conformance with the approved plan.

Noise

Mitigation and Residual Impact:

12-1. Prior to issuance of any building permit for the project, the applicant shall submit a noise report which details the project's compliance with Table N-4 including the noise exposure limit to the outdoor activity areas as well as the interior noise levels. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: The Public Services Department will review the above required mitigation and inspect the project as built to ensure compliance with all recommendations of the noise report.

Public Services

Mitigation and Residual Impact:

14-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

Recreation

Mitigation and Residual Impact:

15-1. The applicant shall pay all park in-lieu fees prior to recordation of the final map. The park-in-lieu fees shall be calculated as established by ordinance. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring: Prior to recording of tract map Recreation and Parks and Public Services departments shall ensure fees have been paid.

Transportation and Traffic

Mitigation and Residual Impact:

INITIAL STUDY AND CHECKLIST --
CASE NO. S00-048/UP0-086/CP0-130
DATE: October 26, 2010

16-1. Prior to issuance of a building permit the applicant shall pay all traffic impact fees including those associated with the North Main Street Specific Plan. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring. Public Services will ensure the payment of all traffic fees at the time of building permit issuance.

Utility/Service Systems

Mitigation and Residual Impact:

17.1. The developer shall make the upgrades identified in the master plan or if the upgrades are performed by the City, The developer shall pay their fair share for the improvements prior to issuance of a building permit. Improvements shall be in place prior to the occupancy of any dwelling unit. The developer shall enter into an agreement for the reimbursement pursuant to Municipal Code Section 16-14.008 (Over sizing improvements Reimbursements) of the Morro Bay Municipal Code and pay their fair share of the remaining downstream sewer collection improvements identified in the City of Morro Bay *Sewer Collection System Master Plan update* dated May 2006. With the incorporation of this mitigation the residual impact will be less than significant.

Monitoring

Public Services shall ensure that the necessary sewer collection improvements have been completed.

**SOILS ENGINEERING REPORT UPDATE
BONITA STREET AT MAIN STREET
APN: 068-020-007 AND -008
MORRO BAY, CALIFORNIA**

PROJECT SL04698-5

Prepared for

Mr. Steve Miller
Post Office Box 228
Cayucos, California 93430

Prepared by

GEO SOLUTIONS, INC.
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SAN LUIS OBISPO, CALIFORNIA 93401
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©

October 14, 2010





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October 14, 2010
Project SL04698-5

Mr. Steve Miller
Post Office Box 228
Cayucos, California 93430

Subject: Soils Engineering Report Update
Bonita Street at Main Street, APN: 068-020-007 and -008
Morro Bay, California

Dear Mr. Miller:

This Soils Engineering Report has been prepared for the proposed 23-unit residential development to be located at the northeasterly corner of the intersection of Bonita Street and Main Street on Assessor's Parcels 7 and 8, APN: 068-020-007 and -008, a portion of Lot 25, Tract 65, Rancho Morro y Cayucos, in the City of Morro Bay, California. Geotechnically, the site is suitable for the proposed development provided the recommendations in this report for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design.

Given the presence of loose surface material and the topography of the building areas, it is anticipated that graded engineered fill pads will be constructed with all foundations excavated into engineered fill. As an alternative since competent material was encountered at 3.5 feet below ground surface (bgs) in most areas during the sub-surface investigation, the proposed structures may be constructed utilizing continuous footings founded in uniform competent native material as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in uniform competent native material. This alternative is included in this report. All foundations are to be excavated into uniform competent material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Natural seepage at the interface of two materials with different densities is very common. This interface occurs at the Site and may require sub-surface drains. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined during grading by a representative of GeoSolutions, Inc.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,

GeoSolutions, Inc.


Craig R. Crozier, PE
Principal, C61361

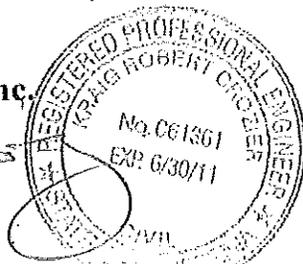


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**SOILS ENGINEERING REPORT UPDATE
BONITA STREET AT MAIN STREET
APN: 068-020-007 AND -008
MORRO BAY, CALIFORNIA**

PROJECT SL04698-5

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed residential development to be located at the northeasterly corner of the intersection of Bonita Street and Main Street on Assessor's Parcels 7 and 8, APN: 068-020-007 and -008, a portion of Lot 25, Tract 65, Rancho Morro y Cayucos, in the City of Morro Bay, California. See Figure 1: Site Location Map. Figure 1: Site Location Map was obtained from the computer program *Topo USA 6.0* (DeLorme, 2006). This report serves as an update to the referenced *Soils Engineering Report* dated May 19, 2005 by GeoSolutions, Inc. (GeoSolutions, Inc., 2005). It is intended to address the applicable changes to the referenced report (GeoSolutions, Inc., 2005) required by the adoption of the 2007 California Building Code (CBC, 2007).

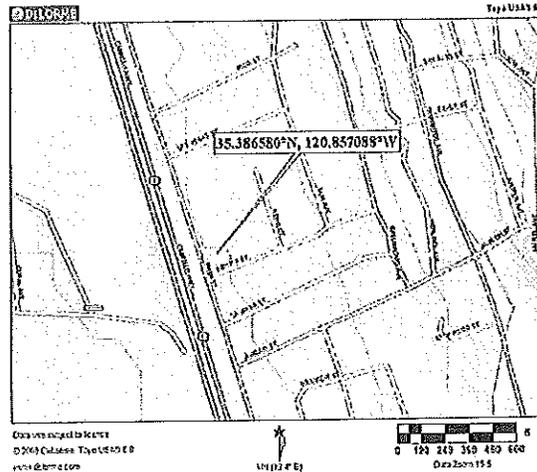


Figure 1: Site Location Map

Lots 7 and 8, Bonita Street at Main Street is located at approximately 35.386580 degrees north latitude and approximately 120.857088 degrees west longitude at an elevation of approximately 41 feet above mean sea level. The property is approximately rectangular in shape and is approximately 200 feet by 240 feet in size. The nearest intersection is where Bonita Street intersects Main Street at the southwest corner of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site. Figure 2: Site Plan was obtained from the Assessor's Office of the County of San Luis Obispo (Assessor's Office, 2006).

The topography of the Site is relatively level with a slight slope to the west. Drainage follows the topography to the west toward Main Street and Estero Bay.

It is anticipated that the development will include twenty-three 2-story residential units utilizing slab-on-grade lower floor systems. Dead and sustained live loads are currently unknown but anticipated to be relatively light with maximum continuous footing and column loads estimated to be on the order of 1.5 kips per lineal foot and 15 kips, respectively.

2.0 PURPOSE AND SCOPE

The purpose of this study was to explore and evaluate the surface and sub-surface soil conditions at the Site and develop geotechnical information and design criteria. The scope of this study includes the following items:

1. A literature review of available published and unpublished geotechnical data pertinent to the project site.

October 14, 2010

2. Engineering analysis of the data gathered during our literature review, field study, and laboratory testing.
3. Development of recommendations for site preparation and grading as well as geotechnical design criteria for building foundations, retaining walls, pavement sections, underground utilities, and drainage facilities.

3.0 FIELD AND LABORATORY INVESTIGATION

A field investigation, which included the advancement of four exploratory borings to a maximum depth of 44.5 feet below ground surface (bgs), was conducted during the preparation of referenced *Soils Engineering Report* (GeoSolutions, Inc., 2005). The referenced report (GeoSolutions, Inc., 2005) contains descriptions of the sub-surface soils and of the boring operations conducted during the associated field investigation. Boring logs are available from this field investigation and are included in Appendix A.

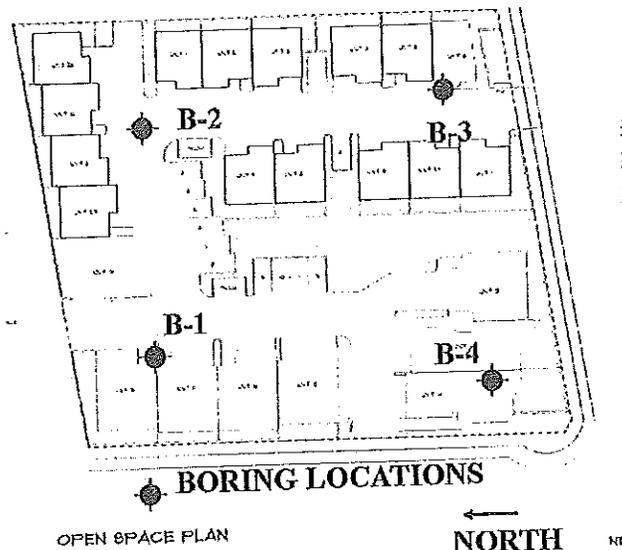


Figure 2: Site Plan

The field investigation, as described in the referenced report (GeoSolutions, Inc., 2005), was conducted on March 30, 2005 using a track-mounted CME 55 and Mobile B-24 drill rig. The approximate locations of the four-inch diameter exploratory borings are indicated on Figure 2: Site Plan. Sampling methods included the Standard Penetration Test utilizing a standard split-spoon sampler (SPT) without liners and a Modified California sampler (CA) with liners. The CME 55 drill rig was equipped with an automatic hammer, which has an efficiency of approximately 80-percent and the Mobile B-24 drill rig was equipped with a safety hammer, which has an efficiency of approximately 60-percent and were to obtain test blow counts in the form of N-values.

Data gathered during the field investigation suggest that the soil materials at the Site consist of alluvial materials. The surface materials at the Site generally consisted of dark brown silty SAND (SM) with clay materials. The surface materials at the Site generally consisted of dark brown silty SAND (SM) with clay encountered in a slightly moist and loose to dense condition to depths of 3.0 to 7.0 feet bgs. The sub-surface materials generally consisted of yellowish to reddish brown silty SAND (SM) encountered in moist and medium dense to very dense conditions. Borings B-2 and B-3 were terminated at 5 feet bgs in very dense yellowish brown silty SAND (SM) identified as Quaternary Alluvium. Boring B-1 was terminated at 15 feet bgs in moist dark yellowish brown sandy CLAY (CL) encountered in a very stiff condition. Boring B-4 was terminated at 44.5 feet bgs in very dense light reddish brown silty SAND (SM). Perched water was encountered in boring B-1 at 2.5 feet and 9 feet bgs and in boring B-2 at 2.0 feet bgs. Using the *Geologic Map of the Morro Bay North Quadrangle* (Dibblee, 2006), the material was interpreted as Surficial Deposits. Groundwater was encountered at 25 feet bgs in boring B-4.

During the boring operations of the referenced report (GeoSolutions, Inc., 2005), the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project

engineer has reviewed a continuous log of the soils encountered at the time of field investigation. The Boring Logs from the referenced report (GeoSolutions, Inc., 2005) are attached in **Appendix A**.

As part of the preparation of the referenced report (GeoSolutions, Inc., 2005), laboratory tests were performed on soil samples obtained from the Site during boring operations. The results of these tests are listed below. A detailed explanation of each laboratory test performed is provided in **Appendix B**, along with the laboratory test reports.

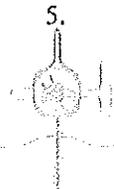
Table 1: Engineering Properties - (GeoSolutions, Inc., 2005)

Sample Name	Sample Description	USCS Specification	Expansion Index	Expansion Potential	Maximum Dry Density, γ_d (pcf)	Optimum Moisture (%)	Angle of Internal Friction, ϕ (deg.)	Cohesion, c (psf)
A	Dark Brown Silty SAND w/ Clay	SM	11	Very Low	126.1	9.0	29.7	993

4.0 SEISMIC DESIGN CONSIDERATIONS

4.1 Seismic Hazard Analysis

1. According to section 1613 of the 2007 CBC (CBSC, 2007), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the *Minimum Design Loads for Buildings and Other Structures* (ASCE7) (ASCE, 2006). ASCE7 considers the most severe earthquake ground motion to be the ground motion caused by the Maximum Considered Earthquake (MCE) (ASCE, 2006), which is defined in Section 1613 of the 2007 CBC to be short period S_{MS} and 1-second period S_{M1} , spectral response accelerations.
2. The a_{max} of the Site depends on several factors, which include the distance of the Site from known active faults, the expected magnitude of the MCE, and the Site soil profile characteristics.
3. As per section 1613.5.5 of the 2007 CBC (CBSC, 2007), the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile. Based on the $(N_1)_{60}$ values calculated for the in-situ tests performed during the field investigation, the Site was defined as Site Class D, Stiff Soil profile per Table 1613.5.2 of the 2007 CBC (CBSC, 2007).
4. According to section 11.2 of ASCE7 (ASCE, 2006) and section 1613 of the 2007 CBC (CBSC, 2007), buildings and structures should be specifically proportioned to resist Design Earthquake Ground Motions (Design a_{max}). ASCE7 defines the Design a_{max} as "the earthquake ground motions that are two-thirds of the corresponding MCE ground motions" (ASCE, 2006, p. 109). Therefore, the **Design a_{max} for the Site is equal to $S_{D1}=0.481$ and $S_{D5}=0.821$** , which are 1-second period and short period design spectral response accelerations that are equal to two-thirds of the a_{max} or MCE for the Site.
5. Site coordinates of 35.386580 degrees north latitude and approximately 120.857088 degrees west longitude and a search radius of 100 miles were used in the probabilistic seismic hazard analysis.



4.2 Structural Building Design Parameters

1. Structural building design parameters within chapter 16 of the 2007 CBC (CBSC, 2007) and sections 11.4.3 and 11.4.4 of ASCE7 (ASCE, 2006) are dependent upon several factors, which include site soil profile characteristics and the locations and characteristics of faults near the Site. As described in section 4.1 of this report, the Site soil profile classification was determined to be Site Class D. This Site soil profile classification and the latitude and longitude coordinates for the Site were used to determine the structural building design parameters.

2. Spectral Response Accelerations and Site Coefficients were obtained from the Seismic Hazard Curves and Uniform Hazard Response Spectra, Earthquake Ground Motion Tool computer application (USGS, 2007); this program is available from the United States Geological Survey website (USGS, 2008). This computer program utilizes the methods developed in the 1997, 2000, and 2003 editions of the NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures and user-inputted Site latitude and longitude coordinates to calculate seismic design parameters and response spectra (both for period and displacement), for Site Classifications A through E. This data is presented in tabular form in Table 2: 2007 California Building Code, Chapter 16, Structural Design Parameters. Analysis of the Design Spectral Response Acceleration Parameters for the Site and of the Occupancy Category for the proposed structure assign to this project a **Seismic Design Category of D** per Tables 1613.3.5.6(1) and 1613.3.5.6(2) of the 2007 CBC (CBSC, 2007).

