



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

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

**Regular Meeting - Tuesday, March 7, 2017
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Michael Lucas

Commissioner Richard Sadowski
Commissioner Joseph Ingrassia

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

PUBLIC COMMENT PERIOD

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

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

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

PRESENTATIONS

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

1. Richard Sadowski: Climate Change

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of January 3, 2017.
Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

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

B-1 **Case No.:** UP0-468
Site Location: 340 Jamaica, Morro Bay, CA: Auto Body Builders
Project Description: *Continued from the 2/21/2017 PC meeting.* Conditional Use Permit approval for the continued operation of an existing auto-body repair and paint shop located within the R-1/S.1 residential zoning district since 1981. The project site is located outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically exempt Section 15301, Class 1
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

B-2 **Case No.:** CP0-513 and UP0-452
Site Location: 1128 and 1138 Market Avenue, Morro Bay, CA
Proposal: Request for a Coastal Development Permit and Conditional Use Permit to construct two new two-story houses with attached garages on the easterly side of Market Avenue within the Beach Street Specific Plan area. The houses are each approximately 1,800 square feet in size. The property is zoned Duplex Residential with a Planned Development and Specific Plan overlay (R-2/PD/SP) This project is located outside of the Coastal Commission appeal jurisdiction.
CEQA Determination: Categorically Exempt, Section 15303(a) Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Whitney McIlvaine, Contract Planner, (805) 772-6211

B-3 **Case No.:** UP0-282 and CP0-323
Site Location: 530 Morro Avenue, Morro Bay, CA
Project Description: Request for Coastal Development and Conditional Use Permit approval for the construction of a new 2,444 sq. ft. single-family residence with a 548 sq. ft. secondary dwelling unit, 888 sq. ft. of garage space, 787 sq. ft. of storage, and 1,206 sq. ft. of decking located within the R-2/PD/S.4 zoning District and outside of the Coastal Commission Appeal Jurisdiction.
CEQA Determination: Categorically exempt Section 15303, Class 3
Staff Recommendation: Conditionally Approve
Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

- C. NEW BUSINESS - NONE
- D. UNFINISHED BUSINESS - NONE
- E. PLANNING COMMISSIONER COMMENTS
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
- G. ADJOURNMENT
Adjourn to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on March 21, 2017 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

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

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

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

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

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

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

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

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$263

flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

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



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

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions

New Planning items or items recently updated are highlighted in yellow.

Approved projects are deleted on next version of log.

Agenda No: A-1

Meeting Date March 7, 2017

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:										
1	Pall	340 Jamaica	1/5/17	UP0-468	Conditional Use Permit for an existing auto-body shop in a residential district	Under Initial Review. Project Noticed for 2-21-17 PC meeting. To be continued to 3/7/17 hearing due to noticing error.	FD Conditionally Approved 1/23/17			ig
2	Elster	530 Morro	4/20/16	UP0-282 & CP0-323	New 2,978 sq. ft. SFR with 1,516 sq. ft. garage, 1,191 sq. ft. of decking, and a 560 s. ft. secondary dwelling unit.	Applicant has decided against the parcel map and development of three townhomes and now proposes to build one SFR and a secondary dwelling unit. Under initial review. Waiting on PW comments. Correction letter sent 5/18/16. Spoke with Applicant 8/4/2016 - resubmittal pending. Resubmittal received. Correction Letter Sent 11/7/2016. Resubmittal received 1/17/17. PC on March 7, 2017			ig	
3	Streeter	1128 & 1138 Market	8/24/16	CP0-513 / UP0-452	Two new SFRs. Front SFR includes 1,345 sq. ft. of living area, a 434 sq. ft. garage, and 80 sq. ft. of decking. Rear SFR includes 1,373 sq. ft. of living area, a 473 sq. ft. garage, and 131 sq. ft. of decking.	Under Initial Review. Correction letter sent 9/22/16. Additional staff comments regarding City design guidelines emailed to applicant on 11/8/16 PC hearing 3-7-17		PN- Conditionally Approved per memo dated 9/15/16		wm
4	Moloney	840 Pacific	12/29/16	CP0-526	Coastal Development permit, as-built for existing secondary dwelling unit and an addition of habitable square footage	Project Review Complete. Correction Letters sent 1/19 and 2/9. Tentative Action Date: 3/3.		PN- Conditionally approved per memo dated 1/23/17		rr
5	Carpenter	938 Pacific	11/3/16	CP0-519	Conversion of existng guest house to a secondary dwelling unit	Under Initial Review. Correction Letter Sent 12/5/16. Resubmitted materials 2/10/17. Ready to notice		PN-Conditionally approved per memo dated 12/1/16		ig
6	Redican	725 Embarcadero	9/9/16	A00-041 (UP0-359)	Major amendment to Conditional Use Permit UP0-359. Replace existing upper floor restaurant to a 9 room second floor hotel.	Project under review. Met with applicant 10/10/16 to discuss. Correction letter sent to Applicant 10/21/16. Resubmittal received 12-2-16. Response requesting plan corrections emailed 1/3/17. Project complete, to be agendized for 3-21-17 PC hearing.				cj
30 -Day Review, Incomplete or Additional Submittal Review Projects:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
7	Crowfoot	416 Napa St	3/1/17	CP0-531	Admin CDP to create secondary dwelling unit through conversion of existing downstairs square footage. Concurrently applied for building permit of same.	Under Initial Review.				jg
8	Huber	2783 Coral Ave	2/24/17	CP0-530, UP0-470, S00-127	Proposed 6 lot residential subdivision (Tentative Tract Map, CDP, and CUP application). Property located at corner of San Jacinto & Coral Ave.	Under Initial Review				wm
8	Grover	484 Kings	2/2/17	UP0-469 & AD0-110	Conditional Use Permit & Parking Exception for addition of 510 sf to nonconforming single family residence and 301sf garage and parking exception.	Under Initial Review. PW has an active claim at this parcel regarding a tree in the right of way				jg
9	Guesno	297 Bradley	1/17/17	CP0-528	Admin CDP to convert existing two story 4,300sf single family home to an upper level primary residence and lower level secondary dwelling unit by removing interior statrs and installing wall to separate dwellings.	Under Initial Review. Correction Letter Sent 1/26				rr
10	Vankrieken	462 Arbutus	12/9/16	UP0-465	Conditional Use Permit for new 515 sq. ft. garage and remodel of existing nonconforming SFR	Under Initial Review. Correction Letter sent 1/6. Resubmittal received 1/20/217. Correspondence with Agent regarding residential design guidelines, waiting for updated front elevations		PN- Conditionally approved per memo dated 12/22/16		jg
11	Elliott	2654 Greenwood	12/9/16	UP0-464, CP0-529	Conditional Use Permit, CDP & Parking Exception for 192 sq. ft. addition to a nonconforming SFR	Under Initial Review. Correction Letter sent 1/6		PN- Conditionally approved per memo dated 12/22/16		jg
12	Bay Pines/Shorebreak Energy	1501 Quintana	11/29/16	UP0-463/CP0-525	Coastal development permit & Conditional Use Permit for Bay Pines Solar Project.	Under Initial Review. Bio Report and Phase 1 Arch report rcv'd. Waiting for preliminary title report		PN-Approved 12/9/16		jg
13	Barker	2214 Coral Ave	11/18/16	CP0-523/UP0-462	New 1,950 sq. ft. SFR in the Cloister's Subdivision	Under Initial Review. Correction letter sent 12/14		PN-Conditionally Approved per memo dated 12/14/16		jg
14	Branch	845 Embarcadero	11/14/16	A00-045	Modification to existing CUP 30-99. Finger docks to be lengthened, seawall repair.	Under initial review. Project deemed incomplete and letter sent 12-13-16. Resubmittal received 1-27-17.				cj

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15	Najarian	321 Luzon	11/7/16	CP0-521	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter sent 12/5. Resubmittal received 2/2/2017		PN-Conditionally approved per memo dated 12/2/16		jg
16	Najarian	320 Mindoro	11/7/16	CP0-520	Coastal Development Permit for a new 1,694 sq. ft. SFR	Under Initial Review. Correction Letter Sent 12/5. Resubmittal received 2/2/217		PN-Conditionally approved per memo dated 12/2/16		jg
17	Barfield	260 Shasta	11/4/16	UP0-461	Conditional Use Permit for 498 sq. ft. addition to an existing 999 sq. ft. nonconforming SFR	Under Initial Review. Correction Letter Sent. Applicant working to redesign in order to remedy the existing nonconformity. Waiting on resubmittal		PN-Conditionally approved per memo dated 11/29/16		jg
18	Mac Millan	590 Morro Bay Blvd.	11/1/16	UP0-460/CP0-518	Change of use from retail to restaurant	Under Initial Review. Correction Letter Sent		PN-Conditionally approved per memo dated 11/29/16		jg
19	Fennacy	939 Main Street	10/18/16	UP0-459	Use permit approval for change of occupancy for the creation of outdoor dining area at the Brickhouse BBQ	Project under review. Correction letter sent 11/17.		Conditionally approved per memo dated 11/9/16		rr
20	Leage	1205 Embarcadero	9/28/16	A00-044 (UP0-058)	Minor amendment to UP0-058 to relocated approved floating dock location and construct new finger sections and lease line amendment	Project under review. Correction letter sent 11-21-16. Resubmittal received 1-27-17.		PN Disapproved per memo dated 10/25/16		cj
21	Eisemann	396 Hill St.	8/29/16	CP0-515 and UP0-455	CDP/CUP for new duplex. Unit A: 1745sf living, 540sf garage. Unit B: 1517sf living, 552sf garage	Under initial review. Requires preliminary title report. Correction letter sent 10/18. Resubmittal rcv'd 12/16/2016				jg
22	Van Buerden	945 Embarcadero	5/24/16	UP0-446	Conditional Use Permit for House of JuJu restaurant remodel, and City Park improvements	Incomplete letter sent 6-23-16 to Applicant and Applicant Representative. Cj. No recent activity as of 3-1-17				cj
23	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15. Received revised plans and communicated via email to applicant regarding plan corrections. Resubmittal under review. Correction letter sent 2/18/16 with Public Works comments. Received revised info from Applicant 3-3-16. Correction sent and resubmitted 4-8-16. Met w/ Architect to discuss intent to include development of 4-plex apartments. Resubmittal rcv'd 5/10. Correction letter sent 6/14/16. Spoke with architect 8/9/2016. Resubmittal rcv'd 8/17/2016. Correction letter sent 10/13/2016		PN- Diapproved per Memo dated 6/14/16		jg

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
24	DeGarimore	1001 Front St.	7/14/15	A00-026 and UP0-442	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process. Applicant wishes to include a kiosk for Virg's Landing with the awning amendment. Reviewed prelim site plan of kiosk and provided email comment corrections on 2/24/16. Met with Virg's Landing owner to discuss kiosk plan 2-29-16. TUP application submitted for kiosk proposal adjacent to parking lot on 4-19-16. Correction letter sent 5-12-16. No recent activity as of 3-1-17.				cj
25	Gambril	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-		wm
26	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incomplete. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements. Resubmitta received 1-20-16. Email corrections provided to Applicant on 2/10. Reviewed revised plans received from architect via email on 3/7/16.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
Planning Commission Continued projects:										
27	Rhine LP & Morro 94, LLC	3300 Panorama	2/24/16	CP0-500 & UP0-440	Coastal Development Permit & Conditional Use Permit for Demolition of 3 existing tanks, related pumps and concrete	Under review. Correction letter sent 5-10-16. Environmental review complete and to be routed 7-28-16 for required 30 day period. PC 9/6/16 hearing. Reviewed and PC continued hearing to 10/4/16. Project continued to 12/6 PC meeting. Project reviewed at 1/3/17 PC hearing and continued to a date uncertain.		PN- Conditionally approved per memo dated 7/26/16		wm
28	Verizon / Knight	184 Main new location, Corner of Main and Cabrillo	11/19/14	UP0-394 and CP0-512	Coastal Development Permit and Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street. resubmittal rcv'd 5/26. Deemed Complete, waiting for Applicant to confirm PC meeting date. PC hearing held on 9/6/16 and continued for further review to 11-1-16 PC hearing. Continuance requested. Continued to a date uncertain		PN- Conditionally approved 6/14/16		ig

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner	
29	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Comments from Cal Trans received 10/31 and forwarded to Applicant. Meeting to discuss traffic study requirements on 11-21-13. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Stormwater Control Plan also being reviewed. Reviewing outstanding cultural resources concerns. Reviewed project with archaeologist 1-27-16. Archaeological consultation in progress. MND routed to State Clearinghouse. Comment letter received from APCD re MND. cj. Noticing error necessitates continuance from 5/3/16 to 5/17/16 PC hearing. Continued to date uncertain to allow submittal revisions. Applicant submitted preliminarily revised plans 10/2016. Emailed informal comments 10/26. Revised preliminary plans emailed 1-27-17. Staff comments emailed 2-16-17. Engineering reviewing driveway and circulation plan changes to Main Street side of property. Awaiting resubmittal.	Bldg -- Review complete	PN- Sonic has submitted Preliminary Stormwater Requirements. RPS: Initial conditions provided by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.			
30	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15			
31	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16			

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32	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM.Was tentatively scheduled for 3-1-16 PC hearing. Awaiting additional info from applicant. Tentatively scheduled for 5-17-16 hearing. Applicant requested continuance. PC continued review with direction on June 21, 2016.				wm
Projects Appealed or Forwarded to City Council:										
33	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11 .-Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg	No review performed.	N/R		sg
Environmental Review										
34	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15. No recent activity.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Final Map Under Review Projects:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
35	Tract 2739	485 S. Bay Blvd, Black Hill Villas Subdivision	1/17/17	Map	Final Map - Tract 2739 / 16 lot subdivision with dedicated lot for riparian enhancement and raptor preservation.	Under review.				cj
36	Tract 2818	2400 Main St / Morro Mist	6/13/16	Map	Final Map - Tract 2818 / 23 lot subdivision and 1 common lot	Initial submittal for final map processing received 6-13-16. Correction letter sent 7-6-16. Draft CC&Rs received. Resubmittal received 1/5/17				cj
37	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review. Correction letter sent on 12-17-15. Met with Applicant on 3-8-16 to review outstanding items. Received revised CC&R's 3-8-16 for review. CC&R documents reviewed and determined deficient - corrections sent 4-21-16. Met with Applicant to review final corrections 7-13-16. Revised grading/retaining wall plans to be resubmitted. Draft CC&Rs under review by City Attorney. Attorney's review forwarded to Applicant on 7/28/16. CC&Rs under review for consistency with Council conditions of approval. Waiting for revised final map, revised grading plans as of 10/27/16. Grading permit issued. Awaiting revised CC&Rs.				cj
38	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map. Unresolved Planning conditions. Sent correction letter to Engineering 4-14-16. Received request for extension of permit as allowed by code. One year extension of permits granted extending map to 7/19/2017. Received map resubmittal 11-28-16. Response letter sent 12-27-16.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to		sg/cj
Projects requiring coordination with another jurisdiction:										
39	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
40	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and		
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing:										
41	City of Morro Bay	Citywide	10/16/13	A00-013. A00-029: Ordinance 601	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission. New language for PC and Council review. Second reading going to council on April 12, 2016. PC reviewed change 5-3-16. CC second First Reading 6-28-16.. Application submitted to Coastal Commission August 2016. Coastal objected to ban on use as vacation rentals. New State legislation will force additional changes.	No review performed.			wm
42	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues. Amendments withdrawn from Coastal Commission as they are no longer consistent with state law. Item has been included in the FY 16/17 goals and objectives.	No review performed.	N/A		sg
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive:										

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
43	T-Mobiile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
44	Borges / RPM Consulting	1998 Main Street	3/1/16	CP0-503	Coastal Dev. Permit for addition of 2nd story office/laundry room remodel to commercial building in Mobile Home Park	Waiting on full project submittal. (Applicant rcv'd HCD building permit and started construction before getting CDP). Rcv'd 3/17. Correction letter sent. Resubmittal rcv'd 6/6/16. Correction letter sent 6/27. Applicant and HCD argue that no CDP is required. Coastal Commission legal staff weighed in on 9/26/16 confirming that a CDP is req's and MB has jurisdiction due to LCP		PN- Conditionally approved per memo dated 4/18/16		jg
45	Maritime Museum Association (Larry Newland)		11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG. Revised preliminary plans emailed to City 11-4-16 for initial comment review. Staff feedback emailed to Architect 11-15-16.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
Grants										
46	California Coastal Commission, California Ocean Protection Council	City-wide			\$400,000 Grant for LCP update to address sea-level rise and climate change impacts. Round 3 Grant award of \$200,000 for Lateral Access Plan, and ESHA delineation.	Grant agreements for both the grants are in place and grant administration has been turned over to Michael Baker International, per terms of the GP/LCP update contract. Received signed grant agreement for \$200,000 LCP Planning grant by CCC for Round 3 awards 2-27-17.	No review performed.	N/A		sg
47	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. Final 2016 funding recommendations reviewed by Council on 3-8-16.	No review performed.	N/R		cj

#	Applicant/ Property Owner	Project Address		Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
48	City of Morro Bay	City-wide				Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
1	Frank	2900	Alder	4/4/16	B-30941	New Duplex	Approved by jg. 5/31/16	Approved by cdl on 6-3-16.	PN- Approved 6/27/16		
2	LaPlante	3093	Beachcomber	10/27/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land. No activity on this project. Remains in plan check.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit deemed withdrawn - Approved Planning permit substantially different than 2011 application.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
3	Martinez	235	Bradley	12/1/16	B-31311	SF-Alter 274 s.f. covered deck, 10'4" X 26'6" at rear of property. Covered deck.	Approved by jg 12-05-16	Disapproved by cdl on 12/21/16.	Approved by rps on 12-01-16.		
4	Williams	297	Bradley	10/19/16	B-31236	Remove & Replace existing 2nd floor 177sf deck.		Disapproved by cdl on 1-13-17.	PN- Approved 10/24/16		
5	Curtsinger	513	Dawson	11/10/16	B-31272	Interior remodel, replace plumbing, repair and/or replace existing entry stairs and landing.		Approved by cdl on 12-22-16.	PN- Approved per memo dated 1/20/17		
6		1215	Embarcadero		B-31326	Demo existing Dockside 3 and Morro Bay Landing to replace with 2 story new structure	Disapproved with plan corrections 1-5-17. CJ.	Plans sent to Ca, Code Check 1-5-17.	PN- Disapproved per memo dated 1/18/17		
7	Govers	404	Fairview	1/27/17	B-31379	SF Addition -convert existing 2nd story deck over garage into habital space 120sq.ft. Adding new 5' 2nd story converted deck off new additi		Disapproved by cdl on 2/8/17.	PN- Disapproved per memo dated 2/17/17		
8	Appleby	381	Fresno	7/31/14	B-30227	Carport& Storage Shed. Remians in plan check status.	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage		
9	Whitaker	1170	Front	3/10/16	B-30885	New 6 unit hotel	Needs CDP from Coastal Commission.	Denied by cdl on 6-17-16.	PN- Disapproved 6/30/16		
10	Stanley	570	Harbor	11/15/16	B-31280	New SFR on lot with existing commercial structure. SFR includes 1507sf living, 480sf garage and 194sf decking		Disapproved by cdl on 12-22-16.	PN- Disapproved per memo dated 12/8/16		
11	Page	2657	Greenwood	12/27/16	B-31045	2nd floor 1028sf addition to exisiting SFR with new 350sf deck & remodel of 1st floor.		Disapproved by cdl on 1-9-17.	PN- Disapproved per memo dated 2/17/17		
12	Moffat	2950	Greenwood	1/12/17	B-31362	Install new bathroom to exisiting den in SFR		Disapproved by cdl on 1-19-17.	PN- Approved 1/23/17		
13	Stanley	570 Harbor St		9/12/16	CP0-517	Demo existing SFR/Chiropractic office. New construction of 2 new SFRs - 1507sf living with 480sf garage, and 891 sf living with 441	CDP approved 11-22-16. WM	Conditionally approved per memo dated 9/12/16.	PN-Conditionally approved per memo dated 11/17/16		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
14	Hurless	2265 Hemlock	5/11/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom. Remains in plan check status.	Disapproved 8-28-15. JG	Denied by cdl on 5/15/15	PN- Disapproved needs sewer lateral video-		
15	Audland	2605 Ironwood	1/17/17	B-31367	SF-Alter Stabalize foundation of existing SFR, install piers utilizing standard founation brackets to prevent further	Approved by sg on 01-20-17	Approved by cdl on 01/19/17			
16	Romero	3036 Ironwood	1/25/17	B-31340	New SFR with 2,484sf living, 559sf garage, 100sf deck & 71sf porch			PN- Diapproved per Memo dated 2/17/17		
17	Gonzalez	481 Java	10/10/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking. Remains in plan check Status.	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
18	Channing	471 LaJolla	10/11/16	B-31221	Construct 20' x 11' exterior deck		Disapproved by cdl on 10-18-16.			
19	Wright	520 LaJolla	7/25/16	B-31114	Convert walk-in closet to bathroom, add shower, two windows, convert windows to french doors.	Correction memo sent 10/20/16. jg.	Approved by cdl on 12-19-16.	PN- Disapproved per memo dated 12/21/16		
20	Douglas	2587 Laurel	1/8/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck. Remains	Under Review. JG. Denial	Plans Denied 10/16/15 cdl	PN 9/30/15 Approved as submitted. No		
21	PG&E	1245 Little Morro Creek	3/25/16	B-30925	Add 25K Generator to cell site/tower to satisfy Planning Commission conditions.	Approved. CJ. 4-5-16. Complies w/ PC approval.	Approved by cdl 3/30/16	PN- Approved 5/17/16		
22	Dyson	117 Main	8/15/14	B-30248	Covered Patio Remains in plan check Status.	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
23	Burgstrom	372 Main	12/14/16	B-31350	SF-Alt -Rebuild existing 235 sf deck and stairs, add approx 69 sf to enlarge existing deck.		Disapproved by cdl on 12-30-16			
24	Morro Mist LLC	2402-2446 Main	7/5/16	B-31067 through B-31089	Building permit applications for 23 new townhomes in 6 detached building clusters to include 15 one-bedroom units and 8 three-bedroom units. 23 separate permit applications	Disapproved. Corrections sent 8-3-16. cj.	Disapproved by cdl on 1-23-17.			
25	Streeter	1128 Market	10/26/16	B-31247	New SFR with 1345sf Living, 434sf garage & 80sf Deck		Disapproved by cdl on 11-21-16.	PN- Disapproved 11/17/16		
26	Streeter	1138 Market	10/26/16	B-31252	New SFR with 1345sf Living, 437sf garage & 131sf Deck		Disapproved by cdl on 12-6-16.	PN- Disapproved 11/17/16		
27	Castro	190 Mindoro	12/29/16	B-31351	New SFR with 888sf Living & 234sf garage		Approved by cdl on 12-13-16.	PN- Disapproved per memo dated 1/24/17		
28	Assembly of God	615 Monterey	10/14/16	B-31226	Interior remodel (to rear house) - Demo interior, replace sub floor, drywall, electrical & plumbing,		Disapproved by cdl on 11-17-16.	PN- Disapproved 11/16/16		
29	Howard	1255 Morro Ave.	11/10/16	B-31270	Addition Entry way and interior remodel of Kitchen and master bathroom.		Approved by cdl on 12-8-16.	PN- Approved 2/8/17		
30	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom. Remains in plan check Status.	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per		
31	Robson	110 Orcas	12/9/16	B-31350	2098 s.f. living, 939 s.f. subterranean garage, and 376 s.f. decking		Disapproved by cdl on 01-12-17			

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
32	Moloney	840 Pacific	9/22/16	B31194	350sf addition to existing SFR		Disapproved by cdl on 9-29-16.	RB-Disapproved per memo dated 10/19/16		
33	Lewis	290 Piney Lane	12/19/16	B-31325	New two story SFR - 2735 sf living, 581 sf garage, 376 sf deck	Conditional Approval by jg on 01-04-17 (need to add Cond of App to plans sets	Approved by cdl on 12-30-16	PN- Disapproved per memo dated 2/16/17		
34	Volk	800 Quintana	4/25/16	B-30811	Unmanned cell site including locating an antenna on and radios on roof, equipment at	Disapproved. CJ. 5-16-16. Does not meet conditions of approval. Requested resubmittal.	Approved by cdl on 5/11/16	PN- Approved 5/13/16		
35	Frye	244 Shasta	5/2/13	B-29910	Garage to Second Unit conversion. Remains in plan check Status.	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
36	Scoto	330 Sicily	10/18/16	B-31232	New SFR w/1743sf living area, 457sf garage & 150sf deck.		Disapproved by cdl on 12-5-16.	PN- Approved 12/8/16		
37	Dolezal	1885 Sunset	11/30/15	B-30758	Lot 6: New SFR with 1140sf and 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
38	Dolezal	1889 Sunset	11/30/15	B-30757	Lot 5: New SFR with 1140sf with 480 garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
39	Dolezal	1893 Sunset	11/30/15	B-30756	Lot 4: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
40	Dolezal	1897 Sunset	11/30/15	B-30753	Lot 1: New SFR with 1140sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
41	Dolezal	1901 Sunset	11/30/15	B-30754	Lot 2: New SFR with 1541sf living and 483sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
42	Dolezal	1905 Sunset	11/30/15	B-30755	Lot 3: New SFR with 1457sf living and 480sf garage. Remains in plan check Status.	Disapproved 7-6-16. Plans not consistent with pending final map. Corrections needed. CJ.	Approved by cdl on 5/6/16	PN- Approved 7/14/16		
43	Hartsock	242 Surf	1/27/17	B-31380	Addition to a non-conforming SFR w/ detached garage. Also ref: CP0-509, AD0-106					
44	Jordan	340 Tulare		B-31046	2nd floor 650sf Addition & 75sf garage addition		Disapproved by cdl on 1-13-16.	PN- Approved 2/2/17		
Planning Projects & Permits with Final Action:										
1	Smith	2926 Fir Ave	1/4/17	UP0-467, and AD0-111	Conditional Use Permit request for a 270sf addition to an existing nonconforming SFR within the R-1/S.2 zoning district. Project includes addition of bedroom,bathroom & new entry porch.	Under Initial Review. Project Noticed for 2-21-17 PC meeting. Approved 2/21/2017		PN- Conditionally approved per memo dated 2/3/17		jg

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
2	Robson	110 Orcas	5/6/16	A00-034	Planning Permit modification of CP0-471 for installation of 4 ft culvert in drainage area, increase in deck from 84sf to 320sf, and realignment of garage door.	Project modification reviewed against prior Planning approvals and reviewed with Engineering staff. Site noticed for admin modification. Confirming lot lines and easement details. Director action delay on noticing due to research regarding rights of access to the easement. Amendment to remove proposed culvert - noticed 8/5/2016. Public Works has requested additional drainage flow information prior to issuance/approval of any permit modifications. Applicant resubmitted additional plan detail 9-2-16. Applicant working with Public Works Dept to provide required project details re FEMA and base flood elevation analysis. Resubmittal received 12-13-16. Public Works and Applicant working on plan design corrections.		PN- Conditionally Approved per memo dated 2/7/17		cj

AGENDA ITEM: A-2

DATE: March 7, 2017

ACTION: Draft

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – JANUARY 3, 2017
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Robert Tefft Richard Sadowski Joe Ingraffia Michael Lucas Gerald Luhr	Chairperson Commissioner Commissioner Commissioner Vice-Chairperson
STAFF:	Scot Graham Whitney McIlvaine Ryan Russell Chris Neumeyer Rick Sauerwein	Community Development Director Contract Planner Planning Intern Assistant City Attorney Capital Projects Manager

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS – NONE
<https://youtu.be/w3gQjRIY74I?t=2m13s>

Commissioner Sadowski announced he will be attending the 2017 California Climate Change Symposium in Sacramento on January 25th and 26th.

Commissioner Lucas announced the Building Code Change and SLO Green Build review of Title 24 was in effect starting January 1st. Information regarding the changes will be held at the PG&E Information Center on Ontario Rd. tomorrow, January 4th at 5:30 pm – 7:00 pm.

PUBLIC COMMENT PERIOD
<https://youtu.be/w3gQjRIY74I?t=3m58s>

Rigmore, Morro Bay resident, announced a few events going on in the City of Morro Bay and County of San Luis Obispo:

- Mind Walks lecture at the Vet's Hall held on Monday's at 10:15 a.m.
- Next Monday, a lecture on Renaissance in Morro Bay in the 1930's
- Development and Planning meeting in SLO County
- Morro Bay Harbor Visions Coming out of WWII
- Chumash Tribe History

Rigmore stated she is glad Mr. Tefft and Mr. Lucas will continue to stay on the Planning Commission.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/w3gQjRIY74I?t=5m49s>

PRESENTATIONS – NONE

A. CONSENT CALENDAR

<https://youtu.be/w3gQjRIY74I?t=5m55s>

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Commissioners agreed to receive and file.

<https://youtu.be/w3gQjRIY74I?t=6m13s>

Chairperson Tefft suggested reversing the order of the Public Hearing items on the agenda.

MOTION: Commissioner Sadowski motioned to move item B-2 before item B-1.

Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/w3gQjRIY74I?t=7m27s>

B. PUBLIC HEARINGS

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

B-2 Case No.: #UP0-457

Site Location: 648 Bernardo, Morro Bay, CA

Project Description: The applicant proposes a 348 square foot rear addition to an existing 932 square foot single-family residence located in the Central Morro Bay Neighborhood. The property is considered nonconforming due to the two-car garage which lies within the rear- and side-yard setbacks. The project site is located in a Single Family Residential (R-1) zone.

CEQA Determination: Categorically Exempt under Section 15301 Class 3

Staff Recommendation: Conditional approval

Staff Contact: Ryan Russell, Planning Intern, (805) 225-2619

<https://youtu.be/w3gQjRIY74I?t=8m33s>

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –
NONE

Commissioner Ingraffia recused himself because he lives within the 500-foot buffer.

Russell presented staff report.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=13m25s>

Nelson Bernal, agent for applicant, reviewed the plans for the project and noted he would be available to answer questions.

The Commissioners presented their questions and concerns to Bernal and staff.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=22m49s>

Discussion between Commissioners.

MOTION: Vice-Chairperson Luhr moved to approve PC Resolution 01-17, UP0-457, with the condition of tree replacement as per Community Development Director. Commissioner Lucas seconded and the motion passed unanimously (4-0).