Table 2: 2007 California Building Code, Chapter 16, Structural Design Parameters

Site Class - Soil Profile Type	D – Stiff Soil
Mapped Spectral Response Accelerations and Site Coefficients	$S_S = 1.215, S_1 = 0.473$ $F_a = 1.014, F_v = 1.527$
Adjusted Maximum Considered Earthquake Spectral Response Accelerations	$S_{MS} = 1.232$ $S_{MI} = 0.722$
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.821$ $S_{DI} = 0.481$
Occupancy Category (from Table 1604.5, 2007 CBC)	II
Seismic Design Category – Short Period Accel. (from Table 1613.5.6(1), 2007 CBC)	D
Seismic Design Category – Long Period Accel. (from Table 1613.5.6(2), 2007 CBC)	D

4.3 Design Response Spectra – 2007 CBC

According to section 11.4.5 of ASCE7 (ASCE, 2006), a design response spectrum for a site may be required in order to design structures to resist lateral forces caused by ground motions at the Site. The design spectral response acceleration parameters, listed in Table 2: 2007 California Building Code, Chapter 16, Structural Design Parameters, are used to produce the design response spectrum. The Seismic Hazard Curves and Uniform Hazard Response Spectra computer program



(USGS, 2007) was used to construct a design response spectrum for the Site, which is shown in Figure 3: Design Response Spectra – 2007 CBC.

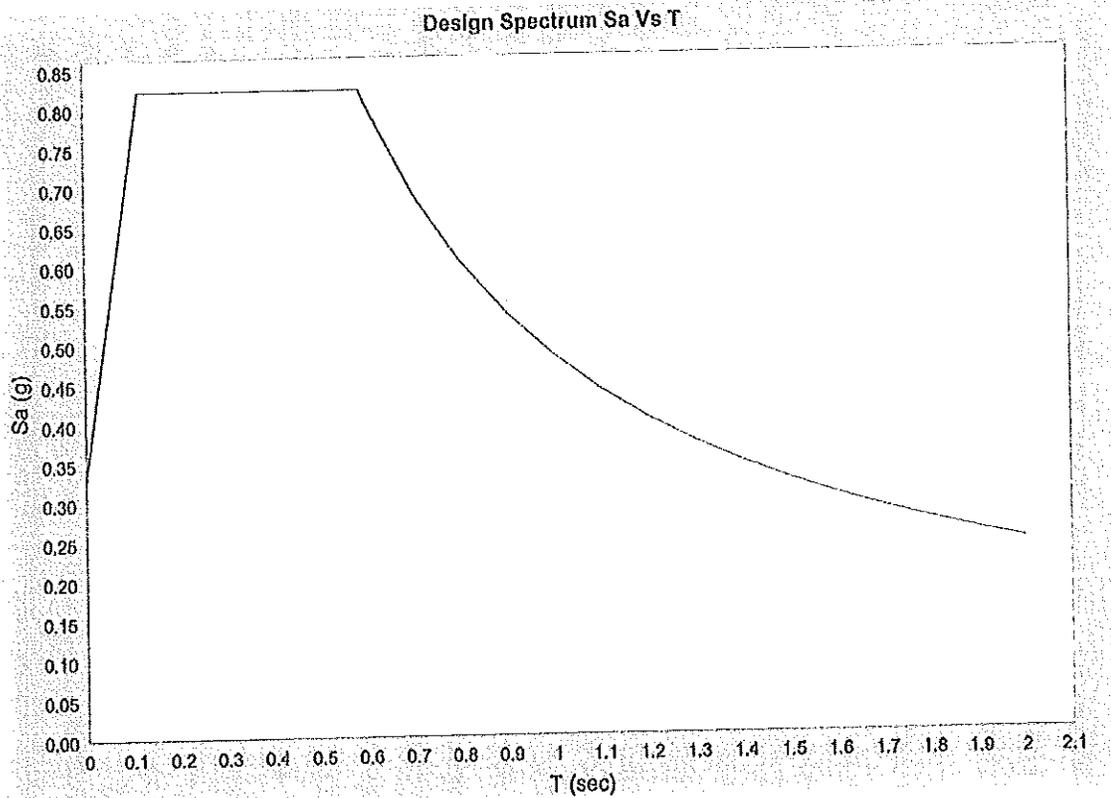


Figure 3: Design Response Spectra – 2007 CBC

4.4 Liquefaction Potential

1. In the context of soil mechanics, liquefaction is the process that occurs when the dynamic loading of a soil mass causes the shear strength of the soil mass to rapidly decrease. Liquefaction can occur in saturated cohesionless soils.
2. The most typical liquefaction-induced failures include consolidation of liquefied soils, surface sand boils, lateral spreading of the ground surface, bearing capacity failures of structural foundations, flotation of buried structures, and differential settlement of above-ground structures.
3. Liquefiable soils must undergo dynamic loading before liquefaction occurs. Ground motion from an earthquake may induce large-amplitude cyclic reversals of shear stresses within a soil mass. Repetitive lateral and vertical loading and unloading usually results from this process. This process is considered to be dynamic loading. In a liquefiable soil mass, liquefaction may occur as a result of the dynamic loading caused by ground motion produced by an earthquake.
4. The presence of loose, poorly graded, fine sand material that is saturated by groundwater within an area that is known to be subjected to high intensity earthquakes and long-



duration ground motion are the key factors that indicate potentially liquefiable areas and conditions that lead to liquefaction.

5. Based on the consistency and relative density of the in-situ soils the potential for seismic liquefaction of soils at the Site is low. Assuming that the recommendations of the Soils Engineering Report are implemented, the potential for seismically induced settlement and differential settlement at the Site is considered to be low.

5.0 GENERAL SOIL-FOUNDATION DISCUSSION

Given the presence of loose surface material and the topography of the building areas, it is anticipated that graded engineered fill pads will be constructed with all foundations excavated into engineered fill. As an alternative since competent material was encountered 3.5 feet below ground surface (bgs) in most areas during the sub-surface investigation, the proposed structures may be constructed utilizing continuous footings founded in uniform competent native material as observed and approved by a representative of GeoSolutions, Inc. Deepened footings may be required in certain areas to achieve the required embedment depth in uniform competent native material. This alternative is included in this report. All foundations are to be excavated into uniform competent material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

Natural seepage at the interface of two materials with different densities is very common. This interface occurs at the Site and may require sub-surface drains. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined during grading by a representative of GeoSolutions, Inc.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The potential for groundwater seepage.
2. The presence of loose surface and subsurface soils.
3. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

6.1 Preparation of Building Pads

1. It is anticipated that a graded engineered fill pad will be developed for the proposed residence with footings founded in engineered fill. As an alternative, footings could be excavated into the uniform competent native material that was encountered by 3.5 feet bgs in most areas during the sub-surface investigation.

For the development of an engineered fill pad, the native material should be over-excavated at least 24 inches below existing grade, 12 inches below the bottom of the



footings, to competent native material or one-half the depth of the deepest fill; whichever is greatest. The limits of over-excavation should extend a minimum of 5 feet beyond the perimeter foundation. The exposed surface should be scarified to a depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to a minimum relative density of 90 percent (ASTM D1557-07). The over-excavated material should then be processed as engineered fill. Refer to Figure 4: Sub-Slab Detail for under-slab drainage material and **Appendix C** for more details on fill placement.

3. For slab-on-grade construction with footings founded a minimum of 12 inches into uniform competent native material, the pad area to receive slab-on-grade construction should be graded such that all slabs are supported on uniform competent material. The surface soils should be excavated beneath the slab at least 12 inches below finished slab elevation. The exposed surface should be scarified to a depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to a minimum relative density of 90 percent (ASTM D1557-07). Refer to Figure 4: Sub-Slab Detail for under-slab drainage material and **Appendix C** for more details on fill placement.

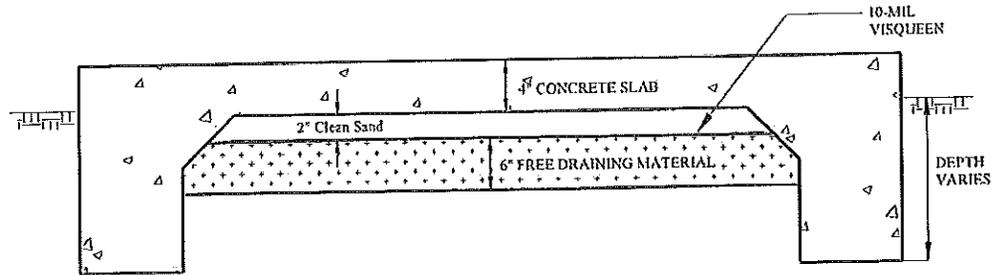


Figure 4: Sub-Slab Detail

6.2 Preparation of Paved Areas

1. Pavement areas should be excavated to approximate sub-grade elevation. The exposed surface should be scarified an additional depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to a minimum relative density of 95 percent. The top 12 inches of sub-grade soil under all pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-07 test method at slightly above optimum.
2. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.

6.3 Pavement Design

1. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications (State of California, 1999).
2. As indicated previously in Section 6.2, the top 12 inches of sub-grade soil under pavement sections should be compacted to a minimum relative density of 95 percent based on the ASTM D1557-07 test method at slightly above optimum moisture content. Aggregate



bases and sub-bases should also be compacted to a minimum relative density of 95 percent based on the aforementioned test method.

3. A minimum of 6 inches of Class II Aggregate Base is recommended for all pavement sections. All pavement sections should be crowned for good drainage.

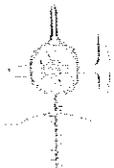
6.4 Conventional Foundations

1. Conventional continuous and spread footings with grade beams may be used for support of the proposed structure. Isolated pad footings should be a minimum of two feet square in size and are permitted for single floor loads only.
2. Minimum footing and grade beam sizes and depths in engineered fill or uniform competent native material should conform to the following table, as observed and approved by a representative of GeoSolutions, Inc.

Table 3: Minimum Footing and Grade Beam Dimensions

Excavated in Engineered Fill			
Building Type	Minimum Depth Below Lowest Adjacent Grade		Minimum Width
One-Story	12 inches		12 inches
Two-Story	18 inches		15 inches
Excavated in Uniform Competent Native Material			
Building Type	Minimum Depth Below Lowest Adjacent Grade	Minimum Embedment into Uniform Competent Native Material	Minimum Width
One-Story	12 inches	12 inches	12 inches
Two-Story	18 inches	12 inches	15 inches

3. Minimum reinforcing for exterior footings should be four No.4 bars, placed two at the top and two at the bottom, or as directed by the project Structural Engineer. Interior footings may be designed with a minimum of two No. 4 bars, placed one at the top and one at the bottom.
4. A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been lightly pre-moistened, with no associated testing required.
5. An allowable dead plus live load bearing pressure of 2,000 psf may be used for the design of footings founded in engineered fill or uniform competent native material.
6. A total settlement of less than ¼ inch and a differential settlement of less than ½ inch are anticipated.
7. Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the uniform competent native material or engineered fill and the bottom of the footings. For resistance to lateral loads, a friction factor of 0.45 may be utilized for sliding resistance at the base of footings extending a minimum of 12 inches into uniform competent native material or engineered fill. A



passive resistance of 375-pcf equivalent fluid weight may be used against the side of shallow footings in uniform competent native material or engineered fill. If friction and passive pressures are combined, the lesser value should be reduced by 50 percent. Foundation excavations should be observed and approved by a representative of this firm prior to the placement of reinforcing steel and/or concrete.

8. Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2007).
9. The base of all grade beams and footings should be level and stepped as required to accommodate any change in grade while still maintaining the minimum required footing embedment and slope setback distance.

6.5 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has lightly been lightly pre-moistened, with no associated testing required.
2. Concrete slabs-on-grade should be a minimum of 4 inches thick and should be reinforced with No. 3 reinforcing bars placed at 18 inches on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. The aforementioned reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.
3. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.
4. Where concrete slabs-on-grade are to be constructed, the slabs should be underlain by a minimum of 6 inches of clean free-draining material, such as a coarse aggregate mix to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 10-mil Visqueen-type membrane should be placed between the free-draining material and the slab to minimize moisture condensation under the floor covering. See Figure 4: Sub-Slab Detail. It is suggested that a two-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete, increasing the depth of the under-slab material to a total of eight inches. The sand should be lightly moistened prior to placing concrete.
5. Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives; therefore it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

6.6 Retaining Walls

Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures



presented in Table 4: Retaining Wall Design Parameters and Figure 5: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 4: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Engineered Fill ($\gamma'K_A$)	45
Static, At-Rest Case, Engineered Fill ($\gamma'K_O$)	65
Static, Passive Case, Engineered Fill or Competent Native Material ($\gamma'K_P$)	375

- The above values for equivalent fluid pressure are based on retaining walls having level retained surfaces, having an approximately vertical surface against the retained material, and retaining granular backfill material or engineered fill composed of native soil within the active wedge. See Figure 6: Retaining Wall Active and Passive Wedges for a description of the location of the active wedge behind a retaining wall.
- Walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of **1 pcf** for the active case and **1.5 pcf** for the at-rest case, for every **two degrees** of slope inclination. This applies for slope angles up to 20 degrees; a 20-degree slope is approximately equivalent to a slope with a 2.75-to-1 gradient. For slope angles greater than 20 degrees, the Soils Engineer should be consulted to obtain design equivalent fluid pressures.

- We recommend that the proposed retaining walls at the Site have an approximately vertical surface against the retained material. If the proposed retaining walls are to have sloped surfaces against the retained material, the project designers should contact the Soils Engineer to determine the appropriate lateral earth pressure values for retaining walls located at the Site.