<https://youtu.be/w3gQjRIY74I?t=30m54s>

B-1 Case No.: #CP0-500 and #UP0-440

Site Location: 3300 Panorama Drive, Morro Bay, CA

Project Description: Continued from September 6, 2016 and October 4, 2016: Request for approval of a Coastal Development Permit and Conditional Use Permit for demolition and removal of tanks and associated pipelines and pumps, concrete foundations, and shotcrete on the containment berms in the R-1/PD/ESH zone on a site once used by the U.S. Navy for storage and distribution of jet fuel. The project is anticipated to require some level of disturbance over approximately 8 acres and is expected to require 2 to 3 months to complete. The site contains areas of environmentally sensitive habitat and is partially located in the Coastal Commission appeals jurisdiction.

CEQA Determination: The Community Development Director determined the project qualifies for a Mitigated Negative Declaration of environmental impact (MND), available, along with other project documents, on the City website at <http://www.morro-bay.ca.us/842/Current-Planning-Projects>. Mitigation is recommended to reduce potential environmental impacts to a less than significant level.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the demolition project subject to compliance with recommended conditions and mitigation measures.

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

<https://youtu.be/w3gQjRIY74I?t=35m15s>

McIlvaine presented staff report.

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS – Vice-Chairperson Luhr had conversations with members in the audience while on break. No opinions were expressed and no decisions were expressed.

Commissioner Sadowski met with some concerned residents and spoke about the project.

Chairperson Tefft attended the neighborhood outreach held by the project applicant. All comments and conversations were in public; there were no private conversations.

Commissioners presented their questions and concerns to staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=1h24m58s>

Chris Mathys, representing Rhine LP & CVI Group LLC (Owners), clarified if anything went amiss with the project which caused loss or harm to anyone, the property would be at stake. Mathys stated the owners are committed to this project.

Mathys presented his report.

Rob Sully, CVI Group LLC stated there are numerous residents who are interested in removing the tanks. Sully will be turning in emails and letters to McIlvaine.

Michael Tiffany, Certified Hygienist/Consultant for owner, reviewed the work for grading and shotcrete removal. Tiffany informed the public on what types of noise to expect when the project begins.

Brian Dugas, Terra Verde Environmental, reviewed the biological assessments for the project. Dugas stated a biologist would be on site to implement surveys prior to work taking place.

Donald Headland, 498 Yerba Buena, stated he and his neighbors are not opposed to the removal of the tanks but are concerned with the environment, infrastructure and public safety. Headland noted he just wants to be sure all procedures are followed.

Brianna Smead, Nassau St., stated she would like to see the project approved. Smead stated all of her questions were answered by the applicant's consultants and sees no problem with the roads and noise issues.

Jason Folks, 460 Nassau St., stated he is for the project. Folks stated he grew up in Lemoore around the Navy and noted if this project was done in Lemoore, the Navy wouldn't have proceeded as cleanly as the owners of this project. Would like to see the project move forward in a safe way.

Bill Alpert, Yerba Buena St., spoke about habitat loss and the protection of trees, plants, animals, etc. because they are the basis of our economic health as well as Morro Bay's tourism industry. Alpert stated the ESHA map is incorrect and places heavy equipment in the path of protected species.

Ed Griggs, 539 Whidbey, stated the ESHA map was grossly inaccurate. Griggs presented a map of the ESHA and indicated the boundary went through the red legged frogs' habitat. Griggs noted the map boundaries were not properly determined and noted a six-inch pipeline was undetermined to be in or out of the ESHA due to the boundary inaccuracy.

Carol Walker, 523 Whidbey St., spoke about the noise level when construction begins. Walker is concerned about the risks of hearing loss and of the lead and asbestos particles.

Cynthia Hawley, land use attorney and Morro Bay resident, stated she understands everyone wants the fuel tanks removed but feels it should be done correctly. Hawley commented there is a lack of information regarding the contamination of the soil in relation to the disturbance the project will cause. Hawley noted two reports missing from the City's website; the 1996 Risk Base Closure Report and the 2016 Contingency Plan for Discovered Hazardous Waste report. Hawley went on to note the project was being unlawfully piecemealed and stated CEQA requires the entire project to be evaluated at one time. The demo is the first phase of converting the site into residential use. Hawley believes the project requires an Environmental Impact Report.

Ann Pivarski, Morro Bay resident and Morro Bay stakeholder, thanked staff for responding to the stakeholders on December 28th regarding the permitting process and the role of SLO County Health Department. Pivarski also thanked the Commissioners for listening to all of their concerns. Pivarski stated there are trust issues with the project and noted not all documentation was posted on the City's website and it is hard to navigate to find them. Pivarski suggested an advisory oversight committee be formed to assist the Community Development Department to help organize and post all documentation for this project. Pivarski asked the Commissioners to not approve the project.

Carole Truesdale, Morro Bay resident, stated she and the Morro Bay stakeholders are not against the removal of the tanks but stand firm on the fact residents, wild life, utility infrastructure and streets are protected by any potential hazard that may have an impact as a result of the demolition project. Truesdale is also concerned about noise.

Robert Walker, 523 Whidbey St., stated there should be a contact person on site who the residents could contact anytime if a problem should arise. Walker stated the project originally was set for 4-6 weeks, now it has gone up to 2-3 months. Walker is concerned about the ESHA boundaries and performance bond issue.

Terry Wahler, 465 Sicily St., shared the same concerns as his neighbors, but stated no one knows the extent of the contaminated soil and noted we're all assuming everything is fine. Wahler commented the applicant is bundling the entire project under one environmental review and assuming the mitigation measure will cover an unknown situation. Wahler recommends the Commission consider the conditions of approval be revised to establish a phasing plan to determine if there's any contamination and establish new mitigation measures. Wahler strongly encourages the Commission to continue the project in order to revise the conditions and break up the project into phases.

Larry Truesdale, 331 Kodiak St., stated he has heard the performance bond is dead and feels it's not a wise decision. Truesdale noted the applicant could walk away

from the project and the City would be left with the debt. Truesdale feels a performance bond is the only way to protect the citizens of Morro Bay.

Kristen Headland, 498 Yerba Buena St., Morro Bay stakeholder, stated she contacted Patricia Atkins with SLO Public Health regarding the project. Headland received two documents from Atkins, one dated August 8th and another November 23rd. According to Headland, the conversation she had with Atkins was SLO Public Health has not heard from the applicant at all. Headland doesn't know why the permit is being pursued when the applicant is not communicating with the other agencies. Headland noted the November 23rd letter stated the demolition plan had been determined to be deficient. Headland would like to see the project done in a safe manner.

Yvonne Webster, Whidbey Way, stated she approves of the project and thinks the owner has done his due diligence with the experts he's hired. Webster stated the sooner the project starts the sooner it would get done.

John Webster, 467 Whidbey Way, stated the contaminant is on site and the project is to remove the contaminant, not to bring it in. Webster is a chemist and has worked for Public Health. Webster noted the removal of the containment would have to be compliant with the law and have the correct people to analyze it.

Kathleen Renfro, Tahiti St., asked if the applicant would consider doing the work from the back side of the mountain. Renfro gave some suggestions for the removal process and noted the road condition of her street. Renfro asked if they were going to weigh the trucks on site or at the dump site. Renfro is concerned about the site being prepared for development and is not sure why development would happen with the water moratorium.

Karen Gobble, 473 Trinidad St., stated she is concerned about the removal of the shotcrete located near the first tank on Trinidad. Gobble stated the berm would be exposed to the already eroding landscape and would spill down onto Trinidad. Gobble noted the scope of work has increased and questioned the development of the land.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/w3gQjRlY74I?t=2h47m23s>

The Commissioners presented their questions to the applicant and consultants.

Discussion between Commissioners, staff and consultants regarding ESHA buffer and how it was determined.

Discussion between Commissioners and Assistant City Attorney regarding performance bond and why it's not required for the project.

MOTION: Vice-Chairperson Luhr moved to approve meeting pass 10 p.m. Commissioner Lucas seconded and the motion passed unanimously (5-0).

<https://youtu.be/w3gQjRIY74I?t=4h1m19s>

Commissioners presented their questions to the applicant and the consultants.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=4h1m33s>

Mathys and consultants answered questions from the Commissioners.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=4h8m43s>

Discussion between Commissioners and staff.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=4h50m40s>

Mathys stated they would agree to the additional conditions; he would like for the Commission to approve the permit tonight. Mathys is concerned about getting deeper into the nesting season if the project is delayed. Mathys would be willing to give a deed of trust on the property. Mathys noted Mr. Tiffany would be on site and would be the person of contact for any issues regarding the project.

Chairperson Tefft closed the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=4h55m54s>

Graham stated staff would like to look into things stated by the applicant and requested by Commissioners before the Commission makes a decision for the project. Graham noted he would feel uncomfortable with the Planning Commission making a decision tonight without staff being able to provide input. Graham would continue the project to the next available date but wasn't sure how long it would take because it would depend on the communication between the applicant and staff.

Chairperson Tefft suggested the submitted modification to the mitigation measures could be helpful to staff moving forward.

McIlvaine asked for more details on the Commission's direction for project noise evaluation and monitoring, and she would like to see more accurate ESHA buffer mapping.

Discussion between Commissioners and staff regarding noise monitoring and ESHA boundary map.

Chairperson Tefft opened the Public Comment period.

<https://youtu.be/w3gQjRIY74I?t=5h16m33s>

Tiffany responded he has data, GPS coordinates and the pipeline staked to create the map the Commission is requesting.

Chairperson Tefft closed the Public Comment period.
<https://youtu.be/w3gQjRIY74I?t=5h24m6s>

Discussion between Commissioners regarding ESHA.

MOTION: Commissioner Lucas moved to continue to a date uncertain. Vice-Chairperson Luhr seconded with the provision the project be expedited and the motion passed unanimously (5-0).
<https://youtu.be/w3gQjRIY74I?t=5h27m6s>

C. NEW BUSINESS - NONE

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS - NONE

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS
<https://youtu.be/w3gQjRIY74I?t=5h29m55s>

Graham notified the Commissioners there will be a Planning Commission Academy, March 1st to March 3rd. Graham to send the link to the Commissioners.

G. ADJOURNMENT

The meeting adjourned at 11:30 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on January 17, 2017, at 6:00 p.m.

Robert Tefft, Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: March 7, 2017

Staff Report

TO: Planning Commissioners

DATE: March 7, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Conditional Use Permit (UP0-468) to allow the continued operation of a nonconforming auto-body repair shop use located within the R-1/S.1 residential zoning district.

RECOMMENDATION:

Review and discuss project proposal and choose one of the following options:

1. Approve UP0-468 by adopting the Findings and Conditions of Approval included in Planning Commission Resolution No. 06-17 (Exhibit A)
2. Continue the review of Conditional Use Permit No. UP0-468 to a date uncertain with direction from the Planning Commission.
3. Deny Conditional Use Permit No. UP0-468 by adopting Planning Commission Resolution No. 07-17 (Exhibit B)

APPLICANT/AGENT:

Jason Pall, Auto Body Builders

LEGAL DESCRIPTION/APN:

065-072-004

PROJECT SUMMARY:

The Applicant proposes to re-permit an auto-body repair shop that has been operational since 1981 within an existing 1,565 sq. ft. building located within the R-1/S.1 Residential Zoning District.



ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff has determined that it meets the requirements for a Categorical Exemption under CEQA Guidelines Class 1 Section 15301. The exemption applies to the operation of existing facilities.

PROJECT SETTING:

The project is located on Jamaica Street in the R-1/S.1 Residential Zoning District in the Del Mar Neighborhood in North Morro Bay. The virtually level 4,920 sq. ft. parcel is located to the

Prepared By: __JG

Department Review: __SG__

east of Highway 1 and north of Del Mar Park with multi-family residential development adjacent to the west and single-family residential development to the north, east, and south.

<u>Adjacent Zoning/Land Use</u>			
North:	R-1/S.2 Residential	South	R-1/S.2 Residential
East:	R-1/S.2 Residential	West:	MCR/R-4/SP Mixed Commercial/Residential

<u>Site Characteristics</u>	
Overall Site Area	4,920 Square Feet
Existing Use	Industrial: Auto-Body Repair and Paint
Terrain	Nearly level
Vegetation	Ornamental
Access	Jamaica Street

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	
Base Zone District	MCR/(R-4)/PD/SP
Zoning Overlay District	
Special Treatment Area	
Coastal Zone	Located in the Coastal Zone outside the appeal jurisdiction
Bluff Property	N/A

PROJECT DISCUSSION:

Background

City records indicate that the historic use of this site has been for auto repair since before the City was incorporated. A Conditional Use Permit (CUP 07-81) was obtained in 1981 for a change in use from automotive repair to automotive body and fender repair (Exhibit D). The original Conditions of Approval associated with permit CUP 07-81 included Condition No. 13 which states:

“Approval of the use contemplated herein shall be for a term of five (5) years from the effective date of this action; thereafter, the use of the subject site shall return to general automotive repair, or uses in conformance with the Zoning in existence at that time.”

It appears that the more intense use as an automotive body and fender repair did not abate in

1986 but has continued uninterrupted since that time, without City issued extension of the CUP.

Neither the City or the Air Pollution Control District (APCD) had received any complaints regarding the use at this location until the summer of 2015. At that time, APCD visited the site as well as the home of the complainant and found no substantial issue. APCD then renewed the permit to operate. Soon thereafter, APCD received an application for a change in ownership and again performed a site visit and evaluated the use of the site. The findings of approval for the APCD permit conclude that the new owner is operating the business in substantially the same manner as the previous owner with no increase in emissions and subsequently approved the change in ownership application (See APCD authorization provided in Exhibit E).

At this time, the Applicant is requesting conditional use permit approval for the continued operation of this business. The Applicant is proposing to remove the noncompliant carport structures currently located on site, install an updated filtration and venting system for the existing paint booth, and install a fire suppression system in the paint booth.

Performance Standards

Compatibility with Nearby Uses

Section 17.52.005 of the Morro Bay Municipal Code (MBMC) states that “Potential conflicts with the adjacent uses shall be minimized particularly with regard to but not necessarily limited to noise, glare, odors, hazards, and screening...” The Applicant proposes to continue the industrial use of this parcel that is zoned for single-family residential use. The conflict between the two uses include issues related to noise, the storage of flammable materials, air pollution, and odor as discussed below.

Noise

The business in question utilizes a compressor which has generated nuisance complaints from the neighborhood. Section 17.52.030 of the MBMC specifies requirements for stationary noise thresholds for daytime decibel levels as follows:

	Daytime (7 a.m. to 10 p.m)
Hourly L_{eq} , dB ⁽²⁾	50
Maximum level, dB ⁽²⁾	70
Maximum level dB – Impulsive noise ⁽³⁾	65

⁽¹⁾ As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

⁽²⁾ Sound level measurements shall be made with slow meter response.

⁽³⁾ Sound level measurements shall be made with fast meter response.

In order to ensure compliance with Section 17.52.030, staff has included Planning Condition No. 1 in Resolution 06-17 (Exhibit A) that requires the Applicant to adhere to the decibel limits specified above. If the use is approved, the Applicant shall be required to submit an acoustical analysis indicating compliance with this requirement.

Fire and Explosion Hazards

Pursuant to Section 17.52.010 of the MBMC, the storage and handling of flammable and explosive materials shall be reviewed and approved by the Fire Department. The City of Morro Bay Fire Department has conditionally approved the project proposal contingent upon the installation of a dry-chemical fire suppression system in the existing paint booth and the proper storage of flammable materials as shown on the plan set (Exhibit C).

Air Pollution

The APCD has reviewed the proposed project and has found the emission levels to be in substantial conformance with approved air quality and emission standards and has issued the Applicant a permit to operate (See Exhibit E).

Code Enforcement staff has informed the Community Development Department on February 27, 2017 that complaints have been received related to odor from the apartment building located directly adjacent to the subject parcel to the west. The Applicant is proposing to install an updated filtration system for the exhaust associated with the paint booth. This update to equipment will require approval from APCD (See Planning Condition 2).

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15301 Class 1. That exemption applies to the operation of existing facilities involving negligible expansion of use. Furthermore, none of the exemptions to this Categorical Exemption set forth in CEQA Guidelines, section 15300.2 apply to this project.

PUBLIC NOTICE:

Notice of a public hearing on this item was published in the San Luis Obispo Tribune newspaper on February 11, 2017, and all property owners of record and occupants within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION:

Staff recommends that the Planning Commission choose one of the following options:

1. Conditionally approve Conditional Use Permit (UP0-468) for the proposed use at 340 Jamaica as shown on the project plans date stamped January 10, 2017 by adopting

- Planning Commission Resolution 06-17.
2. Continue the review of Conditional Use Permit No. UP0-468 to a date uncertain with direction from the Planning Commission.
 3. Deny Conditional Use Permit No. UP0-468 by adopting Planning Commission Resolution 07-17

EXHIBITS:

- Exhibit A – Planning Commission Resolution for Approval No. 06-17
Exhibit B – Planning Commission Resolution for Denial No. 07-17
Exhibit C – Plan Set Date Stamped January 10, 2017
Exhibit D – Conditional Use Permit No. CUP 07-81
Exhibit E – APCD Permit No. 470-3
Exhibit F – Morro Bay Police Department Incident Report
Exhibit G – Public Comment

EXHIBIT A

RESOLUTION NO. PC 06-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION ADOPTING A CLASS 1 CATEGORICAL EXEMPTION AND APPROVING CONDITIONAL USE PERMIT (UP0-468) TO ALLOW FOR THE OPERATION OF AN AUTO-BODY REPAIR AND PAINT SHOP LOCATED WITHIN THE R-1/S.1 RESIDENTIAL ZONING DISTRICT AT 340 JAMAICA

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 7, 2017, for the purpose of considering Conditional Use Permit UP0-468 to allow the operation of auto-body repair and paint located within the R-1/S.1 Residential Zoning District at 340 Jamaica; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15301, Class 1 for the operation of existing facilities and will have no potentially significant environmental impacts. Furthermore, none of the exemptions to this Categorical Exemption set forth in CEQA Guidelines, section 15300.2 apply to this project.

Conditional Use Permit Findings

1. The project is consistent with the General Plan and Local Coastal Plan which allows for the continued operation of nonconforming uses pursuant to Section 17.56.100 of the Morro Bay Municipal Code.
2. The proposed business 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 contingent upon the Applicant’s adherence to the approved plan set date stamped January 10, 2017 and the Conditions of Approval herewith.
3. The proposed business will be not injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City contingent upon the Applicant’s adherence to the approved plan set date stamped January 10, 2017 and the Conditions of Approval herewith.

Section 2. Action. The Planning Commission does hereby approve Conditional Use Permit #UPO-468 for property located at 340 Jamaica subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 7, 2017, for the project at 340 Jamaica depicted on plans date stamped January 10, 2017, as part of conditional use permit file UPO-468, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

6. Compliance with Conditions: The applicant’s establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Noise: The Applicant shall submit an acoustical analysis pursuant to the requirements set forth in MBMC Section 17.52.030(E). The proposed use shall adhere to the guidelines as found in MBMC Section 17.52.030 and as referenced below:

	Daytime (7 a.m. to 10 p.m)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, dB ⁽²⁾	50	45
Maximum level, dB ⁽²⁾	70	65
Maximum level dB – Impulsive noise ⁽³⁾	65	60
⁽¹⁾ As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures. ⁽²⁾ Sound level measurements shall be made with slow meter response. ⁽³⁾ Sound level measurements shall be made with fast meter response.		

2. Applicant shall obtain the proper permits through the Air Pollution Control District (APCD) for any updates to air pollution control equipment.

3. All mechanical sanding and grinding shall take place within the existing onsite building.

FIRE CONDITIONS:

1. Spray Booth Fire Protection. Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall also extend to exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used. (CFC 2404.4)

Applicant shall provide an automatic fire protection system, in accordance with CFC Chapter 24, NFPA 33 (Chapter 9), and NFPA 17 (Section 9.1.1).

Please submit plans for an automatic fire suppression system, in accordance with NFPA 33 (Chapter 9), to Morro Bay Community Development Department for review.

2. Spray Booth Size. The aggregate area of spray booths in a building shall not exceed the lesser of 10 percent of the area of any floor of a building or the basic area allowed for a Group H-2 occupancy without area increases, as set forth in California Building Code. The area of an individual spray booth in a building shall not exceed the lesser of the aggregate size limit or 1,500 square feet.

Exception: One individual booth not exceeding 500 square feet. (CFC 2404.3.2.6)

3. Spray Booth Construction. Spray booths shall be constructed of approved noncombustible materials. Aluminum shall not be used. Where walls or ceiling assemblies are constructed of sheet metal, single-skin assemblies shall be no thinner than 0.0478 inch (18 gage) and each sheet of double-skin assemblies shall be no thinner than 0.0359 inch (20 gage). Structural sections of spray booths are allowed to be sealed with latex based or similar caulks and sealants. (CFC 2404.3.2.1)
4. Smoking shall be prohibited in spray finishing areas, mixing rooms, and in the vicinity of dip tanks. "NO SMOKING" signs shall be conspicuously posted in such areas. (CFC 2403.2.6)

Applicant shall post "NO SMOKING" signage.

5. Welding Warning Signs. Welding, cutting and similar spark-producing operations shall not be conducted in or adjacent to flammable vapor areas or dipping or coating operations unless precautions have been taken to provide safety. Conspicuous signs with the following warning shall be posted in the vicinity of flammable vapor areas. "NO WELDING-THE USE OF WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF AND EXPLOSION HAZARDS. WELDING AND CUTTING SHALL BE DONE ONLY UNDER THE SUPERVISION OF THE PERSON IN CHARGE". (CFC 2403.2.7)

Applicant shall post above signage.

6. Electrical Wiring and Equipment shall be in accordance with CFC 24, NFPA 33, NFPA 70, and the California Electrical Code. (CFC 2403.2.1)
7. Portable Electric Lamps. Shall not be used in flammable vapor areas during spraying operations. Portable electric lamps used during cleaning or repairing operations shall be of a type approved for hazardous locations. (CFC 2404.6.2.4).
8. Illumination. When spray booths are illuminated, fixed lighting units that transmit light into spray booth through heat-treated or hammered wire glass shall be used. Glass panels shall be arranged to minimized breakage and so that normal accumulation of residue on the exposed surface of a panel will not be raised to 200 degrees F by the heat from the source of the illumination. (CFC 2404.6.2 and CFC 2404.6.2.1)

9. Grounding. Metal parts of spray booths, exhaust ducts and piping systems conveying Class I or Class II liquids shall be electrically grounded, in accordance with California Electrical Code. (CFC 2403.2.5)
10. Ventilation. Mechanical ventilation of flammable vapors shall be provided in accordance with Section 502.7 of the California Mechanical Code. (CFC 2404.7)
11. Operation. Mechanical ventilation shall be kept in operation at all times while spraying operations are conducted and for sufficient time thereafter to allow vapors from drying coated articles and finishing material residue to be exhausted. (CFC 2404.7.1)
12. Fire Extinguishers. Portable fire extinguishers shall be provided for spraying areas in accordance with the requirements for an extra (high) hazard occupancy (4-A:40-BC) within 30 feet of the booth. (CFC 2404.4.1 and CFC 906)
13. Housekeeping. Maintenance and storage of hazardous materials shall be in accordance with CFC (Sections 2403.3, 2403.4, 2404.5.1, and 2404.5.2). Approved metal waste cans equipped with self-closing lids shall be provided whenever rags or waste are impregnated with finishing materials. Storage, use and handling of flammable and combustible liquids shall be in accordance with this section and CFC Chapter 57.

Applicant shall provide a certified flammable storage cabinet for flammable liquids and solvents stored on site.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of March, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 7th day of March, 2017.

EXHIBIT B

Resolution #07-17

UP0-462

340 Jamaica

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RESOLUTION NO. PC 07-17

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT (CP0-468) FOR THE OPERATION OF AN AUTO- BODY REPAIR AND PINT SHOP LOCATED WITHIN THE R-1/S.1 RESIDENTIAL ZONING DISTRICT AT 340 JAMAICA

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 7, 2017, for the purpose of considering Conditional Use Permit UP0-468 to allow the operation of auto-body repair and paint located within the R-1/S.1 Residential Zoning District at 340 Jamaica (APN 065-072-004); and

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

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

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

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

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

California Environmental Quality Act (CEQA) Finding

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

Conditional Use Permit Findings

1. The establishment, maintenance, or operation of the use applied for will be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use based on proximity to the existence of a nearby sensitive residential uses within a residential zone; and
2. The proposed use will be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood because of the noise and odor generated by the use.

EXHIBIT B

Resolution #07-17

UP0-462

340 Jamaica

Page 2

3. The use will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because the operation of the proposed industrial use within a residential zone could negatively affect property values in the immediate vicinity.

Section 2: Action. The Planning Commission does hereby deny Conditional Use Permit #UP0-468 for property at 340 Jamaica (APN number 065-072-004)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of March, 2017 upon motion of Commissioner Sorenson and seconded by Commissioner Lucas on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 7TH day of March, 2017.

RECEIVED

JAN 10 2017

City of Morro Bay
Public Works Dept.

Explanation of use and remedy for current complaints.

Planned future use would be the same as current and former use for the last 35 years. An auto body collision and paint shop has been in this location since 1981. I bought the operating business approx. 6 months ago. I am having to reapply for a new conditional use permit because of a paper work failure in 1986 by previous owner and the City of Morro Bay. Below I will address complaints from a neighbor, counter his falsified complaints with fact and lay out remedies to the Courtesy Notice I received from Code Enforcement dated November 7th, 2016.

The complainant has called the County, city code enforcement and Morro Bay Police on my business. He has made false accusations to the amount of time we are working, volume of work, type of work we are performing, etc. He had made no earlier complaints until there was a new owner of the business. No other neighbor have made complaints against Auto Body Builders. We only work Monday-Friday 7am till 6pm. The previous owner (Bob Tapia) worked the same hours and is willing to state so. The complainant is saying I have a full blown operation. Yes, it is a functioning business but our volume is the same as the previous owner. I employ 2 full time employees and a part time helper at the location. We focus on small collision type work (1 to 3 small repairs) per week. We then have a couple restorations we work on in between collision jobs. We provide the only body/paint shop in Morro Bay. We provide a needed service for seniors, as we pick up and drop them off. An option they wouldn't have if having to get repairs in San Luis Obispo.

The paint booth has been continually permitted by APCD in San Luis Obispo since 1981 with no fines or actions. I have included copies of the filters we run and booth information that exceed APCD requirements. I have spoken with Brian Unger and he has said that the APCD is waiting for the renewal of the conditional use permit by the City of Morro Bay to complete the paint booth transfer and permit process. Brian has told me there are no hold ups or remedial action required by the county to renew my permit.

I am also currently registered with Environmental Health Services for waste management as a self reporting, self logging business with current C.U.P.A.

In answer to the Code enforcement report. There is no location on property where the compressor can be located 100 feet from a residence. The compressor has been in the same location for 37 years. I can however insulate the compressor for noise to bring it down to an acceptable level per our layout on plans. In regards to the odor complaint, we go above and beyond the requirement from the APCD. We stack fiberglass over sticky foam filters to reduce exhaust from the paint booth.(either of these filters on their own satisfy the APCD requirement). The previous owner did not run filters. He used a Styrofoam diffuser grid which was only about 20% effective in solids retention. The fire department is requiring fire safety in the booth. This was not originally required when permit was issued in 1981. We can however,

install a Kidde stand alone, dry chemical system if required by the Fire Department. It was noted that the paint booth exceeds 10% of the total building footprint. This is the smallest auto paint booth that you can still fit an automobile inside. We are looking to get an OK/variance to continue to operate it at the same size as it has been since installation in 1981. We also are installing a certified flammable storage locker for the solvents stored on premises. I was also advised that I have to remove the temporary tarp structures. I plan on removing them and replacing with car ports that are not flammable and meet current city code.

I have enclosed copies of filter spec sheets, APCD previous permit, police report, printout from computer of neighborhood website showing that the complainant is a habitual complainer and problem causer in the neighborhood and the first few pages of a petition signed by our neighbors to the business and Kidde Fire protection information. Please do not run this small business out of town. It fills a need for our residence and provides local jobs.

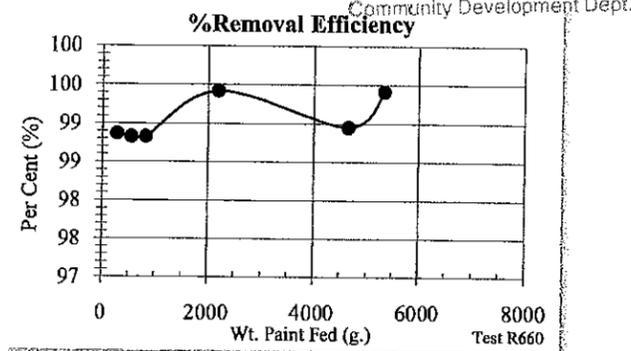


FIBERGLASS EXHAUST FILTERS

RECEIVED

JAN 10 2017

City of Morro Bay
Community Development Dept.



GA/PA Series 15 Gram Fiberglass

Product Application

Our most popular arrestor, ideal for use in most spray booth applications and our most economical option. For use where the user requires a good basic filter and cost is a major consideration.