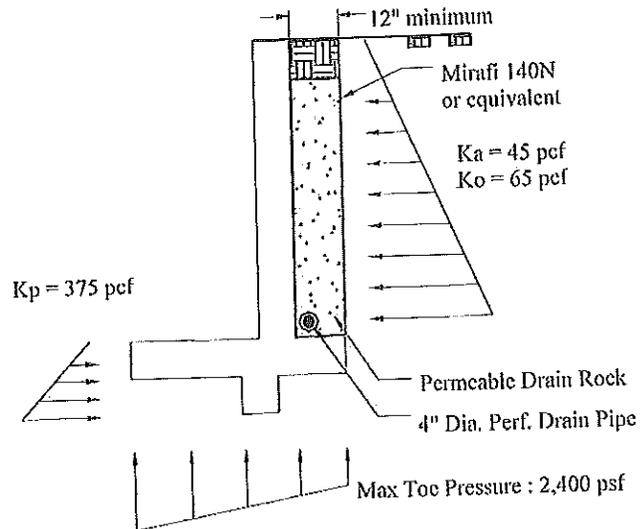
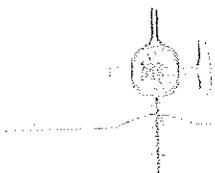


Figure 5: Retaining Wall Detail



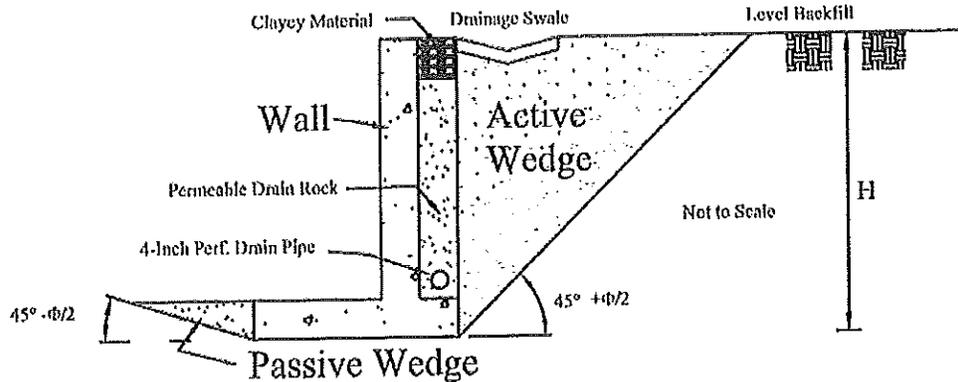
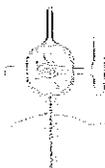


Figure 6: Retaining Wall Active and Passive Wedges

5. Retaining wall foundations should be founded a minimum of 12 inches below lowest adjacent grade in engineered fill or founded a minimum of 12 inches below lowest adjacent grade with a minimum embedment of 12 inches in uniform competent native material as observed and approved by a representative of GeoSolutions, Inc. A coefficient of friction of 0.45 may be used between engineered fill or uniform competent native material and concrete footings. Project designers may use a maximum toe pressure of 2,400 psf for engineered fill or uniform competent native material.
6. Seismic active lateral earth pressure values were determined using the Pseudostatic Method and the Design a_{max} . See section 4.1 for a description of the analysis used to determine the Design a_{max} . The seismic at-rest lateral earth pressure value was determined by multiplying the seismic active lateral earth pressure value by approximately 1.5. The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Retaining walls should be designed to resist an additional lateral soil pressure of 25 pcf equivalent fluid pressure for unrestrained walls and 40 pcf equivalent fluid pressure for restrained walls. For earthquake conditions, the pressure resultant force should be assumed to act a distance of $\frac{2}{3}H$ above the base of the retaining wall, where H is the height of the retaining wall.
7. These seismic lateral earth pressure values are appropriate for retaining walls that have level retained surfaces, that have an approximately vertical surface against the retained material, and that retain granular backfill material or engineered fill composed of native soil within the active wedge. For other retaining wall designs, seismic lateral earth pressure values may be obtained using methods such as the Mononobe and Okabe Method developed by Mononobe and Matsuo (1929) and Okabe (1926), which are included in retaining wall computer design software such as Retain Pro.
8. Seismically-induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.
9. In addition to the lateral soil pressure given above, the retaining walls should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10



feet of a wall, supplemental pressures will be induced and should be taken into account through design.

10. The recommended pressures are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches from the ground surface. The top 12 inches should consist of moisture conditioned, compacted, clayey soil.
11. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.
12. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.
13. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.
14. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.
15. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth.

7.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by City of Morro Bay, the 2007 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.
2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.
3. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.

October 14, 2010

4. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.
5. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.
6. Preparation of special inspection reports as required during construction.
7. In addition to the construction inspections listed above, section 1704.7 of the 2007 CBC (CBSC, 2007) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 5: Required Verification and Inspections of Soils:

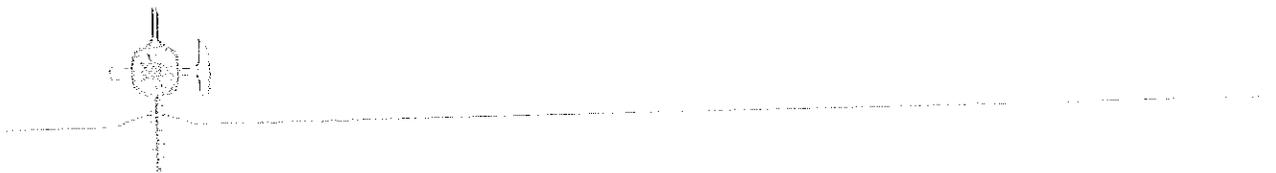
Table 5: Required Verification and Inspections of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below footings are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of controlled fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	-
5. Prior to placement of controlled fill, observe sub-grade and verify that site has been prepared properly.	-	X

8.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

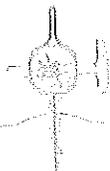
1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the Site, GeoSolutions, Inc. should be notified immediately and GeoSolutions, Inc. will provide supplemental recommendations as dictated by the field conditions.
2. This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
3. As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of 3 years without our review nor should it be used or is it applicable for any properties other than those studied. However many events such as floods, earthquakes, grading of the adjacent properties and building and municipal code changes could render sections of this report invalid in less than 3 years.

REFERENCES



REFERENCES

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APPENDIX A

Field Investigation

Soil Classification Chart

Boring Logs (GeoSolutions, Inc., 2005)



FIELD INVESTIGATION

The field investigation included a site investigation and literature review of the referenced report (GeoSolutions, Inc., 2005). The descriptions of the field investigations and associated Boring Logs were examined and evaluated during the preparation of the field investigation section of this report.

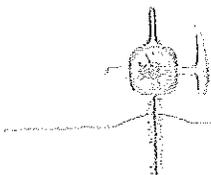
A CME 55 drill rig with a four-inch diameter solid-stem continuous flight auger and a Mobile B-24 drill rig with a four-inch diameter hollow-stem continuous flight auger bored the four exploratory borings near the approximate locations indicated on Figure 2: Site Plan. The description of the drilling and field observation (GeoSolutions, Inc., 2005) was reviewed by the project engineer. The Boring Logs included in this appendix were prepared for the referenced report (GeoSolutions, Inc., 2005). A representative of GeoSolutions, Inc. examined these Boring Logs of the soil conditions and of the soil samples obtained for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System. See the Soil Classification Chart in this appendix.

Standard Penetration Tests with a two-inch outside diameter standard split tube sampler (SPT) without liners (ASTM D1586-99) and a three-inch outside diameter Modified California (CA) split tube sampler with liners (ASTM D3550-01) were performed to obtain field indication of the in-situ density of the soil and to allow visual observation of at least a portion of the soil column. Soil samples obtained with the split spoon sampler are retained for further observation and testing. The split spoon samples are driven by a 140-pound hammer free falling 30 inches. The sampler is initially seated six inches to penetrate any loose cuttings and is then driven an additional 12 inches with the results recorded in the boring logs as N-values, which are the number of blows per foot required to advance the sample the final 12 inches.

The CA sampler is a larger diameter sampler than the standard (SPT) sampler with a two-inch outside diameter and provides additional material for normal geotechnical testing such as in-situ shear and consolidation testing. Either sampler may be used in the field investigation, but the N-values obtained from using the CA sampler will be greater than that of the SPT. The N-values for samples collected using the CA can be roughly correlated to SPT N-values using a conversion factor that may vary from about 0.5 to 0.7. A commonly used conversion factor is $0.67 \left(\frac{2}{3}\right)$. More information about standardized samplers can be found in ASTM D1586-99 and ASTM D3550-01.

Disturbed bulk samples are obtained from cuttings developed during boring operations. The bulk samples are selected for classification and testing purposes and may represent a mixture of soils within the noted depths. Recovered samples are placed in transport containers and returned to the laboratory for further classification and testing.

Logs of the borings showing the depths and descriptions of the soils encountered, geologic structure where applicable, penetration resistance, and results of in-place density and moisture content tests are presented in this appendix. The logs represent the interpretation of field logs and tests, the interpolation of soil conditions between samples and the results of laboratory observations and tests. The noted stratification lines represent the approximate boundaries between the surface soil types. The actual transition between soil types may be gradual.



SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 (4.75mm) sieve	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravelly sands, little or no fines
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly sands, little or no fines
		Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
			Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil $PI < 4$ or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	
		Inorganic soil $PI > 7$ and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
		Organic Soil LL (oven dried)/ LL (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity	
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
		Inorganic soil Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays	
		Organic Soil LL (oven dried)/ LL (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity	
	Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor	PT	Peat, muck and other highly organic soils

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (i.e. GW-GM, GW-GC, GP-GM, or GP-GC).

**If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (i.e. CL-ML) are required.

CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

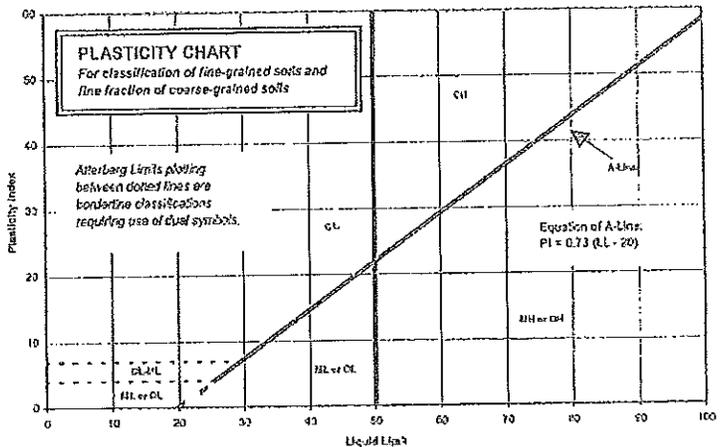
Less than 5% Pass No. 200 (75mm) sieve	GW, GP, SW, SP
More than 12% Pass No. 200 (75 mm) sieve	GM, GC, SM, SC
5%-12% Pass No. 200 (75 mm) sieve	Borderline Classification requiring use of dual symbols

CONSISTENCY		
CLAYS AND PLASTIC SILTS	STRENGTH TONS/SQ. FT. ⁺⁺	BLOWS/FOOT ⁺
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY	
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/FOOT ⁺
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50

⁺ Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).

⁺⁺ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvane, or visual observation.



Drilling Notes:

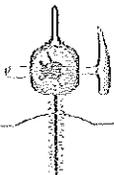
1. Sampling and blow counts
 - a. California Modified - number of blows per foot of a 140 pound hammer falling 30 inches
 - b. Standard Penetration Test - number of blows per 12 inches of a 140 pound hammer falling 30 inches

Types of Samples:
 X - In-Situ
 SPT - Standard Penetration
 CA - California Modified
 N - Nuclear Gauge
 PO - Pocket Penetrometer (tons/sq.ft.)

APPENDIX B

Laboratory Testing

Soil Test Reports (GeoSolutions, Inc., 2005)



LABORATORY TESTING

This appendix includes a discussion of the test procedures and of the laboratory test results performed during the preparation of the referenced report (GeoSolutions, Inc., 2005). The purpose of the laboratory testing was to assess the engineering properties of the soil materials at the Site. The program was carried out employing, wherever practical, currently accepted test methods of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests were obtained from various locations during the course of the field exploration described in the referenced report (GeoSolutions, Inc., 2005) and in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed during the referenced report (GeoSolutions, Inc., 2005) are described below; the associated Soil Test Reports are also included in this appendix:

Expansion Index of Soils (ASTM D4829-95) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557-91) oil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Direct Shear Tests of Soils Under Consolidated Drained Conditions (ASTM D3080-90) is performed on undisturbed and remolded samples representative of the foundation material. The samples are loaded with a predetermined normal stress and submerged in water until saturation is achieved. The samples are then sheared horizontally at a controlled strain rate allowing partial drainage. The shear stress on the sample is recorded at regular strain intervals. This test determines the resistance to deformation, which is shear strength, inter-particle attraction or cohesion c , and resistance to interparticle slip called the angle of internal friction ϕ .

Particle Size Analysis of Soils (ASTM C136-96a) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.

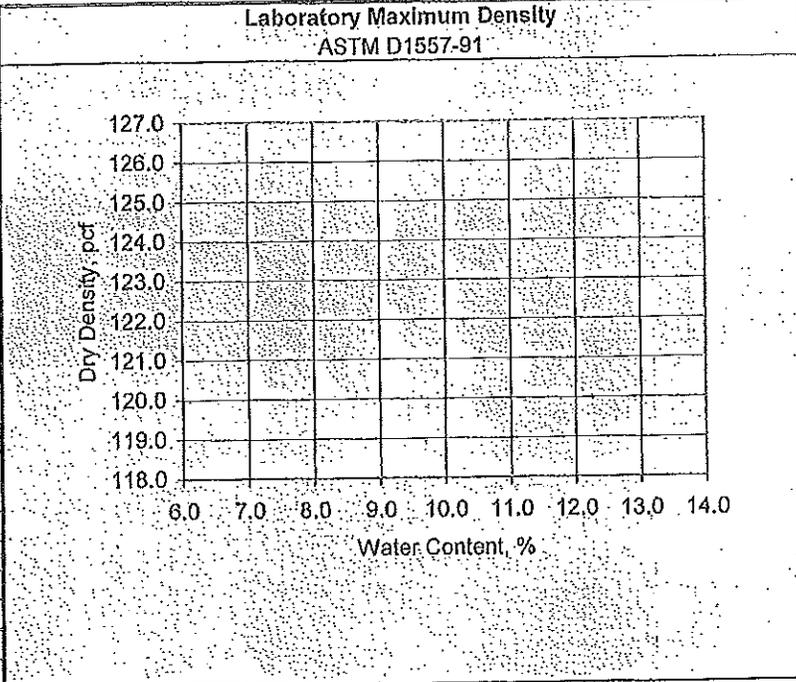


Project:	Bonita Street at Main Street, MB	Date Tested:	4/18/2005
Client:		Project #:	SL04698-1
Sample:	B-1 Depth: 13.5 ft.	Lab #:	4880
Location:	B-1 @ 13.5 ft.	Sample Date:	3/30/2005
		Sampled By:	ST

Soil Classification
 ASTM D2487-93, D2488-93
 Result: Dark Yellowish Brown Sandy CLAY
 Specification: CL

Sieve Analysis
 ASTM C136-96a

Sieve Size	Percent Passing	Project Specifications
3"		
2"		
1 1/2"		
1"		
3/4"		
No. 4	100	
No. 8	100	
No. 16	100	
No. 30	100	
No. 50	99	
No. 100	91	
No. 200	84.9	



Sand Equivalent Cal 217

	SE
1	
2	
3	
4	

Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Plasticity Index
 ASTM D4318-95a

Liquid Limit: _____
 Plastic Limit: _____
 Plasticity Index: _____

Expansion Index
 ASTM D4829-95

Expansion Index: _____
 Expansion Potential: _____
 Initial Saturation, %: _____

Estimated Specific Gravity for 100% Saturation Curve = _____

Trial #	1	2	3	4
Water Content:				
Dry Density:				
Maximum Dry Density, pcf:				
Optimum Water Content, %:				