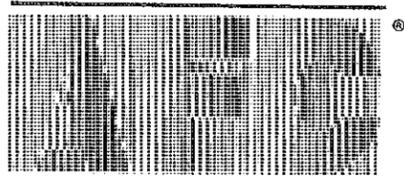
Available in pads (GA) and roll media (PA). **Compliant with EPA 6H law.**

Product Specifications

- 2" green, water resistant, 15 gram fiberglass
- 98.81% efficient with an average paint holding capacity of 2.22 pounds in a 20"x20" pad

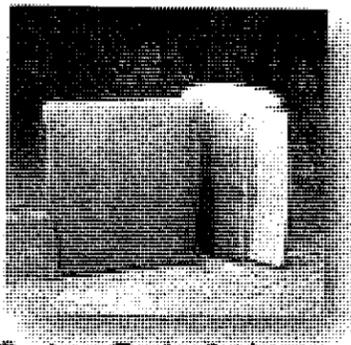
*Stacked
CT20*

Item #	Description	Set Qty	Item #	Description	Set Qty
GA10	20"x20" 15 Gram FG Arrestor Pads	50	PA303	30"x300' 15 Gram FG Arrestor Roll	1
GA10-100	20"x20" 15 Gram FG Arrestor Pads	100	PA321	32"x100' 15 Gram FG Arrestor Roll	1
GA20	20"x25" 15 Gram FG Arrestor Pads	50	PA323	32"x300' 15 Gram FG Arrestor Roll	1
GA20-100	20"x25" 15 Gram FG Arrestor Pads	100	PA361	36"x100' 15 Gram FG Arrestor Roll	1
GA24	20"x24" 15 Gram FG Arrestor Pads	50	PA363	36"x300' 15 Gram FG Arrestor Roll	1
GA24-100	20"x24" 15 Gram FG Arrestor Pads	100	PA401	40.5"x100' 15 Gram FG Arrestor Roll	1
GA26	20"x48" 15 Gram FG Arrestor Pads	8	PA403	40.5"x300' 15 Gram FG Arrestor Roll	1
PA201	20"x100' 15 Gram FG Arrestor Roll	1	PA421	42"x100' 15 Gram FG Arrestor Roll	1
PA203	20"x300' 15 Gram FG Arrestor Roll	1	PA423	42"x300' 15 Gram FG Arrestor Roll	1
PA221	22"x100' 15 Gram FG Arrestor Roll	1	PA451	45"x100' 15 Gram FG Arrestor Roll	1
PA223	22"x300' 15 Gram FG Arrestor Roll	1	PA453	45"x300' 15 Gram FG Arrestor Roll	1
PA241	24"x100' 15 Gram FG Arrestor Roll	1	PA481	48"x100' 15 Gram FG Arrestor Roll	1
PA243	24"x300' 15 Gram FG Arrestor Roll	1	PA483	48"x300' 15 Gram FG Arrestor Roll	1
PA251	25"x100' 15 Gram FG Arrestor Roll	1	PA601	60"x100' 15 Gram FG Arrestor Roll	1
PA253	25"x300' 15 Gram FG Arrestor Roll	1	PA603	60"x300' 15 Gram FG Arrestor Roll	1
PA281	28"x100' 15 Gram FG Arrestor Roll	1	PA801	80"x100' 15 Gram FG Arrestor Roll	1
PA283	28"x300' 15 Gram FG Arrestor Roll	1	PA803	80"x300' 15 Gram FG Arrestor Roll	1
PA301	30"x100' 15 Gram FG Arrestor Roll	1			



AIR FILTRATION CO., INC.

**CUSTOM TACKY & 300 SERIES
TACKY INTAKE FILTERS**



Custom Tacky Series

Product Application

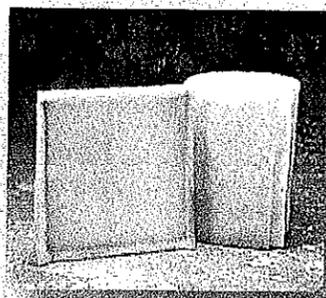
Use in crossdraft applications. The industry favorite, the Custom Tacky® is a long-life filter that is a proven performer at a great price.

stacked GA10

Product Specifications

- 2" blue, 2-ply, self-sealing, tackified polyester media, panels heat sealed around steel frame
- Available in panels, pads, and blankets
- 94% efficient @ 5-10 micron range @ 100 fpm

Item #	Description	Set Qty
CT10	4'x9' Custom Tacky Blanket Filter	2
CT11	2'x9' Custom Tacky Blanket Filter	1
CT12	4.5'x9' Custom Tacky Blanket Filter	2
CT14	4'x13.5' Custom Tacky Blanket Filter	2
CT16	20"x25" Custom Tacky Panel Filter w/ frame	20
CT17	20"x25" Custom Tacky Panel Filter w/o frame	20
CT18	20"x50" Custom Tacky Panel Filter w/ frame	10
CT19	20"x50" Custom Tacky Panel Filter w/o frame	10
CT20	20"x20" Custom Tacky Panel Filter w/ frame	20
CT21	20"x20" Custom Tacky Panel Filter w/o frame	20
CT24	20"x48" Custom Tacky Panel Filter w/ frame	10
CT25	20"x48" Custom Tacky Panel Filter w/o frame	10
CT26	16"x20" Custom Tacky Panel Filter w/ frame	20
CT27	16"x20" Custom Tacky Panel Filter w/o frame	20
CT28	16"x25" Custom Tacky Panel Filter w/ frame	20
CT29	16"x25" Custom Tacky Panel Filter w/o frame	20
CT30	20"x46" Custom Tacky Panel Filter w/ frame	8
CT31	20"x46" Custom Tacky Panel Filter w/o frame	8
CT32	24"x24" Custom Tacky Panel Filter w/ frame	20
CT33	24"x24" Custom Tacky Panel Filter w/o frame	20



300 Series

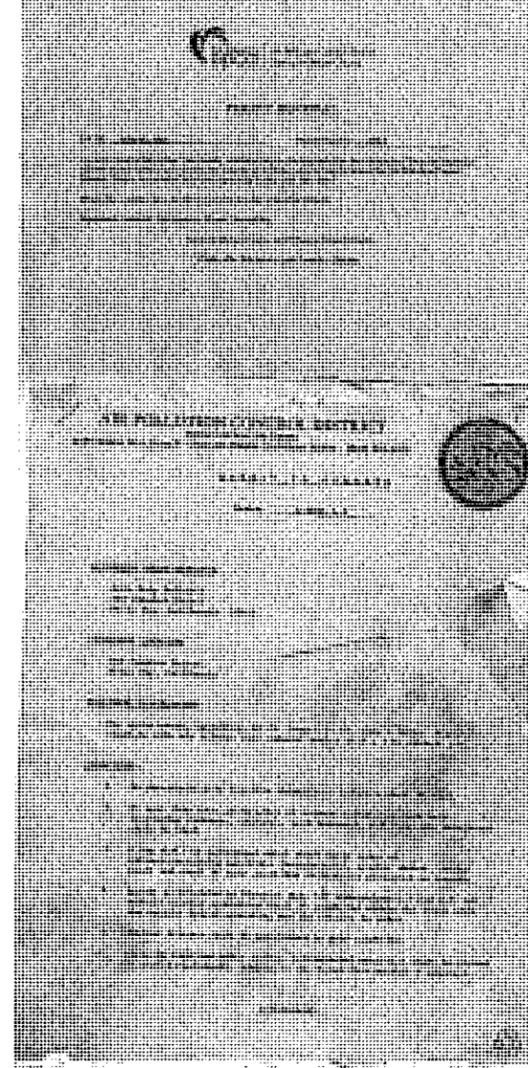
Product Application

Use in crossdraft applications where the user requires a good basic filter and cost is a major consideration.

Product Specifications

- 1.5" green, 2-ply, self-sealing, tackified polyester media, panels heat sealed around steel frame
- Available in panels, pads, and blankets
- 83% efficient @ 5-10 micron range @ 100 fpm

Item #	Description	Set Qty
310	4'x9' 300 Series Blanket Filter	2
312	4.5'x9' 300 Series Blanket Filter	2
314	4'x13.5' 300 Series Blanket Filter	2
316	20"x25" 300 Series Panel Filter w/ frame	20
318	20"x50" 300 Series Panel Filter w/ frame	10
320	20"x20" 300 Series Panel Filter w/ frame	20
324	20"x48" 300 Series Panel Filter w/ frame	10
326	16"x20" 300 Series Panel Filter w/ frame	20
328	16"x25" 300 Series Panel Filter w/ frame	20
330	20"x46" 300 Series Panel Filter w/ frame	8
330-14	20"x46" 300 Series Panel Filter w/ frame	14
332	24"x24" 300 Series Panel Filter w/ frame	20



- CONDITIOES (continued):
- All solvent-containing material containers shall be kept closed when not in use.
 - Solvent-containing wastes shall either be recycled or disposed of in accordance with applicable federal, state, and local regulations. Solvent-containing wastes shall be hauled by a licensed hazardous waste hauler. Receipts or manifests for hazardous waste hauling shall be kept for at least 3 years and made available to the District upon request.

October 7, 1991
ISSUANCE DATE

John (Print Name)
DIRECTOR

Robert W. Carr
ROBERT W. CARR, Director

Steve R. Woodard, M.P.
AIR POLLUTION CONTROL OFFICER

1152.030 - Noise requirements.

A. General Noise Limitations. Any business operation with sustained or intermittent noise levels exceeding seventy dB Ldn (or CNEL) as described by the noise element including, but not limited to, hood or machine milling, or hammer, generators, or prolonged or excessive truck deliveries, will not be allowed within one hundred feet of residential uses, hospitals, and other noise sensitive uses unless noise levels are mitigated in compliance with this section.

B. Operational Hours. All commercial and industrial deliveries and load commercial activities such as loading and unloading leaf blowers, bands with loudspeakers within one hundred feet of a residential use shall be limited to the hours between seven a.m. and ten p.m.

C. Review of Development Projects. The city shall review new public and private development proposals to determine conformance with the policies of the noise element. Where the development of a project may result in land uses being exposed to existing or projected future noise levels exceed the levels specified by the policies of the noise element, the city shall require an acoustical analysis early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. The requirements for the content of an acoustical analysis are given in subsection E of this section. At the discretion of the city, the requirement for an acoustical analysis may be waived provided that all of the following conditions are met:

- Site of Development. The development is for less than five single-family dwellings or for office buildings, churches or meeting halls having a total one floor area less than ten thousand square feet;
- Noise Source. The noise source consists of a single transportation noise source (freeway, railway or airport) for which reliable noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or when the noise source consists of multiple transportation noise sources;
- Noise Exposure. The existing or projected future noise exposure at the exterior of the buildings which will contain noise sensitive uses or within proposed outdoor activity areas (other than playgrounds and parks) does not exceed sixty-five dB Ldn (or CNEL) prior to mitigation. For playgrounds and parks, the existing or projected future noise exposure may not exceed seventy-five dB Ldn (or CNEL) prior to mitigation;
- Topography. The topography in the project area is flat, and the noise source and receiving land use are of the same grade; and
- Noise Mitigation. Effective noise mitigation, as determined by the city is incorporated into the project design to reduce noise exposure to the levels specified in Table 1152.030(f), codified at the end of this chapter. Such measures may include the use of building setbacks, building orientation, noise barriers and the placement of noise mitigation packages contained within the acoustical design manual. If closed windows are required for compliance with interior noise level standards, or conditioning or a mechanical ventilation system will be required.

D. Noise Reduction Measures Required. The planning commission shall consider one or more of the following mitigation measures where existing noise levels significantly impact existing noise sensitive land uses or where cumulative increase in noise levels resulting from the new development significantly impact noise sensitive land uses:

- Rerouting Traffic. Rerouting traffic, if feasible, onto streets that have low traffic volumes or onto streets that do not adjoin noise sensitive land uses;
- Rerouting Trucks. Rerouting trucks, if feasible, onto streets that do not adjoin noise sensitive land uses;
- Noise Barriers. Construction of noise barriers as long as such barriers do not significantly negatively impact coastal or scenic views; and
- Acoustical treatment of buildings.

E. Requirements for an Acoustical Analysis. An acoustical analysis prepared pursuant to the noise regulations shall:

- Be the financial responsibility of the applicant;
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics;
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described. When the use being studied is a commercial use, all noise sources related to the service and maintenance of the facility shall be considered, including parking lot and landscape maintenance, refuse collection and truck loading/unloading activities;
- Estimate existing and projected (twenty years) noise levels in terms of the descriptors used in Tables 1152.030(f) and (g), codified at the end of this chapter and compare these levels to the adopted policies of the noise element. Projected future noise levels shall take into account noise from planned streets, highways and road connectors;
- Recommend appropriate mitigation to achieve compliance with the adopted policies of the noise element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise sensitive land uses;
- Estimate noise exposure after the prescribed mitigation measures have been implemented; and
- Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures. (Ord. 445 § 3 (part), 1995)

1152.040 - Vibration.
No vibration shall be permitted so as to cause a noticeable tremor, measurable without instruments at the lot line.
(Ord. 445 § 3 (part), 1995)

1152.070 - Smoke, fly ash, dust, fumes, vapors, gases and other forms of air pollution.
No smoke, fly ash, dust, fumes, vapors, gases and other forms of air pollution emission shall be permitted at any point which exceeds allowable air pollution control district standards. The following standards shall apply to all uses and/or operations except agriculture operations:

A. Discharge Restrictions. No person shall discharge from any source whatsoever such quantities of air contaminants or other material which may cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public, or which may endanger the comfort, repose, health, or safety of any such persons or the public, or which may cause, or have a natural tendency to cause, injury or damage to business or property.

B. Discharge Duration. No person shall discharge into the atmosphere from any source whatsoever an air contaminant, other than uncombusted water vapor, for a period or periods aggregating more than three minutes in any one hour which is:

- As dark or darker in shade than is designated as No. 2 on the Ringmann Chart, as published by the United States Bureau of Mines; or
- Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection (B)(1) of this section. (Ord. 445 § 3 (part), 1995)

Insulated compressor box.
The compressor enclosing box shall be constructed with an S.T.C. (Sound Transmission Class) rating of 35 or greater. For interior, fiber-cement panel siding, with 30 pound felt on 3/8" sheathing, on 2"x6" stud walls with R-21 fiber glass batt insulation, a 1/2" layer of interior sound deadening board (Homasote 440 Sound Barrier or equivalent), and a layer of 3/4" Type X Gypsum Board will provide an S.T.C. rating of 35 or greater.

Construction of the enclosure must include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of the gypsum board intersecting ceiling, walls, and floor, especially behind tapered joints. Apply Homasote 440 Sound Barrier directly to the interior side of conventional 2"x6" framing, 16" o.c. using 5d adhesive coated nails (space nails 3/8" from edges, 6" apart; crown panel edges and 12" apart on each stud in panel field. Contain all nails at least 1/2" below surface. Provide a gap of 1/8" between abutting edges, 1/2" between floor and ceiling. Using a good grade drywall finishing compound and a notched trowel, apply a 6" wide strip down each side, 2" away from edges. Apply the compound coated Gypsum Board directly to the 440 Sound Barrier. Avoid coinciding butt joints of Gypsum with 440 Sound Barrier joints. Secure Gypsum with double headed nails, or latching wall finishing compound sets. Apply resilient acoustical sealant (Johns Manville or equivalent) to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner.

Acoustic Leaks.
Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, and other breaks in the integrity of the wall, ceiling or roof insulation shall receive special attention during construction. All construction openings and joints through the gypsum board shall be insulated, sealed and caulked with expanding foam and resilient wall finishing compound sets. Apply resilient acoustical sealant. All such openings and joints shall be airtight to maintain sound isolation.

MAXIMUM ALLOWABLE NOISE EXPOSURE STATIONARY NOISE SOURCES

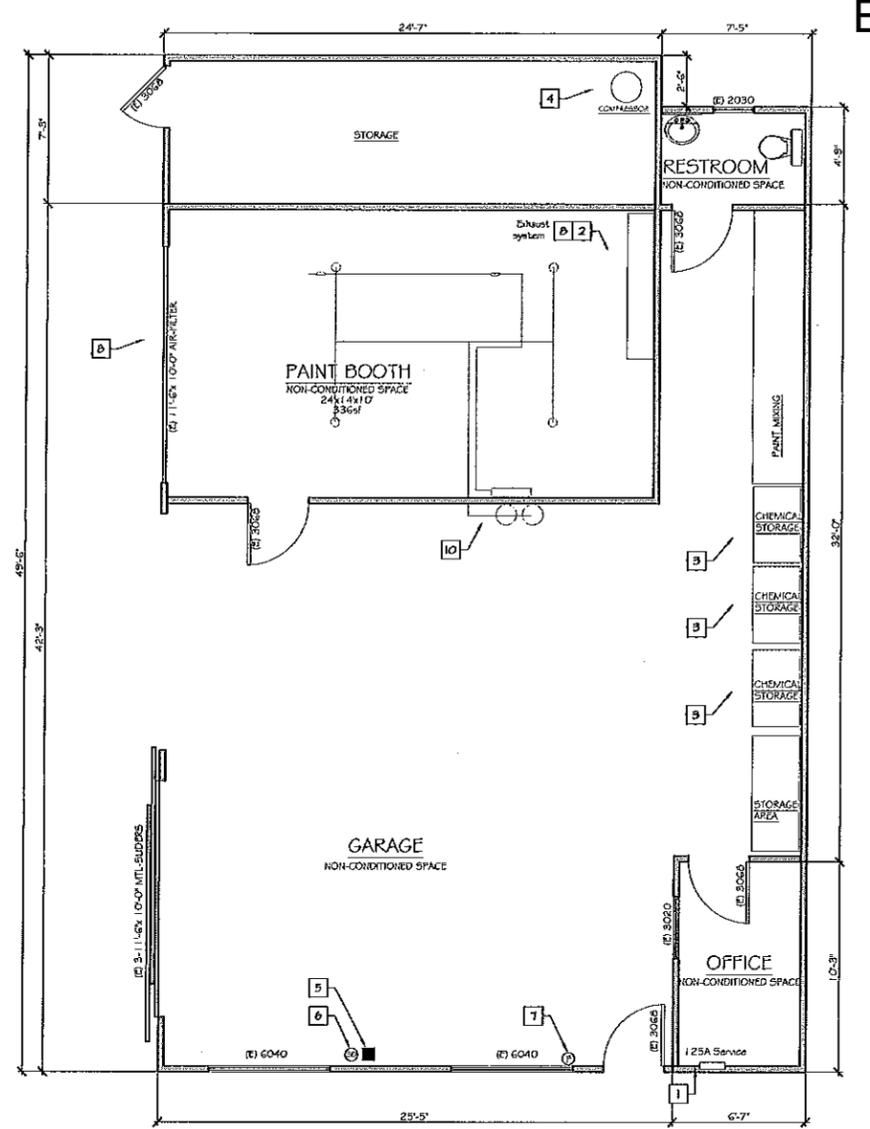
hourly Leq, dB(2)	Day (7 a.m. to 7 p.m.)	Night (7 p.m. to 7 a.m.)
Maximum level, dB(2)	50	45
Maximum level, dB—impulsive noise (3)	70	65
	65	60

- As determined at the property line of the receiving land use, when determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.
- Sound level measurements shall be made with slow meter response.
- Sound level measurements shall be made with fast meter response.

- SPECIFIC NOTES:**
- Existing 125amp electrical box to remain
 - Engineered exhaust system. 36" x 24" blade 13000 cfm @ static pressure. Booth Requirements 17x14x10= 14,000 cfm
 - Fire safe storage lockers for all flammable chemicals associated with paint spraying or any other aspect of auto body work.
 - Insulate compressor from sound and vibrations. Noise level shall not exceed 70 decibels. USE 4" thick or equiv. anti-vibration pads under compressor feet and construct insulated box per insulated compressor box notes.
 - CARBON MONOXIDE SENSOR - FUSED WIREED WALL MOUNTED @ 6' AFF
 - SMOKE DETECTOR - HAND MOUNTED WALL MOUNTED @ 6' AFF
 - Portable fire extinguisher (Type 2-A 10 B.C.) @ 48" AFF
 - Inake filter: Air Filtration Co. Inc., GA/PA Series 15 gram fiberglass filter, Model GA10 - 98.8% efficient with an average print holding capacity of 222 pounds in a 20"x20" pad. Compliant with EPA 601 test.
 - Return filter: Air Filtration Co. Inc., GA/PA Series 15 gram fiberglass filter, Model GA10 - 98.8% efficient with an average print holding capacity of 222 pounds in a 20"x20" pad. Compliant with EPA 601 test.
 - MODEL CT20 - 98% efficient at 5-10 micron range @ 100fpm in a 20"x20" custom truck panel filter w/frame.
 - KIDDER IND. DRY CHEMICAL FIRE SUPPRESSION SYSTEM. Meets requirements of NFPA 17, 33 and 34. UL Listed, ULC listed and NVC FPD (MFA) Approved.

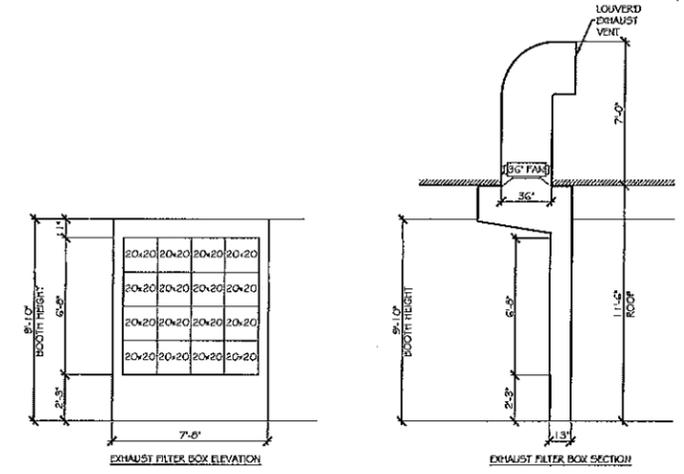
SMOKE DETECTOR / CARBON MONOXIDE:

- SMOKE ALARMS MAY BE SOLELY BATTERY-OPERATED WHEN INSTALLED IN EXISTING ROOMS AND HALLWAYS.
- PROVIDE SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS THAT COMPLY WITH UL 203 AND INSTALLED IN ACCORDANCE WITH NFPA 720. AT LEAST ONE ON EACH LEVEL OF THE BUILDING.



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

WALL LEDGEND
2x4 FRAMED WALL
W/STUDS @ 24" OC



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

EXHIBIT C
Plan View Drafting
PLAN VIEW
duncan10@gmail.com

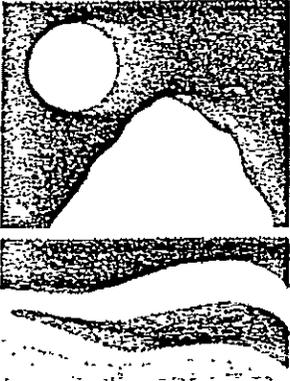
Principal designer:
David Yarnet
Plan View Drafting
NOTE:
These plans have been prepared under the provisions of section 5537.2 California Business and Professions code (preparation of shop & field drawings and systems design by licensed contractor), and section 5538 (preparation of non-structural interior alterations not affecting structural systems or building safety by persons other than licensed architects). As such, these plans need not bear the stamp of a licensed Architect or Engineer unless the design affects those structural elements or otherwise extends the scope of work beyond that permitted under the aforementioned sections.

CONDITIONAL USE PERMIT FOR:
AUTO BODY BUILDERS
340 JAMAICA STREET
MORRO BAY, CA 93442

ISSUED:

NO.	DATE	REASON:
1	12/8/16	Blg Dept

PROJECT NO: D-41
SHEET NAME:
FLOOR PLAN
SHEET NO:
A2
DRAWN BY: PVD



City of Morro Bay

595 Harbor St.
Morro Bay, CA 93442

805-772-1214

PLANNING COMMISSION DETERMINATION

Re: Case No. CUP 07-81

Dear Mr. Tapia:

The Planning Commission, at its meeting of August 3, 1981 reviewed your request for Conditional Use Permit and has taken the following action:

- 1) Recommend for approval by the City Council by Resolution No. _____ for the City Council meeting of _____
- 2) The Planning Commission has continued consideration of this item to the next Planning Commission meeting of _____
- 3) Denied by Planning Commission Resolution No. _____
- 4) Approved by Planning Commission Resolution No. 33-81

The Morro Bay Municipal Code provides for an appeal of the action taken by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk, along with a \$15.00 processing fee.

Murrel Crump
Planning and Community Development Director

MC/nc
Atts: Conditions and Copy of Resolution

COMMUNITY DEVELOPMENT
595 Harbor Street
805-772-1214

FINANCE DEPARTMENT
595 Harbor Street
805-772-1214

FIRE DEPARTMENT
715 Harbor Street
805-772-2737

POLICE DEPARTMENT
850 Morro Bay Blvd.
805-772-2222

PUBLIC SERVICES
695 Harbor Street
805-772-2723

RECREATION DEPARTMENT
535 Harbor Street
805-772-7329

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORRO BAY, CALIFORNIA, ANNOUNCING FINDINGS AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW A CHANGE FROM ONE LEGAL NONCONFORMING USE TO A SIMILAR NONCONFORMING USE
CASE NO. CUP 07-81

WHEREAS, The Planning Commission of the City of Morro Bay, California, did on the 3rd day of August, 1981, hold a duly noticed PUBLIC HEARING to consider the request of BERNARD ROBERT TAPIA for a Conditional Use Permit to allow a change from one legal nonconforming use (general automotive repair) to a similar nonconforming use (automotive body repair) for property in the C-1, S-9 and R-1, S-3 Zones, located at 340 Jamaica Street, on the south side of Jamaica, 120 feet east of Main Street; more particularly described as:

APN 65-072-04
 Lots 4 & 5, Block F,
 Atascadero Beach Tract

WHEREAS, said project has complied with the City of Morro Bay objectives, criteria and procedures for implementation of the California Environmental Quality Act, in that a Negative Declaration has been approved by the Planning Commission.

WHEREAS, at said PUBLIC HEARING, after considering the testimony of all persons if any, wishing to speak, the Planning Commission did find the following facts and reasons to justify the granting of said Conditional Use Permit.

1. The use requested is properly one as provided by the Zoning Ordinance, and is consistent with the objectives of the City of Morro Bay General Plan regarding nonconforming uses;
2. The establishment, maintenance, or operation of the requested use will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of this proposed use as it is now mitigated by conditions, and,
3. The use requested will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City as accepted by its non-conforming status.

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

1. That the above recitations are true and correct and constitute the finding of the Commission in this matter; and
2. That the Commission does hereby grant approval of Conditional Use Permit No. 07-81, subject to the conditions attached hereto.

PASSED, APPROVED AND ADOPTED, on the 3rd day of August, 1981, by the following vote to wit:

AYES: Commissioners Cunningham, Paul and Chairman Elster
 NOES: None
 ABSENT: Commissioners Hofstead and Opperman

 BRUCE ELSTER, Chairman

Attest: _____
 MURREL CRUMP, Secretary

CONDITIONS OF APPROVAL
CASE NO. CUP 07-81

1. The Use Permit is granted for the land use described in the application and any attachments thereto, and as shown on the plot plan submitted labeled Exhibit "A". The location of all buildings, roadways, parking areas, landscaping, and other facilities or features shall be located substantially as shown on the plot plan labeled Exhibit "A", except or unless indicated otherwise herein.
2. Any minor change may be approved by the Planning and Community Development Director. Any substantial change will require the filing of an application for an amendment to be considered by the Planning Commission.
3. 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.
4. All areas shown as parking areas shall be surfaced with asphaltic concrete and shall be visibly marked outlining individual parking spaces and traffic flow. Said surfacing and marking shall be completed prior to final inspection of the structure or structures by the Building Official. The surface shall be kept in a safe state of repair at all times.
5. Prior to obtaining a Building Permit within thirty (30) days hereof, the applicant shall file with the Secretary of the Planning Commission written acceptance of the conditions stated herein.
6. Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Community Development Director and/or as authorized by the Planning Commission.
7. A detailed landscape and sprinkler plan for the property frontage along Jamaica Street shall be submitted to the Planning and Community Development Director for consideration and approval.
8. Prior to final building inspection clearance, all landscaping shall be installed. Said landscaping shall, at all times, be maintained in a manner acceptable to the Planning and Community Development Director.
9. All new utility service lines, including electrical, shall be installed underground and/or shall be completely concealed from view.
10. Complete construction drawings for the paint spray booth shall be submitted to the Planning and Community Development Director for review and approval in accordance with the action of the Planning Commission.
11. A detailed plan for site lighting shall be submitted to the Planning and Community Development Director for review and approval.
12. Approval of the use contemplated herein shall be limited to maintaining business hours only from 7:30 A.M. to 6:00 P.M., Monday through Friday.

Planning Commission
Resolution No. 33-81

Page Three

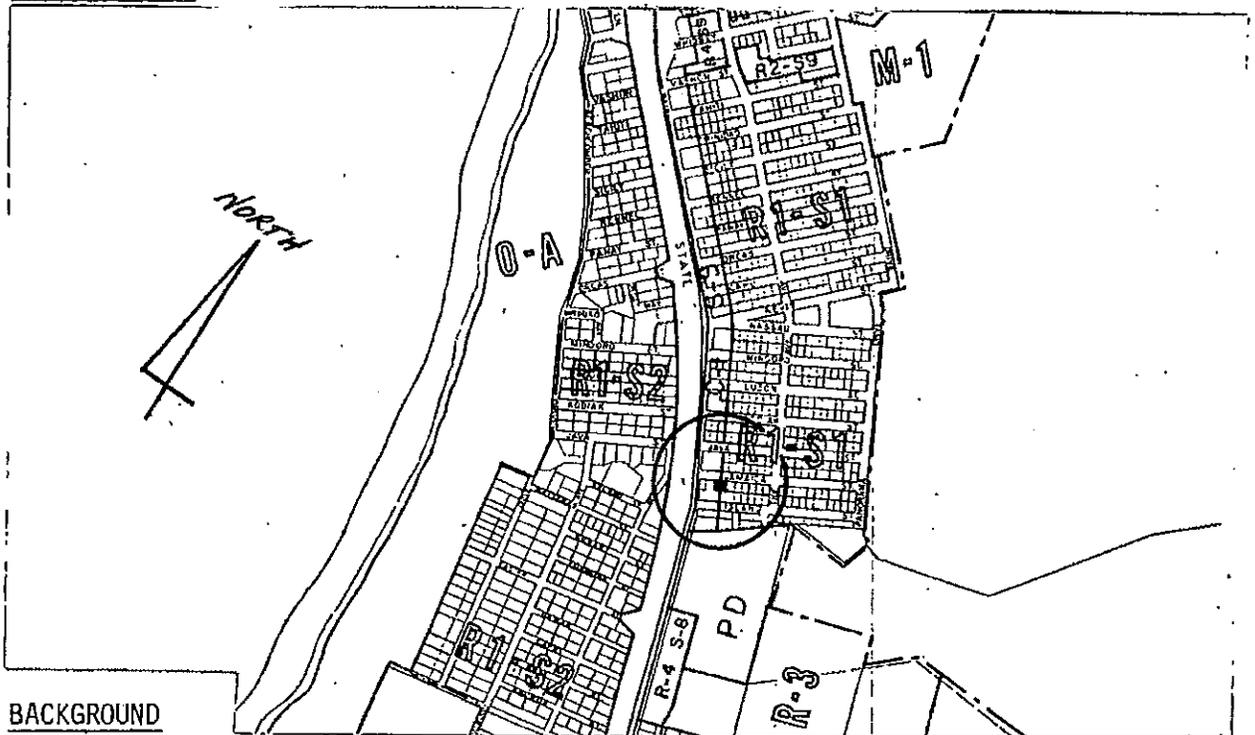
13. Approval of the use contemplated herein shall be for a term of five (5) years from the effective date of this action; thereafter, the use of the subject site shall return to general automotive repair, or uses in conformance with the Zoning in existence at that time.