Moisture-Density ASTM D2937-94, ASTM D2216-92

Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description

Report By: Darren Harrold

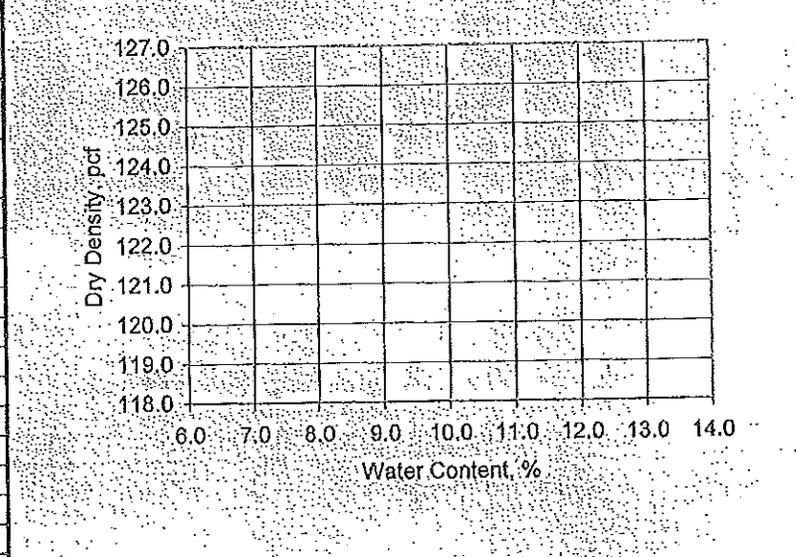
Project:	Bonita Street at Main Street, MB	Date Tested:	4/18/2005
Client:		Project #:	SL04698-1
Sample:	B-4 Depth: 19.0 ft.	Lab #:	4880
Location:	B-4 @ 19.0 ft.	Sample Date:	3/30/2005
		Sampled By:	ST

Soil Classification ASTM D2487-93, D2488-93	Laboratory Maximum Density ASTM D1557-91
---	--

Result: Yellowish Brown Silty SAND

Specification: SM

Sieve Analysis ASTM C136-96a		
Sieve Size	Percent Passing	Project Specifications
3"		
2"		
1 1/2"		
1"		
3/4"		
No. 4	100	
No. 8	100	
No. 16	100	
No. 30	99	
No. 50	82	
No. 100	26	
No. 200	21.9	



Sand Equivalent Cal 217		
1		SE
2		
3		
4		

Mold ID	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Plasticity Index ASTM D4318-95a	
Liquid Limit:	
Plastic Limit:	
Plasticity Index:	
Expansion Index ASTM D4829-95	
Expansion Index:	
Expansion Potential:	
Initial Saturation, %:	

Estimated Specific Gravity for 100% Saturation Curve =				
Trial #	1	2	3	4
Water Content:				
Dry Density:				
Maximum Dry Density, pcf:				
Optimum Water Content, %:				

Moisture-Density ASTM D2937-94, ASTM D2216-92					
Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description

Report By: Darren Harrold

Project:	Bonita Street at Main Street, MB	Date Tested:	4/18/2005
Client:		Project #:	SL04698-1
Sample:	B-4 Depth: 24.0 ft.	Lab #:	4880
Location:	B-4 @ 24.0 ft.	Sample Date:	3/30/2005
		Sampled By:	ST

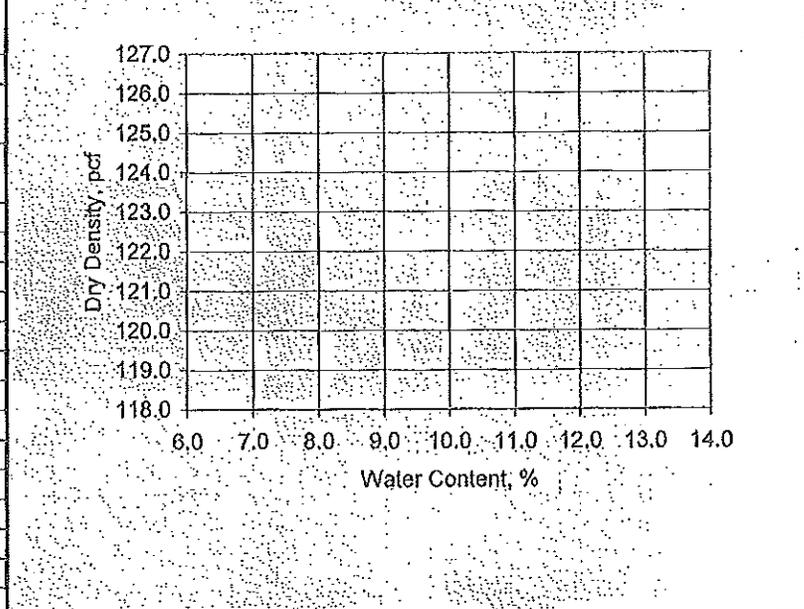
Soil Classification
ASTM D2487-93, D2488-93

Result: Yellowish Brown Silty SAND

Specification: SM

Sieve Analysis ASTM C136-96a		
Sieve Size	Percent Passing	Project Specifications
3"		
2"		
1 1/2"		
1"		
3/4"		
No. 4	100	
No. 8	100	
No. 16	99	
No. 30	98	
No. 50	86	
No. 100	23	
No. 200	16.9	

Laboratory Maximum Density
ASTM D1557-91



Sand Equivalent Cal 217

1		SE
2		
3		
4		

Mold ID:	n/a	Mold Diameter, ins.	4.00
No. of Layers	5	Weight of Rammer, lbs.	10.00
No. of Blows	25		

Plasticity Index
ASTM D4318-95a

Liquid Limit:
Plastic Limit:
Plasticity Index:

Estimated Specific Gravity for 100% Saturation Curve =

Trial #	1	2	3	4
Water Content:				

Expansion Index
ASTM D4829-95

Expansion Index:
Expansion Potential:
Initial Saturation, %:

Dry Density:

Maximum Dry Density, pcf:	
Optimum Water Content, %:	

Moisture-Density ASTM D2937-94, ASTM D2216-92

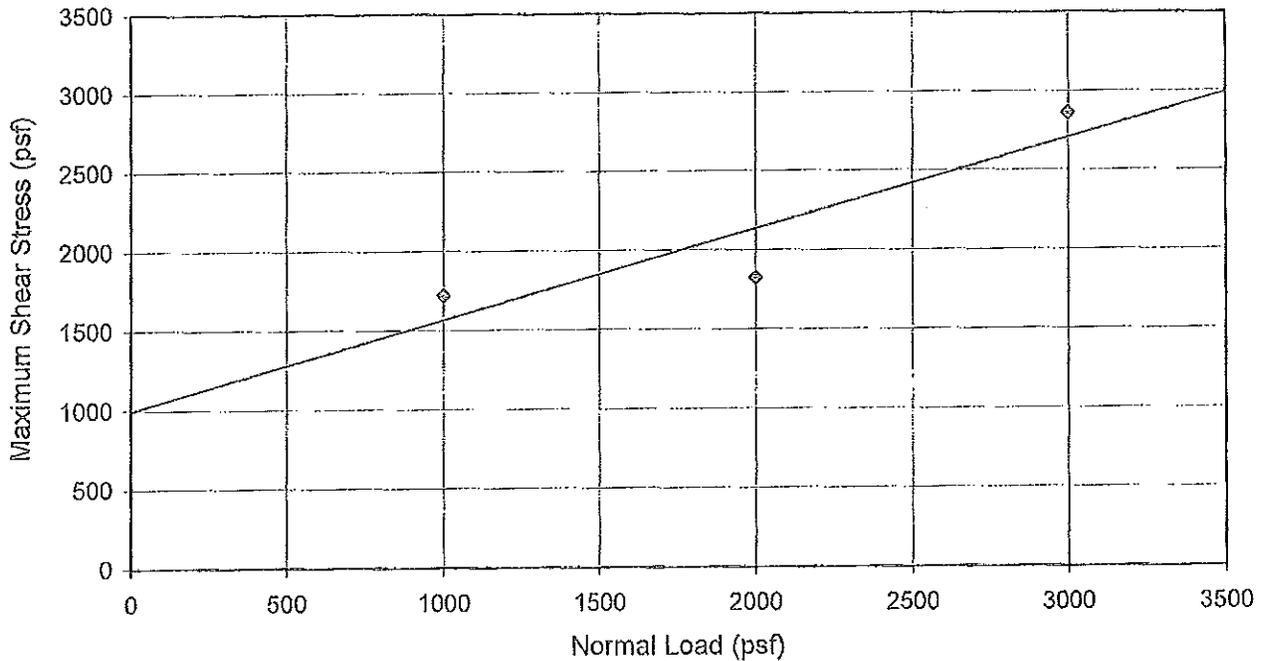
Sample	Depth (ft)	Water Content (%)	Dry Density (pcf)	Relative Density	Sample Description

Report By: Darren Harrold

Project:	Bonita Street at Main Street, MB	Date Tested:	4/13/2005
Client:		Project #:	SL04698-2
Sample #:	A	Depth:	1.0 ft.
Location:	B-1	Lab #:	4880
Material:	Dark Brown Silty SAND w/ Clay (SM)	Sample Date:	3/30/2005
		Sampled By:	ST

Test Data

Specimen Number	Void Ratio	Saturation, %	Normal Load, psf	Max Shear Stress, psf	Water Content, %	Dry Density, pcf	Relative Density*, %
1	-	-	1000	1720	14.4	113.5	90
2	-	-	2000	1822	14.9	113.5	90
3	-	-	3000	2861	13.4	113.5	90
4							
5							



*The test specimens were initially remolded at 90% of the maximum dry density (ASTM D1557) and at 2% above the optimum moisture content of the material.

Maximum Dry Density, pcf:	126.1	Optimum Moisture, %:	9.0
---------------------------	-------	----------------------	-----

Angle of Internal Friction @ 90% Rel. Compaction, Phi:	29.7°
Cohesion @ 90% Relative Compaction, C:	993 psf

Report By: Darren Harrold

APPENDIX C

Preliminary Grading Specifications

Key and Bench with Backdrain



PRELIMINARY GRADING SPECIFICATIONS

A. General

- i. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.
- ii. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.
- iii. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.
- iv. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

- i. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.
- ii. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.
- iii. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

- i. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours notice.
- ii. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.
- iii. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.

D. Site Protection

- i. Protection of the Site during the period of grading and construction should be the responsibility of the contractor.
- ii. The contractor should be responsible for the stability of all temporary excavations.
- iii. During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the contractor should install check-dams, de-silting basins, sand bags, or other devices or methods necessary to control erosion and provide safe conditions.

E. Excavations

- i. Materials that are unsuitable should be excavated under the observation and recommendations of the Soils Engineer. Unsuitable materials include, but may not be limited to: 1) dry, loose, soft, wet, organic, or compressible natural soils; 2) fractured, weathered, or soft bedrock; 3) non-engineered fill; 4) other deleterious materials; and 5) materials identified by the Soils Engineer or Engineering Geologist.
- ii. Unless otherwise recommended by the Soils Engineer and approved by the local building official, permanent cut slopes should not be steeper than 2:1 (horizontal to vertical). Final slope configurations should conform to section 1803 of the 2007 California Building Code unless specifically modified by the Soil Engineer/Engineering Geologist.
- iii. The Soil Engineer/Engineer Geologist should review cut slopes during excavations. The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.

F. Structural Fill

- i. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.
- ii. Imported fill should be free of organic and other deleterious material and should have very low expansion potential, with a plasticity index of 12 or less. Before delivery to the Site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

G. Compacted Fill

- i. Structural fill using approved import or native should be placed in horizontal layers, each approximately 8 inches in thickness before compaction. On-site inorganic soil or approved imported fill should be conditioned with water to produce a soil water content near optimum moisture and compacted to a minimum relative density of 90 percent based on ASTM D1557-07.
- ii. Fill slopes should not be constructed at gradients greater than 2-to-1 (horizontal to vertical). The contractor should notify the Soils Engineer/Engineer Geologist prior to beginning slope excavations.
- iii. If fill areas are constructed on slopes greater than 10-to-1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope.
- iv. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be



observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required. See Detail A: Key and Bench with Backdrain.

H. Drainage

- i. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.
- ii. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.
- iii. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.
- iv. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.
- v. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.
- vi. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

I. Maintenance

- i. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.
- ii. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

J. Underground Facilities Construction

- i. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork." Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.



- ii. Bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative density based on ASTM D1557-07.
- iii. On-site inorganic soils, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative density based on ASTM D1557-07. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report under Preparation of Paved Areas for vehicle pavement sub-grades. Trench walls must be kept moist prior to and during backfill placement.

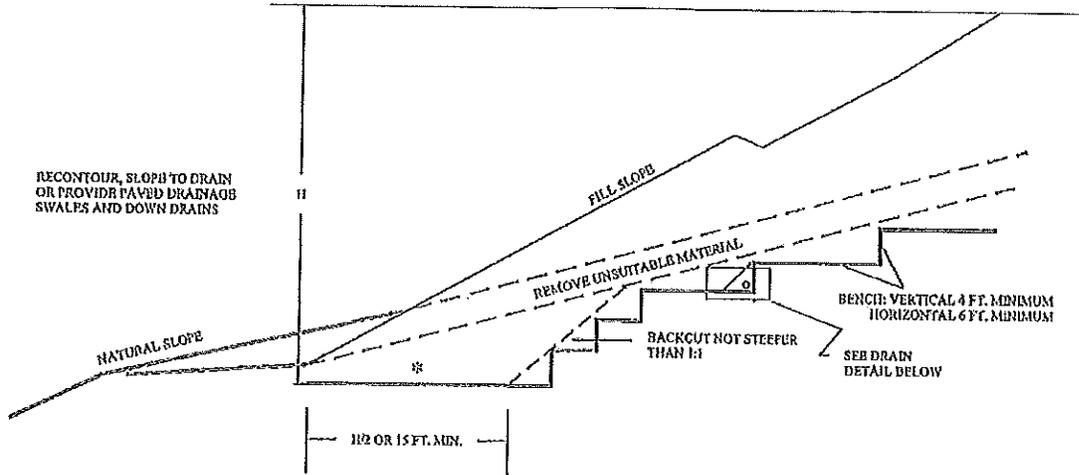
K. Completion of Work

- i. After the completion of work, a report should be prepared by the Soils Engineer retained to provide such services in accordance with section 1803.5 of the 2007 CBC. The report should including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved Soils Engineering Report.
- ii. Soils Engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions within section 1803 of the 2007 CBC.