STAFF REPORT

DATE: August 3, 1981
 TO: Planning Commission
 SUBJECT: Use Permit for Auto Body Repair
 APPLICANT: Bernard Robert Tapia, 331 Jamaica Street, Morro Bay, Calif. 93442
 (Agent: Dale Reddell, P. O. Box 102, Morro Bay, Calif. 93442)
 CASE NO.: CUP 07-81

I. REQUEST

Request for approval of a Use Permit to allow a change from one legal nonconforming use (general automotive repair) to a similar nonconforming use (automotive body repair) for property in the C-1, S-9 and R-1, S-3 Zones, located at 340 Jamaica Street, on the south side of Jamaica, 120 feet east of Main Street.

II. LOCATION MAPIII. BACKGROUND

- A. General Plan Land Use Designation:
 Mixture: Neighborhood Commercial/High Density Residential
- B. Adjacent Zoning:
- | | |
|-------|-----------------------|
| North | C-1, S-9 and R-1, S-2 |
| East | R-1, S-2 |
| South | C-1, S-9 and R-1, S-2 |
| West | C-1, S-9 |

CASE NO. CUP 07-81
Page Two

C. Environmental Assessment:

The Environmental Coordinator has determined that the subject project will not result in a significant adverse impact on the environment, and therefore, qualifies for the filing of a Negative Declaration. The Commission in their action on this project must approve or disapprove of the Negative Declaration.

IV. DISCUSSION

The Use Permit application now before the Commission is somewhat of a remedial action. The property use changed from general automotive repair to automotive body and fender repair approximately two and one-half years ago. The previous repair shop existed as a legal nonconforming use. As illustrated, the business site straddles the zone boundary, with one-half in the C-1, S-8 Zone and the other half in an R-1, S-1 Zone. The use of the property is nonconforming in that automotive repair shops are first listed as a permitted use by the City Zoning Ordinance in the C-2 Zone; and, auto body and paint shops require a Use Permit in the C-2 Zone.

The operating section of Zoning Ordinance under which this application is made provides: "17.56.010. . . . If no structural alterations are made therein, a nonconforming use of a building may be changed to another use of the same or more restrictive classification upon the securing of a Use Permit...." The change of use from general to body repair required no structural alterations to the existing building, the question the Commission must review in consideration of this Use Permit is obviously whether the two activities are in the same broad classification for purpose of this Section.

The requirement for a Use Permit surfaced when the applicant's agent approached the City to locate a prefabricated portable paint spray booth on the business site, and was advised of the need to secure a Use Permit (albeit after the fact). The complete request before the Commission is a Use Permit for the exchange of nonconforming uses, and the new portable spray booth to be located as shown on the plot plan.

Staff would be the first to observe that any type of repair shop would not be a desirable use for the site, but it is noted that the property has a historic use for auto repair which predates the City Zoning. In this instance, it seems that the best opportunity (by means of the subject Use Permit) is to impose conditions which would make the business more compatible with the surrounding neighborhood. Conditions could address the hours of business operation, the site appearance, and potentially the term or life of the Use Permit. A summary of the relevant points of this case is as follows:

- * Historic use of the site for automotive repair predates the City.
- * The current business has been in existence since January of 1979.

CASE NO. CUP 07-81
Page Three

- * The Zoning Ordinance provides for a change of use from one legal nonconforming activity to another within the same classification, by means of a Use Permit.
- * The Planning Commission may apply conditions to a Use Permit to make an activity more compatible with its surroundings.

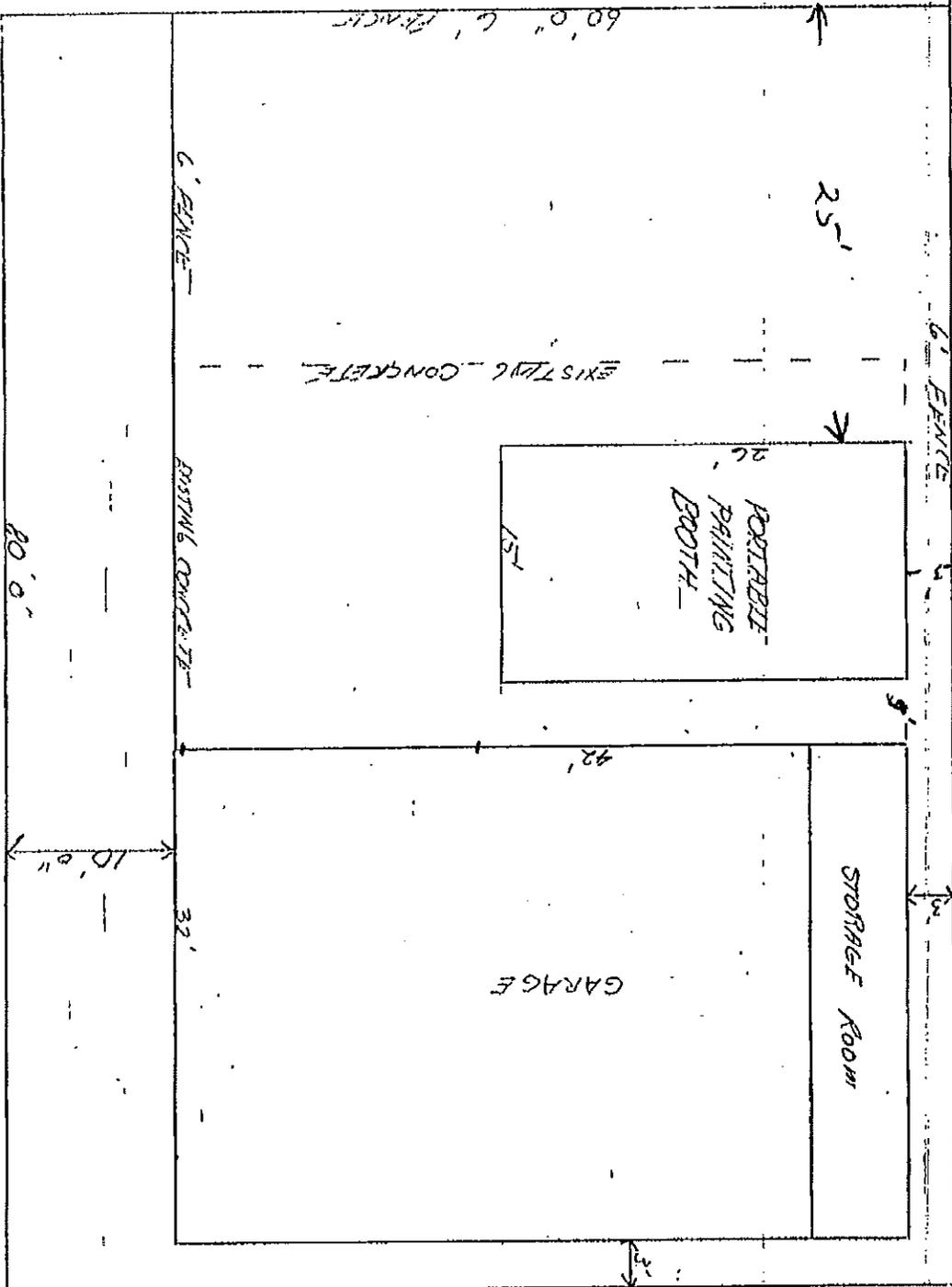
V. STAFF RECOMMENDATION

Determine if the nonconforming use change is a similar classification of use, and take action by Resolution.

A draft Resolution has been prepared which may be modified to reflect the Commission action taken. Staff has also furnished a list of suggested approval conditions.

MC/nc

- Attachments:
- Plot Plan
 - Spray Booth illustration
 - Draft Resolution
 - Suggested Approval Conditions



340 JAMAICA

APPROVED

COMMUNITY DEVEL. DEPT.

SRB:

P.C. 8-3-81 RESO. NO. 33-81

C.C. RESO. NO.

CASE NO. 24P07-81

EXHIBIT A' APPROVAL

DALE REDDELL CONSTRUCTION INC
P.O. BOX 1026 M.B. 7727721



Air Pollution Control District
San Luis Obispo County

JAN 10 2017
City of Morro Bay
Community Development Dept.

RECEIVED

PERMIT RENEWAL

DATE: July 18, 2016

Permit Number: 470-3

A permit renewal inspection was recently conducted at your facility and it has been determined from the inspection that the subject equipment is operated in compliance with the rules and regulations of the Air Pollution Control District. This is a renewal of the permit operating license until June 2017.

Please also consider this a receipt for your fees in the amount of \$130.40.

Equipment Location: **340 Jamaica Street, Morro Bay**

San Luis Obispo County Air Pollution Control District

Please affix this note to your Permit to Operate.



Air Pollution Control District
San Luis Obispo County

CONTACT REPORT

Inspection ID: 21122 **Facility:** 403 **Site:** 156

COMPANY: Auto Body Builders **DATE OF MEETING:** Sep 29, 2016
340 Jamaica Street **Follow up :** Oct. 6, 2016
Morro Bay CA Oct. 11, 2016

INSPECTION CONTACT: David Crockett Code Enforcement Officer (805) 235-3721

REASON FOR INSPECTION: Permit to Operate (470)

EQUIPMENT: One (1) Sprayking paint spray booth, 24 ft. long x 14 ft. wide x 10 ft. high, with sixteen, 18" x 18" exhaust filters and one (1) 3hp exhaust fan.

FINDINGS: An office conference was held with David Crockett City of Morro Bay Code Enforcement officer in regard the auto body coating operation at 340 Jamaica Street, Morro Bay CA. District inspection report Number 20961 document a complaint response from the back fence neighbor Darrell Dobson. City of Morro Bay has also been contacted by Mr. Dobson to evaluate the increased use of the coating facility and associated paint odors.

Mr. Crockett explained that the City had approved a use variance for the commercial facility in a residential neighborhood in 1981 with the provision that the application be renewed every five years; the application has never been renewed. The approval also included a provision that required all painting prep. work be conducted indoors. During a recent inspection by Mr. Crockett and the City Fire Marshal several violations of the current City building and fire codes including sanding being done outside of the building.

Mr. Crockett and I discussed what would trigger reevaluation of both the use permit and the District operating permit. A summary of the District's record of annual coating throughput for this facility follows:

Year	Gallons	Lbs VOC /year
2015	60.5	281.7
2014	35.1	62.4
2013	46.5	84.8
2012	48	88.0
2011	43.9	85
2010	36.6	60.7
2009	19.5	84.92

Jason Pall made an office visit on October 11, 2016 and dropped off the information requested in the October 4, 2016 District incomplete letter for the permit status change, attached. Mr. Pall stressed that he had paid the permit renewal fee and the Change of Status fee.

EXHIBIT E

Mr. Pall explained he had made many improvements to the shop and property. Spray booth exhaust duct was not modified other than the filters described below. Mr. Pall has installed a computerized paint mixer which he expects will reduce his waste. He is purchasing coatings in pint size containers. One of his staff members has worked for NAPA and understands the recordkeeping required for tracking coating inventory and VOC reporting. The main reason he purchased Mr. Tapia's shop was to give him a clean works space separate from his body work/metal shop to do coating work.

Information submitted included:

A surface coating application form including Part II listing estimated coating type and amount.

Mr. Pall estimates he will use approximately 80 gallons of coating a year.

Mr. Pall explained he purchases all coating from NAPA. Included in his submittal were Material Safety Data Sheets (MSDS) for all the coating he expects to use. A summary of the estimated annual VOC emissions based on the Part II estimation and highest VOC content from the MSDS for products with a VOC content follows:

Type of Product	Estimated gallons	VOC lb/gal	Gal X lb/gal
Wax & grease remover	10	6.38	63.8
Pre-coat	5	5.34	26.7
Primer	12	2.11	25.32
Primer Sealer	12	2.05	24.6
Two Stage	6	1.2	7.2
Clear Coat	6	1.05	6.3
Multi-Stage	6	0.99	5.94
Solvent (acetone)	20	0	0
		Total	159.8

The estimated VOC is less than what was reported for the 2015 inventory year by the previous shop owner. All coating meet District Rule 423 requirements.

A manufacturer's technical data sheet describing the filters he recently installed to replace the Styrofoam baffles that were install when he purchased the facility. **The data sheet specifies 94% efficiency; Condition 6 of Mr. Tapia's permit requires 98% efficiency. In addition, the manufactures specifications set this efficiency at a face velocity of 100 fpm.**

COMPLIANCE DETERMINATION/RECOMMENDATIONS: No significant changes are proposed for equipment or throughput.

ENFORCEMENT ACTION: Evaluation for Change of Owner

INSPECTOR'S SIGNATURE: _____ **DATE:** _____
Brian Auger

PERMIT TO OPERATENumber 470-3**EQUIPMENT OWNER-OPERATOR:**

Auto Body Builders
340 Jamaica Street
Morro Bay, CA 93442

EQUIPMENT LOCATION:

340 Jamaica Street, Morro Bay

EQUIPMENT DESCRIPTION:

One (1) Sprayking paint spray booth, 24 ft. long x 14 ft. wide x 10 ft. high, with sixteen, 18" x 18" exhaust filters and one (1) 3hp exhaust fan.

CONDITIONS:

1. All permitted equipment shall be operated and maintained in accordance with manufacturer's specifications and recommendations and kept in good working order. All spray booths shall be approved by the local fire agency.
2. The coatings, solvents, and thinners used in any coating operation shall be limited to those specified in the application or their VOC equivalents. All coatings and solvents used at the facility shall be in compliance with the VOC limits defined in the latest version of District Rule 423, Motor Vehicle and Mobile Equipment Coating Operations.
3. Prohibited Coatings:
 - a. Coatings used at this facility shall not contain cadmium, hexavalent chromium or 1,1,1-trichloroethane.
 - b. Coatings used at this facility shall not contain any individual target Hazardous Air Pollutant (HAP) that is an OSHA defined carcinogen at a concentration greater than 0.1% by mass, or greater than 1.0% by mass for any other individual target HAP compound. Target HAPs include chromium (Cr), lead (Pb), manganese (Mn), and nickel (Ni).
 - c. Before using a coating containing a target HAP, a written application to modify the Permit to Operate shall be submitted to the Air Pollution Control Officer (APCO) and a modified Permit to Operate issued allowing such use.
4. No person shall use a solvent for any cleaning operation if its actual VOC content exceeds 25 g/L (0.21 lb/gal), including spray equipment cleaning and substrate surface preparation. A limited exemption is allowed for the application of surface

Auto Body Builders
Permit to Operate No. 470-3
July 6, 2011
Page 2 of 3

CONDITIONS (continued):

- preparation solvent or wax and grease remover with non-aerosol, hand-held spray bottles provided the total volume of the solvent does not exceed twenty (20) gallons per year per facility and the maximum VOC content does not exceed 780 g/L (6.5 lb/gal).
5. No spraying of coatings shall be conducted outside of the spray booth. This condition shall not apply to repair, touch-up, spot priming or jaming operations which do not exceed a total of nine (9) square feet per vehicle. All such operations shall be conducted in a controlled area such that the potential for posing a public nuisance including particulate overspray and odors is not created.
 6. All coating operations, except as noted above, shall be conducted inside of the spray booth with dry filters in place and in good operating condition. The filters shall have a filtering efficiency of at least ninety-eight percent (98%), as determined by manufacturer's technical data sheet or equivalent. The ventilation system shall be in operation during all spraying operations and maintained in good working order, per manufacturer's recommendations.
 7. Record Keeping:
 - a. Up-to-date records shall be maintained in compliance with Subsection E of District Rule 423, Motor Vehicle and Mobile Equipment Coating Operations.
 - b. Records shall be maintained on site of any paint stripper containing Methylene Chloride (MeCl) including the MeCl content and the annual usage.
 - c. All required records shall be retained for at least five (5) years and made available for the APCO's review upon request.
 8. If chemical paint strippers containing MeCl are used, work practices shall be utilized to minimize emissions of MeCl including:
 - a. evaluating the need for paint stripping,
 - b. evaluating alternative paint stripping technology that can be used,
 - c. reducing exposure to air of all paint strippers containing MeCl,
 - d. optimizing application conditions when using paint strippers containing MeCl (e.g. temperature as low as possible),
 - e. storing paint strippers containing MeCl in closed, air tight containers, and,
 - f. disposing of waste containing MeCl in accordance with all applicable federal, state, and local regulations.
 9. Spray equipment shall have a minimum transfer efficiency of sixty-five percent (65%) per manufacturer's technical data sheet, manufacturer's written statement, or equivalent documentation.
 10. All VOC and solvent-containing material containers shall be kept closed when not in immediate use.

Auto Body Builders
Permit to Operate No. 470-3
July 6, 2011
Page 3 of 3

CONDITIONS (continued):

11. All VOC and solvent-containing materials including cloths, rags and paper from clean-up operations, coating mixing and transfer, and spills shall be stored in closed containers, approved by the local fire agency.
12. All VOC and solvent-containing wastes shall either be recycled or disposed of in accordance with applicable federal, state, and local regulations. Receipts and manifests for solid and hazardous waste hauling shall be retained for at least three (3) years and made available for APCO review upon request.
13. The APCO shall be notified and authorization obtained prior to making any changes in operating procedures, equipment, or materials used which have the potential to increase the emission of any air contaminant or which would change the equipment description or the applicability of a permit condition.
14. If the APCO determines that the operation of this equipment is causing a public nuisance, the operator/owner shall take immediate action and eliminate the nuisance.
15. All information necessary to estimate air pollution emissions shall be provided to the District upon request. This information may consist of, but is not limited to, process and device characteristics, throughput, and pollutant-release characteristics.
16. This permit is not transferable to a new owner or location without the APCO's approval. A change of ownership application shall be submitted to the APCO at least ten (10) working days prior to any change in the person or agency that is responsible for the operation of the equipment described above. An authority to construct application must be submitted and approved by the APCO prior to moving the permitted equipment to a new location.

July 5, 2011

ISSUANCE DATE

June (annually)

ANNIVERSARY

LARRY R. ALLEN
Air Pollution Control Officer

GARY E. WILLEY
Manager, Engineering Division

Application Number: 5583

NARRATIVE**Source of Activity:**

On 11-16-16 at approximately 1624 hours I was dispatched to 333 Island in regards to neighborhood issue over a paint and body shop.

Investigation:

On arrival I contacted (RP) [REDACTED] who said he has been living in Morro Bay since 1999 and moved here to smell and hear the ocean. He said in the last several years he has not been able to do so because of the paint and body shop directly behind his house.

[REDACTED] said the shop's air compressor is constantly running and the way the vent to the shop is set up, he can always smell the paint. [REDACTED] said today he started smelling a fiberglass odor coming from the shop. He asked if I could smell the odor. I advised him I could smell the odor, but I was sure the City of Morro Bay had given the owner of the shop the proper permits to operate his business. [REDACTED] said he had been in contact with Code Enforcement Officer Dave Crockett and he told him to report the information so it could be documented.

[REDACTED] said the owner of the paint and body shop took over the business about four or five months ago and is working about five or six days a week and is usually open till 5:00 or 6:00 PM. [REDACTED] said the prior owner (Bob) only worked about two days a week and was working with his daughter. He said the new owner has a full blown operation going.

While I was at [REDACTED] residence the air compressor kicked on and I could barely hear it with the door closed, but [REDACTED] said he usually leaves his door open so he could smell and hear the ocean. [REDACTED] said he is a supporter of small businesses, but does not think a business should be allowed to set up in a residential district. I advised [REDACTED] I would contact the owner of the paint and body shop.

On 11-16-16 at 1645 hours I contacted (IN) Jason Shane Pall at Auto Body Builders, 340 Jamaica St. I advised Pall of the complaint by [REDACTED]. Pall said this was not the first time [REDACTED] has complained about the Paint and Body Shop. He said the shop has been in business at the same location since 1981.

While I was in the shop I noticed Pall was not working with fiberglass, but had been sanding down bondo on a Ford Mustang.

Pall said he bought the body shop with the intent to keep it open as a paint and body shop. He said he is in compliance with the city. He said he has been working with the city on fixing other items they wanted taken care of. Pall also said he has been working with Code Enforcement Officer Dave Crockett on what need to be taken care of.

Pall said [REDACTED] is known as the neighborhood complainer. Pall said he has contacted most of his neighbors and they do not have an issue with the body shop being in that location. He said he has started a petition and plans on taking to a City Council Meeting.

Pall said he has all his Use Permits in order. Pall showed me his Permit Renewal from the San Luis Obispo County Air Pollution Control District, Permit # 470-3 which was posted inside the building and just outside of the enclosed paint booth.

I took photographs of the interior and exterior of the business. Photographs are attached to this case.

Disposition:

Case closed information only. Forward a copy of this report to Code Enforcement.

CONFIDENTIAL
NO RELEASE OR DISSEMINATION OF
THIS INFORMATION TO THE PUBLIC

AUTO BODY BUILDERS PETITION

RECEIVED

JAN 10 2017

City of Morro Bay
Community Development Dept.

We want the City of Morro Bay to allow Auto Body Builders to continue operating as a Collision and Paint business. This business has been in operation for over 35 years. The New owners have made many updates and improvements to the building and equipment. They do not impact the neighborhood negatively. We find it is great having a local small business that can fill our automotive needs. It is the only Body shop between Monterey and San Luis Obispo. One complaining neighbor should not be allowed to affect their business. Please do not close this long standing locally owned small business.

NAME ADDRESS /PHONE COMMENTS

1. HARIK ROTH [REDACTED]

GOOD NEIGHBORS! SHOW THEM RESPECT!

2. [Signature] [REDACTED]

3. PAULA WILLIAMS [REDACTED]

EXHIBIT G

Name ADDRESS/PHONE COMMENTS

4. Ashley McCoy
NO Problems! [REDACTED]

5. Duane P. Lyon (9450)
[REDACTED]
Morro Bay, Ca 93442
This place is neptdooe
Tomy house NO Problems!
LOVE THEM! The place looks great.

6. Patricia Boyle
[REDACTED]

7. Morro Bay, CA 93442 "Best Ever"

Sierra
Butler [REDACTED]

8. CAROLIE TRUESDALE Career Hunter
[REDACTED]

9. Joan Fee
[REDACTED]

Joan Fee

10. Anthony Barked
[REDACTED]

11. Nolan W. Meeks
[REDACTED]

12. KERRIGAN MAHAN
[REDACTED]

MORRO Bay, CA.
93442

13. MELINDA L. RIFE
Melinda Rife [REDACTED]
Morro Bay, CA

14. Rich Smucker [REDACTED]

15. alexandra Legando Stapp
Per Stapp [REDACTED]

16. Janis Johnson
Janis Johnson [REDACTED]

17. ARBY KITZMAN
of Kitzman [REDACTED]

18. Phil Klein [REDACTED]

19. Billy Spokors
Bill Spokors [REDACTED]

20. Ron Villetta
[REDACTED]
STOP ATTACKING Small BUSINESS!

21. Ritchie Wimmer
shop owner [REDACTED]
Jim's Automotive

22.

AUTO BODY BUILDERS PETITION

We want the City of Morro Bay to allow Auto Body Builders to continue operating as a Collision and Paint business. This business has been in operation for over 35 years. The New owners have made many updates and improvements to the building and equipment. They do not impact the neighborhood negatively. We find it is great having a local small business that can fill our automotive needs. It is the only Body shop between Monterey and San Luis Obispo. One complaining neighbor should not be allowed to affect their business. Please do not close this long standing locally owned small business.

<u>NAME</u>	<u>ADDRESS /PHONE</u>	<u>COMMENTS</u>
-------------	-----------------------	-----------------

1. Richard Cobbs-	[REDACTED]	
-------------------	------------	--

THEY WORKED ON MY CAR AFTER A TIRE AND DID AN OUTSTANDING JOB, NICE TO HAVE A LOCAL PAINT AND REPAIR SHOP.

3. GERARD LANE	[REDACTED]	
----------------	------------	--

JASON'S SHOP HAS DONE WORK ON MY CAR & DID AN EXCELLENT JOB. I ALSO HAD WORK DONE BY THE SAME SHOP BY THE PREVIOUS OWNER I DO NOT UNDERSTAND THE PROBLEM ONCE JASON TOOK OVER. NO CHANGES WERE MADE.

EXHIBIT G

Name ADRESS/PHONE COMMENTS

4. Aaron B. Little [REDACTED]
Local paint shop in M.B.

5. Jack Smith — we need the
[REDACTED] long time business in
[REDACTED] Morro Bay,
(business owner)

6. { GARY FREEMAN: BEST AUTO BODY/PAINT SHOP
FOR THE MORRO BAY AREA. I WOULD NOT
TAKE MY BUSINESS ANY WHERE ELSE. KEEP
THIS SHOP
IN BUSINESS! }

7.

8.

9.

10.

11.

12.

Amigos

EXHIBIT G

Diane Playan from North Morro Bay · 28 Sep

Just a heads up to my neighbors. There's a Gentleman on Island Street that called code enforcement on my neighbor and hard worker at Body Builder's on Jamaica Street. He recently took the business over that was already there. They cleaned the place up quit a bit. Put a fresh coat of paint on it and is just doing everything right. This guy on Island has posted city notices on his neighbors garage doors and really has a screw loose. This body shop has been there and employing locals since my Grandparents lived in my house. He gainfully employees and helps 8 families put food on their tables. So if a Code enforcer sees this post PLEASE understand the guy on Island is not playing with a full deck.

RANT COMPLETE :-)

Shared with North Morro Bay + 9 nearby neighborhoods in Recommendations

THANKED: 20 REPLY: 51

You, Lynn, Lori, and 17 others thanked Diane



RECEIVED

JAN 10 2017

City of Morro Bay
Community Development Dept.

Carole Truesdale from North Morro Bay · 28 Sep

Diane,

Thank you for the update; if this biz has been zoned "commercial, commercial-residential" there really is no code issues or violation.

Perhaps the gent on Island does not understand the zoning. Hopefully he will cease the harassment. In a personal note, how is your son?

Carole T

Thank

Judi thanked Carole



Eric Morgan from East Side · 28 Sep

For him to post "City Notices" on people's garage doors requires him to trespass on private property. This should necessitate a call to Morro Bay P.D.

Thank

Diane and Judi thanked Eric



Diane Playan from North Morro Bay · 28 Sep

He's home in Visalia and I'm back in Morro Back. Thank You Carole

Thank

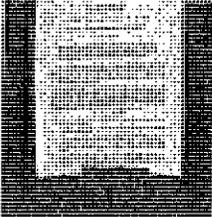
Judi thanked Diane

EXHIBIT G



Diane Playan from [North Morro Bay](#) · 28 Sep

Ohhh, he trespassed alright. I took a photo to send to the owner. This house is Vacant and the owner lives in SLO. The owner said he came by the house a few days before and the guy was mad at him because he put his trash cans in the garage. Apparently the awful neighbor was using them weekly. I just wish everyone could mind their own business.



Thanked!

You, John, and Judi thanked Diane



Diane Playan from [North Morro Bay](#) · 28 Sep

Hello MBPD,

Here's your heads up on an unstable neighbor.

TY

Thanked!

You, Carole, Elizabeth, and 1 other thanked Diane



Jason Pall from [North Morro Bay](#) · 28 Sep

Thank you Diane. We just want to get along with our neighbors while trying to run a small family owned body shop business. This shop has been operating in this location for 37 years... I've only owned the business for 3 months. We're not doing anything different from what has been done for the the last three decades. Thank you for your support. Jason.

See 3 other comments about [Auto Body Builders](#)

[Untag business](#)

Diane, Lynn, Elizabeth, and 6 others thanked you



Diane Playan from [North Morro Bay](#) · 28 Sep

I get a little protective when it comes down to my neighbors 😊

EXHIBIT G

Thanked!

You, Carole, Caroline, and 2 others thanked Diane



Lex Budge from North Morro Bay · 28 Sep

Grandparents? You are the grand dame!

Thank

Caroline thanked Lex



Diane Playan from North Morro Bay · 28 Sep

Apparently Lex

Thank

Lex thanked Diane



Carole Truesdale from North Morro Bay · 28 Sep

One of the most unique gifts from Nextdoor.com is we have the ability to reach out, help when able and stand tall together to protect our family, friends and neighborhood.

I thank you all for being there for me as I will be there for you too!

Carole T

Thanked!

You, Diane, Lynn, and 4 others thanked Carole



Bill Pageol from Morro Bay Hills · 29 Sep

Didn't the city review the situation when they issued the business license?

Thank



Diane Playan from North Morro Bay · 29 Sep

Apparently not.

Thank

EXHIBIT G



Jason Pall from North Morro Bay · 29 Sep

Yes they did.. I went to the city before purchase. Was told everything is OK and no problem. I received my business license last week in the mail. The booth is certified by the county and passed ... [View more](#)
[Tag a business](#)

Diane, Carole, and Nolan thanked you



Carole Truesdale from North Morro Bay · 29 Sep

Very sorry for your mental turmoil and harassment. This stress must have taken the "wind out of your happiness" owning your own business and contributing to the economics and family in Morro Bay.

May our business thrive with success.

Kind regards,

Carole T

Thanked!

You thanked Carole



Diane Playan from North Morro Bay · 29 Sep

Jason,

Hopefully the Code Enforcers are just spinning their wheels and all will be fine. It's like they are just looking for something to do now that we hired them. GEEZE, I wish life could be simple here like it used to be :(

Thanked!

You and Hank thanked Diane



*EAST Side
NORTH MORRO BAY*

Eric Morgan from East Side · 29 Sep

Well we shall just have to make something good come out of this then. Jason, I have a 1997 Ford Explorer with a rusting roof. Can you help?

Thanked!

You and Diane thanked Eric



EXHIBIT G

Jason Pall from North Morro Bay · 29 Sep

Yes we can.. stop on by the shop.

Tag a business

Diane thanked you



Eric Morgan from East Side · 29 Sep

You got it Jason, I'll stop by next week. It's in pretty bad shape though (just on the roof). Would be eternally grateful if you would take it on though.

Thank

Diane thanked Eric



Eric Morgan from East Side · 29 Sep

Do you have anyone that is decent with metalworking?

Thank



Eric Morgan from East Side · 29 Sep

I also have a couple of other projects for you, a 1965 Mustang Coupe and a 1987 Kawasaki Ninja that need varying degrees of attention...

Thank



Jason Pall from North Morro Bay · 29 Sep

That's what we do.. very skilled in metal work..I have a metal fabrication shop also.. stop by and I can explain in more detail..

Tag a business



Eric Morgan from East Side · 29 Sep

In that last statement you answered all of my questions. I will see you next week! I may, also, be able to help with the individual causing you issues. I am the owner of Centurion Private Security and have some good contacts in local law enforcement communities. Look forward to meeting you...

Thanked!

EXHIBIT G

You, Diane, and Judi thanked Eric



Ellen Radon from North Morro Bay · 20 Oct

Well thank you everyone and Jason because I just found a new auto body shop instead of driving to San Luis in this heat since someone backed into my car while I was on vacation.

Thanked!

You and Judi thanked Ellen



Jason Pall from North Morro Bay · 9 Nov

So the saga continues.. The city gave me a giant packet of papers today.. I have to file for a new conditional use permit and make changes to the building.. they gave me 60 days to comply and make the ... [View more](#)

See 3 other comments about [Auto Body Builders](#)

[Untag business](#)

Diane and Carole thanked you



Diane Playan from North Morro Bay · 9 Nov

This is so sad and the worse part is that after the election things will probably not change. I'm so sorry and I will be happy to sign.

Thanked!

You and Hank thanked Diane



Business owner in N.M.B.
NORTH M.B.

Jack Smith from North Morro Bay · 9 Nov

Jason, I will stop by and sign your petition.

Thanked!

You, Diane, and Hank thanked Jack



Eric Morgau from East Side · 9 Nov

You should talk to the City Manager and see if there is appeal process. Then you might want to consult a lawyer, as well.

Thanked!

EXHIBIT G

You thanked Eric



Carole Truesdale from North Morro Bay · 9 Nov

Jason,

I am really sorry you are experiencing this issue with the City.

First, you purchased an existing business from a local who had been utilizing this space for many years without issue.

Were you ... [View more](#)

Thanked!

You and Jessica thanked Carole



Jason Pall from North Morro Bay · 9 Nov

Carol, the cup was issued in 1981. It was supposed to be renewed in 1986. (30 years ago) apparently the previous owner never did this and the cup fell through the cracks of buerocracy. The previous ... [View more](#)

Tag a business

Edited on 9 Nov



Carole Truesdale from North Morro Bay · 9 Nov

Again, I am truly sorry that you are experiencing this situation. Please seek out a good attorney to protect your interests, there has to be a plan to work with the City of MB and your business ... [View more](#)

Thanked!

You and Judi thanked Carole



Eric Morgan from East Side · 9 Nov

Give Adamski Moroski (in SLO) a call. He is an attorney that specializes in this kind of thing and comes highly reccomended by a business associate of mine that I trust implicitly...

Thanked!

You and Carole thanked Eric



EXHIBIT G

Eric Morgan from East Side · 9 Nov

If nothing else he should, at least, be able to point you in the right direction.

Thanked!

You and Judi thanked Eric



Jason Pall from North Morro Bay · 9 Nov

Thanks eric.

Tag a business



Diane Playan from North Morro Bay · 13 Nov

Jason,

Is the petition ready to sign this week? I've had a few neighbor ask if they can come sign it.

Thanked!

You, Hank, and Judi thanked Diane



Jason Pall from North Morro Bay · 13 Nov

It is ready.. I will have it at the body shop to sign.. I appreciate the show of support we are receiving..

Tag a business

Diane, Hank, Judi, and 1 other thanked you



Melinda Rice from Morro Bay View · 13 Nov

I'd like to sign, they do great auto body work

Thanked!

You and Diane thanked Melinda



Melinda Rice from Morro Bay View · 13 Nov

And the convenience of their location here in MB is extra special

Thanked!

You and Diane thanked Melinda

EXHIBIT G



Diane Playan from [North Morro Bay](#) · 14 Nov

Just signed the petition. They are located at 340 Jamaica Street. THEY ARE AWESOME NEIGHBORS!!! Please help us keep them.

Thanked!

You, [Hank](#), [Judi](#), and [1 other](#) thanked [Diane](#)



Laura DeLoye from [North Morro Bay](#) · 15 Nov

This is my first post to Nextdoor and it is good to catch this string. We are direct, next door neighbors of Jason's Body Shop (and of the previous owners who we knew) - and I have no complaint on the sound levels or smell. We live upstairs in the apartment complex right next door and my at home office faces Jamaica. I also have a very good idea of the complaining neighbor. :(I'm so sorry you are having to deal with all of this because of him!!! There have been various issues with his intrusiveness over the past 5 years. I'll come sign the petition this week, too!

Thanked!

You, [Diane](#), [Hank](#), and [2 others](#) thanked [Laura](#)



Evanz Cowan from [North Morro Bay](#) · 15 Nov

Who is this guy? Does anyone have a name?

Thanked!

You, [Hank](#), and [Judi](#) thanked [Evanz](#)



Jason Pall from [North Morro Bay](#) · 15 Nov

He does have a name.. really don't want to post it on a public forum. The house he rents is on Island and backs up to my shop. Small house with fenced yard. I'll let you guys figure out the rest. I did notify his landlord today of the problems he is causing for my business and our nice neighbors.. the more I deal with this.. the more I hear horror stories about him.. Again.... THANKS FOR ALL THE SUPPORT..

Tag a business

[Diane](#), [Hank](#), and [Judi](#) thanked you



EXHIBIT G

Diane Playan from North Morro Bay · 15 Nov

The Code Enforcers should know this Neighbor on Island is not rational. Attorneys are expensive. Our family has own the home nextdoor to this business since 1980. It's zoned Commercial/Residential. We've never had any problems until the neighbor complained, so I think the City should back off. Jason has cleaned this place up and the City should be thanking Him. But the expensive Code Enforcers that Morro Bay hired are totally not making it easy for our North Morro Bay businesses. We need to stand together and if the business does go to a City Council Meeting, We need to back him up.

See more about City Council

Thanked!

You and Hank thanked Diane



Jason Pall from North Morro Bay · 15 Nov

The problem we have now is that the ball "giant boulder" is rolling with the city. They are treating it as a New business moving in because of a paperwork error 30 years ago by the previous owner. I have to file a completely new conditional use permit application with multiple sets of plans and listed improvements and need to make many expensive changes to the property. It will require planner meetings and be brought up by city council. All my neighbors will receive a mailer from the city about the application for the permit. Please let them know you support us.. The permit by itself is close to 6 thousand dollars and and the changes with permits close 10 thousand dollars. This could end up costing me close to 20k by the time we are done.. Thank you for your support.

Tag a business

Edited on 15 Nov

Hank and Judi thanked you



Diane Playan from North Morro Bay · 15 Nov

I wonder what was there before the previous owner? If it was a body shop They should totally Grandfather it in and call it good. I think they should anyway :-/

Thanked!

You, Hank, and Judi thanked Diane



Jason Pall from North Morro Bay · 15 Nov

It was an automotive service shop and tow yard for many years. In 1981 Bob filed for the conditional use permit was to use it as a body and paint shop. According to the city there is no such thing as

EXHIBIT G

"grandfathered in" we now live in a time that is ruled by few against the wishes of many. People always say "you can't fight city hall" but I will give it one heck of a try..

Tag a business

Diane, Hank, Judi, and 1 other thanked you



Michelle/Rick Cobbs from Morro Bay View · 16 Nov

is it too bizarre to think common sense could prevail...there has to be at least one person at city hall that will realize not everything is black and white...

Thanked!

You, Diane, Hank, and 1 other thanked Michelle/Rick



Jason Pall from North Morro Bay · 16 Nov

The saga continue.. the neighbor decided to call the police on us this afternoon.. complaining about the noise and smell. We had a 4 months new officer introduced to my neighbor and us. The officer came in the shop, looked around, took my statement. We were spraying primer in the paint booth.. the officer could not smell anything. After he left(just after 5 pm) I saw the neighbor had walked around the corner to watch and see if the police came.. I am so frustrated with this guy..

Tag a business

Hank, Judi, and Nolan thanked you



Diane Playan from North Morro Bay · 16 Nov

Uugh, My daughter and I didn't smell anything today. I must have just left for an errand. Good thing I wasn't home, I have no patience with "Tattle Tells". Especially when you aren't doing what his delusional mind thinks. My kitchen window was open, directly facing your place... couldn't smell a thing.

I probably would have made a scene and gotten into trouble if I saw him peeking around the corner :-/ ☹

Thanked!

You, Hank, and Judi thanked Diane



Diane Playan from North Morro Bay · 16 Nov

Officer Rick,

If the Code Enforcers or the new officer needs to speak with me or my daughter regarding smells or problems with anything pertaining to this call me. I'm happy to help!

I live directly next door....

Thanked!

EXHIBIT G

You, Hank, and Judi thanked Diane

Jason Pall from North Morro Bay · 16 Nov.

For the record. I've had a few people ask.. NO Diane Playan is not a relative or business partner etc. I have only known her the 5 months since buying the business. Her family would be the most impacted property by my business. They are directly next door, driveways are next to each other and her 2 story house looks into our shop yard. She has been a very vocal supporter of our small business. If anyone wants to come by and see what we do... feel free. Thanks for all your support neighbors. If we were not in such a great area with great neighbors, this situation would be much more difficult.. Jason
Tag a business

Diane, Hank, and Judi thanked you



Diane Playan from North Morro Bay · 16 Nov

Haha, I'm kind of protective in regards to my neighbors. But if someone's doing something wrong I'll be the first to personally let them know. That how it's suppose to be.

Thanked!

You, Hank, and Judi thanked Diane

EXHIBIT G

340 Jamaica Street, Morro Bay

RECEIVED

JAN 10 2017

City of Morro Bay
Community Development Dept.

From: <Kyle.L.Orth@wellsfargo.com>
Date: 12/08/2016 01:23PM
To: <jason@bearmetalkustoms.com>
Cc: <Nicolas.Kazarian@wellsfargo.com>

Jason,

I received a package in the mail today which included a letter drafted by Code Enforcement Officer David Crockett. The letter addresses the need for a new conditional use permit for the subject building and specifies the permit must be submitted to the City of Morro Bay Planning Department by January 7th, 2017. I am happy to hear you are working on the permit application.

I was concerned with the upcoming deadline so I immediately called Mr. Crockett. I provided Mr. Crockett with my contact information and gave him a background that Wells Fargo Bank, N.A. acquired the First Interstate Bank. Mr. Crockett gave me an overview of the issue and alerted me that a single neighbor continues to complain of noise and odor. According to Mr. Crockett, ever since you took over the company, you are painting multiple cars per day as compared to Bob's ownership and the few cars per month he painted. I am not sure what the basis of this claim was and I get the impression that Mr. Crockett has no evidence of this.

Most concerning to me is that Mr. Crockett claimed he will be advocating for the subject property to turn into residential use. I am not sure how a code enforcement officer can advocate for a specific use rather than making sure rules are followed. He went as far as saying the City of Morro Bay has contractors ready to purchase vacant parcels for development and Morro Bay vacation rental rates are \$150 to \$250 per night. My response was that as Landlord I will advocate for the continued use as a auto body shop consistent with the historic use over the last 30 years. I also told Mr. Crockett that he is making the incorrect assumption that the Landlord has the funds available to tear down the existing building and build a conforming residential building. I politely told Mr. Crockett I will be in contact with you and the Landlord will be advocating for continued use as an auto body shop.

The purpose of the email is to relay the content of my conversation with Mr. Crockett and let you know that the Landlord will be advocating for the continued auto body use. Please let me (or Nick Kazarian after the 19th) know if we can help.

Thank you,
Kyle Orth

Real Estate Specialist
Assistant Vice President / Real Estate Asset Management
Wells Fargo Wealth Management | 8405 N. Fresno Street, Suite 210 | Fresno, California 93720
MAC A0827-025
Office 559.437.7648 | Cell 559.801.7322 | Fax 866-517-5916
Kyle.L.Orth@Wellsfargo.com

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EXHIBIT G

RECEIVED

FEB 01 2017

City of Morro Bay
Community Development Dept.

TO: Morro Bay City Planner
FROM: Doree Olson - resident
SUBJ: Quality of Life
COPY TO: David Crockett, Code Enforcement officer

Feb 1, 2017

My wife and I have resided on Island St. since 1998. We have enjoyed the quiet seaside life. The sound of the ocean is wonderful.

That quiet life for us is gone. We listen to an industrial compressor go on/off for hours a day. The noise forces my wife and I to close many windows and doors in an attempt to buffer the constant disturbing clatter. The quiet life in our home is gone. The compressor is switched on at 8 AM each morning.

I have been in contact with Mr. Crockett for months regarding this matter. Every day for these many months my wife and I have had to endure this condition. Am I going to be forced to flee? Have we any right to our tranquility? I don't live in an industrial area, we have lived in a quiet residential neighborhood. That peace is gone!

The auto body shop that is responsible for the noise pollution also is polluting my air.

Fumes (from paint booths) emitted are a daily health concern, not to mention a quality of life matter. The fumes permeate my home constantly. These fumes are toxic and pervasive.

Often these fumes are so overwhelming my wife and I are forced to flee our home. Many hours are spent away from our home thru no choice of our own. We are getting choked constantly. Sometimes the body shop works with fiberglass, these fumes are terrible.

Yesterday we hear an industrial compressor disrupt our quiet beach home and we must smell toxic fumes emitted from an industrial shop in a residential neighborhood.

HELP!

Bayle P. Peterson

EVANS COWAN, MS

EXHIBIT G
RECEIVED

FEB 15 2017

City of Morro Bay
Community Development Dept.

February 15, 2017

To the City of Morro Bay, the City Planning Department, and the City Code Enforcement

Regarding: The offensive toxic smells and the recent increased noise of the Auto Body Builders auto body shop on Jamaica Ave. off of Main Street.

The new owner of the auto body repair shop on Jamaica Ave. just off Main Street in Morro Bay has been operating at an accelerated pace since it took over from the previous owner. The recent increased volume of repair service compared to the more "hobby-like" pattern of auto body repair, since I moved into this neighborhood 16 years ago, has become offensive to me and my family. This new/recent "production-like" pace of operations has created much more noise and often atrocious toxic smells of paint and lacquer thinners as well as the offensive smells of fiberglass resin.

There appears to be some support of this operation by associated auto enthusiasts around Morro Bay and a few sympathetic members of the community. There also appears to be an increased level of minimization by some as to the noise levels and toxic smells that come from this shop. It is a convenience of these people to minimize this so as to gain this support from others to possibly include the City of Morro Bay. It is also my belief that the standards of toxicity may, in fact, exceed the minimum standards of State and Federal EPA or the existing City codes for toxic chemicals used in a residential neighborhood (or at all for that matter). In addition, are there code issues that have been overlooked over the years? It is time to not do this if this is the case.

This is a neighborhood of homes. There are other businesses in this immediate neighborhood but NONE of these businesses emit noise and toxic smells. This auto body shop does, and on a routine basis (unlike the past owners of this body shop). It is my hope that the City of Morro Bay sees the light of this matter and does not permit the continued operation of this auto body shop in my neighborhood.

My home is on Island Street and is in extremely close proximity to Auto Body Builders. The smell and noise is noticeable from my home unlike the operations of the previous owner of this auto body repair shop.

In conclusion, it is my opinion that residents in and around this city would object vehemently to having a full functioning auto body shop operating next door or close to them. Perhaps the operation of a kitchen, a barber shop, a printing company, or even a computer repair shop, but not a auto body shop that is emitting toxic orders, grinding metal, sanding, hammering, and having an air compressor running throughout the day. The reality of this all is that there are a few people absorbed with passion about this and fail to realize that, like second hand smoke, there are extremely toxic chemicals being used, along with the noise, that make this newly operating auto body shop to not be a good fit for my neighborhood.



Evans Cowan, MS

February 27, 2017

Jan Gargiulo
Morro Bay Planner

SUBJECT: Auto Body Builders, 340 Jamaica Street, Morro Bay

This morning I received a call from Roy Cinowalt who owns the nine-unit apartment complex at [REDACTED] in Morro Bay. He has owned the property for seven years. The apartments back up to Auto Body Builders at 340 Jamaica Street.

Mr. Cinowalt called about the nuisance the residents are experiencing from the auto body shop. The vent from the paint booth is about 20 feet from the bedroom windows of the upper units. The tenants have complained to him that they can smell paint fumes during the day. There are five children under six years old that occupy the apartments. Mr. Cinowalt said he has concerns about the paint causing medical problems to people that breathe the fumes.

Mr. Cinowalt also complained about the compressor noise. He said, "The racket is like a barking dog." Some of his tenants work night shifts and sleep during the day. He is afraid he will lose these tenants due to the noise. He is also concerned that the smells, noise and possible fire hazard will diminish the value of his property when it comes time to sell. Every tenant in the complex has complained to him about the noise and the smells. Unit #1, which is the closest to the compressor, has the highest turn-over rate. The last tenant stayed there four months.

He also complained that the shop looks like a junk yard. It can be seen from the adjacent upper story apartments. Also, there are cars parked up and down Jamaica Street taking up parking spots.

He described the body shop being in a residential area as a "obsolete concept and a bad fit." He said the area has changed in the past years with newer homes being constructed and the body shop should find another location.

David Crockett
Code Enforcement Officer

Joan Gargiulo

From: John Diethelm <john@johndiethelm.com>
Sent: Tuesday, February 28, 2017 4:09 PM
To: Joan Gargiulo
Cc: RAO@dtsc.ca.gov
Subject: Case UPO-468 Morro Bay Planning commission
Attachments: TD_FS_ABP2checklist.pdf

Dear Joanne / Morro Bay Planning Dept

Thank you for allowing me to email my written correspondence to you. I wish to comment and express my opposition to the Approval of Case UPO - 486 for the CUP of Auto Body Builders Per the Written advisement I received from the City of Morro Bay on Feb 27 2017. I am unable to attend the Public hearing on March 7th 2017. Should the CUP be approved against wishes of owners and residents I would like file an appeal.

1. I am the owner of [REDACTED] Morro Bay Rented Residence of and the Property Value is adversely effected and the tenants are effected from Noise and Air Pollution from this business that operates in a Residential neighbor hood. The type of business is incompatible in 2017 with the neighborhood where is it located. I believe previously granted exemptions from 1981 using Section 15301 Class 1 exceptions would no longer apply.

Reference

<http://resources.ca.gov/ceqa/guidelines/art19.html>

15301. Existing Facilities

Accordingly, a project with significant cumulative impacts or which otherwise has a reasonable possibility of resulting in a significant effect does not qualify for a Class 1 exemption.

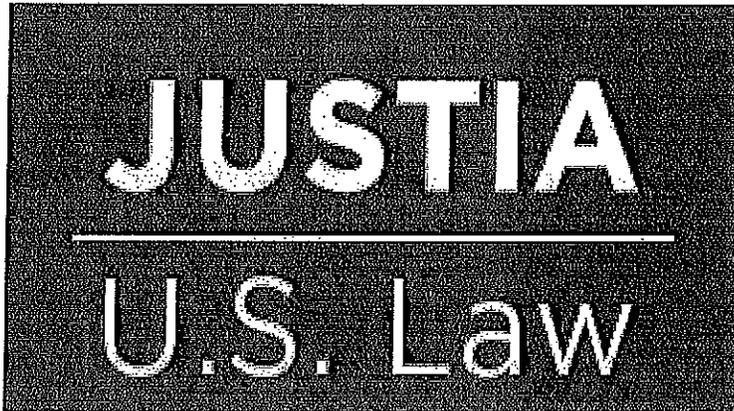
2. There is precedence in other Nearby Counties in the state of California that have ordinances on conducting Major Automotive Repairs in residential neighborhoods. The Activities of Auto Body Builders located on Jamaica St would be considered "Major" per the definitions below. The reasoning of such local codes is referenced below. A commercial Body Shop business conducting "multiple" and "major" repairs located in a residential area is shown to be contrary to all the codes listed below in a nearby county.

Reference

<http://www.code-enforcement.saccounty.net/Programs/Pages/AutoRepair.aspx#Q5>

It is unlawful for any person to engage in, or permit others to engage in, minor vehicle repair or maintenance in any agricultural, agricultural-residential, residential, interim estate and interim residential zones under any of the following circumstances:

1. Using tools not normally found in a residence;
2. Conducted on vehicles registered to persons, not currently residing on the lot or parcel;



2010 California Code :: Business and Professions Code :: Article 10.5. Au...

Please confirm receipt of this email so I know that my written comments have been received and will be submitted to the Public Hearing.

Regards

John Diethelm
Direct 310 683 6511
www.millenniummarketingllc.com



AGENDA NO: B-2

MEETING DATE: March 7, 2017

Staff Report

TO: Planning Commissioners

DATE: February 28, 2017

FROM: Whitney McIlvaine, Contract Planner

SUBJECT: Review of Coastal Development and Conditional Use Permits (CP0-513/UP0-452) to allow construction of two new single-family houses on a vacant lot at 1128 and 1138 Market Avenue in the R-2/PD/SP zone.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting Planning Commission Resolution 5-17 which includes the Findings and Conditions of Approval for the project as depicted on development plans dated February 14, 2017.

APPLICANT/AGENT:

Kathleen Streeter, Applicant/Owner
Phil Nisbet, Agent

ASSESSOR PARCEL NUMBER:

066-037-014

PROJECT DESCRIPTION:

Plans show construction of two new single family homes on a vacant lot. The proposed two-story houses are similar in design and use of materials. The house at the rear of the lot is slightly larger with 1,373 square feet of living area, a 473 square-foot garage and 80 square feet of deck area. The house at the front of the lot has 1,345 square feet of living area, a 434 square-foot garage and 80 square feet of decking.

PROJECT SETTING:

The vacant 6,600 square-foot lot (50' x 132') slopes back to front roughly 3.5 feet. It is located on the east side of Market Avenue and within Area G of the Beach Street Specific Plan. The site is zoned Duplex Residential with a Planned Development overlay, which requires additional architectural and site development review. In this block of Market Avenue, commercial uses are on the west side of the street with residential uses on the east side.

Prepared By: __WM__

Department Review: __SG__



Vicinity Map with Project Site Shaded Red

<u>Adjacent Zoning/Land Use</u>			
North:	R-2/PD/SP Residential	South:	R-2/PD/SP Mobilehome Park
East:	R-2/PD/SP Residential	West:	C-2/PD/SP and C-VS/PD/SP Mixed Commercial

<u>Site Characteristics</u>	
Lot Size	6,600 Square Feet
Existing Use	Vacant
Terrain	Slopes slightly from NE to SW
Vegetation	Grass, shrubbery, one oak tree
Access	Market Avenue

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Low/Medium Density Residential
Base Zone District	Duplex Residential (R-2)
Zoning Overlay District	Planned Development (PD)
Specific Planning Area	Beach Street Specific Plan (SP)
Coastal Zone	Located in the Coastal Zone outside of the appeal jurisdiction

<u>Zoning Ordinance Standards</u>		
	Standards	Proposed
Front-Yard Setback	20 feet	30 feet
Side-Yard Setback	5 feet	5 feet
Rear-Yard Setback	5 feet	10 feet
Lot Coverage	50% allowed	Aprox. 33%
Maximum Height	25 feet	Rear House - 25 feet Front House – 24 feet
Parking	2 covered and enclosed spaces per house	2 covered and enclosed spaces per house

PROJECT ANALYSIS:

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes zoning permit requirements. New single family residences west of Main Street and outside the Coastal Commission appeal jurisdiction require an administrative coastal development permit (MBMC Section 17.58.020). Development within the Planned Development overlay zone requires Planning Commission review of a conditional use permit (MBMC Section 17.40.030).

Zoning Overlays

Planned Development: The project site has a Planned Development (PD) overlay. This overlay is applied to parcels, which because of location, size, or public ownership warrant more detailed review. The overlay is applied to all lands within the Beach Street Area Specific Plan.

Beach Street Specific Plan: The proposed project is in designated “Area G” of the Beach Street Specific Plan, which applies R-2/PD zoning standards to this area and also requires the installation of frontage improvements.

Architectural Design

Photo simulations are attached as Exhibit C. The applicant is proposing to build two similar two-story houses, one behind the other. Both homes locate the living / kitchen / dining area on the upper floor together with the master bedroom. Two other bedrooms and a bath are located on the ground floor with the garage. Both houses have a second story deck facing toward Market Avenue. Both houses employ a wide belly band trim board between the first and second stories.

Materials: Both houses would be sided with horizontal Hardy Board siding and have black asphaltic shingle roofing. Scalloped shingle siding is proposed at the front and rear gable ends on both houses. Windows are shown with a wood trim. Plans indicate most windows would be sliders. Both houses have fixed corner windows in the living area.

Colors: Photo simulations do not accurately reflect the proposed colors. The front house is proposed to be a light gray with darker gray-blue shingles on the upper level in the gable ends. Window, door and deck railing trim would be white. The rear house is proposed to be a beige base color with tan-brown shingles at the gable ends and white trim for the windows, doors and deck railings.

Design Guidelines: In response to the plans originally submitted with the applications, staff had the following comment:

Please revise the design of the front house to orient the main entry toward the street and consider eliminating or reducing the second story cantilevered areas which give the houses a top heavy look.

Revised plans show the main entry on the front house facing Market Avenue. No changes were made to the second story cantilevered areas. However, the proposed 30-foot front setback and the upper deck on the front façade help to reduce the apparent mass of the house closest to the street.

While houses in the same block along Market Avenue are generally single story, houses at the rear of the project site along Morro Avenue are generally two stories. The foot prints of the proposed houses are similar in size to that of existing homes along this block of Market Avenue.

Landscaping

The Planned Development overlay requires a landscaping plan showing plant materials, type and size of plants at the time of planting, and method of maintenance. A conceptual landscape plan shows areas to be landscaped and includes photo exhibits as examples of the style of landscaping envisioned by the property owner for the project. Plants shown are drought tolerant.

A multi-trunked oak tree at the rear of the lot is proposed to be removed. Staff recommends that the project include a replacement tree in addition to the required street tree. See Planning condition 10 in the attached resolution. (Exhibit A)

ENVIRONMENTAL DETERMINATION:

The project meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303(a) The exemption applies to construction of a limited number of new structures in an urbanized area. The project is not subject to any of the exceptions listed in CEQA Section 15300.2.

PUBLIC NOTICE:

Notice of a public hearing on these items was published in the San Luis Obispo Tribune newspaper on February 25, 2017, and all property owners of record and occupants within 500 feet of the subject sites were mailed notification of this evening's public hearing and invited to voice any concerns regarding the applications.

CONCLUSION:

With incorporation of the recommended conditions of approval, the project is consistent with required development standards of the Zoning Ordinance and applicable provisions of the General Plan and Local Coastal Plan.

Staff recommends that the Planning Commission conditionally approve the requested Coastal Development Permit and Conditional Use Permit for the project at 1128 and 1138 Market Avenue as shown on the project plans date stamped February 14, 2017 by adopting Planning Commission Resolution 5-17.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 5-17
- Exhibit B – 11” x 17” reduced plan set dated 2/14/17
- Exhibit C – Project Photo Simulations
- Exhibit D – Color, entry door, and garage door examples

Full size plans are included in the Commissioner packets and available for review at the Community Development Dept. at 955 Shasta Avenue.

RESOLUTION NO. PC 5-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-513) AND CONDITIONAL USE PERMIT (UP0-452) TO ALLOW CONSTRUCTION OF TWO NEW SINGLE- FAMILY DWELLINGS ON A VACANT LOT AT 1128 AND 1138 MARKET AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 7, 2017, for the purpose of considering Coastal Development Permit CP0-513 and Conditional Use Permit UP0-452 for construction of two new single-family homes at 1128 and 1138 Market Avenue in the R-2/PD/SP zone; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of a limited number of new structures in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Coastal Development Finding

1. As conditioned, the project is consistent with applicable provisions of the Local Coastal Program for new single-family homes.

Conditional Use Permit and Planned Development Findings

1. As conditioned, the project is consistent with the General Plan and Local Coastal Program regarding the location of residential uses.
2. As conditioned, the project will not be detrimental to the health, safety and welfare of persons residing or working in the neighborhood.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-513 and Conditional Use Permit UPO-452 for property located at 1128 and 1138 Market Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated February 28, 2017, for the project at 1128 and 1138 Market Avenue (APN:066-037-014) depicted on plans received by the City on February 14, 2017, as part of Coastal Development Permit CP0-513 and Conditional Use Permit UP0-452, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, and (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of

all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director or as authorized by the Planning Commission. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

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

- verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.
 8. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure and shall identify the datum point used as a basis for survey as certified by a licensed land surveyor.
 9. Undergrounding: Prior to final occupancy clearance, the applicant shall install all utility distribution and service lines underground.
 10. Landscaping: Project landscaping shall include native and drought tolerant plants. In addition to the required street tree, provide a minimum 5-gallon size replacement tree for the oak to be removed. The tree type and location shall be subject to approval by the Community Development Director. The landscape plan submitted with plans for a building permit shall include an irrigation plan.
 11. HVAC Location: Any HVAC system shall be located under the roof lines or on the ground outside of required setbacks and not visible from the public right of way to the satisfaction of the Community Development Director.

PUBLIC WORKS CONDITIONS

Submit the following prior to building plan approval and Building Permit issuance:

1. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk and street tree. The existing driveway approach will need to be updated to include a 4' ADA sidewalk and curb will need to be fixed where broken. An encroachment permit is required for any work within the Right of Way.
2. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
3. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
4. Sewer Lateral: If an existing lateral is used, perform a video inspection of the lateral

- and submit to Public Works via flash drive or DVD, prior to building permit issuance. Lateral shall be repaired as necessary and all repairs shall be noted on approved set of plans. A sewer backwater valve and downstream cleanout, extended to grade, shall be installed on the sewer lateral. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
5. Sewer Backwater Valve: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan.
 6. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
 7. Water Meter: Per Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis (or 440 gallons per day) by providing retrofits to existing uses or providing non-required water savings features for development that would benefit from water allocation. Submit a list of items and supporting documents (such as manufacturer's specifications, manufacturer's water calculations, WELO Water calculations, etc.) proving water savings amount. See attached "Water Allocation Form" and "Off-site Water Allocation Form". The Public Works Director is responsible for the review and approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:
 - Irrigation retrofits
 - Waterless urinals
 - Waterless toilets
 - Ultra-Low flow toilets
 - Lawn/Landscape replacement
 - Grey water system installation in new construction
 - Installation of rainwater recovery system
 - Other water savings best management practices as approved by the Public Works Director
 - If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an "In-Lieu" fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.
 8. Encroachment Permits: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers

must be submitted with the Encroachment Permit application.