END OF TEXT

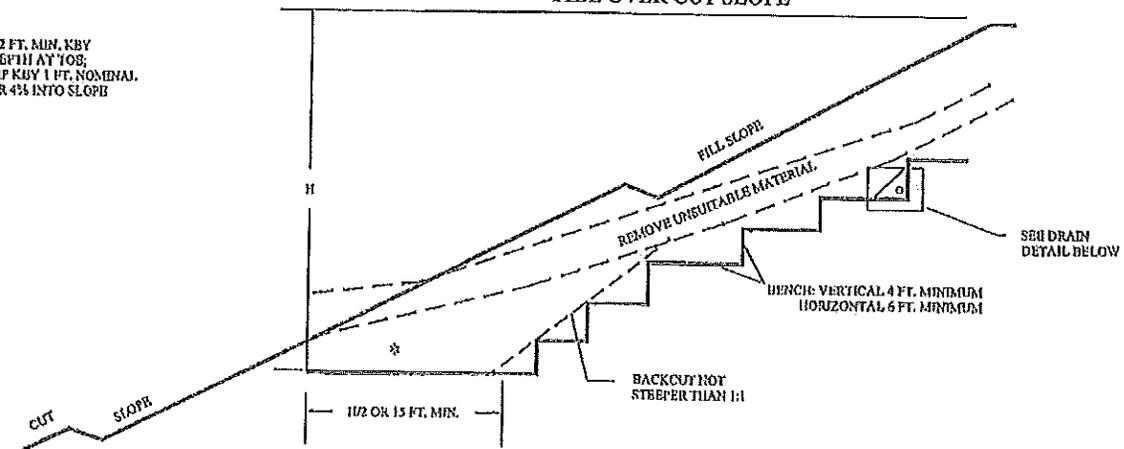


FILL OVER NATURAL SLOPE



FILL OVER CUT SLOPE

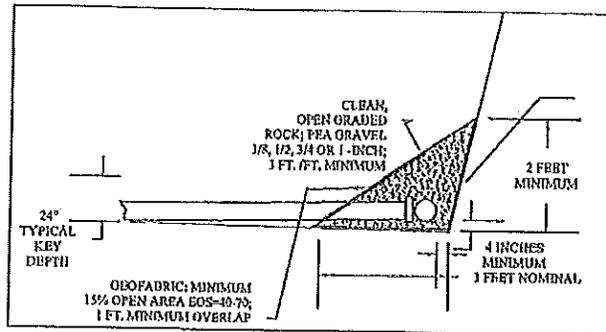
* 2 FT. MIN. KEY DEPTH AT TOE; TIP KEY 1 FT. NOMINAL OR 4% INTO SLOPE



NOTES:
1 - IF OVERFILLING AND CUTTING BACK TO GRADE IS ADOPTED, 15 FT. MIN. FILL WIDTH MAY BE REDUCED TO 12 FT. MIN. IN NO CASE SHOULD THE FILL WIDTH BE LESS THAN 1/2 THE HEIGHT OF FILL REMAINING.

1 - BACKDRAIN AS RECOMMENDED BY GEOTECHNICAL CONSULTANT PER ATTACHED BACKDRAIN DETAIL.

DRAIN DETAIL



GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401
(805) 543-8539 Fax: (805) 543-2171

KEY AND BENCH WITH BACKDRAIN

**DETAIL
A**

ATTACHMENT F



**Morro Bay Chamber of Commerce
Out of Business Report
2008 to 2010**

The general economy started to turn soft in 2008. Since that time Morro Bay has increasingly experienced a decline in our local business economy. Some of our local businesses have been forced to close their doors and other businesses are not far behind. Landlords have reduced the rent hoping they can keep their store front occupied while the businesses are cutting overhead by laying off employees. Both are hoping to survive until the economic condition recovers. The following numbers represent businesses that have gone out of business. It in no way shows all of the businesses that have gone under. These numbers are estimations only.

Businesses out of Business		Commercial Vacancy
Embarcadero	19	6
Main St.	6	6
Morro Bay Blvd	15	7
Quintana	6	5
Kennedy Way	3	
Napa St	2	1
Other area		6
Total	51	31

This number doesn't reflect in-homes businesses or web businesses, (there were 300 in-home businesses two years ago)

ATTACHMENT G

Morro Mist
Main/Bonita.

2443 Reno Ct
Morro Bay, Ca 93422

March 16, 2010

Dear Planning Commission,

I live around the corner from
this proposed Apartment Complex.

I request that there be a lot of
parking for this apartment. If

there is not the tenants will
cause parking problems for

those of us that live nearby.

I think 3 parking places per
unit would be nice so there is

parking for those visiting the
apartments.

Sincerely

Jean Tuck

RECEIVED

MAR 16 2011

City of Morro Bay
Public Services Department

MORRO MIST PACKET CONTENTS

- Letters expressing opposition to project
- Neighborhood petition opposing the project

Exhibits

- A - Neighborhood map of property around project
- B-1 & B-2 - North Main Street commercial property maps showing current businesses & vacancies
- B-3 - Density comparison map of neighborhood
- C - Photos of Sundancer Village project by the same developer
- D - Simulated photos of completed Morro Mist project

Copies of Reference Materials:

The Morro Mist Project property comes under the jurisdiction of both of the following Morro Bay City Codes:

- Chapter 10 "Compact In-Fill Developments
- Chapter 17 "Community Housing Project Regulations

To: Planning Commission
From: Conrad Michel, Lorraine Wallodt
2403 Reno Court
Morro Bay, CA 93442

March 21, 2011

Regarding: Proposed 23-Unit Morro Mist Community Housing Project

Please, we urge you to reject the proposed project exceptions for the following as proposed by the applicant:

1. Interior yard setbacks between units
2. Lot coverage
3. Lot size
4. Reduced open space
5. Reduced parking and the commercial requirement in a mixed-use (commercial/residential) zone.

Conrad Michel
Lorraine Wallodt

To: Planning Commission Members
Morro Bay, CA

From: William & Antionette Pisor, Property owners
330 Bonita Street
Morro Bay, CA

Re: Position against 23-Unit Community Housing Project at Main & Bonita
Case No. S00-048/UP0-086/CP0-130 Morro Mist Housing Project

Dear Commissioners,

As home owners living directly across from the proposed project, we would again like to express our strong opposition to the resubmitted proposal for the "Morro Mist Housing Project"

This is the second time this project has been proposed and we have major concerns due to this project's bulk and scale, incompatibility with our neighborhood, increase in the number of units proposed, very limited common open space, and the exemptions requested. It is also not in compliance with many sections of Morro Bay's Land Use plans as noted in this letter.

As previously proposed to the Planning Commission on August 20, 2007, this project was to be a 21 unit development. It is now proposed as a 23 unit development. At that meeting, most of the previous Planning Commissioners felt that the bulk and scale and the lack of open space were major negative aspects of this project. They voted 4-1 against approving the project as proposed. Also, Planning Staff's recommendation in 2007 was to "redesign the project to address a commercial component, bulk and scale, and a final list of concessions requested and their basis for approval". This applicant is now returning with many of the same exemption requests

We are strongly against this proposed project and respectfully request that you also deny the project as proposed for the following reasons: Note* Italicized sections are from Morro Bay Land Use Plans and Codes.

1. Concerns about compatibility with neighborhood and project bulk and scale.

Zoning Ordinance 17.48.190 - Protection of visual resources and compatible design requires the project can be permitted only if it "is visually compatible with the character of the surrounding areas".

In our neighborhood there are only a small percentage of small scale 2-story residences along Main Street and the surrounding two block area (See Map- Exhibit A). This large 2-story project would be totally out of character with our area due to its bulk and scale. In the commercial zones along the North Main frontage from Highway 41 to San Jacinto there are only 9 small footprint 2-story buildings.

2. Density and Provision for Community Open Space do not follow policies in the city's General Plan for "Community Housing Developments"

Section 17.49.080 of the Development Standards for Community Housing Developments state that it "shall provide at least one thousand square feet of common space per unit".

Open space seems to be even more important if this property becomes 100% residential. Based on current regulations, this project would be required to provide 23,000 square feet of common open space. We realize that 1,000 square feet is a large area for each unit. However, the project provides for only 17% of the required common open space. Morro Bay is "family friendly" and city leaders should be encouraging the feeling of community by requiring a reasonable amount of open space in projects of this large size so people can mingle with their neighbors on site and not have to walk or drive to parks for activities!

We feel strongly that having a projected 46 to 59+ new residents with so little common community open space in our neighborhood will not inspire the "family friendly" environment that Morro Bay is so proud of.

3. Not in compliance with several sections of **Title 16 Subdivisions, Chapter 10 "Compact In-Fill Developments":**

Section 16-10.003 Development Policy, Standards, and Criteria

D. Overall design and site layout

1. The project should have a comprehensive and integrated design, providing its own open space, off-street parking, and amenities for contemporary living. Open space, walkways, and other areas for people shall be separated from parking area, driveways, and areas for automobiles.
2. Architectural unity and harmony should be achieved both within the project and between the project and the surrounding community so that it does not constitute an adverse disruption to the established fabric of the community.

F. Provision for private open space: NOTE: Almost every unit does not qualify as having the required private open space based on requirement 1b.

1. Except as noted below, all units shall be provided with qualifying private open spaces which are, at a minimum, equal in size to 15% of the unit floor area. To qualify as private open space:
 - a. The proposed space shall be no smaller than six (6) feet in minimum dimension; and
 - b. Yard areas, patios, decks, and ground-level terraces shall have a minimum dimension which is no less than 50% of the maximum dimension; and
 - c. The proposed space shall not include walkways, stairs, or landings intended to provide access to any dwelling unit.

Section 16-10.004 Required Findings

In approving the establishment of a Compact In-Fill Development, the following shall be made:

- A. Modification of development standards is warranted to promote orderly and harmonious development.*
 - B. Modification of development standards will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.*
 - C. Benefits derived from the project cannot be reasonably achieved through existing development standards.*
 - D. Proposed plans, if any, offer certain redeeming features to compensate for requested modifications.*
4. Not in compliance with Chapter 17.49 of Community Housing Project Regulations
Section 17.49.060 Findings Required
- A. All Projects. An application for a community housing project shall not be approved by the planning commission or, upon appeal, the city council, unless the following finding can be made:
 - 2. LUP/LCP consistency: The proposed project is consistent with the general plan and coastal land use plan;**

The following sections of **The Morro Bay General Plan: II Land Use, Openspace, and Conservation Elements** will not be complied with in this current proposal:

General Land Use

2. Development Quality

Policy LU-12: *The Zoning Ordinance shall include standards to ensure quality of development.*

Program LU-12.2: *The City will create incentives for encouraging greater open space with developments.*

Program LU-12.4: *The City will modify standards that otherwise would preclude the use of various forms of housing styles because of their normal relationship with density, i.e. townhouses should not be prohibited if the density is complied with and it results in greater open space. (OS 86-87)*

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

Policy LU-16: *In order to encourage the development of unique and creative urban environments, the City should utilize incentive zoning and planning measures to encourage developers to subscribe to modern development concepts and techniques. (LUE 53)*

Program LU-16-1: *Density incentives should be designed to offer bonuses to development proposals that:*
Create open spaces that effectively reduce the need for public parks or open spaces.

Policy LU-34: *Emphasis should be placed on strengthening the form of areas where significant commercial development has occurred, thereby reducing the need to further expand areas of commercial development.*

Program LU-34.1: *The following areas are recognized as representing satellite commercial areas that should be improved to satisfy commercial needs.*
North Main Street Strip Commercial - A mixed use concept should be applied and commercial land uses, such as offices, neighborhood commercial, and multiple family residential should be encouraged.

Note There are currently about 56 commercial properties along the North Main Street Strip corridor with approximately an 87.5% occupancy rate (5 for rent/sale, 2 unused). See Exhibits B-1/B-2

Policy LU-36: *The concept of mixed uses should be considered for application throughout the City's commercial areas in order to create a more vibrant community as well as offer opportunities for unique forms of housing. Such should occur only after sensitivities of low intensity land uses has been accounted for.* (LUE 48)

Program LU-36.1: *The mixed concept should be applied as follows:*
North Main Street: Residential, neighborhood commercial and office.

5. The Main Street Specific Plan Section 17.40.110 requires roofline variation and that view corridors not be blocked.

Part D Section 2b states:

"All applications for buildings with more than one story shall include a view analysis from the residential neighborhood located east of the project. To the extent practical, significant view opportunities shall be preserved and protected through the use of view corridors and air space easements."

Due to the large scale and bulk of this project, it will block a large percentage of the westerly view from most of the properties to the east on Reno Court, and portions of Elm Street and Greenwood as well as parts of Bonita.

There are only two other housing projects of this bulk along North Main and they do not interfere with views: the condos in the 3000 block of North Main front Del Mar School and Zanzibar Terrace is situated by itself at the north end of Main Street.

6. **Title 16 Subdivisions, Chapter 10, Compact In-Fill Developments Section 16.10.003 N**

Guest Parking: One half (1/2) guest parking spaces for each unit in the development.

The developer is asking for an exemption for fewer spaces than required.

Parking along the lower portion of Bonita has always been a problem. With both Domino's delivery vehicles and visitors of the trailer park, parking has always been difficult, especially on the north side of Bonita along the property in question, with most nights being filled with cars. There will be even less on-street parking with both a street outlet onto Bonita and less than required guest parking. This will be even more of a problem since 14 of the units (61%) only have 1-car garages and many families/ couples have two vehicles.

8. Each of the 14 planned 1 bedroom residences has a "den" or "study" on the lower level which, with the placement of a wall, could become a second bedroom. If this is illegal to do, is there an HOA or other governing body to watch for this?

7. In addition, this property has been for sale for almost a year, yet the applicant is reapplying for project approval. One would think that the prospective new owners should be the ones to propose what is to be built on this property. Does this property with an approved 23 unit complex mean more profit for this developer when it is sold?

If the developer is unsuccessful in selling the property and then decides to build this project in the future, will we be faced with another partially completed project "eyesore" like the one this developer already has with the "Sundancer Village" across from Lemo's. **See Photos-Exhibit C**

In summary, we respectfully submit this letter in opposition to the proposed project and strongly recommend that the applicant again be requested to redesign the project to include commercial and/or have a project smaller in scale as recommended by the Planning Commission and planning staff on August 20, 2007.

Thank you for taking the time to consider our concerns.