Add the following Notes to the Plans:

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

BUILDING CONDITION

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

FIRE CONDITION

1. Sprinklers: Fire sprinklers shall be installed in the new single family houses.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of March, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Community Development Director

The foregoing resolution was passed and adopted this 7th day of March, 2017.

THIS PROJECT SHALL COMPLY TO CURRENT BUILDING CODES AS FOLLOWS:

- THE GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH DETAILS AND NOTES ON OTHER SHEETS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS SHALL BE USED SUBJECT TO THE REVIEW OF THE ENGINEER.
- WORK SHALL CONFORM TO THE REQUIREMENTS, AS AMENDED TO DATE, OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24:
 - 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 - 2013 CALIFORNIA BUILDING CODE (2009 IBC WITH CA AMENDMENTS)
 - 2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC WITH CA AMENDMENTS)
 - 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC WITH CA AMENDMENTS)
 - 2013 CALIFORNIA MECHANICAL CODE (2009 IMFMC WITH CA AMENDMENTS)
 - 2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC WITH CA AMENDMENTS)
 - 2013 CALIFORNIA ENERGY CODE
 - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
 - COUNTY ORDINANCES TITLE 19, 22, 23 & APPX CHAPTER 33, 1991 IBC CODES AND ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS FLOOR FINISHES, ETC.
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
- OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK AND VERIFY ALL DIMENSIONS, ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS TO THE BEST PRESENT KNOWLEDGE, WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVIEW MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THEIR WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE DESIGNER/ENGINEER, WHETHER MATERIALS OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- ASTH DESIGNATIONS AND ALL STANDARD REFER TO THE LATEST AMENDMENTS.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS SHALL BE SEPIAS OR ON OTHER REPRODUCIBLE MEDIA.
- PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC.. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.
- THE OWNER/APPLICANT/CONTRACTOR/PERSON DOING THE WORK IS REQUIRED TO RECYCLE AND/OR SALVAGE 65 PERCENT OF WASTE GENERATED, IN COMPLIANCE WITH TIER 1 OF 44.05.1.
- THE OWNER/CONTRACTOR/PERSONS PERFORMING THE WORK ARE REQUIRED TO PROTECT THE BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE PER 44.07.4, TIER 1.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE OWNERS WITH THE BUILDING MAINTENANCE AND OPERATIONS MANUAL SECTION 4.40:
 - AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
 - DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSER AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30 AND 60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
 - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY.

15. JOINTS AND OPENINGS SECTION 4.406.1:
 OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
 EXCEPTION: ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

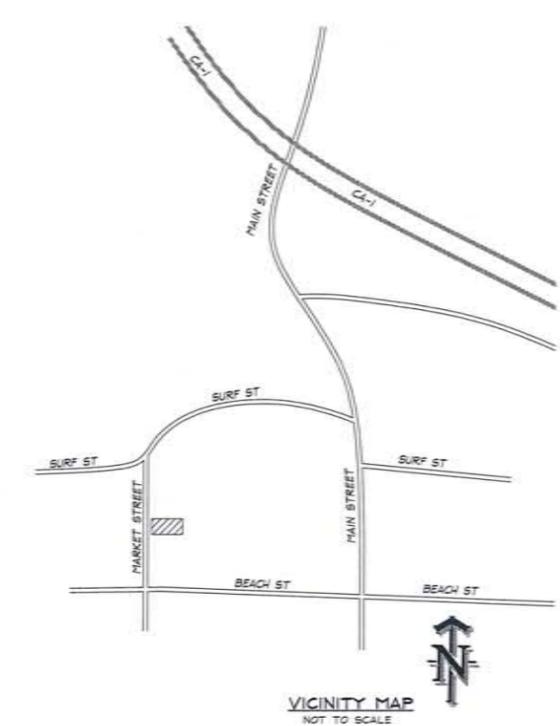
- CONSTRUCTION WASTE REDUCTION OF AT LEAST 70% SECTION 4.408.1 (reference CQ)**
 THIS PROJECT REQUIRES THE USE OF CITIES FRANCHISED HAULER ONLY.
 REFERENCE: API WASTE SERVICES, 116 N. STONELL ROAD, SANTA MARIA, CA 93458, PH: 805.928.8689, FAX: 805.928.9190
- COVERING OF DUCT OPENINGS/PROTECTION OF MECHANICAL EQUIPMENT SECTION 4.504.1:**
 AT TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START UP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM AS PER SECTION 4.504.1.
- ADHESIVES, SEALANTS, AND CAULKS SECTION 4.504.2.1:**
 ADHESIVES, SEALANTS, AND CAULKS SHALL MEET THE FOLLOWING STANDARDS:
 1. LOCAL OR REGIONAL AIR POLLUTION CONTROL OR SCRAPED RULL 168 VOC.
 2. STATEWIDE VOC STANDARDS.
- PAINTS AND COATINGS SECTION 4.504.2.2:**
 PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS OF TABLE 4.504.3.
- AEROSOL PAINTS AND COATINGS SECTION 4.504.2.3:**
 AEROSOL PAINTS SHALL MEET THE PRODUCT-WEIGHTED MFR LIMITS FOR ROC PER SECTION 4.504.2.3.
- CARPET SYSTEMS SECTION 4.504.3:**
 AEROSOL PAINTS SHALL MEET THE PRODUCT-WEIGHTED MFR LIMITS FOR ROC PER SECTION 4.504.2.3.
 1. CARPET AND RUG INSTITUTE
 2. CA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE
 3. NSF/ANSI 140 (GOLD)
 4. SC514 (GOLD)
- CARPET CUSHION SECTION 4.504.3.1:**
 ALL CARPET CUSHIONS SHALL MEET THE CARPET RUG INSTITUTE GREEN LABEL PROGRAM.
- CARPET ADHESIVE SECTION 4.504.3.2:**
 ALL CARPET ADHESIVES SHALL MEET THE MAXIMUM VOC OF 50 PER TABLE 4.504.1.
- RESILIENT FLOORING SYSTEMS SECTION 4.504.4:**
 FIFTY PERCENT OF THE INSTALLED FLOOR AREA SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROGRAM.
- COMPOSITE WOOD PRODUCTS SECTION 4.504.5:**
 INTERIOR/EXTERIOR USE OF HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS SHALL MEET:
 1. FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE
 2. FOR COMPOSITE WOOD (17 CCR 9320)
- CONCRETE SLAB FOUNDATIONS SECTION 4.505.2 (reference S1 and D1):**
 PROVIDE A VAPOR RETARDER (MIN. 6-MIL THICKNESS) WITH A CAPILLARY BREAK (4" THICK BASE OF 1/4" CLEAN AGGREGATE).
- MOISTURE CONTENT OF BUILDING MATERIALS SECTION 4.505.3:**
 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. A MOISTURE CONTENT REPORT SHALL BE PROVIDED TO BUILDING DEPARTMENT AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. SEE SECTION 4.505.3 FOR FURTHER INFORMATION.
- BATHROOM EXHAUST FANS SECTION 4.506.1 (reference sheet E1 & E2):**
 ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO OUTSIDE OR BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT UNLESS IT IS PART OF THE WHOLE HOUSE VENTILATION.
- OPENINGS (ENVIRONMENTAL COMFORT) SECTION 4.507.1 (reference E1, E2, A2 & attached reports):**
 WHOLE HOUSE EXHAUST FANS INSTALLED SHALL HAVE INSULATED LOUVERS OR COVERS WITH MINIMUM R-4.2 WHICH CLOSE WHEN FAN IS OFF.

PLAN STATISTICS:

SITE INFORMATION: 138 & 128 MARKET AVE., MORRO BAY, CA APN#: 066-037-04 LOT: 14 BLOCK: 63 TRACT: BAKERSFIELD COLONY ZONING: R-2/PD/5P	AREA OF LOT COVERAGE: LOT SIZE: 6,600 SF ALLOWABLE COVERAGE: 50% OF 6,600 = 3,300 SF STRUCTURE TOTAL = 1,818 SF DRIVEWAY TOTAL = 2,116 SF LANDSCAPE/HARDSCAPE TOTAL = 2,446 SF
PROPOSED: (2) 2-STORY SINGLE FAMILY RESIDENCES w/ 2-CAR GARAGES	AVERAGE NATURAL SLOPE OF SITE: RISE 4 FT IN 132 FT RUN = 3% SLOPE
BUILDING AREAS:	
138 MARKET STREET PLAN: TOTAL LIVING AREA: 1373 SF GARAGE AREA: 473 SF DECKING: 131 SF	
128 MARKET STREET PLAN: TOTAL LIVING AREA: 1345 SF GARAGE AREA: 434 SF DECKING: 80 SF	

SHEET INDEX

TO	GENERAL NOTES, PROJECT STATISTICS, VICINITY MAP
CO	SITE SETBACK PLAN
AI	DIMENSIONED FLOOR PLAN-UPPER and LOWER FLOOR
AB	BUILDING ELEVATIONS AND NOTES
LI	LANDSCAPE PLAN



RECEIVED
 FEB 14 2017
 City of Morro Bay
 Community Development Dept.

PROJECT TEAM

CONTRACTOR/PROJECT MANAGER:
 ADDRESS:
 C. 805.

DESIGNER: PHIL NISBET
 ADDRESS: 4560 NOGALES AVENUE, ATASCADERO, CA 93422
 EMAIL: pnisbet@charter.net
 CELL: 805.801.3838

DRAFTING BY:
 KATIE STEINBERGER
 15 TEJAS PLACE, NIPOHO, CA 93444
 PH: 805.714.3224

STRUCTURAL ENGINEERING CALCULATIONS BY:
 SMITH STRUCTURAL GROUP, LLP
 81 EL CAPITAN WAY, SAN LUIS OBISPO, CA 93401
 OFFICE: 805.494.2100

ENERGY COMPLIANCE REPORT & MANDATORY MEASURES BY:
 CAR STAIRS

TRUSS CALCULATIONS BY:
 HAYWARD LUMBER
 1200 WEST LA BREA AVENUE, SANTA MARIA, CA 93458
 PH: 805.928.7448, FAX: 805.928.9288

FIRE SPRINKLER PLANS BY:
 CHRIS BEST, BEST FIRE DESIGN
 1413 MONTEREY STREET, SAN LUIS OBISPO, CA 93401
 PH: 805.400.0654

MANKINS PLUMBING, LLC 392041
 95 OCEAN AVENUE, CAYUCOS, CA 93430
 PH: 805.918.1111

OWNER/AGENT CONTACT INFORMATION

OWNER: KATHLEEN STREETER
 ADDRESS: 280 BRADLEY AVENUE, MORRO BAY, CA 93422
 EMAIL: kstretreter@biglobal.net
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AGENT: PHIL NISBET
 ADDRESS: 4560 NOGALES AVE., ATASCADERO, CA 93422
 C. 805.801.3838

Design & Drafting
 By
Katie Steinberger
 ~ Design & Drafting ~
 ~ Construction Documents ~
 ~ Renderings ~
 ~ Project Coordination ~

PO BOX 261, Nipomo, CA 93448
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Residential Project For Streeter

TWO 2-STORY SINGLE FAMILY HOUSES

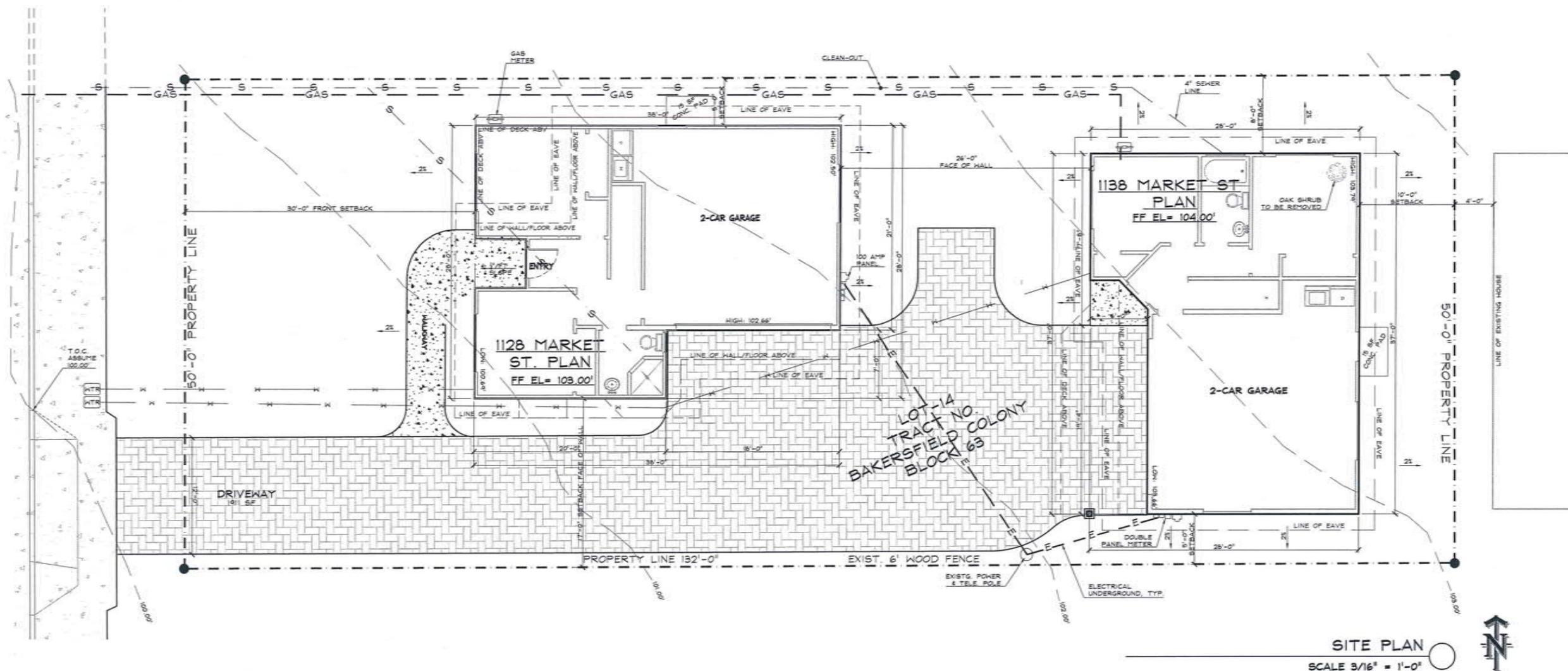
1128 & 1138 MARKET AVENUE, MORRO BAY, CA
 APN# 066-037-04

REVISION	DATE
PLANNING	9-22-2016
BLDG Submittal	OCT 2016
REDESIGN	JAN 2017

Design & Drafting
By
Katie Steinberger
- Design & Drafting -
- Construction Documents -
- Renderings -
- Project Coordination -

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Residential Project For Streeter
TWO 2- STORY SINGLE FAMILY HOUSES
1128 MARKET AVENUE, MORRO BAY, CA
APN# 066-037-014

GRADING NOTES:

- LOT GRADING SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST CBC EDITION.
- DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER IMPROVED DRAINAGE DEVICE VIA A NON EROSION DRAINAGE DEVICE.
- NO GRADING OR DRAINAGE IMPROVEMENTS WHICH ALTER EXISTING DRAINAGE COURSES OR CONCENTRATE DRAINAGE TO ADJACENT PROPERTIES SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
- ALL FINISH GRADES SHALL SLOPE A MINIMUM OF 2% FOR THE FIRST 5 FEET AWAY FROM THE STRUCTURE.
- CUT AND FILL QUANTITIES:
CUT: 0 CU. YARDS
FILL: 0 CU. YARDS
- DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- MINIMUM SETBACK NOTES ON PLANS FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.
- MINIMUM SLOPE AWAY FROM BUILDING SHALL BE 2% AROUND THE PERIMETER AND 5% DRAINAGE FOR 10' FEET AWAY FROM STRUCTURE.
- ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALL UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.

SOILS NOTES:

- REFERENCE SOILS REPORT BY: SEE ATTACHMENT.
- SETBACK CERTIFICATION IS REQUIRED. A SOIL OR CIVIL ENGINEER IS TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE (S).

PAD CERTIFICATION REQUIRED:

A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).

FIRE SPRINKLER:

FIRE SPRINKLER DESIGN, PLANS AND INSTALLATION REQUIRED FOR THIS PROJECT WILL BE BY A LICENSED CONTRACTOR AND WILL BE SUBMITTED SEPARATELY.

- INSTALLATION OF A NFPA 13 D FIRE PROTECTION SYSTEM IS REQUIRED.
- RISER MUST HAVE A WATER FLOW ALARM WITH A DEDICATED ELECTRICAL CIRCUIT AND A LOCK ON DEVICE INSTALLED.
- FIRE SPRINKLER RISE MUST BE INSTALLED INSIDE THE GARAGE IN A PROTECTIVE ENCLOSURE.
- MAIN CONTROL VALVE MUST ONLY SHUT OFF DOMESTIC WATER SERVICE AND NOT THE FIRE WATER.
- A MINIMUM 1" WATER SERVICE LINE AND 1" INCH WATER METER MUST BE INSTALLED TO EACH RESIDENCE, CALCULATED AND APPROVED BY FIRE PROTECTION ENGINEER.
- A WARNING SIGN, WITH A MINIMUM 1/2 INCH LETTERS, SHALL BE AFFIXED ADJACENT TO THE MAIN SHUTOFF VALVE AND SHALL STATE THE FOLLOWING:
"WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO TIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

"WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO TIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED IN ALL SLEEPING AREAS AND IN CORRIDORS LEADING TO THE SLEEPING AREAS AND BE ELECTRICALLY INTERCONNECTED WITH BATTERY BACK-UP.
- ADDRESS NUMBER SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" INCH IN RESIDENTIAL /COMMERCIAL ZONES.

BUILDING HEIGHT CALCULATIONS:

HEIGHT AND CALCULATIONS: 1138 MARKET AVE.:

HIGH = 103.79' LOW = 102.50' AVERAGE NATURAL GRADE = 103.145'
MAX. HEIGHT ALLOWED: 25.00'
TOTAL HEIGHT ALLOWED: 128.145'
ACTUAL HEIGHT OF 1138 MARKET AVE. 104.00 (F.F.E.) + 8.08 + 1.17 + .06 + 8.08 + 5.55 (ROOF) = 128.05'

HEIGHT AND CALCULATIONS: 1128 MARKET AVE.:

HIGH = 102.50' LOW = 100.69' AVERAGE NATURAL GRADE = 101.595'
MAX. HEIGHT ALLOWED: 25.00'
TOTAL HEIGHT ALLOWED: 126.595'
ACTUAL HEIGHT OF 1128 MARKET AVE. 103.00 (F.F.E.) + 8.08 + 1.17 + .06 + 8.08 + 5.2 (ROOF) = 125.59'

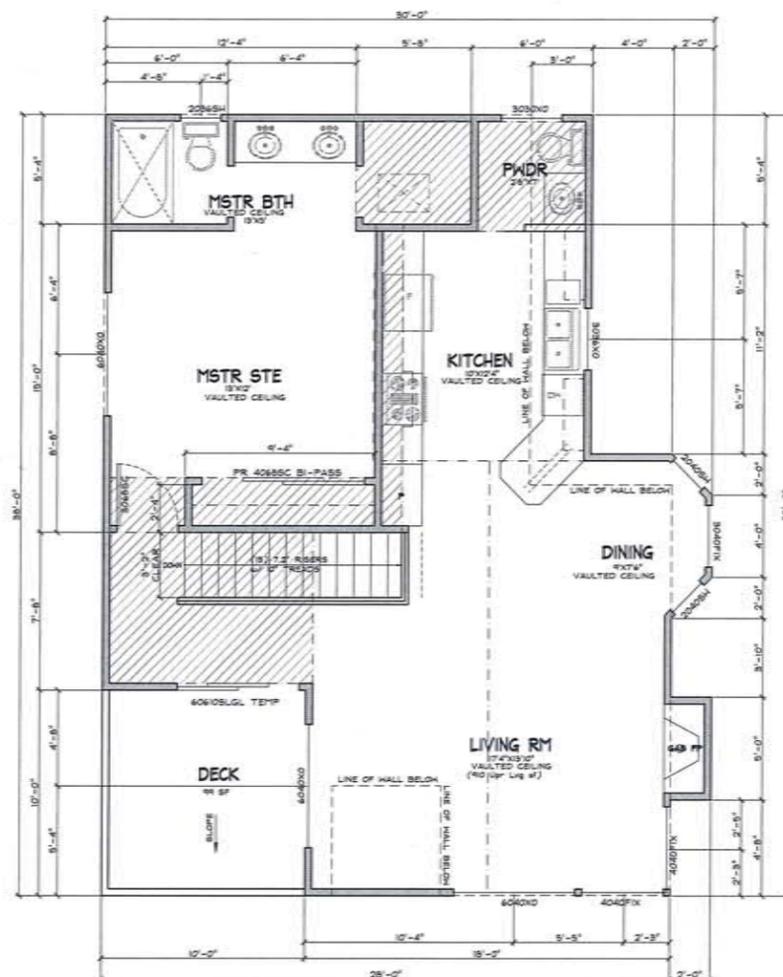
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Design & Drafting
By
Katie Steinberger

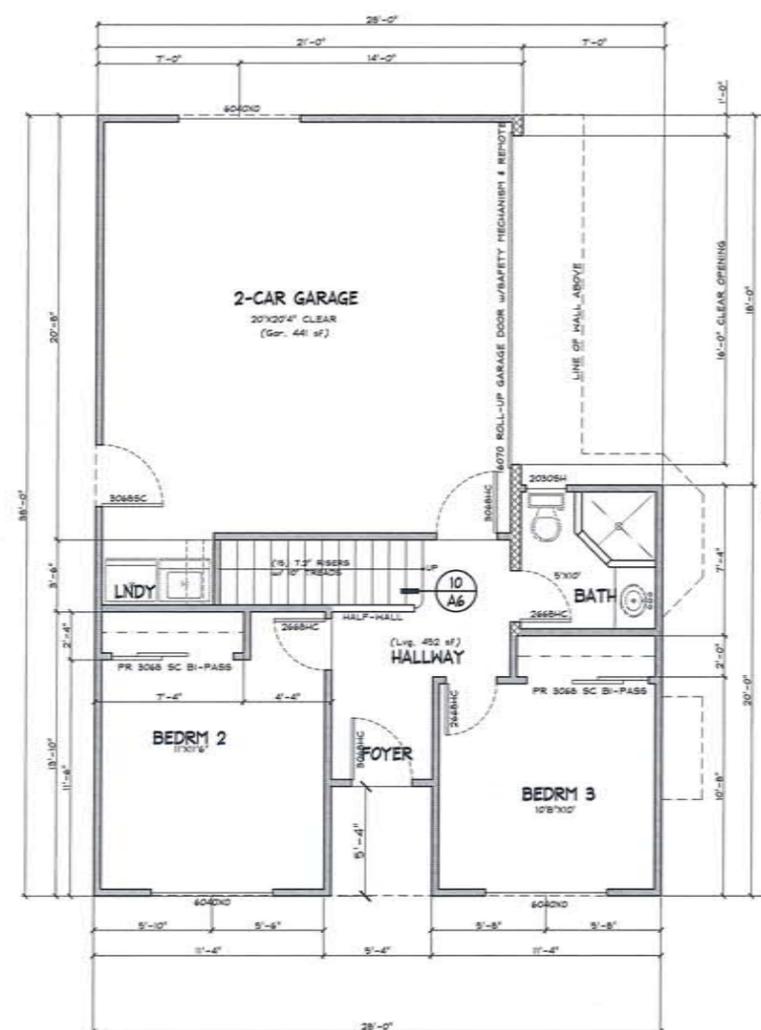
- Design & Drafting -
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- Project Coordination -

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



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

Residential Project For Streeter
TWO 2-STORY SINGLE FAMILY HOUSES
1126 MARKET AVENUE, MORRO BAY, CA
APN# 066-037-014

REVISION	DATE
CDP Submittal	9-22-2016
BLDG Submittal	OCT 2016
BLDG Submit_redesign	DEC 2016
CDP Submittal	JAN 2017

GENERAL PLAN NOTES

- INTERIOR SPACE DIMENSION:
MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF 7 FEET 6 INCHES IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.
- MEANS OF EGRESS CRC 910
MINIMUM OPENINGS REFERENCE R310.1: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
MINIMUM OPENING HEIGHT R310.1.2: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
MINIMUM OPENING WIDTH R310.2.3: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

- WET AREAS: BASE FOR TILE REFERENCE CRC R702.3.B:
GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1396.1, C 1397 OR C 1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2-INCH THICK OR 16 INCHES FOR 3/8 INCH THICK GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- LIMITATIONS R702.3.B.1: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- CERAMIC TILE SURFACES REFERENCE R702.4 AND R702.4.2: CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.7, A108.8, A108.9, A108.10, A108.11, A108.12, A108.13, A108.14 AND A108.15. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C1292, C1276, OR C 1278 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

- SEALING PENETRATIONS AT INTERIOR WET LOCATIONS:
ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN THE WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- ATTIC ACCESS OPENINGS REFERENCE CRC R607.1:
AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA THAT EXCEEDS 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAMING OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, WHEN LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES FROM THE BOTTOM OF THE CEILING FRAMED MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.
- OPERABLE WINDOWS CRC 1013.B:
OPERABLE WINDOWS WITH SILLS LOCATED MORE THAN 72" INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" INCHES OF THE FINISHED FLOOR.

WALL LEGEND

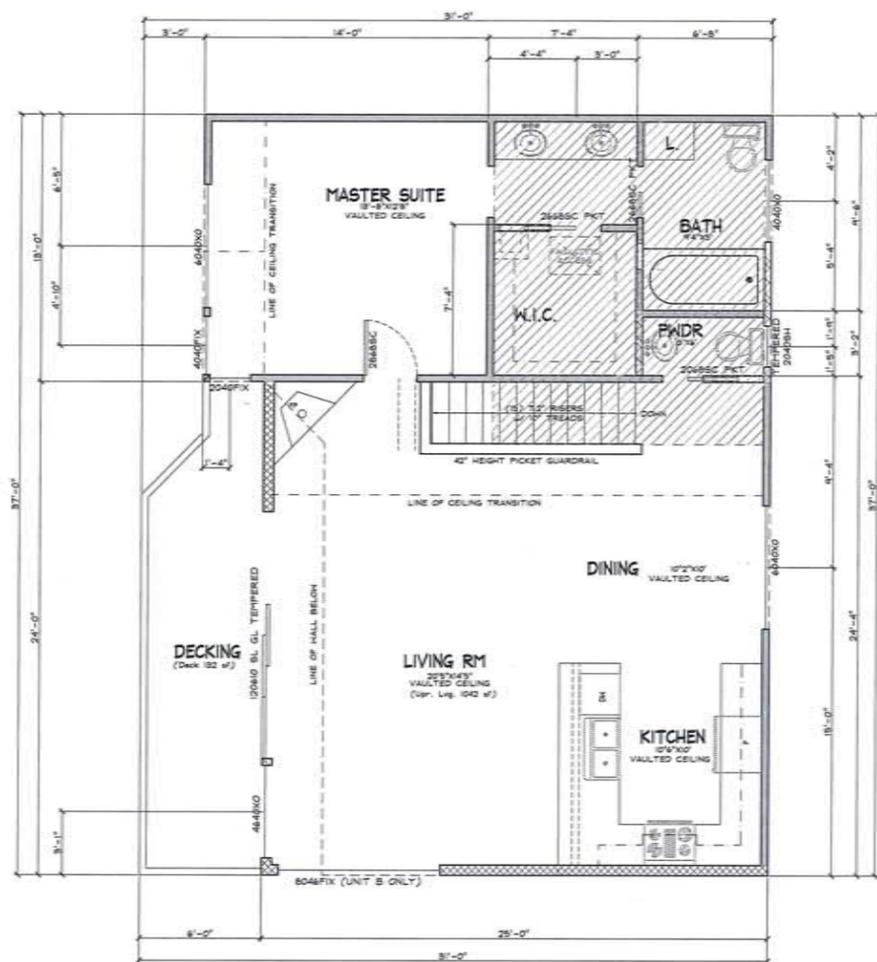
- 2x4 DP #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-8 OR EQUIVALENT U-FACTOR
- 2x6 WALL DP #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-8, CEILING R-30 OR EQUIVALENT U-FACTOR
- 2x4 WALL FRAMED THICKER TO CREATE 12" HALL
INSULATION IN WALLS MINIMUM R-8 OR EQUIVALENT U-FACTOR
- FIRE RATED WALL
INSULATION IN WALLS MINIMUM R-8 OR EQUIVALENT U-FACTOR
- PARTIAL HEIGHT WALL 2x4 DP #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-8 OR EQUIVALENT U-FACTOR

Design & Drafting
By
Katie Steinberger

- Design & Drafting -
- Construction Documents -
- Renderings -
- Project Coordination -

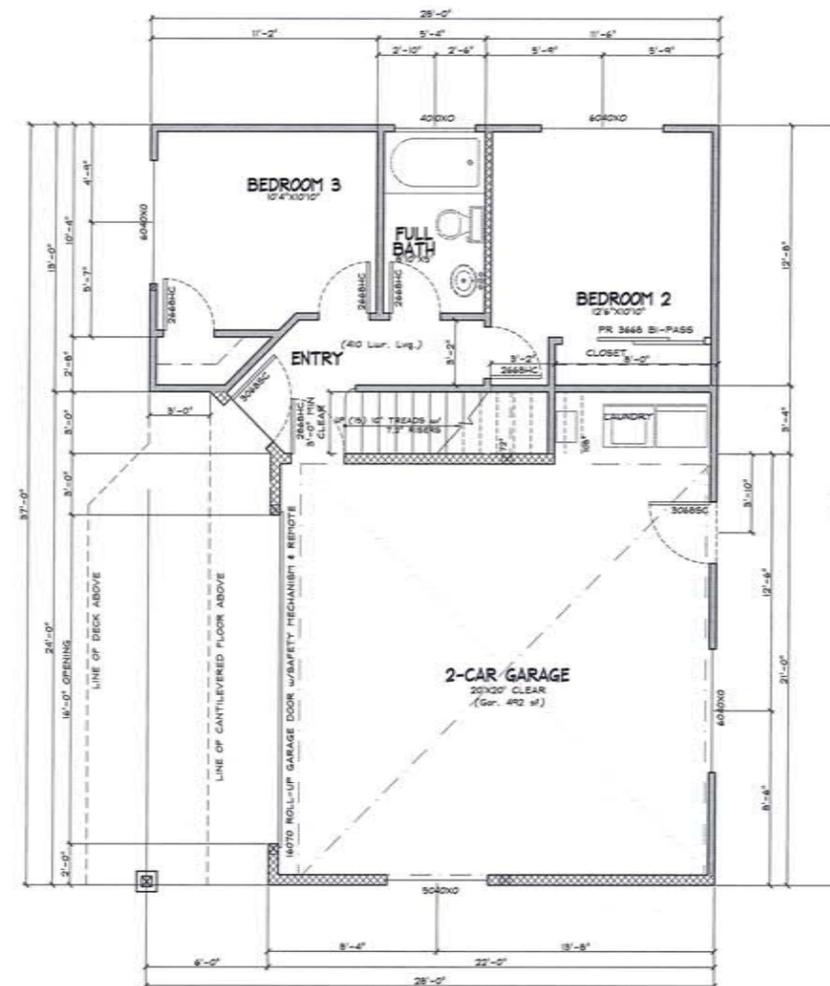
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FLOOR PLAN-UPPER

SCALE 1/4" = 1'-0"



FLOOR PLAN LOWER

SCALE 1/4" = 1'-0"



GENERAL PLAN NOTES

1. INTERIOR SPACE DIMENSION:
MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF 7 FEET 6 INCHES IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.
3. MEANS OF EGRESS CRC 310
MINIMUM OPENINGS REFERENCE R310.1.1: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
MINIMUM OPENING HEIGHT R310.1.2: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
MINIMUM OPENING WIDTH R310.2.3: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

4. WET AREAS: BASE FOR TILE REFERENCE CRC R702.3.5:
GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1178 OR C 1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2-INCH THICK OR 16 INCHES FOR 3/8 INCH THICK GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.