Sincerely,



William and Antionette Pisor
Property Owners
330 Bonita Street, Morro Bay



**Commercial Properties Along
Main Street-North Morro Bay**

North Morro - Bay Main Street
 Total Commercial Properties: 56
 For Rent/Sale: 5
 Unused: 2
 Commercial Occupancy Rate:
87.5%

Section 1
 Morro Doors to Hill St
 Most southerly
 part of North Morro Bay



**Proposed
Morro
Mkt
Project**

Section 2
 Hill St to Spencer's Mkt
 part of North Morro Bay

Not for sale

Exhibit B-3

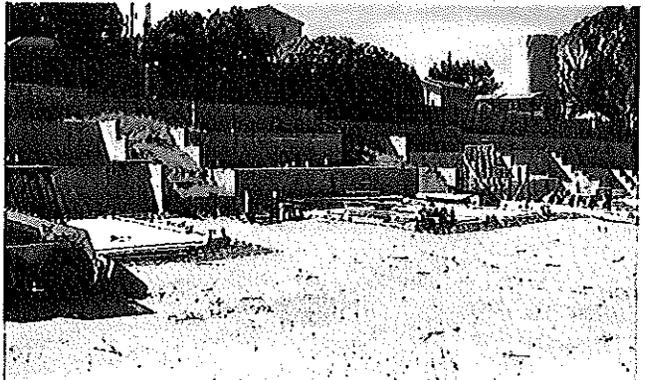
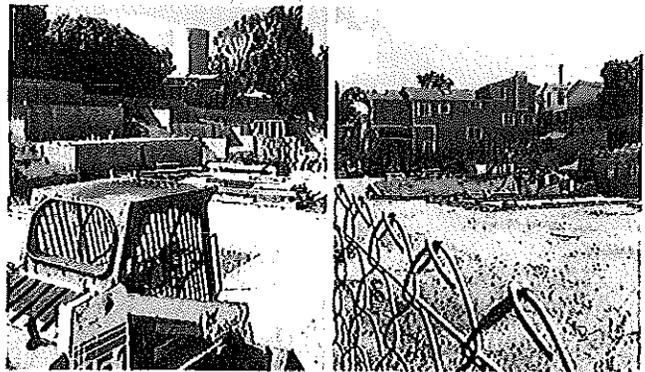


Density Comparison;
The density of housing units in the larger area within the red lines will be equivalent to the density of the trailer park plus the Morro Mist Project if approved

Proposed
23 Unit
Morro Mist
Project Site

The Unfinished Sundancer Village Project
Owned by the same developer as
the proposed Morro Mist Project

Will this happen if the Morro Mist project is approved?

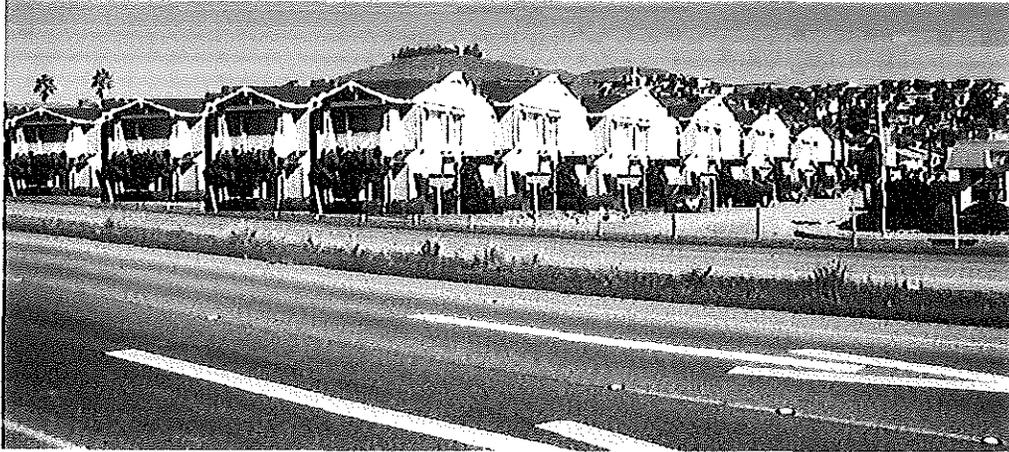




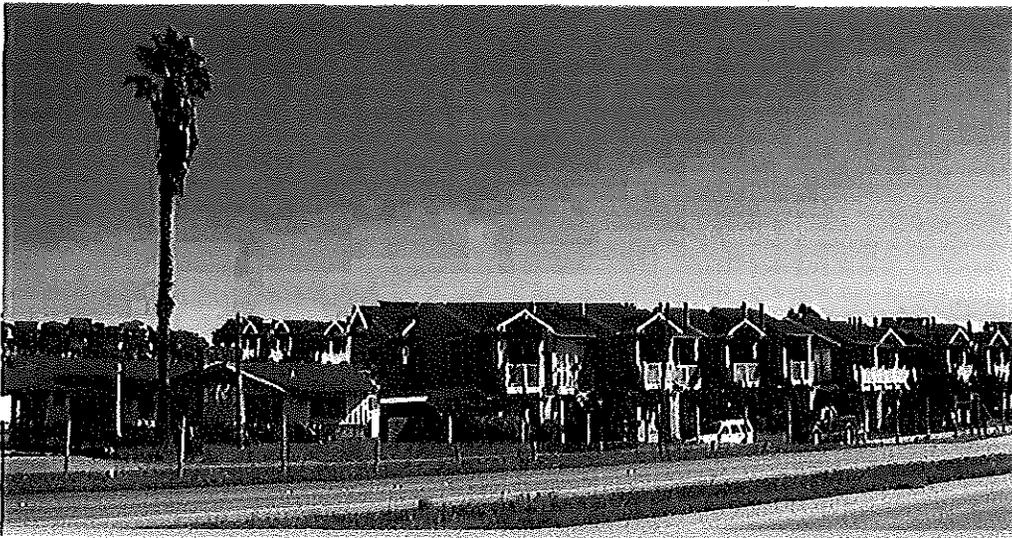
Morro Mist Simulated Project Photos

Exhibit D

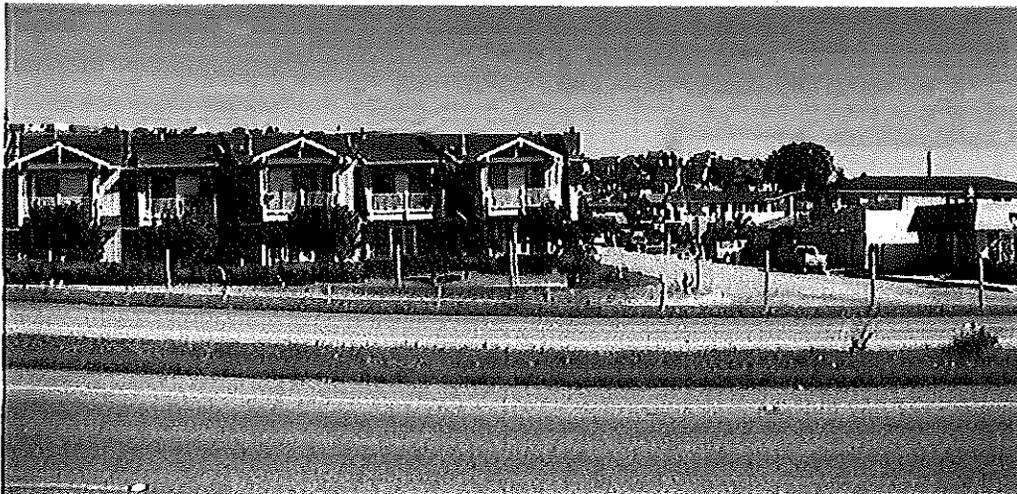
These photos are an effort to show what the completed Morro Mist project might look like. The photos have been created as close to proper scale as possible & do not reflect the actual architecture planned for the project but was copied from the condos in the 3000 block of North Main Street



View Facing Northeast from Highway 1



View Facing Southeast from Highway 1



Front View from Highway 1

Petition against the 23-Unit "Morro Mist" Community Housing Project at Main & Bonita. Page 1
 We, the residents and owners residing within 2 blocks of the proposed project wish to register our
 objections to the bulk, density, lack of open space, and lack of visual compatibility with our neighborhood.

Signature	Printed Name	Address	Date
<i>Gerald L. Leatham</i>	Gerald L. Leatham	2405 Reno Ct. Morro Bay	3-17-11
<i>Kathryn Leatham</i>	Kathryn Leatham	2405 Reno Ct. Morro Bay	3-17-11
<i>John Herried</i>	John Herried	430 Bonita St. Morro Bay	3-17-11
<i>Lori Herried</i>	Lori Herried	430 Bonita	Morro Bay 3-17-11
<i>Veda Herried</i>	VEDA HERRIED	428 Bonita	MORRO BAY 3-17-11
<i>Lisa Barker</i>	LISA BARKER	2417 Reno Ct	Morro Bay 3-17-11
<i>Fred Wilson</i>	Fred Wilson	8426 Reno Ct	Morro Bay 3-17-11
<i>Robert Taylor</i>	Robert Taylor	2418 Reno Ct	Morro Bay 3-18-11
<i>Bonley Smith</i>	BONLEY SMITH	2418 Reno Ct	MORRO BAY 3-18-11
<i>Alicia Adams</i>	Alicia Adams	2432 Reno Ct	Morro Bay 3/18/11
<i>Barbara Frey</i>	Barbara Frey	473 Bonita St	Morro Bay = 3-18-11
<i>Michelle Bobb</i>	Michelle Bobb	2417 Elm Ave	Morro Bay Ca 3-18-11
<i>Cindi Coker</i>	Cindi Coker	450 Luza	MB 93448 3-18-11
<i>Steve Borey</i>	Steve Borey	381 JAMES	MB 93447 3-18-11

Petition against the 23-Unit "Morro Mist" Community Housing Project at Main & Bonita. Page 2
 We, the residents and owners residing within 2 blocks of the proposed project wish to register our objections to the bulk, density, lack of open space, and lack of visual compatibility with our neighborhood.

Signature	Printed Name	Address	Date
<i>[Signature]</i>	ANTHONY CORNELL	425 BONITA #33	3-17-11
<i>[Signature]</i>	JOHN ROBERTI	425 BONITA #2	3-17-11
<i>[Signature]</i>	Andres Allen	425 Bonita St #10	3-17-11
<i>[Signature]</i>	Les Beckins	425 Bonita St #8	3-17-11
<i>[Signature]</i>	William Fedalik	425 Bonita St #3	3-17-11
<i>[Signature]</i>	WILLIAM K SWITZ	425 BONITA ST #26	3-17-11
<i>[Signature]</i>	RICHARD H. MAY	425 BONITA #5	3/17/11
<i>[Signature]</i>	Debra L. Wood	425 Bonita St A	3-17-11
<i>[Signature]</i>	Dorell Wood	425 Bonita St Apt A	3-17-11
<i>[Signature]</i>	Sheri Jones	425 Bonita #26	3-17-11
<i>[Signature]</i>	Anthony and Anthony Bennett	425 Bonita #8	3-17-11
<i>[Signature]</i>	Eric W. Wood	425 Bonita #29	3-18-11
<i>[Signature]</i>	Doris Loiseau	425 Bonita St #7	3-18-11
<i>[Signature]</i>	Stan Loiseau	425 Bonita St #7	3-18-11

Petition against the 23-Unit "Morro Mist" Community Housing Project Page 3

We, the residents and owners residing within 2 blocks of the proposed project wish to register our objections to the bulk, density, lack of open space, and lack of visual compatibility with our neighborhood.

Signature	Printed Name	Address	Date
	William Pisor	330 Bonita	3/15/11
	Antonette M. Pisor	330 Bonita	3/15/11
	Manuel Velasco	330 Bonita	3/15/11
	NICK YANG	301 Lajolla St	3/22/11
	CHARLES REASOR	541 LA JOLLA	3/22/11
	Tammy Nettleson	531 La Jolla St.	3/22/11
	Jim Eric Carney	511 W. Jolla St	03/22/11
	David W. Engler	48062 Jolla St	03/22/11
	Adelita Acea	451 La Jolla St	03/22/11
	Jeanette Mielke	411 La Jolla	3/22/11
	Brenda Agee Smiley	430 La Jolla St.	3/22/11
	David Gierke	430 La Jolla St.	3/22/11
	Patricia Jackson	371 W. Jolla St	3/22/11

Petition against the 23-Unit "Morro Mist" Community Housing Project at Main & Bonita. Page #
 We, the residents and owners residing within 2 blocks of the proposed project wish to register our
 objections to the bulk, density, lack of open space, and lack of visual compatibility with our neighborhood.

	Signature	Printed Name	Address	Date
15.	<i>[Signature]</i>	Debra Holloway	2431 Elm St.	3-18-11
16.	<i>[Signature]</i>	Sybil March	2435 Elm	3/18/11
17.	<i>[Signature]</i>	Sally Erree	466 Bonita St.	3-18-11
18.	<i>[Signature]</i>	ROB ERREA	466 BONITA ST	3-18-11
19.	<i>[Signature]</i>	Greg Wright	490 Vermont	3/21/11
20.	<i>[Signature]</i>	Cori Martin	450 Bonita St.	3/21/11
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				

Property
 owners
 of 450
 Bonita

Chapter 10

COMPACT IN-FILL DEVELOPMENTS

Sections:

- 16-10.001 Intent and Purpose.
- 16-10.002 Application for Conditional Use Permit.
- 16-10.003 Development policy, standards, and criteria.
- 16-10.004 Required Findings
- 16-10.005 Tenant Provisions

16-10.001 Intent and purpose

The following provisions shall apply to compact in-fill development proposals. A compact in-fill development is defined as any proposal or project which would result in the creation of lots with sizes smaller than those otherwise allowable under the Zoning Ordinance, and an in-fill development lot is defined as any lot created as a result of such a compact in-fill development project.

- A. Residential small lot subdivisions, and planned unit developments provide a benefit to the community by expanding the range of choice of housing available. This alternate form provides ownership opportunities for those who may desire less space, less maintenance responsibility, or lower carrying costs than normally would be connected with single-family dwellings. A compact in-fill development project may serve as affordable housing and provide entry into the housing market for a household whose choice has previously been restricted by economic circumstance to the rental market.
- B. Compact in-fill development is designed and intended to; encourage creativity and innovation in the design of developments; provide for more efficient use of land; permit special consideration of property with outstanding natural or topographical features; facilitate use of the most appropriate construction techniques in the development of land; and, provide for any individual land use not otherwise specified elsewhere in this Ordinance. By allowing developers to depart from "cookie cutter" lot forms and setback requirements, more creative use of open space and urban design is possible which allows for diversity in design, size, and style of homes.
- C. There shall be no requirements for minimum lot width, lot coverage, yards and building setbacks requirements that apply to compact in-fill developments, except as noted below. Dimensional requirements shall be as proposed by the applicant of the compact in-fill development and as approved by the Planning Commission via a detailed site plan.

16-10.002 Application for Conditional Use Permit

- A. The developer of a new compact in-fill development project shall first submit an application for a conditional use permit to the Planning Division. The application shall include, but not be limited to, the following, in as many copies as the Planning Division determines to be sufficient for its staff and the Planning Commission to evaluate the project:
 - 1. A complete legal description of the property and a boundary map showing the existing topography of the site and the location of all existing easements, structures and other improvements, and trees over six inches in diameter; and the use of adjoining properties. Any structure within thirty feet of the property line of the proposed development site shall be located.
 - 2. Dimensioned schematic development plans consisting of at least a site plan, parking plan, typical floor plan, building elevations showing natural and proposed grades, and a conceptual landscaping plan for the project as a whole.

3. Architectural models, photographic simulations, story poles and/or other renderings sufficient to allow the Planning Commission to fully evaluate the size, scale and bulk of the proposed project, its potential impact on public views and its relationship to an integration with the surrounding neighborhood.
 4. Such other information which the Planning Commission or Planning Division determines is necessary to evaluate the proposed project.
- B. No application shall be considered unless all the information required by subsections A1 through A3, inclusive, is provided to the Planning Division.

16-10.003 Development policy, standards, and criteria.

All compact in-fill development projects shall conform to the requirements of the residential district in which the project is located unless the proposed project utilizes unique residential concepts (such as zero lot line). In addition, all projects shall conform to the following standards, except as noted. In granting a use permit, the Planning Commission may impose appropriate conditions to assure that projects comply with the standards.

- A. A Compact In-Fill Development may be established only in multiple-family residential and in qualified commercial districts.
- B. Minimum Project Size. In order to qualify for a compact in-fill development project, the project site size must be a minimum of 8,700 square feet in gross area while meeting the density criteria established in the Zoning Ordinance for the underlying zoning district.
- C. Affordability. For projects of five or more lots 10% or at least one residential unit must be deed restricted for affordability in accordance with the City's affordability standards.
- D. Overall design and site layout. The following criteria shall be considered in reviewing the overall design and site layout of the project:
 1. The project should have a comprehensive and integrated design, providing its own open space, off-street parking, and amenities for contemporary living. Open space, walkways, and other areas for people shall be separated from parking areas, driveways, and areas for automobiles;
 2. Architectural unity and harmony should be achieved both within the project and between the project and the surrounding community so that it does not constitute an adverse disruption to the established fabric of the community;
 3. The layout of structures and other facilities should effect conservation in street, driveway, curb cut, utility, and other public or quasipublic improvements. Additionally, structures should be designed to minimize, in recognized and published standards, the consumption of natural resources either directly or indirectly; i.e., gas, water, and electricity.
- E. Lots Configuration. The following criteria shall be considered in reviewing the lot sizes and configuration of the project:
 1. The size and shape of lots shall be shown on tentative maps and shall be in conformance with city General Plan/Local Coastal Plan policies.

CITY OF MORRO HAY MUNICIPAL CODE
 TITLE 16 SUBDIVISIONS

- a. In no case shall any lots in a compact in-fill development subdivision be smaller than 2,900 square feet in area and 40 feet in width for detached single-family lots and 3,600 square feet in area and 25 feet in width for attached townhouses.
 - 2. Where property is zoned for commercial use, other widths and areas may be permitted at the discretion of the Planning Commission based on applicable zoning ordinances.
 - 3. Corner lots shall have a width sufficient to permit the maintenance of building lines on both front and side, or as set forth in zoning ordinance for the district in which they are situated, and shall also be designed so as to have sufficient sight distance at intersections to meet engineering standards.
- F. Provision of private open space for each unit. Each dwelling unit within a project shall have an appurtenant private open space, such as a patio, deck, or atrium. Such space shall be designed for the sole enjoyment of the unit owner, shall have at least two weatherproofed electrical outlets, and shall have a shape and size that will allow for optimal usable space. Such space shall be at approximately the same level as, and immediately accessible from, a room within the unit.
- 1. Except as noted below, all units shall be provided with qualifying private open space areas which are, at a minimum, equal in size to 15% of the unit floor area. To qualify as private open space:
 - a. The proposed space shall be no smaller than six (6) feet in minimum dimension; and
 - b. Yard areas, patios, decks, and ground-level terraces shall have a minimum dimension which is no less than 50% of the maximum dimension; and
 - c. The proposed space shall not include walkways, stairs, or landings intended to provide access to any dwelling unit. Those portions of any porch which extend from any door or from the wall extending for one floor on either side of said door to the outer edge of the porch will be considered as "landings" and will not qualify as private open space. Other portions of a porch however may be designated as qualifying private open space if the minimum dimension is equal to or greater than six (6) feet.
- G. Common Open Space. Each dwelling unit within a project shall have an appurtenant common open space, such as recreational areas, or landscaped areas. Such space shall be designed and governed for the enjoyment of the entire project owners, and shall have a size, shape and topographical condition that will allow for optimal usable space preferably in a single coherent and contiguous area. Such space shall be accessible to all living units in the project, and outside of the required front setbacks. Not including driveways or parking areas and at least 50% shall not exceed a 10% slope.
- 1. Common open space shall be provided for each project of sufficient size that the total of private and common open space is equal to or greater than the amount required in the Table below. The minimum width of the common open space area shall not be less than fifteen (15) feet

Minimum Total Open Space	
Unit Floor Area (sq. ft.)	(% of unit floor area)
Less than 600	30%
600 - 799	32%
800 - 999	34%
1000 - 1199	36%
1200 - 1499	40%
1500 - 1799	46%
1800 or larger	50%

- H. The parent parcel shall have frontage on a public street, unless a variance is granted.
- I. Lots shall utilize common access when feasible.
- J. Residential units adjacent to a public street shall be oriented to the public street.
- K. Individual lots created by the map approved for the entire site shall not be permitted to be reduced in size by subsequent land division.
- L. Secondary living unit(s) shall not be allowed.
- M. Utilities, including electric, telephone and cable, along the frontage of, and within the Compact In-Fill Development and along the project frontages shall be installed and/or relocated underground where feasible.
- N. Guest Parking: One half ($\frac{1}{2}$) guest parking spaces for each unit in the development.

16.10.004 Required Findings

In approving the establishment of a Compact In-Fill Development, the following findings shall be made:

- A. Modification of development standards is warranted to promote orderly and harmonious development.
- B. Modification of development standards will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.
- C. Benefits derived from the project cannot be reasonably achieved through existing development standards.
- D. Proposed plans, if any, offer certain redeeming features to compensate for requested modifications.

16.10.005 Tenant Provisions

The same tenant provisions that govern Condominiums in Chapter 12 shall also apply to this chapter for conversion of more than a single-family unit.

Chapter 17.49

COMMUNITY HOUSING PROJECT REGULATIONS, RESIDENTIAL CONVERSIONS
AND DEMOLITIONS

Sections:

- 17.49.010 Purpose.
- 17.49.020 Community housing projects permitted.
- 17.49.030 Application requirements.
- 17.49.040 Acceptance of reports.
- 17.49.050 Action on application.
- 17.49.060 Findings required.
- 17.49.070 Tenant protection provisions.
- 17.49.080 Development standards for community housing developments.

17.49.010 Purpose.

The purpose of this chapter is to:

- A. Establish conditions and procedures under which new and converted community housing projects could occur in Morro Bay;
- B. Promote greater individual choice in the type, quality, price, and location of housing;
- C. Insure a reasonable balance of rental and ownership housing in Morro Bay;
- D. Maintain the supply of housing for low to moderate income families;
- E. Provide compliance and consistency of community housing projects with the city's land use element, housing element, the State Subdivision Map Act, and Government Code Section 65590;
- F. Expand and facilitate new opportunities for home ownership by those who may not be able to afford traditional types of housing;
- G. Provide development and design standards for community housing projects;
- H. Reduce, avoid, and mitigate the hardships associated with the displacement of tenants in conversions and demolition of affordable units;
- I. Insure the safety of community housing conversion projects and to correct any code violation in such projects;
- J. Provide owners and landlords of apartments with clear procedures and rules they can use to initiate community housing conversion projects or demolition of apartments. (Ord. 445 § 3 (part), 1995)

17.49.020 Community housing projects permitted.

A. General Requirements. Community housing projects shall be required to secure a conditional use permit and a tentative tract map as provided in this chapter and a finding that the project is consistent with the general plan and coastal land use plan, and further provided that:

1. Consistent with Current Regulations. Regulations governing use, density, building height, required setbacks, building separation, signs, and off-street parking and other explicit regulations of the zoning district within which the site is located, shall apply unless otherwise stipulated in this section.

2. Complies with Specific Provisions. The community housing project fully complies with the special application requirements, development standards, and other specific provisions applicable to the project as set forth in this section.

B. Approval. No person, firm, corporation, partnership, or other entity shall convert or demolish apartments to create a community housing project without first having said conversion approved by the planning commission or the city council on appeal. (Ord. 445 § 3 (part), 1995)

17.49.030 Application requirements.

A. All Community Housing Projects. In addition to the existing requirements of this code, an application for a conditional use permit for all community housing projects shall be accompanied by the following:

- 1. Location map: a map depicting the general location of the site in the community.

2. Tract map: proposed tentative tract map.
3. Site plan: a plan drawn to a workable scale which shall include at least the following:
 - a. General building information: the location, height, gross floor area, the proposed uses for each proposed new or existing structure, and the relationship of these buildings to property lines and buildings on adjacent properties;
 - b. Location of structures: the location of each proposed community housing unit;
 - c. Site characteristics and surface improvements: existing contours at reasonable intervals, the area, extent and amount of cubic feet of earth proposed to be graded or filled, and the proposed building pad elevations and percent of slope for all driveways and parking areas and the location, use and type of surfacing for all proposed driveways, pedestrian ways, vehicle parking areas, curb cuts;
 - d. Parking spaces: the location, size, and number of parking spaces to be used in conjunction with each unit;
 - e. Landscaping: the location of all existing and proposed landscaping, the type of landscaping, initial planting size, method of irrigation, and a statement specifying private or common maintenance;
 - f. Signs: the location, type, and size of proposed signs;
 - g. Exterior lighting fixtures: the location and type of proposed exterior lighting fixtures;
 - h. Enclosures: the location, height, and type of materials for proposed walls, fences, or trash enclosures;
 - i. Screening: the location, size, and method of screening for any proposed outdoor storage areas;
 - j. Recreational facilities: the location and use of all proposed recreational facilities;
 - k. Utilities: the location, type, and size of all proposed utilities and utility meters;
 - l. Drainage: the location, type and size of all proposed drainage ways, pipes, or structures; and
 - m. Open space areas: the location and size of all private and common open space areas.
4. Building plans: plans which shall show the following:
 - a. Floor plans: floor plans depicting the number of rooms and estimated square footage of each proposed community housing unit;
 - b. Elevations: elevations of the proposed structures showing the architectural features and materials of construction.
5. Organizational documents: the application shall be accompanied by the declaration of covenants, conditions, and restrictions (CC&R's), articles of incorporation, bylaws, and any contracts for the maintenance, management, or operation of all or a portion of any community housing project which would be applied on behalf of any and all owners of condominium units within the project. In addition to the requirements of Civil Code Section 1355 and any requirements the city may impose consistent with these regulations, the organization documents shall contain provisions concerning:
 - a. Organization and responsibilities of a homeowners' association;
 - b. The conveyance of units;
 - c. The assignment of parking;
 - d. An agreement for common area maintenance, including facilities and landscaping;
 - e. An estimate of initial fees anticipated for common area maintenance;
 - f. An assignment of responsibilities for maintenance of all utility lines and services, and building exteriors of each unit;
 - g. In the case where affordable housing units are required, the CC&R's shall define the methods for protecting said housing as affordable for the period of time required by code or through any required discretionary approvals.
- B. Conversion For Community Housing Projects. In addition to the information required by other applicable provisions of this code and state law, application for a conditional use permit and/or coastal development permit for a conversion or demolition of apartments or rented units (except one single-family residence) shall be accompanied by the following at the time of application:
 1. Property Condition Report For Conversion Projects. A property condition report shall include an evaluation of the condition, age, and expected useful life of all buildings and site improvements. Said report shall include the following:

17.49.030

a. **Building and Zoning History.** A building and zoning history, to the extent available, detailing the date of construction, major uses since construction and the dates, natures, and scope of major repairs and alterations since construction;

b. **Structure—Evaluation of Condition.** An evaluation of the condition of all structural and mechanical elements of the buildings, including the foundations, roofs, windows, walls, ceilings, all plumbing, heating, electrical, and ventilation elements of the buildings, and any appliances which will be sold with the units;

c. **Site—Evaluation of Condition.** An evaluation of the condition of all parking, landscaping, and common areas;

d. **Common Walls—Evaluation of Sound Transmission.** An evaluation of the sound transmission of common walls that will separate individual dwelling units;

e. **Pest Control Operator Report.** A report from a licensed pest control operator, approved by the city, on each structure and each unit within the structure;

f. **Report on Known Problems.** A report on any known soil, geological, or drainage problems relating to the structures and site improvements;

g. **City Building Inspector Report.** A report prepared by the city building inspector identifying all items not consistent with the city's building, property maintenance, fire, and housing codes, and California Administrative Code, Title 19, with special regulations for existing buildings;

h. **Compliance with City Codes.** A statement of repairs and improvements to be made by the applicant necessary to bring it into compliance with city codes or to otherwise restore or refurbish the project to achieve a high degree of safety and an attractive appearance.

2. **Rental History Report.** The application shall be accompanied by a rental history report providing the following information:

a. **Rate history:** rental rate history for each unit for the previous three years;

b. **Vacancy rate:** vacancy rate for each month during preceding three years;

c. **Tenant Identification:** the name, address, and telephone number of each tenant occupying the units to be demolished or converted.

3. **Evidence of Delivery of Notice of Intent to Convert or Demolish.** The application shall be accompanied by signed copies from each tenant of the notice of intent to demolish or convert as specified in Section 17.49.070. The applicant shall submit evidence that a certified letter of notification was sent to each tenant for whom a signed copy of said notice is not submitted at the time of application.

4. **Relocation Assistance Plan.** The application shall be accompanied by a relocation assistance plan prepared by the developer that shall contain the following information:

a. **List of Available Rental Units.** A list of available rental units of similar price in the same general area as the building proposed for conversion;

b. **Developer Statement to Relocate.** A statement that the developer will make all necessary arrangements and pay all reasonable costs up to two times the monthly rent of the unit to relocate nonpurchasing tenants into rental units of similar price in the city if the tenant agrees to such a relocation; or

c. **Developer Statement to Reimburse.** A statement that the developer will reimburse tenants for any reasonable moving expenses up to two times the monthly rent of the unit if comparable rental housing is not available;

d. **Developer Statement of Responsibility.** A statement that the developer will not be responsible for arranging relocation or reimbursing the moving expenses of those tenants who would be relocating for reasons unrelated to an application to demolish or convert.

5. **Other Information.** The application shall be accompanied by any other information which may be required to assist in determining whether the proposed project will be consistent with the findings required to be made under subsection B of Section 17.49.060 or will qualify for an exception to these findings as provided in Section 17.49.060(B)(4). (Ord. 445 § 3 (part), 1995)

17.49.040 Acceptance of reports.

The final form of any reports, documents, plans, and other submittals required by these regulations

shall be of a form approved by the director. The reports shall remain on file with the planning and building Department for review by any interested person. The reports shall be referenced in the subdivision report to the planning commission. (Ord. 445 § 3 (part), 1995)

17.49.050 Action on application.

A. **Acceptance of Applications.** Application for community housing projects, conversions or demolition shall not be accepted or processed by the city unless deemed by the director complete and in full compliance with the application requirements.