LIMITATIONS R702.3.5.1: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

CERAMIC TILE SURFACES REFERENCE R702.4 AND R702.4.2: CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A108.12, A108.13, A108.14 AND A108.15. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C1295, C1178, OR C 1278 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

5. SEALING PENETRATIONS AT INTERIOR WET LOCATIONS:
ACCESSORIES SUCH AS GRAB BARS, TONEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN THE WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

6. ATTIC ACCESS OPENINGS REFERENCE CRC R807.1:
AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA THAT EXCEEDS 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAMING OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES FROM THE BOTTOM OF THE CEILING FRAMED MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

7. OPERABLE WINDOWS CRC 103.5:
OPERABLE WINDOWS WITH SILLS LOCATED MORE THAN 72" INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" INCHES OF THE FINISHED FLOOR.

WALL LEGEND

- 2x4 DF #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-13 OR EQUIVALENT U-FACTOR
- 2x6 HALL DF #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-13, CEILING R-30 OR EQUIVALENT U-FACTOR
- 2x4 HALL FRAMED THICKER TO CREATE 12" HALL
INSULATION IN WALLS MINIMUM R-13 OR EQUIVALENT U-FACTOR
- FIRE RATED WALL
INSULATION IN WALLS MINIMUM R-13 OR EQUIVALENT U-FACTOR
- PARTIAL HEIGHT WALL 2x4 DF #2 STUDS @ 16" O.C.
INSULATION IN WALLS MINIMUM R-13 OR EQUIVALENT U-FACTOR

REVISION	DATE
CDP Submittal	9-22-2016
BLDG Submittal	OCT 2016
CDP Submittal	JAN 2017

Residential Project For Sreeter
TWO 2 - STORY SINGLE FAMILY HOUSES
 1188 MARKET AVENUE, MORRO BAY, CA
 APN# 066-037-014

Design & Drafting
By
Katie Steinberger

~ Design & Drafting ~
~ Construction Documents ~
~ Renderings ~
~ Project Coordination ~

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COLOR SCHEME:

- SCALLOPED TRIM: BOTTLENOSE DOLPHIN
- MAIN COLOR: ROCKY SHELTER
- TRIM: DESIGNER WHITE

ELEVATION KEYNOTES

NOTE: KEYNOTES TYPICAL UNLESS NOTED OTHERWISE.

- ① ROOFING MATERIAL: COMPOSITION SHINGLES OVER ONE-PLY 15# FELT WITH DIMENSIONAL RIDGE. INSTALL TILES PER MANUFACTURERS RECOMMENDATIONS.
- ② SCALLOPED TRIM: HARDY BOARD OR EQUAL
- ③ EXTERIOR FRONT ENTRY DOOR: 3080 STEEL ENTRY DOOR
- ④ WINDOW: MILGUARD, VINYL, DUAL PANE, TYPICAL U.N.O. (OR EQUAL)
- ⑤ EXTERIOR LIGHT
- ⑥ FASCIA: 2X8 WOOD, WITH GUTTER
- ⑦ NOT USED
- ⑧ CANTILEVER
- ⑨ GARAGE DOOR: CRAFTSMAN STYLE, 18'X 7' ROLL UP WITH REMOTE AND SAFETY MECHANISM.
- ⑩ ATTIC VENTILATION VENTS: GABLE END VENTS, PAINTED A TO MATCH GABLE TRIM.
NOTE: ALL VENTS SHALL RESIST THE INTRUSION OF FLAMES EMBERS OR SHALL BE PROTECTED BY LOUVERS AND 1" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ROTATION IN ONLY ONE DIRECTION.
CBC 704A.2.2 VENTS SHALL NOT BE INSTALLED IN EAVES, EAVE OVERHANGS, SOFFITS, OR CORNICES. GABLE-END VENTS WILL BE ALLOWED IF THE VENTS ARE LOCATED A MINIMUM OF 12' BELOW THE LOWEST EAVE/RAKE PROJECTIONS
- ⑪ 42" HEIGHT GUARDRAIL TO HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4-INCHES IN DIAMETER CANNOT PASS THROUGH PER CBCR312.2 AND 312.3.
- ⑫ 6' HARDY BOARD HORIZONTAL SIDING
- ⑬ 4" TRIM
- ⑭ DOWNSPOUT LOCATION
- ⑮ SOLID CORE EXTERIOR DOOR



WEST-ELEVATION

SCALE 1/4" = 1'-0"



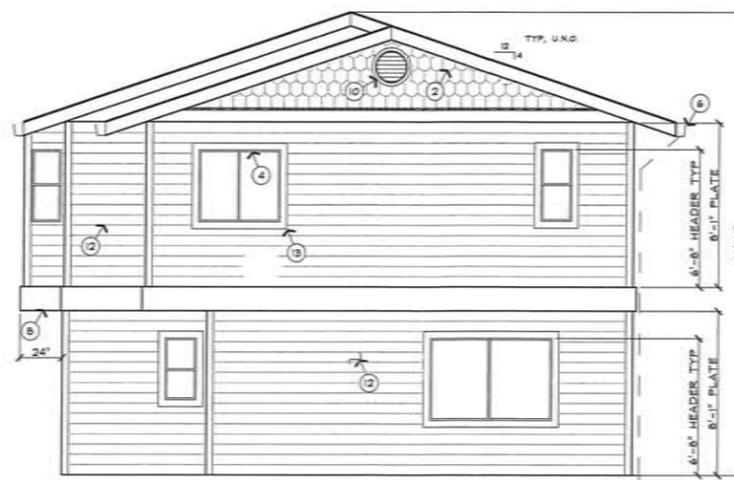
NORTH-SIDE ELEVATION

SCALE 1/4" = 1'-0"



SOUTH-SIDE ELEVATION

SCALE 1/4" = 1'-0"



EAST-ELEVATION

SCALE 1/4" = 1'-0"

GENERAL PLAN NOTES

1. GRADING:
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR A APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED.
EXCEPTION: WHERE CLIMATE OR SIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL.
2. WOOD TO EARTH SEPARATION:
WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8' FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
3. SPARK ARRESTOR:
ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR AND SHALL MEET ALL OF THE FOLLOWING: THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE, 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH. THE SPARK ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR CLEANING OF THE CHIMNEY FLUE.
4. WEEP SCREED R709 & 2.1:
A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER A TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

Residential Project For Streeter
TWO 2-STORY SINGLE FAMILY HOUSES
1126 MARKET AVENUE, MORRO BAY, CA
APN# 066-037-014

REVISION	DATE
CDP Submittal	9-22-2016
BDG Submittal	OCT 2016
BDG Submittal_redesign	DEC 2016
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Design & Drafting
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~ Design & Drafting ~
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ELEVATION KEYNOTES

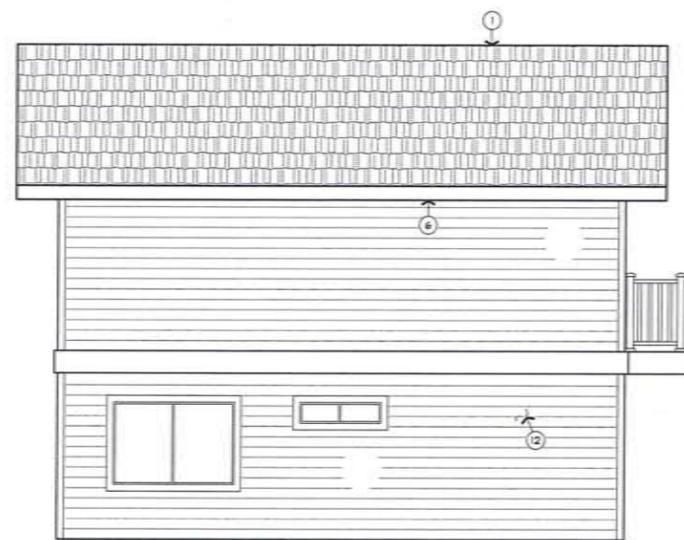
NOTE: KEYNOTES TYPICAL UNLESS NOTED OTHERWISE.

- ① ROOFING MATERIAL: COMPOSITION SHINGLES OVER ONE-PLY 15# FELT WITH DIMENSIONAL RIDGE. INSTALL TILES PER MANUFACTURERS RECOMMENDATIONS.
- ② SCALLOPED TRIM: HARDY BOARD OR EQUAL
- ③ EXTERIOR FRONT ENTRY DOOR: 3080 STEEL ENTRY DOOR
- ④ WINDOW: MILGUARD, VINYL, DUAL PANE, TYPICAL U.N.O. (OR EQUAL)
- ⑤ EXTERIOR LIGHT
- ⑥ FASCIA: 2X8 WOOD WITH GUTTER
- ⑦ COLUMN: 6X POST, FRAME OUT TO FINISHED COLUMN
- ⑧ 4" TRIM AROUND WINDOWS AND DOORS
- ⑨ NOT USED
- ⑩ ATTIC VENTILATION VENTS: GABLE END VENTS, PAINTED A TO MATCH GABLE TRIM. NOTE: ALL VENTS SHALL RESIST THE INTRUSION OF FLAMES EMBERS OR SHALL BE PROTECTED BY LOUVERS AND 1" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ROTATION IN ONLY ONE DIRECTION. CBC 704A.2.2 VENTS SHALL NOT BE INSTALLED IN EAVES, EAVE OVERHANGS, SOFFITS, OR CORNICES. GABLE-END VENTS WILL BE ALLOWED IF THE VENTS ARE LOCATED A MINIMUM OF 12' BELOW THE LOWEST EAVE/RAKE PROJECTIONS.
- ⑪ 42" HEIGHT GUARDRAIL TO HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4-INCHES IN DIAMETER CANNOT PASS THROUGH PER CRC912.2 AND 312.3.
- ⑫ 6" HARDY BOARD SIDING INSTALLED HORIZONTALLY
- ⑬ NOT USED
- ⑭ DOWNSPOUT LOCATION
- ⑮ NOT USED
- ⑯ METAL ROLL-UP GARAGE DOOR WITH SAFETY MECHANISM AND REMOTE
- ⑰ STRUCTURAL POST, SEE STRUCTURAL SHEETS FOR DETAILS.
- ⑱ SOLID CORE EXTERIOR DOOR



WEST-FRONT ELEVATION

SCALE 1/4" = 1'-0"



NORTH-SIDE ELEVATION

SCALE 1/4" = 1'-0"



EAST-REAR ELEVATION

SCALE 1/4" = 1'-0"



SOUTH-SIDE ELEVATION

SCALE 1/4" = 1'-0"

GENERAL PLAN NOTES

1. GRADING:
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR A APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED.
EXCEPTION: WHERE CLIMATE OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL.
2. WOOD TO EARTH SEPARATION:
WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS, WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
3. SPARK ARRESTOR:
ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR AND SHALL MEET ALL OF THE FOLLOWING: THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY; THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE, 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH; THE SPARK ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR CLEANING OF THE CHIMNEY FLUE.
4. KEEP SCREED R103.6.2.1:
A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT KEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE KEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER A TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREED.

Residential Project For Sireter
TWO 2-STORY SINGLE FAMILY HOUSES
1188 MARKET AVENUE, MORRO BAY, CA
APN# 066-037-014

REVISION	DATE
CDP Submittal	9-22-2016
BLDG Submittal	OCT 2016
CDP Submittal	JAN. 2017

EXHIBIT B

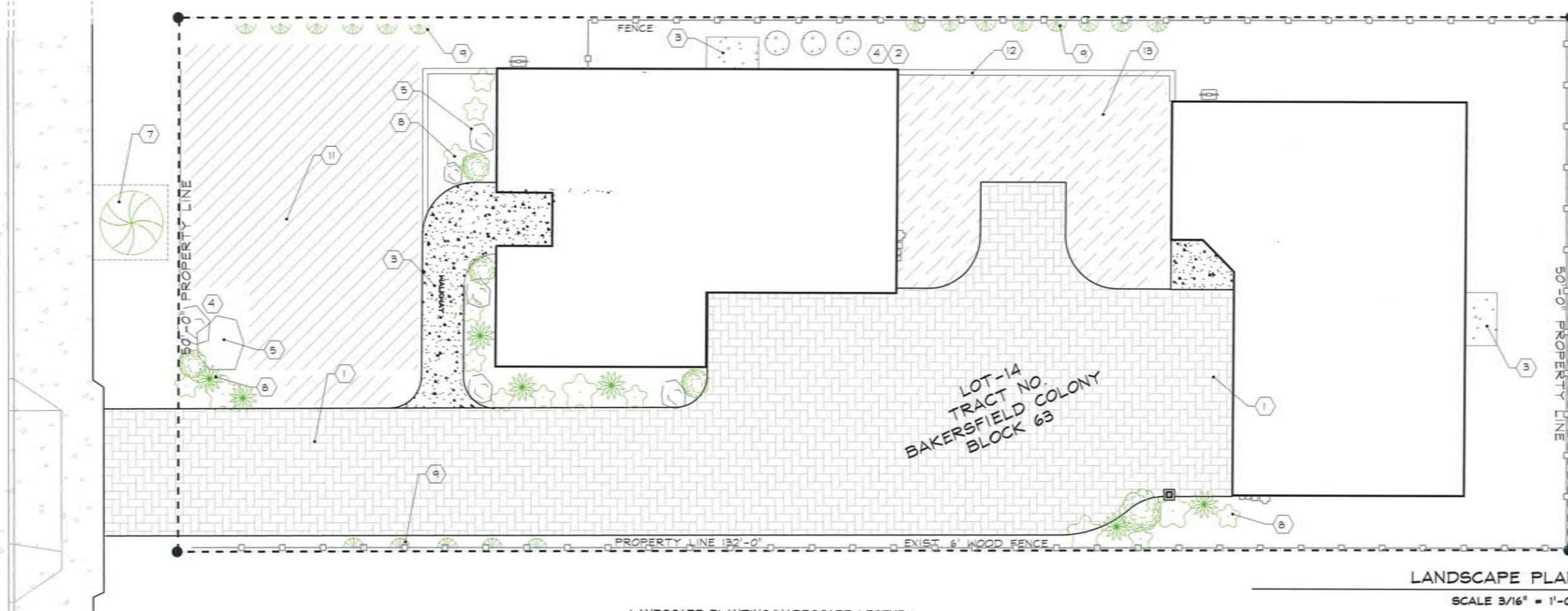
Design & Drafting
By
Katie Steinberger
- Design & Drafting -
- Construction Documents -
- Renderings -
- Project Coordination -

PO BOX 261, Ukiah, CA 95444
© (2017) 714 5224

EXHIBIT-F STREET TREE



By Katie Steinberger, this work shall not be duplicated, copied, disclosed, or used in connection with any work or project other than the specific project for which it has been prepared. Visual contact with this document shall constitute conclusive evidence of acceptance of these restrictions. Contractors shall verify and be responsible for all dimensions and conditions of the job.



LANDSCAPE PLAN

SCALE 3/16" = 1'-0"

LANDSCAPE PLANTING/HARDSCAPE LEGEND:

1		PERVIOUS PAVERS REFERENCE EXHIBIT-E	8		1 GALLON 6-12 INCHES APART TO FILL PLANTER BEDS PER PLAN, REFERENCE EXHIBIT-A
2		PEA GRAVEL-VARIGATED EARTH TONE COLORS	9		SHRUBS: REFERENCE EXHIBIT-A
3		CONCRETE	10		VINES: REFERENCE EXHIBIT-A
4		RIVER ROCK-2" TO 6"	11		DRYSCAPE OR DROUGHT TOLERANT GROUND COVER REFERENCE EXHIBIT-B
5		LANDSCAPE BOULDER 24" TO 36" VARIOUS SHAPES	12		LANDSCAPE CURB
6		LANDSCAPE PATH PAVERS, 24"-36" ROUND	13		DRYSCAPE OR DROUGHT TOLERANT GROUND COVER REFERENCE EXHIBIT-D
7		STREET TREES: -PURPLE LEAFED PLUM, PRUNUS CERASIFERA, SEE EXHIBIT-F -AFRICAN SUMAC, RHUS IANCAE			

GENERAL LANDSCAPE/PLANTING NOTES:

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND SOIL AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 12".
- DROUGHT TOLERANT LANDSCAPING PRACTICES SHALL BE UTILIZED.
- LIMIT TURF AREAS TO THE GREATEST EXTENT POSSIBLE.
A. NOTE MORE THAN 50 PERCENT FOR TIER 1.
B. NOT MORE THAN 25 PERCENT FOR TIER 2.
- UPON COMPLETION, REMOVE ALL EXTRANEIOUS MATERIALS AND DEBRIS, BROOM AND WASH CLEAN AREA.
- ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1% MINIMUM FLOW IN ALL PLANTER AREAS.

GENERAL IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT WATERING NEEDS AS WEATHER OR SOIL CONDITIONS CHANGE. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). PER A4 304.4.

**EXHIBIT-A
ALONG DRIVEWAY AND PLANTERS:**
SUCCULENTS, LAVENDAR AND BROMELIADS



**EXHIBIT-B
FRONT OF HOUSE**
BOULDER, ROCKS, VARIETY OF SUCCULENTS, PURPLE LEAFED PLUM TREE,
CRIMSON STAR, AGAPANTHAS, PURPLE BOTTLE BRUSH AND BLUE FESCUE.



**EXHIBIT-C
SOUTHWEST/SOUTHEAST CORNERS**
SUCCULUNTS, KAGAROO PAW, RIVER ROCK, SIMLIAR TO EXHIBIT-D

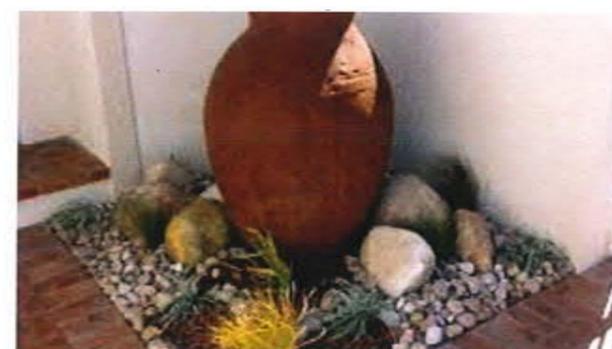


EXHIBIT-E DRIVEWAY
PERVIOUS PAVERS



**EXHIBIT-D
AREA BETWEEN THE HOMES**
KAFFIR LILY, DONKEY EARS, KANGAROO PAW, AGPANTHUS,
CRIMSON STAR, AND SUCCULUNTS



Residential Project For Streater
TWO 2- STORY SINGLE FAMILY HOUSES
1128 MARKET AVENUE, MORRO BAY, CA
APN# 066-037-014

REVISION	DATE
CDP Submittal	9-22-2016
BLDG Submittal	OCT 2016
BLDG Submittal_redesign	DEC 2016
CDP Submittal	JAN 2017



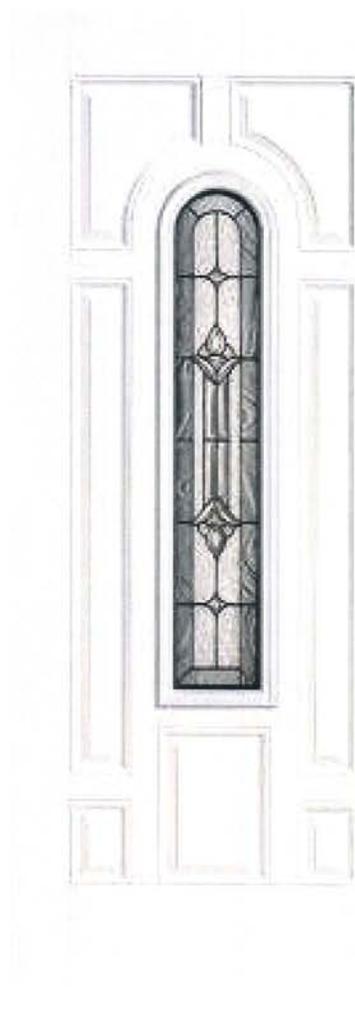
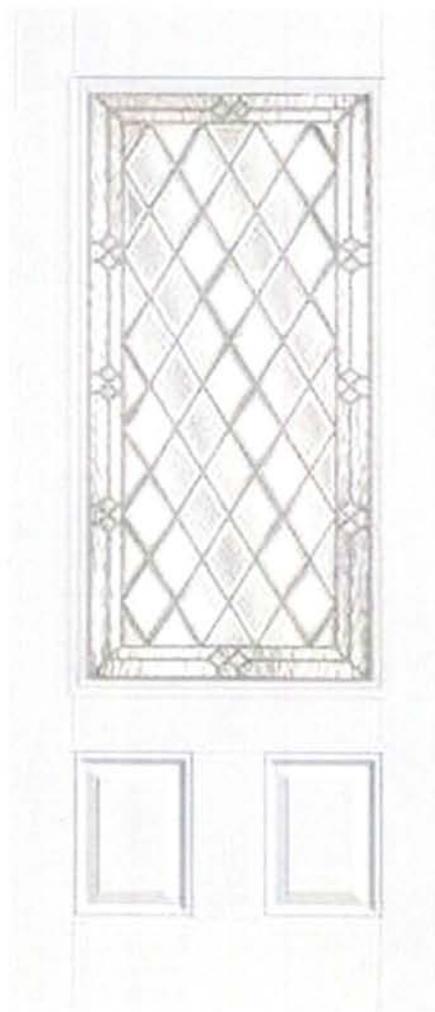




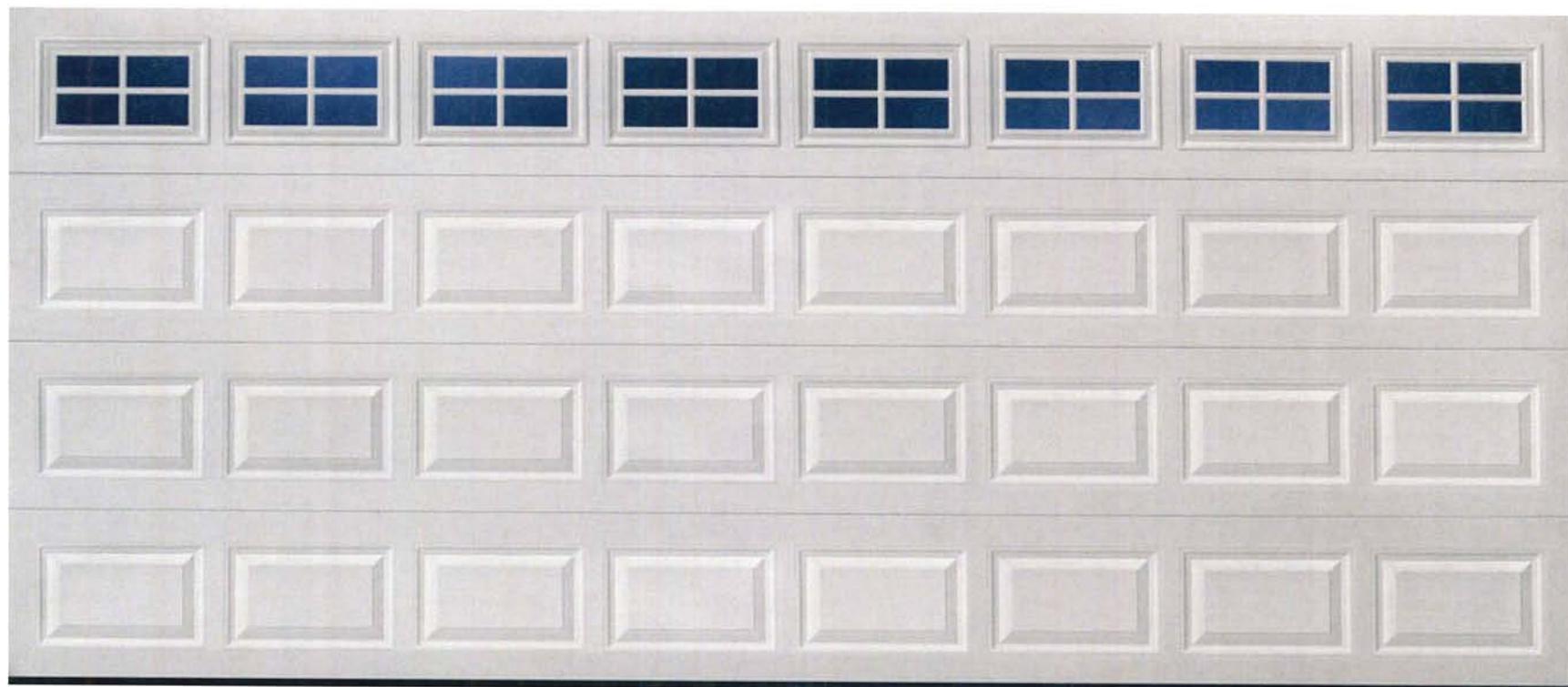
EXAMPLE OF COLOR SCHEME
SCALLOPED TRIM: BOTTLENOSE DOLPHIN
MAIN COLOR: ROCKY SHELTER
TRIM: DESIGNER WHITE



STEEL FRONT DOORS



GARAGE DOOR





AGENDA NO: B-3

MEETING DATE: March 7, 2017

Staff Report

TO: Planning Commissioners **DATE:** March 7, 2017

FROM: Joan Gargiulo, Assistant Planner

SUBJECT: Coastal Development Permit (#CP0-323) and Conditional Use Permit (#UP0-467) Request for Coastal Development and Conditional Use Permit approval for the construction of a single-family residence with secondary dwelling unit located within the R-2/PD/S.4 Zoning District and outside of the Coastal Commission Appeal Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 08-17 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated stamp received January 17, 2017.

APPLICANT:

Bruce Elster, Morro Seaview, LLC

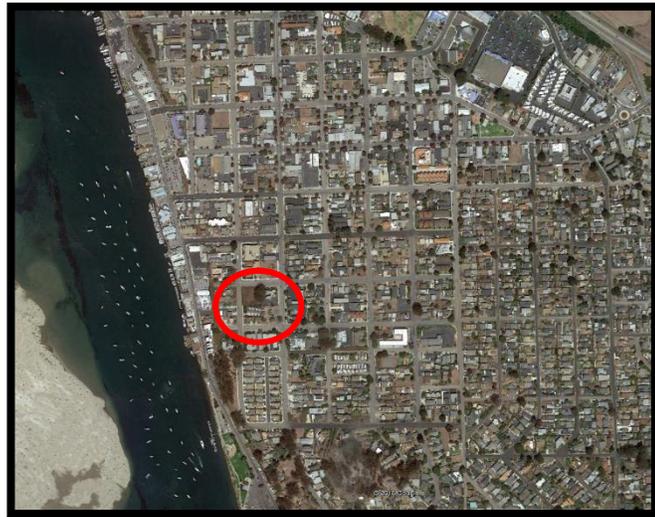
ARCHITECT: Chris Parker

LEGAL DESCRIPTION/APN:

066-134-016

PROJECT DESCRIPTION:

The Applicant is requesting Coastal Development and Conditional Use Permit approval for the construction of a new 2,444 sq. ft. single-family residence with a 548 sq. ft. secondary dwelling unit, 888 sq. ft. of garage space, a 787 sq. ft. basement and half bath, and 1,206 sq. ft. of decking located within the R-2/PD/S.4 Zoning District and outside of the Coastal Commission Appeal Jurisdiction. The project proposal



Prepared By: JG

Department Review: _____

requires Planning Commission review due to its location within the Planned Development Overlay Zone.

PROJECT SETTING:

The project is located in the Bayfront Neighborhood, designated as Planning Area No. 6 in the Local Coastal Plan, within the R-2/PD/S.4 Zoning District. The parcel at 530 Morro Avenue lies to the East of the Embarcadero, to the west of Main Street, to the south of Driftwood Street, and to the north of Olive Street. The 8,740 sq. ft. rectangular shaped lot slopes up to the east. Development in the surrounding area includes one and two-story residential and commercial development in a variety of architectural styles.