B. **Processing of Applications.** Applications for a conditional use permit, coastal development permit, and tentative tract map will be processed together and in accordance with the processing, public hearing and notification provisions of the zoning and subdivisions regulations of the city. (Ord. 445 § 3 (part), 1995)

17.49.060 Findings required.

A. **All Projects.** An application for a community housing project shall not be approved by the planning commission or, upon appeal, the city council, unless the following findings can be made:

1. **Code provisions met:** all provisions of this chapter and this code are met by the projects;
2. **LUP/CP consistency:** the proposed project is consistent with the general plan and coastal land use plan;
3. **Government Code findings met:** there exists facts adequate to make the findings required under Government Code Sections 66473.5 and 66474;
4. **Project characteristics requirements met:** the overall design and physical condition of the project will result in a project which is aesthetically attractive, safe, and of quality construction; and
5. **Affordable housing (Section 17.50.020) requirements met:** the city requirements for the provision of affordable housing contained in Section 17.50.020 have been met.

B. **Demolition and Conversion Projects—Special Findings Required.** An application for a community housing conversion project, or for a demolition of rental housing without the replacement of that housing with new rental units on a one-to-one basis shall not be approved unless the following findings can be made in addition to those findings required by this code:

1. **No displacement:** the proposed demolition or conversion will not displace very low, lower and moderate income or senior citizen tenants, tenants with children, or otherwise delete low and moderate income rental units from the city's housing stock at a time when comparable affordable housing units are not being constructed in Moro Bay;
2. **Vacancies not created:** vacancies in the units proposed for demolition or conversion have not been created or increased for the purpose of preparing the building for a demolition or community housing conversion project;
3. **No housing shortage:** no housing shortage has been declared to exist in the community. A housing shortage shall be declared to exist if the project will cause the total number of units converted or demolished (without replacement) for one year to exceed one-half the total average number of apartments receiving final occupancy approval during the previous five-year period.
4. **Exceptions.**
 - a. The following are exempt from the findings of subsection B) of this section:
 - i. Projects which involve the conversion, demolition or construction of two or less attached units or ten or less detached units. This exemption shall not be applicable to owners or developers who have subsequent projects involving in aggregate, more than the number of units indicated nor is it applicable if the planning commission finds that the provision of affordable housing is feasible pursuant to Government Code Section 65590 b for smaller projects;
 - ii. Projects where a public project to improve coastal access requires removal of the unit;
 - iii. Projects where the conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent," as defined in Section 30101 of the Public Resources Code, or "coastal related," as defined in Section 30101.3 of the Public Resources Code.

17.49.060

b. The planning commission may grant an exception from the findings of subsection B of this section under the following conditions:

i. The unit to be demolished violates the Uniform Housing Code for Health and Safety reasons and the cost to rehabilitate exceeds fifty percent of the value of the residence, or

ii. Demolition will result in construction of new rental developments; or

iii. The project is proposed as low to moderate income housing wherein no less than the number of affordable housing units being proposed for demolition or conversion will be sold or rented to low and moderate income people according to a program prepared by the developer and approved by the planning and building department that will provide for:

(A) Sale to the low to moderate income tenant or to low to moderate income persons at a price or with financing affordable to their income level, and

(B) Deed restrictions or other binding legal measures that will control resale of the units in such a manner as to assure the long-term affordability of these units to low and moderate income people for a minimum period of thirty years. (Ord. 445 § 3 (part), 1995)

17.49.070 Tenant protection provisions.

Any proposed demolition of rental apartment units (does not apply to one single-family unit on a lot) or conversion of an existing building to a community housing project shall comply with the following provisions designed to protect tenants of said building:

A. Notice of Intent to Demolish or Convert. Prior to making an application to demolish rental apartments or convert an existing building to a community housing project, the developer shall deliver to all tenants of the building to be demolished or converted a written notice in a form acceptable to the city containing the following information:

1. Name and address of current owner;

2. Name and address of developer;

3. Statement that the owner intends to demolish the apartment unit or convert the building to a community housing project;

4. Approximate dates on which an application to demolish or convert will be filed;

5. Statement that tenants will be given five days prior written notice by the developer of the date, place, and time of any meetings held on the coastal development permit, and/or conditional use permit and tentative tract map by the city;

6. Statement of Tenants' Right to Purchase Within the Community Housing Project. Pursuant to Government Code Section 66427.1(b) for community housing projects, the applicant shall give any present tenant a nontransferable right of first refusal to purchase the unit occupied at a price no greater than the price offered to the general public. This right of first refusal shall extend at least sixty days from the date of issuance of the subdivision public report.

7. Statement of Tenants' Right of Notification to Vacate. Each nonpurchasing tenant not in default under the provisions of the rental agreement or lease under which he occupies the unit shall have the right to remain until the lease expires or not less than one hundred twenty days from the date of issuance of the subdivision public report, whichever is longer.

8. Statement of Tenants' Right to Terminate Lease. Upon receipt of notification of intent to demolish or convert, tenants shall be permitted to terminate any lease or rental agreement without any penalty upon notifying the subdivider in writing thirty days in advance of such termination.

9. Statement of Tenants' Right to Reimbursement of Relocation Expenses. A list of available rental units of similar price and quality in the same general area as the building proposed for demolition or conversion shall be provided to each tenant by the developer. If comparable rental housing is available in the area or elsewhere in the city, or if the tenant is able to find housing in the city independent of the attempts of the developer to find relocation housing, the developer shall make all necessary arrangements and pay all reasonable costs up to two times the most recent monthly rent of the unit to relocate nonpurchasing tenants into said housing. If comparable rental housing is not available in the area or in Morro Bay, or if the tenant chooses to relocate outside of Morro Bay, said tenant shall be reimbursed by the developer for all reasonable moving expenses for an amount up to two times the most recent

monthly rent of the unit. Notwithstanding the provisions of this section, those tenants who would be moving or relocating for reasons that are not related to an application to convert shall not be eligible for relocation expenses.

B. **No Rent Increases.** From the time the notice of intent to demolish or convert is delivered to the tenant of each unit until that unit is vacated as a result of conversion or until the application to demolish or convert is denied by the city, the rent for that unit shall not be increased.

C. **Notice To New Tenants.** From the time that an application to demolish or convert has been submitted to the city, any new or prospective tenants shall be given a copy of the notice of intent to demolish or convert prior to leasing or renting any unit. (Ord. 445 § 3 (part), 1995)

17.49.080 Development standards for community housing developments.

In addition to compliance with existing building codes, zoning, subdivision, property maintenance, and sign regulations, and other requirements of this code, a community housing project shall comply with the following development and improvement standards:

A. Fire Safety.

1. **Smoke Detectors.** Each unit shall be furnished with approved smoke detectors mounted on the ceiling or wall at a point centrally located in the area giving access to rooms used for sleeping purposes.
2. **Fire Protection Systems.** All fire hydrants, fire alarm systems, portable fire extinguishers and other fire protection appliances shall be retained in an operable condition at all times and shall otherwise comply with current city standards.

B. Sound Transmission.

1. **Shock Mounting of Mechanical Equipment.** All permanent mechanical equipment determined by the building official to be a source of structural vibration or structureborne noise shall be shock mounted with inertial blocks or bases and/or vibration isolators, as approved.
2. **Noise Standards.** Walls and floor/ceiling assemblies between units and common or service areas shall be capable of achieving a sound reduction equivalent to a sound transmission class of thirty. Such reduction of sound transmission may be demonstrated by reference to accepted published material relating sound transmission loss to the type of construction or by field measurement by a qualified acoustical technician or engineer.

C. **Thermal Insulation.** Exterior walls and ceiling/roof assemblies of occupied portions of dwellings shall have thermal insulation in compliance with the current California Energy Standards.

D. **Utility Metering.** The consumption of gas, electricity, and water within each unit shall be separately metered and there shall be circuit breakers and shutoff valves for each unit.

E. **Storage.** Each unit shall be provided with at least three hundred cubic feet of enclosed, weather-proofed, and lockable private storage space, exclusive of cabinets and closets within the unit. This space shall be for the sole use of the unit owner.

F. **Laundry Facilities.** A laundry area shall be provided in each unit or in common laundry areas. Common laundry facilities shall consist of at least one washer and dryer for each five units or fraction thereof.

G. **Open Space.** Each community housing project must provide private and common outdoor open space as specified in this section.

1. **Private Open Space.** Each unit shall be provided with at least two hundred square feet of exterior porch, patio, deck, garden, or other private open space adjacent to the unit that shall be for the sole use of the unit owner.

2. **Common Open Space.** A community housing project shall provide at least one thousand square feet of common space per unit not containing any parking areas or roads, at least half of which must be devoted to usable open space having less than a ten percent slope. Said common open space shall be common landscaped areas, gardens, pedestrian pathways, outdoor and indoor recreational facilities, and other open space areas exclusive of all nonrecreational buildings and shall be for the use of all units in the project.

H. **Undergrounding of Utilities.** All utilities serving the community housing project shall be undergrounded.

17.49.080

I. Refurbishing and Restoration. For community housing conversion projects, all structures, building exteriors, sidewalks, driveways, parking areas, landscaped areas, and common facilities shall be refurbished and restored to a safe, attractive, and usable condition in consistency with the provisions of this section and this code.

J. Exceptions for Affordable Housing. As an incentive to provide affordable housing, the planning commission or the city council may grant exceptions to standards B, F and G and any other standards deemed appropriate which do not affect the health and safety of the building and the occupants are not otherwise required by state law for projects which provide affordable housing pursuant to these regulations. (Ord. 445 § 3.(part), 1995)

ATTACHMENT I

March 31, 2011

Dear City Planning Commission,

I am writing this letter to ask for your support of the housing project that Mr. Miller is proposing on the corner of Main and Bonita Streets. I am the manager of the trailer park next door and live on the property. I think that this will help the City with more and smaller housing opportunities and believe that Mr. Miller will do a good job when the project is all said and done. Please support this project so that we can have a nice addition in this area.

Thanks,

A handwritten signature in cursive script that reads "Nora Baxter". The signature is written in black ink and is positioned above the printed name and address.

Nora Baxter
425 Bonita Street



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item :	IX-A
Date:	4/6/11
Action:	

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	<i>Morro Mist 20 Lot SFR Subdivision . Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted. Revised Initial Study pending submittal of new Geotechnical study by applicant. New I.S./MND routed for review and review period completed as of November 29, 2010. Applicant preparing documents for Planning Commission hearing once submittal is received project will be scheduled. Resubmittal 1/25/11.</i>	KW	PC
2	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	<i>Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10. Incomplete Letter and Request for Addition funds 8/24/10. Staff is currently working on environmental documents. Resubmittal 1/25/11. Initial Study noticed and sent to State Clearinghouse on 2/3/2011. Scheduled for 3/16/2011 Planning Commission Meeting. Scheduled for 4/12/11 City Council Meeting.</i>	SD	PC
30 -Day Review, Incomplete or Additional Submittal Review							
3	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	<i>Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.</i>	SD	PC
4	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	<i>Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10. Environmental documents sent to State Clearinghouse for thirty day review.</i>	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
5	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project. City staff waiting on applicant's agent to resubmit. Resubmittal 3/4/11.	SD	PC
6	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain so they can meet with stakeholders.	SD	PC
7	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
8	Tauras Sulaitis	540 Fresno	11/15/10	AD0-061	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmitted 3/10/11. Deemed complete 3/22/11. Noticed 3/24/11.	SD	AD
9	Ortega	525 & 527 Atascadero	12/21/10	CP0-340 UP0-308	Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Working on environmental document.	SD	PC
10	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
11	Cotti Corporation	1700 Main Street	1/24/11	CDP-343	Coastal Development Permit for Demo and reconstruction of a fast food restaurant. Incomplete Letter 2/24/11. Applicant submitted arc report 3/15/11.	SD	AD
12	Jerry & Lane Karr	2560 Greenwood	1/28/11	CP0-344	Coastal Development Permit for a single family residence. Incomplete Letter 3/15/11. Resubmittal 3/16/11. Incomplete Letter 3/21/11. Resubmittal 3/23/11. Deemed complete 3/24/11, noticed 3/28/11.	SD	AD
13	Calandra	2749 Coral Avenue	2/8/11	CP0-346/UP0-311	Single Family in the Cloisters. Incomplete letter 3/21/10.	SD	PC
14	Salwasser	781 Market	2/23/11	UP0-312	Restaurant and Bar. Noticed 3/15/11.	KW	AD
15	Daniels	606 Agave	3/3/11	CP0-338	Minor Modification to CDP. Incomplete letter 3/29/11.	SD	AD
16	Stepelmann	361-363 Main	3/8/11	CP0-347	Tree Removal.	SD	AD
17	Esposito	520 Atascadero	3/9/11	UP0-314	Temporary Event.	SD	AD
18	Tellian	3039 Ironwood	3/11/11	CP0-348	New Single Family Residence.	SD	AD
Projects in Process							
19	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND.	JH/KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
20	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
21	City of Morro Bay	Citywide	5/1/10	AD0-047	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. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on April 12, 2011.	KW	PC/CC
Environmental Review							
22	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland) . Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 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. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan. Staff is processing a "Summary Vacation (abandonment)" for a portion of Surf Street.	KW	PC
23	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes . Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11.	SD	PC
Coordinating with Other Jurisdictions							
24	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade . Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010.	RL	PC/CC/RW QCB
25	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project) . Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
26	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways . Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
27	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course . Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
28	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building . Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
29	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
30	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
31	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
32	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
33	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
34	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC
35	Candy Botich	206 Main Water Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
36	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
37	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
38	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/CCC
39	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
Projects in Building Plan Check							
40	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10. Resubmittal 3/10/11. Planning variance noticed.	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
41	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0-299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009. Incomplete Letter 8/24/10. Resubmittal 2/9/11. Incomplete letter 2/23/11.	SD	N/A
42	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11). Resubmitted 3/16/11. Incomplete memo 3/28/11.	SD	N/A
43	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
44	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel. Incomplete, changes need to be made to planning permit, plans returned 3/7/11.	SD	N/A
45	Henderson	675 San Joaquin	2/9/11	Building	Express Check. Repair and Expand Deck. Incomplete Memo 2/16/11.	SD	N/A
46	Lapp	1548 Main Street	3/1/11	Building	Express Check. Wind and solar System. Incomplete Submittal 3/15/11. Resubmittal 3/3/11. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
47	Abbot	843 Quintana	3/1/11	Building	Express Check. Incomplete letter 3/24/11. Resubmittal 3/28/11.	SD	N/A
48	Lankford	2780 Juniper	3/3/11	Building	Single Family Remodel/Addition.	SD	N/A
49	Swain	350 Bernardo	3/14/11	Building	Express Check. Incomplete letter 3/24/11.	SD	N/A
50	Hintz	445 San Joaquin	3/16/11	Building	Express Check.	SD	N/A
51	Taylor	1383 Bolton	3/23/11	Building	Express Check.	SD	N/A
52	Simone	458 Fresno	3/29/11	Building	Express Check.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
53	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
54	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A
55	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
56	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
57	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
58	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
59	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
60	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
61	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
Projects & Permits with Final Action							
62	Goehring	1277 Clarabelle	3/18/11	Building	Express Check.	SD	N/A



City of Morro Bay
 Public Services
 Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	5/10/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800