Adjacent Zoning/Land Use			
North:	R-2/PD/S.4 Vacant lot	South:	R-2/PD/S.4 Multifamily Residential
East:	R-4/S.4 Office parking	West:	R-2/PD/S.4 Residential

Site Characteristics	
Site Area	8,740 square feet
Existing Use	Vacant Lot
Terrain	Undeveloped and sloping down to the west
Vegetation/Wildlife	Low grasses and iceplant
Archaeological Resources	N/A
Access	Morro Avenue

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low-Medium Density Residential
Base Zone District	R-2
Zoning Overlay District	PD Planned Development
Special Treatment Area	S.4
Combining District	n/a
Specific Plan Area	n/a
Coastal Zone	Located outside the Coastal Commission Appeal Jurisdiction
Density	Minimum lot area per unit: 2,900 SF (2 units maximum)



Zoning Ordinance Standards		
	Standards	Proposed
Front Setback	20 feet	58'6"
Side-Yard Setback	5 feet	5'1"
Rear Setback	5 feet	13'5"
Height	25 Feet	24'1"
Lot Coverage	Max. 50%	29%
Parking	2 Car Garage +1	3 Garage Parking Spaces
Landscaping	Plan Required	Submitted with Plan Set

PROJECT ANALYSIS:

Special Design Criteria Overlay

The project is located within an S.4 Special Design Criteria Overlay Zone which requires, as appropriate, review of architectural, landscaping, lighting, signing, and viewshed plans

in order to maintain and enhance the character and visual quality of these areas (Section 17.40.050.)

Architectural Design

The project proposal includes a flat roof, similar to other homes in the neighborhood and colors and materials that blend with existing development. Specifically, the Applicant is proposing a fairly modern design with corrugated sheet metal and horizontal rosewood hardy-board siding (Exhibit C.)

Neighborhood Compatibility

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

General Plan Land Use Element policy LU-15 states, “The present human scale and leisurely, low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass.”

The proposed building meets the height and setback requirements for projects in the R-2 zone. Setting the building back from Morro Street by more than 50 feet helps to reduce the visual impact on the streetscape, although this benefit may be offset by the series of 3-foot retaining walls proposed in the setback area. With an overall square footage of 4,667, the proposed structure is larger than most single-family residential projects. However, there are other large scale, flat-roofed structures in the immediate vicinity and nearby neighborhoods.

Secondary Unit

The project includes a 548 square-foot secondary on the main level floor plan. The secondary unit conforms to provisions of Section 17.48.320 of the Zoning Ordinance, including size, architectural compatibility with the primary unit, and site development standards. One additional parking space is required and provided in the garage.

Landscaping

The project proposal contains a landscaping plan that includes drought tolerant plantings, fruit trees, cobble stones, and a drip irrigation system (Exhibit B.) A street tree is also required. Site grading and a series of retaining walls in yard area along Morro Street will raise the finish grade along this frontage.

Permit Requirements

Title 17 of the Morro Bay Municipal Code (MBMC) establishes land use and zoning permit requirements. The project at 530 Morro Avenue proposes construction of a new single-family dwelling on a vacant lot in the R-2 Residential Zoning District with a Planned Development (PD) overlay. This project requires Planning Commission approval of both a coastal development permit and a conditional use permit. Development within the Planned Development overlay zone requires a conditional use permit (MBMC Section 17.40.030). This overlay is applied to parcels, which because of location, size, or public ownership warrant more detailed review.

Conditional Use Permit

The Zoning Ordinance, subsection 17.40.030, requires approval of a conditional use permit for any development located within the Planned Development (PD) Overlay Zone. Approval of a Conditional Use Permit within the PD Overlay zone requires the following findings to be made:

1. The new development is found to be consistent with the applicable policies of the Morro Bay General Plan and the Local Coastal Plan.

The proposed development is consistent with all provisions of the Morro Bay Municipal Code.

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

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

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

The project proposes the construction of a single-family residence with associated secondary dwelling unit which is an allowed use in the R-2 zone. The surrounding neighborhood is developed with one and two-story residential and commercial development.

PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on February 25, 2017, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3. The exemption applies to the construction of a single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The project is consistent with the General Plan and Local Coastal Plan which establish five residential land use categories to provide for a wide range of densities and to ensure residential land is developed to a density suitable to its location and physical characteristics. The project is consistent with the Zoning Ordinance because housing is a principally allowed use in the Low/Medium Density land use designation and because the project meets the development standards set forth in the Ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CP0-323) and Conditional Use Permit (UP0-282) for the proposed project at 530 Morro Avenue, as shown on plans date stamped received January 17, 2017 by adopting Planning Commission **Resolution 08-17** which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

Exhibit A – Planning Commission Resolution 08-17

Exhibit B – Graphics/Plan Reductions

Exhibit C – Photosimulations

EXHIBIT A

RESOLUTION NO. PC 08-17

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-323) AND CONDITIONAL USE PERMIT (UP0-282) TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH SECONDARY DWELLING UNIT AT 530 MORRO AVENUE

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on March 7, 2017, for the purpose of considering Coastal Development Permit CP0-323 and Conditional Use Permit UP0-282 for construction of a new single-family home at 530 Morro Avenue (APN 066-134-016); and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3(a), for construction of a limited number of new structures in an urbanized area. None of the exceptions found in CEQA Section 15300.2 apply to this project.

Conditional Use Permit and Planned Development Findings

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

EXHIBIT A

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CP0-323/UP0-282
530 Morro Avenue
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Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CP0-323 and Conditional Use Permit UPO-282 for property located at 530 Morro Avenue subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for the land described in the staff report dated March 7, 2017, for the project at 530 Morro Avenue (APN:066-134-016) depicted on plans received by the City on January 17, 2017, as part of Coastal Development Permit CP0-323 and Conditional Use Permit UPO-282, on file with the Community Development Department, as modified by these conditions of approval, and more specifically described as follows: Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Community Development Director. Any changes to this approved permit determined, by the Director, not to be minor shall require the filing of an application for a permit amendment subject to Planning Commission review.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.

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

PLANNING CONDITIONS

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

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6. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
7. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standards, including the bluff development standards.
8. Building Height Calculation: Plans submitted for a building permit shall clearly identify the high and low topographic elevation points within the footprint of the new structure as certified by a licensed land surveyor.
9. Mechanical Roof Equipment: Any and all mechanical roof equipment shall be located so as to be entirely not visible from Driftwood Street, Morro Avenue, or Main Street.

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements to protect water quality and control runoff flow from new and redevelopment projects. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual. Projects with more than 2,500 sq. ft. of new or redeveloped impervious area are subject to these requirements. Complete and submit the "SFR Performance Requirement Determination Form".
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach per City of Morro Bay standard drawing B-6, curb & gutter per B-1, sidewalk per B-5, a street tree per B-12 and the bike lane striping extension. Pavers are not allowed within the City right-of-way. If permeable pavers are to be used outside of City right-of-way, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of the pavers.
3. Encroachment Permit: A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location). A sewer encroachment permit shall be required for the installation of the sewer lateral. When utility connections require pavement cuts a traffic control plan indicating appropriate signing, marking, barricades and flaggers must be submitted with the Encroachment Permit application.
4. Sewer Lateral: Label if new or existing sewer lateral. If an existing lateral is used, perform a video inspection of the lateral and submit to Public Works via flash drive or DVD. Lateral shall be repaired if necessary. A sewer backwater valve and downstream cleanout,

EXHIBIT A

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- extended to grade, shall be installed on the sewer lateral. If a new lateral is being proposed and old lateral exists, include a note on the plans to cap and abandon existing sewer lateral.
5. Sewer Backflow: A sewer backwater valve shall be installed on site to prevent a blockage or maintenance of the municipal sewer main from causing damage to the proposed project (MBMC 14.24.070). Indicate and label on plan.
 6. Erosion Control: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.
 7. Water Meter: Label existing or new water meter. Per the updated Resolution No. 06-16, all new water allocations requested for 2016 shall be offset on a two-to-one basis by providing non-required water savings features for development that would benefit from water allocation. The Public Works Director is responsible for the review and approval of the proposed retrofits to ensure they offset the water supply requested by new development. Retrofits may include, but are not limited to, any of the following water savings best management practices:
 - Irrigation retrofits
 - Waterless urinals
 - Waterless toilets
 - Ultra-Low flow toilets
 - Lawn/Landscape replacement
 - Grey water system installation in new construction
 - Installation of rainwater recovery system
 - Other water savings best management practices as approved by the Public Services Director
 - If retrofit is deemed to be infeasible by Public Works Director (whose decision is not appealable), then payment of an “In-Lieu” fee program of two times \$3,016 (\$6,032) per required Water Equivalency Units (WEU). Applicant must submit proof that retrofit is infeasible.
 8. Add the following Notes to the Plans:
 - a. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
 - b. No work shall occur within (or use of) the City’s Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Works Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

BUILDING CONDITION

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

FIRE CONDITIONS

1. Sprinklers: An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903), California Residential Code (Section R313), and Morro Bay Municipal Code (Section 14.08.090) is required.

Applicant shall submit plans for an automatic fire sprinkler system, in accordance with NFPA 13-D, to Morro Bay Community Development Department for review.

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

Applicant shall provide carbon monoxide detection in accordance with CRC R315.2

3. Fire safety during construction and demolition shall be in accordance with 2013 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 7th day of March, 2017 on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 7th day of March, 2017.

Architectural Consultant:

C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT

630 QUINTANA RD. #330
MORRO BAY, CA. 93442-1562
(805) 772-5700



Revisions	Date

Shoreline Engineering, Inc.
Structural & Civil Engineering

505 Harbor Street
Morro Bay, CA 93442
Ph: 805-772-6466
Fax: 805-772-6467
e-mail: info@shoreline-engineering.net

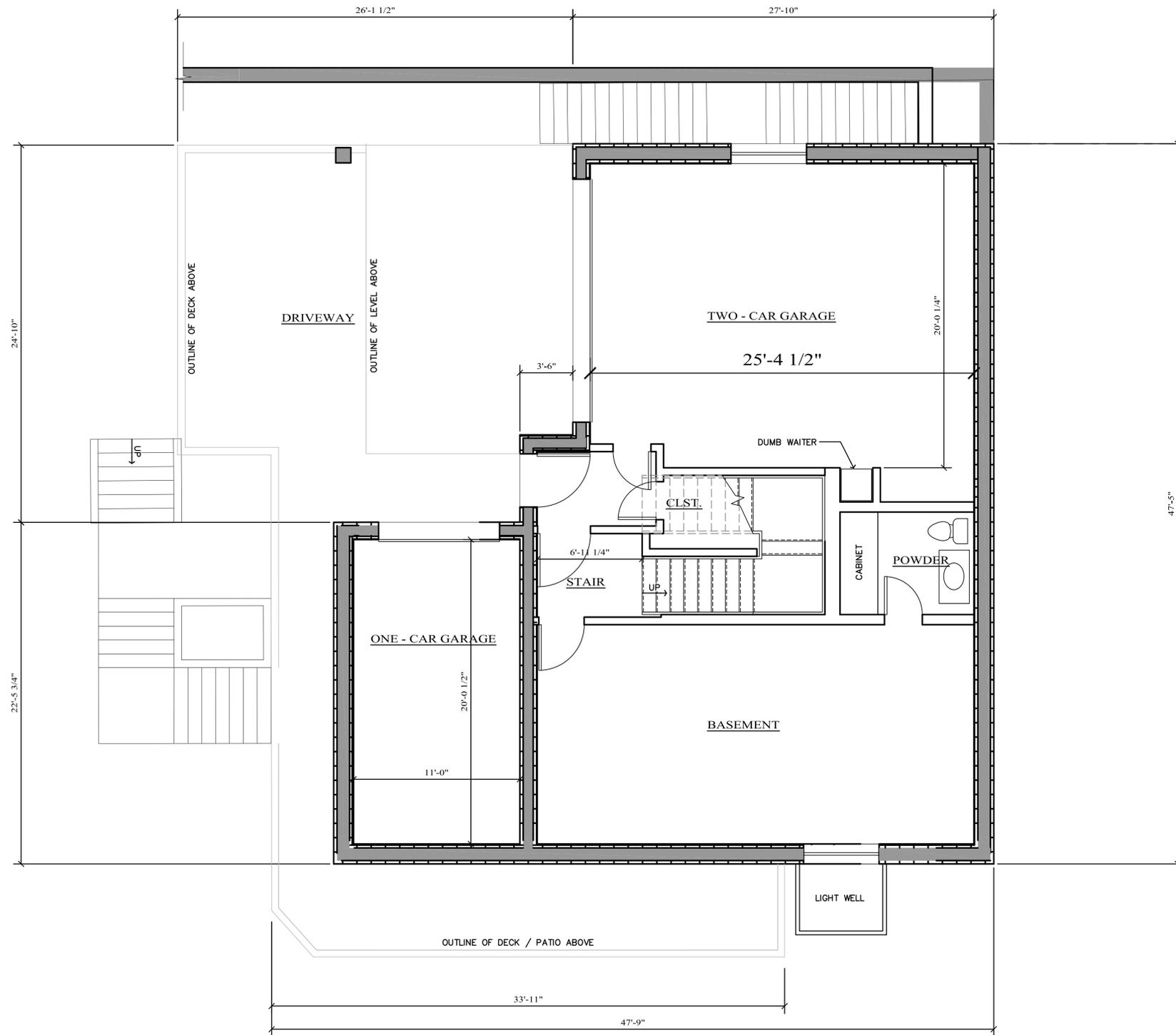


530 Morro Avenue
Morro Bay, CA

Residence
Basement Level Floor Plan

Date:	09/27/2016
Scale:	AS SHOWN
Drawn:	CPP
Job No.:	530

Sheet
A2.1



 **Basement Level Floor Plan**

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

Architectural Consultant:

C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT

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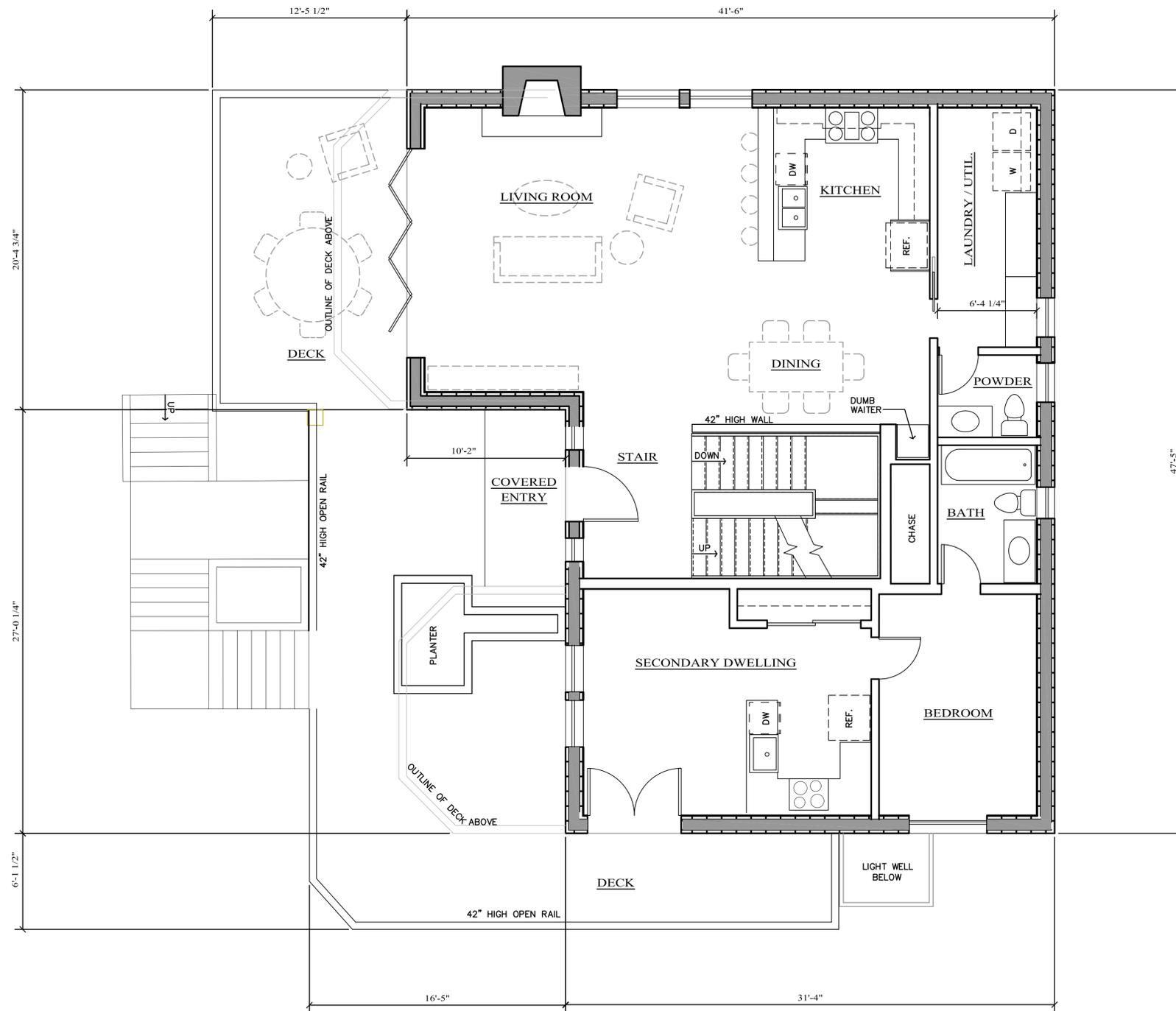


530 Morro Avenue
Morro Bay, CA

Residence
Main Level Floor Plan

Date:	09/27/2016
Scale:	AS SHOWN
Drawn:	CPP
Job No.:	530

Sheet
A2.2



Main Level Floor Plan

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

Architectural Consultant:

C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT

630 QUINTANA RD. #330 MORRO BAY, CA. 93442-1562 (805) 772-5700



Revisions	Date

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Ph: 805-772-6466
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e-mail: info@shoreline-engineering.net

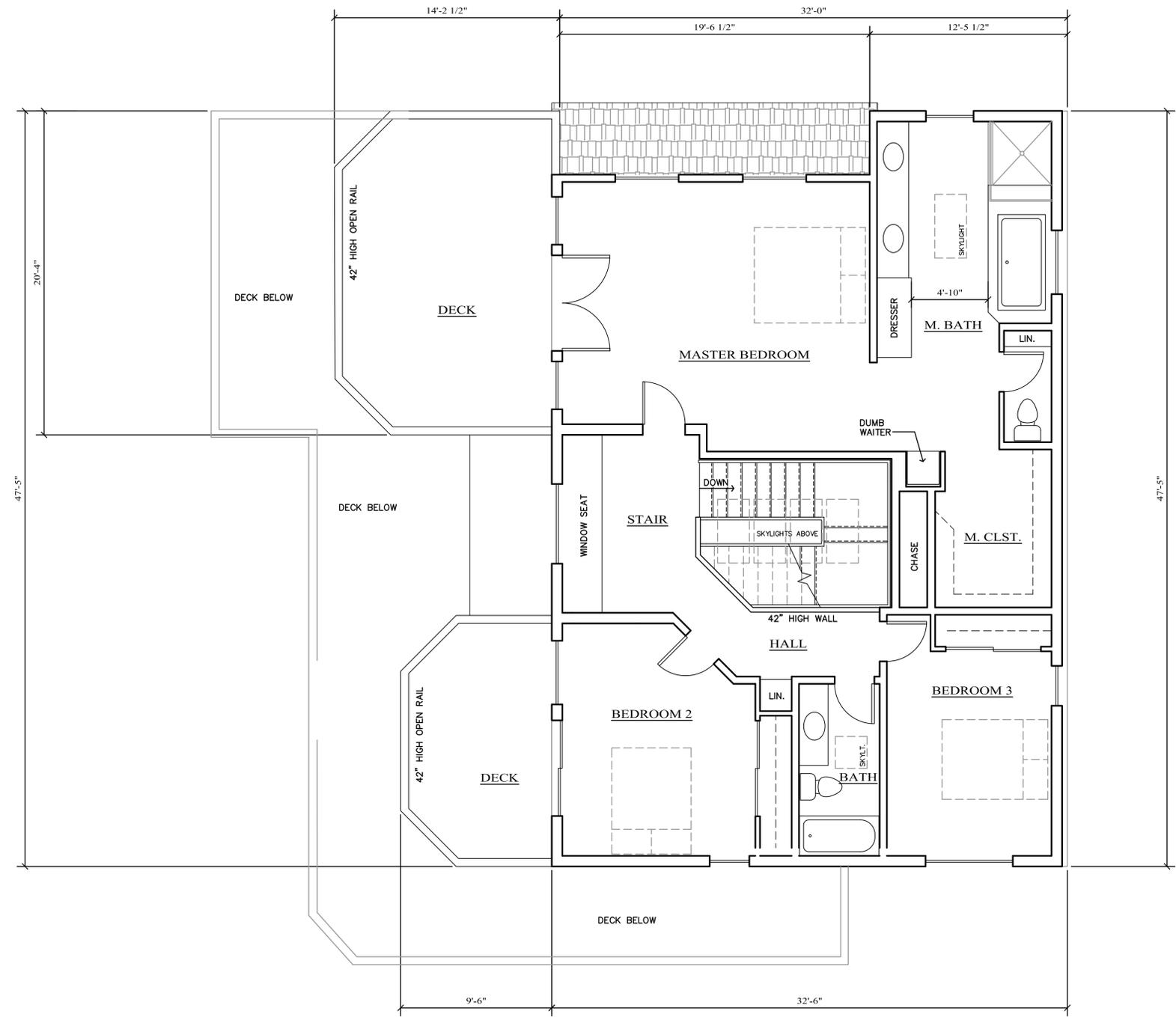


530 Morro Avenue
Morro Bay, CA

Residence
Upper Level Floor Plan

Date: 09/27/2016
Scale: AS SHOWN
Drawn: CPP
Job No.: 530

Sheet
A2.3



 **Upper Level Floor Plan**

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

No.	Revision/Description	Date

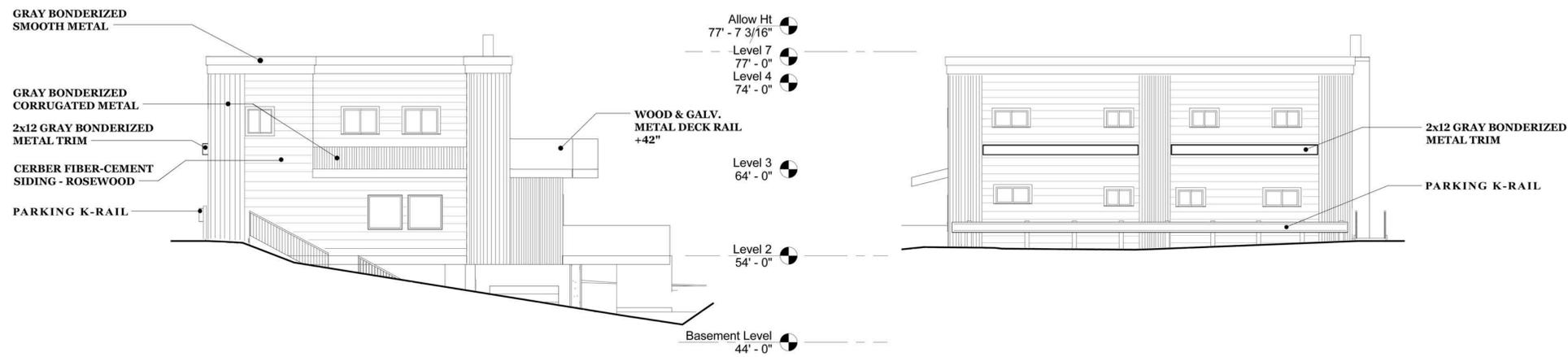
Shoreline Engineering, Inc.
 Structural/Civil
 505 Harbor Street, Morro Bay, Ca 93442
 v: 805-772-6466
 f: 805-772-6467
 be@shoreline-engineering.net



530 Morro Avenue
 Morro Bay, CA

Elevations

Job # 530
 Date April 2016
 Drawn by: be & jo
 Checked by: -
 Scale 1/8" = 1'-0"

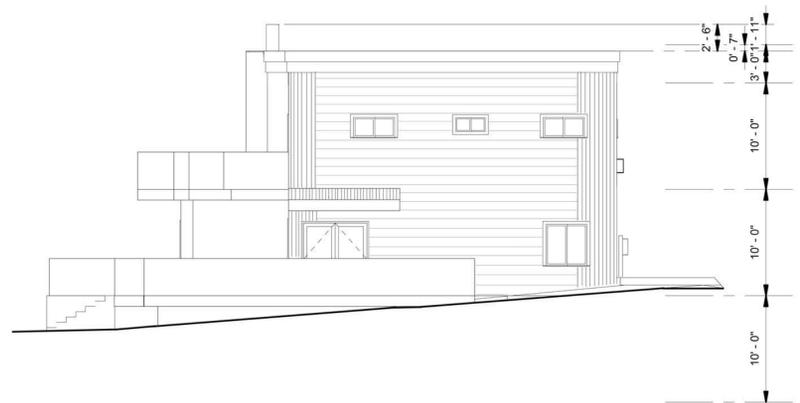


4 North
 A-4 1/8" = 1'-0"

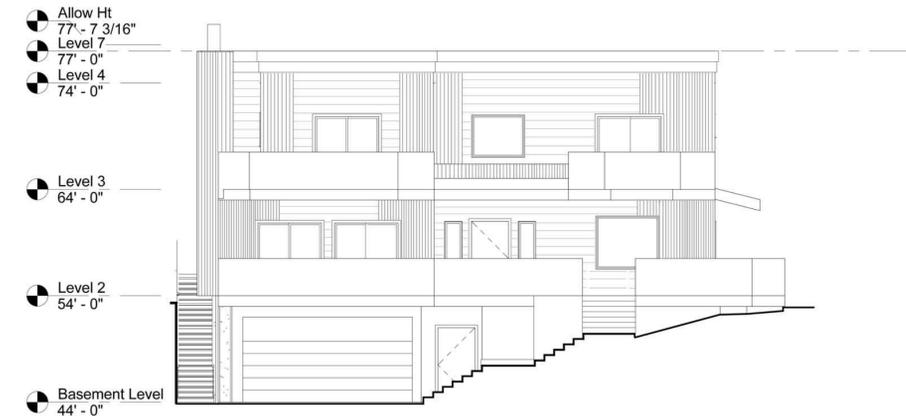
3 East
 A-4 1/8" = 1'-0"



5 Overview
 A-4



2 South
 A-4 1/8" = 1'-0"



1 West - View from Morro Avenue
 A-4 1/8" = 1'-0"



530 Morro Avenue

RECEIVED

SEP 28 2016

City of Morro Bay
Community Development Dept.



530 Morro Avenue



530 Morro Avenue



530 Morro Avenue

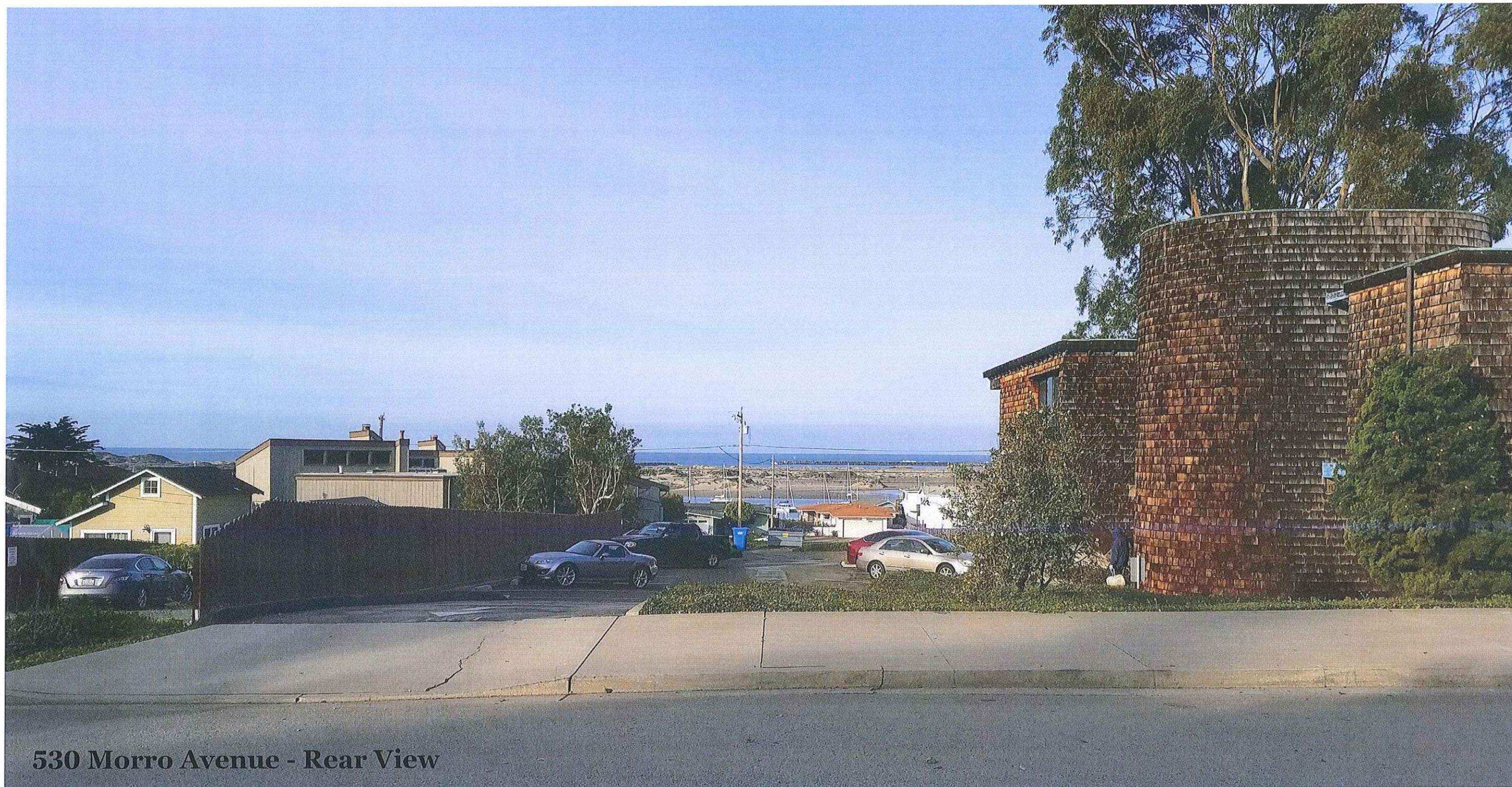
Color Board



350 Morro Avenue



530 Morro Avenue - Rear View



530 Morro Avenue - Rear View